

We encourage everyone to view the meeting live via YouTube.

Leavenworth County
Board of County Commissioners

Regular Meeting Agenda
300 Walnut Street, Suite 225
Leavenworth, KS 66048
March 15, 2023
9:00 a.m.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE
- III. ROLL CALL
- IV. PUBLIC COMMENT: Public Comment shall be limited to 15 minutes at the beginning of each meeting for agenda items **only** and limited to three minutes per person. Comments at the end of the meeting shall be open to any topic of general interest to the Board of County Commissioners and limited to five minutes per person. There should be no expectation of interaction by the Commission during this time.

Anyone wishing to make comments either on items on the agenda or not are encouraged to provide their comments in writing no later than 8:00 AM the Monday immediately preceding the meeting. These comments will be included in the agenda packet for everyone to access and review. This allows the Commission to have time to fully consider input and request follow up if needed prior to the meeting.
- V. ADMINISTRATIVE BUSINESS:
 - a) Kansas Agriculture Month proclamation
- VI. CONSENT AGENDA: The items on the Consent Agenda are considered by staff to be routine business items. Approval of the items may be made by a single motion, seconded, and a majority vote with no separate discussion of any item listed. Should a member of the Governing Body desire to discuss any item, it will be removed from the Consent Agenda and considered separately.
 - a) Approval of the minutes of the meeting of March 8, 2023

- b) Approval of the schedule for the week March 20, 2023
- c) Approval of the check register
- d) Approve and sign the OCB's

VII. FORMAL BOARD ACTION:

- a) Consider a motion to approve Resolution 2023-4, a request for a special use permit for Whiskey Ridge Event Center.

VIII. PRESENTATIONS AND DISCUSSION ITEMS: presentations are materials of general concern where no action or vote is requested or anticipated.

IX. ADDITIONAL PUBLIC COMMENT IF NEEDED

X. ADJOURNMENT

**WORK SESSION TO DISCUSS PUBLIC COMMENT
POLICY**

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, March 13, 2023

Tuesday, March 14, 2023

Wednesday, March 15, 2023

9:00 a.m. Leavenworth County Commission meeting
• Commission Meeting Room, 300 Walnut, Leavenworth KS

Thursday, March 16, 2023

Friday, March 17, 2023

12:00 p.m. St. Patrick's Day Parade
• Downtown Leavenworth, KS

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

COMMENTS SHOULD BE OF GENERAL INTEREST OF THE PUBLIC AND SUBJECT TO THE RULES OF DECORUM



Kansas Agriculture Day and Month Proclamation for Leavenworth County

TO THE PEOPLE OF LEAVENWORTH COUNTY, GREETINGS:

WHEREAS, Leavenworth County has a rich agricultural heritage, grown from the labors of farmers and ranchers; and

WHEREAS, agriculture contributes more than \$156 million in output and 1,683 jobs to the Leavenworth County economy through 25 agriculture and ag-related economic sectors; and

WHEREAS, Leavenworth County agriculturalist utilize the 194,636 acres that are spread between 1,213 individual farms; and

WHEREAS, Leavenworth County residents are concerned with global stability, and farmers and ranchers are working to clothe, feed and nurture those both near and far; and

WHEREAS, in a time when food scarcity continues to cause global unrest with the rapidly growing population, the demand for wholesome, safe and healthy food is rising; and

WHEREAS, Leavenworth County farmers and ranchers are utilizing the resources passed on to us from our rich agricultural ancestry to give back to the people of our state and world; and

WHEREAS, Kansas farmers and ranchers are working daily to meet the challenge of feeding a growing and hungry world.

NOW, THEREFORE, I, Vicky Kaaz, do hereby recognize March 21st, 2023, as

KANSAS AGRICULTURE DAY

and recognize the month of March 2023 as

KANSAS AGRICULTURE MONTH

in Leavenworth County and hereby urge all citizens to join in this celebration and to know that our strong agricultural tradition benefits all Kansans.

Dated this 15th day of March, 2023

Chairperson, Leavenworth County Commission

*****March 8, 2023 *****

The Board of County Commissioners met in a regular session on Wednesday, March 8, 2023. Commissioner Kaaz, Commissioner Doug Smith, Commissioner Mike Smith, Commissioner Culbertson and Commissioner Stieben are present Also present: Mark Loughry, County Administrator; David Van Parys, Senior County Counselor; Jamie Miller, EMS/Health Department Director; Roger Marrs, Information Systems Deputy Director; John Richmeier, Leavenworth Times

Residents: John Matthews, Wes Baker, Joe Herring, Eric McMillin

PUBLIC COMMENT:

There were no public comments.

ADMINISTRATIVE BUSINESS:

Commissioner Kaaz read a letter reminding the public to schedule public comment prior to the meeting and members of the public to not disrupt the meeting to include interacting with staff or the commission during the meeting.

Mark Loughry briefly spoke about appraisals of homes indicating comparable sales of homes are what impact the value of the house in which the appraiser is required to appraise within 10% of current market value which is a statutory requirement.

Commissioner Doug Smith reported March is Agriculture Month in the state of Kansas.

A motion was made by Commissioner Culbertson and seconded by Commissioner Mike Smith to accept the consent agenda for Wednesday, March 8, 2023 as presented.

Motion passed, 5-0.

Jamie Miller requested the chairperson to sign the application for aid to local grants for the Health Department.

A motion was made by Commissioner Mike Smith and seconded by Commissioner Doug Smith to authorize the chairperson to sign the application for aid to local grants for the Health Department.

Motion passed, 5-0.

Roger Marrs requested approval of Board Order 2023-2, initiating the tax foreclosure action upon properties with delinquent taxes.

A motion was made by Commissioner Doug Smith and seconded by Commissioner Kaaz to approve Board Order 2023-2, initiating the tax foreclosure action upon properties with delinquent property taxes.

Motion passed, 5-0.

Commissioner Doug Smith will attend the Basehor City Council meeting.

Commissioner Stieben expressed appreciation to Commissioner Culbertson for filling in for him at the Linwood Library.

Commissioner Culbertson attended the Easton City Council meeting and the Leavenworth City Commission meeting. He also attended a meeting in Topeka to discuss property taxes.

Commissioner Mike Smith attended the United States Army Breakfast and will attend the LCDC Board meeting.

Commissioner Kaaz attended the JCAB meeting with Commissioner Doug Smith. She also met with the auditor on behalf of the Commission.

Commissioner Doug Smith indicated he would like to have the Commission work with department heads on the budget this year.

A motion was made by Commissioner Mike Smith and seconded by Commissioner Doug Smith to adjourn.

Eric McMillin commented on a non-agenda item.

Motion passed, 5-0.

The Board adjourned at 9:40 a.m.

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, March 20, 2023

Tuesday, March 21, 2023

9:45 a.m. Workforce Partnership CEOB meeting via Zoom

12:00 p.m. LCPA meeting

Wednesday, March 22, 2023

9:00 a.m. Leavenworth County Commission meeting
• Commission Meeting Room, 300 Walnut, Leavenworth KS

Thursday, March 23, 2023

Friday, March 24, 2023

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

COMMENTS SHOULD BE OF GENERAL INTEREST OF THE PUBLIC AND SUBJECT TO THE RULES OF DECORUM

START DATE: 03/04/2023 END DATE: 03/10/2023

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#					
2138	ABSOLUTE COMFORT TEC	ABSOLUTE COMFORT TECHNOLOGIES	333302	102448 AP	03/10/2023	3-001-5-31-290	GENERATOR SVC CALLS-725 LAMING	1,558.49	
2138	ABSOLUTE COMFORT TEC	ABSOLUTE COMFORT TECHNOLOGIES	333302	102448 AP	03/10/2023	3-001-5-31-297	GENERATOR SVC CALLS-725 LAMING	379.18	
							*** VENDOR	2138 TOTAL	1,937.67
5447	CITY WIDE MAINTENANC	CITY WIDE MAINTENANCE	333263	102422 AP	03/07/2023	3-001-5-32-296	01001100496 MARCH JANITORIAL S	5,860.00	
1104	DIGITAL DOLPHIN	DIGITAL DOLPHIN SUPPLIES	333264	102423 AP	03/07/2023	3-001-5-31-301	X2 HP17A TONER (BG)	119.98	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	333339	51	03/10/2023	3-001-5-06-222	MARCH VEHICLE LEASE/CHARGES	266.28	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	333339	51	03/10/2023	3-001-5-11-253	MARCH VEHICLE LEASE/CHARGES	413.25	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	333339	51	03/10/2023	3-001-5-31-230	MARCH VEHICLE LEASE/CHARGES	1,399.77	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	333339	51	03/10/2023	3-001-5-41-271	MARCH VEHICLE LEASE/CHARGES	1,771.33	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	333339	51	03/10/2023	3-001-5-53-220	MARCH VEHICLE LEASE/CHARGES	387.68	
							*** VENDOR	516725 TOTAL	4,238.31
86	EVERGY	EVERGY KANSAS CENTRAL INC	333265	102424 AP	03/07/2023	3-001-5-14-220	ELEC SVC COURTHOUSE	6,181.90	
86	EVERGY	EVERGY KANSAS CENTRAL INC	333265	102424 AP	03/07/2023	3-001-5-32-392	ELECTRIC SVC JUSTICE CENTER	17,393.95	
86	EVERGY	EVERGY KANSAS CENTRAL INC	333265	102424 AP	03/07/2023	3-001-5-33-392	ELEC SVC 711 MARSHALL	8,471.12	
							*** VENDOR	86 TOTAL	32,046.97
8726	FAGAN COMPANY	FAGAN COMPANY	333266	102425 AP	03/07/2023	3-001-5-32-209	24520 JC BOILER SVC CALL	1,630.62	
3550	FISHER,PATTERSON	FISHER,PATTERSON,SAYLER & SMIT	333307	102453 AP	03/10/2023	3-001-5-01-230	LITIGATION FEES	897.50	
3550	FISHER,PATTERSON	FISHER,PATTERSON,SAYLER & SMIT	333307	102453 AP	03/10/2023	3-001-5-01-230	LITIGATION FEES	597.50	
							*** VENDOR	3550 TOTAL	1,495.00
243	GEOTAB	GEOTAB USA INC	333308	102454 AP	03/10/2023	3-001-5-06-222	LEAV01 FEB GPS SERVICE	32.66	
243	GEOTAB	GEOTAB USA INC	333308	102454 AP	03/10/2023	3-001-5-11-253	LEAV01 FEB GPS SERVICE	16.33	
243	GEOTAB	GEOTAB USA INC	333308	102454 AP	03/10/2023	3-001-5-31-230	LEAV01 FEB GPS SERVICE	48.99	
243	GEOTAB	GEOTAB USA INC	333308	102454 AP	03/10/2023	3-001-5-41-271	LEAV01 FEB GPS SERVICE	114.31	
243	GEOTAB	GEOTAB USA INC	333308	102454 AP	03/10/2023	3-001-5-53-220	LEAV01 FEB GPS SERVICE	97.98	
							*** VENDOR	243 TOTAL	310.27
27486	INSIGHT	INSIGHT	333268	102427 AP	03/07/2023	3-001-5-21-300	10036173 ELC2 PROJECTOR	7,059.94	
8416	IRON MOUNTAIN	IRON MOUNTAIN INC	333269	102428 AP	03/07/2023	3-001-5-11-208	CO ATTY SHREDDING RSVP8/STATE	26.00	
565	KA-COMM INC	KA-COMM INC	333270	102429 AP	03/07/2023	3-001-5-07-213	LVSO BUILD PARTS FOR 02 DODGE	690.83	
6636	KANSAS GAS	KANSAS GAS SERVICE	333271	102430 AP	03/07/2023	3-001-5-05-215	510263944 1556921 09 GAS SERVI	440.96	
6636	KANSAS GAS	KANSAS GAS SERVICE	333271	102430 AP	03/07/2023	3-001-5-05-215	512142220 2006970 09 GAS SERVI	775.84	
							*** VENDOR	6636 TOTAL	1,216.80
26400	KANSAS GAS	KANSAS GAS SERVICE	333272	102431 AP	03/07/2023	3-001-5-14-220	510614745 1631910 36 GAS SERVI	826.98	
1851	KANSAS ONE-CALL SYST	KANSAS ONE-CALL SYSTEM INC	333316	102462 AP	03/10/2023	3-001-5-18-213	08-LVCOKS01 17LOCATES	20.40	
1851	KANSAS ONE-CALL SYST	KANSAS ONE-CALL SYSTEM INC	333273	102432 AP	03/07/2023	3-001-5-31-290	08-LVPWD01 LOCATES	8.40	
							*** VENDOR	1851 TOTAL	28.80
1138	KELLER FIRE SAFETY	KELLER FIRE SAFETY	333275	102434 AP	03/07/2023	3-001-5-33-209	LEAVCI REPAIR SLC CIRCUITS EST	5,800.00	
19903	LANGUAGE L	LANGUAGE LINE SERVICES INC	333320	102466 AP	03/10/2023	3-001-5-19-221	DIST CT 9020533027 INTERPRETER	4.75	
219	LCDC	LEAVENWORTH COUNTY DEVELOPMENT	333321	102467 AP	03/10/2023	3-001-5-01-205	LCDC MARCH BOARD MEETING COMM	15.00	
168	LCHS	LEAVENWORTH CO HUMANE SOCIETY	333276	102435 AP	03/07/2023	3-001-5-07-266	FEB 2023 CONTRACT FOR ANIMAL H	1,378.12	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	333322	102468 AP	03/10/2023	3-001-5-19-301	DIST CT CLERK OFFICE SUPPLIES	1,504.98	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	333277	102436 AP	03/07/2023	3-001-5-49-301	CLERK/ELECTION 3 CASES PAPER	105.90	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	333277	102436 AP	03/07/2023	3-001-5-49-343	CLERK/ELECTION 3 CASES PAPER	52.95	
							*** VENDOR	4755 TOTAL	1,663.83
537	LEAV TIMES	CHERRYROAD MEDIA INC	333278	102437 AP	03/07/2023	3-001-5-19-217	24156 LEGAL NOTICE 19JC61 FEB	42.74	
17677	LEXISNEXIS RISK DATA	LEXISNEXIS RISK DATA MGMT (ACC	333279	102438 AP	03/07/2023	3-001-5-09-232	1314401-20230228 TAX SALE PERS	93.75	
17677	LEXISNEXIS RISK DATA	LEXISNEXIS RISK DATA MGMT (ACC	333279	102438 AP	03/07/2023	3-001-5-09-232	1314401-20230228 TAX SALE PERS	1.00	
17677	LEXISNEXIS RISK DATA	LEXISNEXIS RISK DATA MGMT (ACC	333279	102438 AP	03/07/2023	3-001-5-09-232	1314401-20230228 TAX SALE PERS	2.80	
17677	LEXISNEXIS RISK DATA	LEXISNEXIS RISK DATA MGMT (ACC	333279	102438 AP	03/07/2023	3-001-5-09-232	1314401-20230228 TAX SALE PERS	1.00	
17677	LEXISNEXIS RISK DATA	LEXISNEXIS RISK DATA MGMT (ACC	333279	102438 AP	03/07/2023	3-001-5-09-232	1314401-20230228 TAX SALE PERS	1.50	
							*** VENDOR	17677 TOTAL	100.05
61	MIAMI CO DIST CT	DISTRICT COURT OF MIAMI COUNTY	333324	102470 AP	03/10/2023	3-001-5-19-222	MI2022CT036 (KERSTEN) COSTS	60.00	
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	333280	102439 AP	03/07/2023	3-001-5-02-304	OPL303_K COPIER -CLERK/ELECTIO	7.20	

START DATE: 03/04/2023 END DATE: 03/10/2023

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#						
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	333280	102439 AP	03/07/2023	3-001-5-11-303	OPL305_K COPIER - CO ATTY	24.42		
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	333280	102439 AP	03/07/2023	3-001-5-49-301	OPL303_K COPIER -CLERK/ELECTIO	6.52		
							*** VENDOR		2059 TOTAL	38.14
483	MISSOURI MUNICIPAL	MISSOURI MUNICIPAL LEAGUE	333325	102471 AP	03/10/2023	3-001-5-09-212	68230947 JOB POSTING - DEPUTY	90.00		
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	333281	102440 AP	03/07/2023	3-001-5-09-231	COURT APPOINTED ATTORNEY VOUCH	2,842.50		
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	333281	102440 AP	03/07/2023	3-001-5-09-231	COURT APPOINTED ATTORNEY VOUCH	1,702.50		
							*** VENDOR		8801 TOTAL	4,545.00
223	RIVERSIDE	RIVERSIDE RESOURCES	333331	102478 AP	03/10/2023	3-001-5-25-210	PER LVCO 2023 BUDGET	28,476.00		
22331	ROTH JOSEPH	JOSEPH ROTH	333282	102441 AP	03/07/2023	3-001-5-41-270	2023-4TH INV COMMERCIAL APPRAI	18,489.00		
294	SCANSTORE	META ENTERPRISES	333283	102442 AP	03/07/2023	3-001-5-11-203	SIMPLEINDEX MAINTENANCE AGREEM	985.00		
1717	SEIFERT'S FLOORING	SEIFERT'S FLOORING	333284	102443 AP	03/07/2023	3-001-5-32-280	JC-CARPET IN JUDGES CHAMBERS	3,988.60		
915	SMITHEREEN PEST MANA	SMITHEREEN PEST MANAGEMENT	333285	102444 AP	03/07/2023	3-001-5-31-212	204513 PEST CONTROL SVC - ALL	601.00		
915	SMITHEREEN PEST MANA	SMITHEREEN PEST MANAGEMENT	333285	102444 AP	03/07/2023	3-001-5-32-211	204513 PEST CONTROL SVC - ALL	85.00		
							*** VENDOR		915 TOTAL	686.00
49	ST LUKES	ST LUKES HOSPITAL	333286	102445 AP	03/07/2023	3-001-5-07-219	INMATE MEDICAL BILL	64.97		
6575	STERICYCLE	STERICYCLE, INC	333287	102446 AP	03/07/2023	3-001-5-07-359	CUST 2237623 MEDICAL WASTE REM	192.72		
651	USIC HOLDINGS	USIC HOLDING INC	333336	102483 AP	03/10/2023	3-001-5-18-213	17 LOCATES (FIBER)	275.00		
2	WATER DEPT	WATER DEPT	333288	102447 AP	03/07/2023	3-001-5-05-215	WATER SVC EMS 9101	60.98		
2	WATER DEPT	WATER DEPT	333337	102484 AP	03/10/2023	3-001-5-05-215	WATER SVC EMS ADMIN (98.50)	49.25		
2	WATER DEPT	WATER DEPT	333288	102447 AP	03/07/2023	3-001-5-14-220	WATER SVC 300 WALNUT	645.46		
2	WATER DEPT	WATER DEPT	333288	102447 AP	03/07/2023	3-001-5-32-392	WATER SVC JUSTICE CENTER	3,774.54		
2	WATER DEPT	WATER DEPT	333288	102447 AP	03/07/2023	3-001-5-33-392	WATER SVC 711 MARSHALL,312 5TH	68.49		
2	WATER DEPT	WATER DEPT	333288	102447 AP	03/07/2023	3-001-5-33-392	WATER SVC 711 MARSHALL,312 5TH	233.00		
							*** VENDOR		2 TOTAL	4,831.72
276	WEX	WEX BANK	333338	50	03/10/2023	3-001-5-11-253	0496-00-668063-1 FUEL TO 2.23.	90.11		
276	WEX	WEX BANK	333338	50	03/10/2023	3-001-5-14-331	0496-00-668063-1 FUEL TO 2.23.	9,875.97		
276	WEX	WEX BANK	333338	50	03/10/2023	3-001-5-14-332	0496-00-668063-1 FUEL TO 2.23.	6,576.00		
276	WEX	WEX BANK	333338	50	03/10/2023	3-001-5-14-334	0496-00-668063-1 FUEL TO 2.23.	157.51		
276	WEX	WEX BANK	333338	50	03/10/2023	3-001-5-14-335	0496-00-668063-1 FUEL TO 2.23.	55.34		
276	WEX	WEX BANK	333338	50	03/10/2023	3-001-5-14-901	0496-00-668063-1 FUEL TO 2.23.	110.34-		
							*** VENDOR		276 TOTAL	16,644.59
							TOTAL FUND 001			145,859.40
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	333280	102439 AP	03/07/2023	3-108-5-00-301	OPK598_K HEALTH DEPT COPIES	139.04		
2	WATER DEPT	WATER DEPT	333337	102484 AP	03/10/2023	3-108-5-00-219	WATER SVC HEALTH DEPT/WIC	36.94		
2	WATER DEPT	WATER DEPT	333337	102484 AP	03/10/2023	3-108-5-00-606	WATER SVC HEALTH DEPT/WIC	12.31		
							*** VENDOR		2 TOTAL	49.25
276	WEX	WEX BANK	333338	50	03/10/2023	3-108-5-00-304	0496-00-668063-1 FUEL TO 2.23.	104.09		
276	WEX	WEX BANK	333338	50	03/10/2023	3-108-5-00-610	0496-00-668063-1 FUEL TO 2.23.	5.47		
							*** VENDOR		276 TOTAL	109.56
							TOTAL FUND 108			297.85
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	333339	51	03/10/2023	3-115-5-00-434	MARCH VEHICLE LEASE/CHARGES	17,777.25		
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	333339	51	03/10/2023	3-115-5-00-436	MARCH VEHICLE LEASE/CHARGES	1,888.85		
							*** VENDOR		516725 TOTAL	19,666.10
243	GEOTAB	GEOTAB USA INC	333308	102454 AP	03/10/2023	3-115-5-00-436	LEAV01 FEB GPS SERVICE	37.74		
							TOTAL FUND 115			19,703.84
24545	CDW GOVERN	CDW GOVERNMENT INC	333262	102421 AP	03/07/2023	3-117-5-00-301	3773122 PRINTER,TRAYS,IPDS CAR	1,822.61		
24545	CDW GOVERN	CDW GOVERNMENT INC	333262	102421 AP	03/07/2023	3-117-5-00-301	3773122 PRINTER,TRAYS,IPDS CAR	279.36		
24545	CDW GOVERN	CDW GOVERNMENT INC	333262	102421 AP	03/07/2023	3-117-5-00-301	3773122 PRINTER,TRAYS,IPDS CAR	900.54		
							*** VENDOR		24545 TOTAL	3,002.51

START DATE: 03/04/2023 END DATE: 03/10/2023

TYPES OF CHECKS SELECTED: * ALL TYPES

		P.O.NUMBER	CHECK#					TOTAL FUND 117	3,002.51
20588	ADVANTAGE	ADVANTAGE PRINTING	333261	102420 AP	03/07/2023	3-119-5-00-301	283 PFA FLYERS (REGISTER OF DE	890.15	
								TOTAL FUND 119	890.15
1831	USD 469 AFTER SCHOOL	USD 469 AFTER SCHOOL VILLAGE	333335	102482 AP	03/10/2023	3-121-5-00-208	KDOC REIMB 2ND QUARTER 23	3,750.00	
								TOTAL FUND 121	3,750.00
113	SUMNERONE INC	SUMNERONE INC	333333	102480 AP	03/10/2023	3-123-5-00-301	50ULC08 COMM CORR COPIES	12.83	
276	WEX	WEX BANK	333338	50	03/10/2023	3-123-5-00-301	0496-00-668063-1 FUEL TO 2.23.	35.43	
								TOTAL FUND 123	48.26
20588	ADVANTAGE	ADVANTAGE PRINTING	333303	102449 AP	03/10/2023	3-126-5-00-321	BUSINESS CARDS - COMM CORR	62.50	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	333339	51	03/10/2023	3-126-5-00-221	MARCH VEHICLE LEASE/CHARGES	14.77	
243	GEOTAB	GEOTAB USA INC	333308	102454 AP	03/10/2023	3-126-5-00-221	LEAV01 FEB GPS SERVICE	16.33	
7098	QUILL CORP	QUILL CORP	333330	102477 AP	03/10/2023	3-126-5-00-321	5645204 COMM CORR OFFICE SUPPL	84.65	
113	SUMNERONE INC	SUMNERONE INC	333333	102480 AP	03/10/2023	3-126-5-00-321	50COL CANON COPIES	86.86	
								TOTAL FUND 126	265.11
2505	INTRINSIC INTERVENTI	INTRINSIC INTERVENTIONS	333314	102460 AP	03/10/2023	3-127-5-00-3	SMART SCREEN UA TEST CUPS	1,247.00	
								TOTAL FUND 127	1,247.00
4136	BRANDT FAB	BRANDT FABRICATING	333305	102451 AP	03/10/2023	3-133-5-00-360	3-2 ALUM, TARPS, BOW SET, AXLE	2,034.57	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	333339	51	03/10/2023	3-133-5-00-229	MARCH VEHICLE LEASE/CHARGES	8,970.63	
86	EVERGY	EVERGY KANSAS CENTRAL INC	333306	102452 AP	03/10/2023	3-133-5-00-251	3-16 ELECTRIC SVC NORTH END SA	69.63	
243	GEOTAB	GEOTAB USA INC	333308	102454 AP	03/10/2023	3-133-5-00-229	LEAV01 FEB GPS SERVICE	943.73	
434	HAMM QUARR	HAMM QUARRIES	333309	102455 AP	03/10/2023	3-133-5-00-361	3-3 300467 ROCK	886.20	
434	HAMM QUARR	HAMM QUARRIES	333309	102455 AP	03/10/2023	3-133-5-00-361	3-3 300467 ROCK	869.02	
434	HAMM QUARR	HAMM QUARRIES	333309	102455 AP	03/10/2023	3-133-5-00-361	3-3 300467 ROCK	1,747.22	
434	HAMM QUARR	HAMM QUARRIES	333309	102455 AP	03/10/2023	3-133-5-00-361	3-3 300467 ROCK	535.96	
434	HAMM QUARR	HAMM QUARRIES	333309	102455 AP	03/10/2023	3-133-5-00-361	3-3 300467 ROCK	2,046.23	
434	HAMM QUARR	HAMM QUARRIES	333309	102455 AP	03/10/2023	3-133-5-00-361	3-3 300467 ROCK	1,122.63	
								*** VENDOR 434 TOTAL	7,207.26
27474	HEAVYQUIP	HEAVYQUIP	333310	102456 AP	03/10/2023	3-133-5-00-360	3-4 084730-C SWIVEL SNOW WHEEL	3,230.00	
8015	HILLYARD/KANSAS CITY	HILLYARD/KANSAS CITY	333311	102457 AP	03/10/2023	3-133-5-00-360	3-5 327210 BRUSH, KIT	371.24	
368	INDEPENDEN	INDEPENDENT SALT CO	333313	102459 AP	03/10/2023	3-133-5-00-306	3-6 2KSLEAV ICE CONTROL SALT	8,277.12	
8408	KANSAS STA	KANSAS STATE HISTORICAL SOCIET	333317	102463 AP	03/10/2023	3-133-5-00-327	3-7 62 SURVEY REFERENCE REPORT	248.00	
19	KANSAS TUR	KANSAS TURNPIKE AUTHORITY	333318	102464 AP	03/10/2023	3-133-5-00-201	3-9 KTA VIOLATION 2.1.23 #10-0	31.50	
28336	KC BOBCAT	KC BOBCAT	333319	102465 AP	03/10/2023	3-133-5-00-360	3-8 114484 HARDWARE, ETC FOR #	932.78	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	333323	102469 AP	03/10/2023	3-133-5-00-360	3-10 95988 AIR FILTERS, ELEMEN	144.84	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	333323	102469 AP	03/10/2023	3-133-5-00-360	3-10 95988 AIR FILTERS, ELEMEN	801.94	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	333323	102469 AP	03/10/2023	3-133-5-00-360	3-10 95988 AIR FILTERS, ELEMEN	576.08	
								*** VENDOR 232 TOTAL	1,522.86
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-309	3-21 19615 FILTERS, SENSORS, R	103.96	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-310	3-21 19615 FILTERS, SENSORS, R	175.00	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-310	3-21 19615 FILTERS, SENSORS, R	14.82-	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-310	3-21 19615 FILTERS, SENSORS, R	160.18-	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-310	3-22 19615 FLUIDS/LUBE,PARTS,S	38.94	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-310	3-22 19615 FLUIDS/LUBE,PARTS,S	11.99	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-310	3-22 19615 FLUIDS/LUBE,PARTS,S	23.98	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-312	3-21 19615 FILTERS, SENSORS, R	80.82	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-312	3-21 19615 FILTERS, SENSORS, R	71.88	

START DATE: 03/04/2023 END DATE: 03/10/2023

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#						
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-312	3-21	19615	FILTERS, SENSORS, R	80.82
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-312	3-22	19615	FLUIDS/LUBE,PARTS,S	33.65
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-312	3-22	19615	FLUIDS/LUBE,PARTS,S	90.93
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-312	3-23	19615	PARTS, SHOP SUPPLIE	24.34
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-21	19615	FILTERS, SENSORS, R	8.58
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-21	19615	FILTERS, SENSORS, R	10.78
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-21	19615	FILTERS, SENSORS, R	22.05
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-21	19615	FILTERS, SENSORS, R	183.00
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-21	19615	FILTERS, SENSORS, R	50.16
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-21	19615	FILTERS, SENSORS, R	183.00
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-21	19615	FILTERS, SENSORS, R	51.30
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-21	19615	FILTERS, SENSORS, R	183.27
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-21	19615	FILTERS, SENSORS, R	76.96
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-21	19615	FILTERS, SENSORS, R	346.93
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-21	19615	FILTERS, SENSORS, R	165.96
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-21	19615	FILTERS, SENSORS, R	49.55
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-21	19615	FILTERS, SENSORS, R	96.83
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-21	19615	FILTERS, SENSORS, R	50.16
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-21	19615	FILTERS, SENSORS, R	110.22
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-21	19615	FILTERS, SENSORS, R	489.10
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-21	19615	FILTERS, SENSORS, R	21.14
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-22	19615	FLUIDS/LUBE,PARTS,S	13.22
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-22	19615	FLUIDS/LUBE,PARTS,S	248.63-
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-22	19615	FLUIDS/LUBE,PARTS,S	5.83
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-22	19615	FLUIDS/LUBE,PARTS,S	238.68
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-22	19615	FLUIDS/LUBE,PARTS,S	11.74
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-22	19615	FLUIDS/LUBE,PARTS,S	15.98
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-22	19615	FLUIDS/LUBE,PARTS,S	316.38
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-22	19615	FLUIDS/LUBE,PARTS,S	239.80
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-22	19615	FLUIDS/LUBE,PARTS,S	239.80
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-22	19615	FLUIDS/LUBE,PARTS,S	51.98
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-22	19615	FLUIDS/LUBE,PARTS,S	63.39
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-22	19615	FLUIDS/LUBE,PARTS,S	199.62
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-22	19615	FLUIDS/LUBE,PARTS,S	125.53
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-22	19615	FLUIDS/LUBE,PARTS,S	27.50
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-22	19615	FLUIDS/LUBE,PARTS,S	55.00
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-22	19615	FLUIDS/LUBE,PARTS,S	238.68
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-22	19615	FLUIDS/LUBE,PARTS,S	207.85
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-23	19615	PARTS, SHOP SUPPLIE	21.48
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-23	19615	PARTS, SHOP SUPPLIE	57.40
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-23	19615	PARTS, SHOP SUPPLIE	21.48
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-23	19615	PARTS, SHOP SUPPLIE	21.48
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-23	19615	PARTS, SHOP SUPPLIE	21.48-
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-23	19615	PARTS, SHOP SUPPLIE	355.26
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-23	19615	PARTS, SHOP SUPPLIE	27.50
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-23	19615	PARTS, SHOP SUPPLIE	25.58
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-23	19615	PARTS, SHOP SUPPLIE	28.61
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-23	19615	PARTS, SHOP SUPPLIE	144.92
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-360	3-23	19615	PARTS, SHOP SUPPLIE	22.00-
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-365	3-22	19615	FLUIDS/LUBE,PARTS,S	54.99
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-133-5-00-365	3-23	19615	PARTS, SHOP SUPPLIE	16.93

*** VENDOR 11799 TOTAL 5,194.80

START DATE: 03/04/2023 END DATE: 03/10/2023

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#					
1123	POMPMIDWEST	POMP'S TIRE SERVICE INC	333328	102475 AP	03/10/2023	3-133-5-00-309	3-11 1960724 TIRES	976.76	
1123	POMPMIDWEST	POMP'S TIRE SERVICE INC	333328	102475 AP	03/10/2023	3-133-5-00-309	3-11 1960724 TIRES	916.00	
							*** VENDOR		1123 TOTAL
									1,892.76
418	PREMIER TRUCK	PENSKE COMMERCIAL VEHICLES US	333329	102476 AP	03/10/2023	3-133-5-00-360	3-12 8052255000 BRACKETS, MIRR	651.59	
418	PREMIER TRUCK	PENSKE COMMERCIAL VEHICLES US	333329	102476 AP	03/10/2023	3-133-5-00-360	3-12 8052255000 BRACKETS, MIRR	21.57	
418	PREMIER TRUCK	PENSKE COMMERCIAL VEHICLES US	333329	102476 AP	03/10/2023	3-133-5-00-360	3-12 8052255000 BRACKETS, MIRR	480.02	
418	PREMIER TRUCK	PENSKE COMMERCIAL VEHICLES US	333329	102476 AP	03/10/2023	3-133-5-00-360	3-12 8052255000 BRACKETS, MIRR	336.19	
418	PREMIER TRUCK	PENSKE COMMERCIAL VEHICLES US	333329	102476 AP	03/10/2023	3-133-5-00-360	3-12 8052255000 BRACKETS, MIRR	.00	
							*** VENDOR		418 TOTAL
									1,489.37
22622	SEILER INS	SEILER INSTRUMENT & MFG	333332	102479 AP	03/10/2023	3-133-5-00-327	3-13 3680 REBAR BUDLES, FLAGGI	140.28	
960	TODD'S TIRE LLC	SKGFRITZ,LLC	333334	102481 AP	03/10/2023	3-133-5-00-309	3-14 TIRES	606.00	
							TOTAL FUND 133		43,162.53

20588	ADVANTAGE	ADVANTAGE PRINTING	333303	102449 AP	03/10/2023	3-136-5-00-301	COMM CORR ACCT 52 - APPOINTMEN	31.25	
20588	ADVANTAGE	ADVANTAGE PRINTING	333303	102449 AP	03/10/2023	3-136-5-00-321	COMM CORR ACCT 52 - APPOINTMEN	31.25	
							*** VENDOR		20588 TOTAL
									62.50
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	333339	51	03/10/2023	3-136-5-00-221	MARCH VEHICLE LEASE/CHARGES	269.88	
243	GEOTAB	GEOTAB USA INC	333308	102454 AP	03/10/2023	3-136-5-00-221	LEAV01 FEB GPS SERVICE	32.66	
113	SUMNERONE INC	SUMNERONE INC	333333	102480 AP	03/10/2023	3-136-5-00-223	50ULC08 COMM CORR COPIES	12.82	
276	WEX	WEX BANK	333338	50	03/10/2023	3-136-5-00-221	0496-00-668063-1 FUEL TO 2.23.	26.34	
							TOTAL FUND 136		404.20

434	HAMM QUARR	HAMM QUARRIES	333309	102455 AP	03/10/2023	3-137-5-00-312	3-1 300467 ROCK	2,628.79	
434	HAMM QUARR	HAMM QUARRIES	333309	102455 AP	03/10/2023	3-137-5-00-312	3-1 300467 ROCK	5,303.92	
434	HAMM QUARR	HAMM QUARRIES	333309	102455 AP	03/10/2023	3-137-5-00-312	3-1 300467 ROCK	5,077.76	
434	HAMM QUARR	HAMM QUARRIES	333309	102455 AP	03/10/2023	3-137-5-00-312	3-1 300467 ROCK	1,302.55	
434	HAMM QUARR	HAMM QUARRIES	333309	102455 AP	03/10/2023	3-137-5-00-312	3-1 300467 ROCK	1,383.09	
434	HAMM QUARR	HAMM QUARRIES	333309	102455 AP	03/10/2023	3-137-5-00-312	3-1 300467 ROCK	8,272.07	
434	HAMM QUARR	HAMM QUARRIES	333309	102455 AP	03/10/2023	3-137-5-00-312	3-1 300467 ROCK	7,301.03	
434	HAMM QUARR	HAMM QUARRIES	333309	102455 AP	03/10/2023	3-137-5-00-312	3-1 300467 ROCK	1,860.98	
434	HAMM QUARR	HAMM QUARRIES	333309	102455 AP	03/10/2023	3-137-5-00-312	3-2 300467 ROCK	13,946.26	
434	HAMM QUARR	HAMM QUARRIES	333309	102455 AP	03/10/2023	3-137-5-00-312	3-2 300467 ROCK	16,836.31	
434	HAMM QUARR	HAMM QUARRIES	333309	102455 AP	03/10/2023	3-137-5-00-312	3-2 300467 ROCK	12,956.14	
434	HAMM QUARR	HAMM QUARRIES	333309	102455 AP	03/10/2023	3-137-5-00-312	3-2 300467 ROCK	523.92	
434	HAMM QUARR	HAMM QUARRIES	333309	102455 AP	03/10/2023	3-137-5-00-312	3-2 300467 ROCK	2,148.79	
434	HAMM QUARR	HAMM QUARRIES	333309	102455 AP	03/10/2023	3-137-5-00-312	3-2 300467 ROCK	4,986.46	
							*** VENDOR		434 TOTAL
									84,528.07
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	333312	102458 AP	03/10/2023	3-137-5-00-312	3-3 218331 ROCK	1,205.86	
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	333312	102458 AP	03/10/2023	3-137-5-00-312	3-3 218331 ROCK	943.84	
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	333312	102458 AP	03/10/2023	3-137-5-00-312	3-3 218331 ROCK	1,467.37	
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	333312	102458 AP	03/10/2023	3-137-5-00-312	3-3 218331 ROCK	1,623.21	
							*** VENDOR		369 TOTAL
									5,240.28
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-137-5-00-320	3-6 19615 FILTERS CRIMPS, BLAD	209.50	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-137-5-00-320	3-6 19615 FILTERS CRIMPS, BLAD	54.83	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-137-5-00-320	3-6 19615 FILTERS CRIMPS, BLAD	10.99	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-137-5-00-320	3-6 19615 FILTERS CRIMPS, BLAD	37.94	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-137-5-00-320	3-6 19615 FILTERS CRIMPS, BLAD	162.50	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	333327	102474 AP	03/10/2023	3-137-5-00-320	3-6 19615 FILTERS CRIMPS, BLAD	59.94	
							*** VENDOR		11799 TOTAL
									535.70
1123	POMPMIDWEST	POMP'S TIRE SERVICE INC	333328	102475 AP	03/10/2023	3-137-5-00-321	3-4 1960724 TIRES, LUBE	765.00	
							TOTAL FUND 137		91,069.05

START DATE: 03/04/2023 END DATE: 03/10/2023

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#					
113	SUMNERONE INC	SUMNERONE INC	333333	102480 AP	03/10/2023	3-138-5-00-203	50ULC08 COMM CORR COPIES	12.82	
							TOTAL FUND 138		12.82
562	ACCESSIBLE SOLUTIONS	ACCESSIBLE SOLUTIONS INC	333260	102419 AP	03/07/2023	3-145-5-00-208	MARCH LICENSE FEES (10)	635.00	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	333339	51	03/10/2023	3-145-5-00-230	MARCH VEHICLE LEASE/CHARGES	28,835.75	
243	GEOTAB	GEOTAB USA INC	333308	102454 AP	03/10/2023	3-145-5-00-230	LEAV01 FEB GPS SERVICE	538.89	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	333277	102436 AP	03/07/2023	3-145-5-00-254	COA ON AGING JANITORIAL, PROGR	31.60	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	333277	102436 AP	03/07/2023	3-145-5-00-255	COA ON AGING JANITORIAL, PROGR	135.00	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	333277	102436 AP	03/07/2023	3-145-5-00-345	CO ON AGING - CONSUMABLES	35.42	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	333277	102436 AP	03/07/2023	3-145-5-00-345	CO ON AGING - CONSUMABLES	99.29	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	333277	102436 AP	03/07/2023	3-145-5-05-301	CO ON AGING - CONSUMABLES	15.33	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	333277	102436 AP	03/07/2023	3-145-5-06-301	CO ON AGING - CONSUMABLES	22.57	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	333277	102436 AP	03/07/2023	3-145-5-06-321	CO ON AGING - CONSUMABLES	15.04	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	333277	102436 AP	03/07/2023	3-145-5-07-302	CO ON AGING - CONSUMABLES	2.11	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	333277	102436 AP	03/07/2023	3-145-5-07-321	CO ON AGING - CONSUMABLES	13.54	
							*** VENDOR 4755 TOTAL		369.90
276	WEX	WEX BANK	333338	50	03/10/2023	3-145-5-00-304	0496-00-668063-1 FUEL TO 2.23.	4,341.71	
							TOTAL FUND 145		34,721.25
8028	MURPHY TRA	MURPHY TRACTOR & EQUIP CO	333326	102472 AP	03/10/2023	3-153-5-00-3	3-2 3431041 (1)COLD PLANNER #1	30,100.00	
							TOTAL FUND 153		30,100.00
243	GEOTAB	GEOTAB USA INC	333308	102454 AP	03/10/2023	3-155-5-00-403	LEAV01 FEB GPS SERVICE	188.70	
							TOTAL FUND 155		188.70
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	333339	51	03/10/2023	3-160-5-00-215	MARCH VEHICLE LEASE/CHARGES	936.76	
243	GEOTAB	GEOTAB USA INC	333308	102454 AP	03/10/2023	3-160-5-00-215	LEAV01 FEB GPS SERVICE	48.99	
22605	HINCKLEY S	HINCKLEY SPRINGS	333267	102426 AP	03/07/2023	3-160-5-00-263	12811238 WATER DELIVERY - SOLI	88.43	
8466	KDHE PERMITS	KDHE STORMWATER COORDINATOR	333274	102433 AP	03/07/2023	3-160-5-00-203	INDUSTRIAL STORMWATER ANNUAL P	60.00	
							TOTAL FUND 160		1,134.18
1737	AT&T-CAROL STREAM IL	AT&T	333304	102450 AP	03/10/2023	3-174-5-00-210	913A38-0682 421 2 SVC TO 4 TOW	80.20	
1737	AT&T-CAROL STREAM IL	AT&T	333304	102450 AP	03/10/2023	3-174-5-00-210	913A38-0682 421 2 SVC TO 4 TOW	80.20	
1737	AT&T-CAROL STREAM IL	AT&T	333304	102450 AP	03/10/2023	3-174-5-00-210	913A38-0682 421 2 SVC TO 4 TOW	80.20	
1737	AT&T-CAROL STREAM IL	AT&T	333304	102450 AP	03/10/2023	3-174-5-00-210	913A38-0682 421 2 SVC TO 4 TOW	160.40	
							*** VENDOR 1737 TOTAL		401.00
86	EVERGY	EVERGY KANSAS CENTRAL INC	333306	102452 AP	03/10/2023	3-174-5-00-210	ELEC SVC 3 TOWERS	591.53	
86	EVERGY	EVERGY KANSAS CENTRAL INC	333306	102452 AP	03/10/2023	3-174-5-00-210	ELEC SVC 3 TOWERS	378.25	
86	EVERGY	EVERGY KANSAS CENTRAL INC	333306	102452 AP	03/10/2023	3-174-5-00-210	ELEC SVC 3 TOWERS	170.69	
							*** VENDOR 86 TOTAL		1,140.47
6636	KANSAS GAS	KANSAS GAS SERVICE	333315	102461 AP	03/10/2023	3-174-5-00-210	510614745 2007004 82 GAS SERVI	64.73	
							TOTAL FUND 174		1,606.20
86	EVERGY	EVERGY KANSAS CENTRAL INC	333265	102424 AP	03/07/2023	3-195-5-00-290	ELEC SVC COMMUNITY CORRECTIONS	432.30	
							TOTAL FUND 195		432.30
1851	KANSAS ONE-CALL SYST	KANSAS ONE-CALL SYSTEM INC	333273	102432 AP	03/07/2023	3-210-5-00-2	08-LVPWD01 LOCATES	3.60	
							TOTAL FUND 210		3.60
1851	KANSAS ONE-CALL SYST	KANSAS ONE-CALL SYSTEM INC	333273	102432 AP	03/07/2023	3-212-5-00-2	08-LVPWD01 LOCATES	8.40	
							TOTAL FUND 212		8.40

TYPES OF CHECKS SELECTED: * ALL TYPES

P.O.NUMBER CHECK#

TOTAL ALL CHECKS

377,907.35

TYPES OF CHECKS SELECTED: * ALL TYPES

FUND SUMMARY

001	GENERAL	145,859.40
108	COUNTY HEALTH	297.85
115	EQUIPMENT RESERVE	19,703.84
117	CO CLERK TECHNOLOGY	3,002.51
119	ROD TECHNOLOGY	890.15
121	JUVENILE JUSTICE AUTHORITY	3,750.00
123	JUVENILE CRIME PREVENTION	48.26
126	COMM CORR ADULT	265.11
127	COMM CORR ADULT NON GRANT	1,247.00
133	ROAD & BRIDGE	43,162.53
136	COMM CORR JUVENILE	404.20
137	LOCAL SERVICE ROAD & BRIDGE	91,069.05
138	JUV INTAKE & ASSESSMENT	12.82
145	COUNCIL ON AGING	34,721.25
153	PUBLIC WORKS,EQUIP.RESERVE FUND	30,100.00
155	LSR CAPITAL EQUIP RESERVE	188.70
160	SOLID WASTE MANAGEMENT	1,134.18
174	911	1,606.20
195	JUVENILE DETENTION	432.30
210	SEWER DISTRICT 1: HIGH CREST	3.60
212	SEWER DISTRICT 2: TIMBERLAKES	8.40
	TOTAL ALL FUNDS	377,907.35

consent Agenda 3-15-2023
checks dated 03/04-03/10

Case No. DEV-22-155
Special Use Permit – Whiskey Ridge

Staff Report – Board of County Commissioners

March 15, 2023

GENERAL INFORMATION:

Applicant: Dan & Cindy Lynch

Planner: Amy Allison

UPDATE:

The Board of County Commissioners first considered this item on February 1, 2023. The Board requested that the applicant provide an engineering report showing the building met the 2006 International Building Codes and tabled the item until the February 8, 2023 meeting. During the February 8, 2023 Board of County Commissioners meeting, the applicant requested to table the item for a second time to allow them the opportunity to seek an exception from the State Fire Marshall's office for the fire suppression system. The Board of County Commissioners agreed to table the item until the March 1, 2023 meeting.

On February 28th, the Planning & Zoning Department received a code footprint from the applicant which requested a variance from the automatic fire sprinkler system. Due to the request for the variance, the applicant had to apply for an appeal from the Board of Building Codes. The Board of Building Codes was convened on March 8, 2023 where they heard the appeal request. As of that date, the applicant had not yet received an approval from the Fire Marshal's office to waive the automatic sprinkler system. The Board of Building Codes requested that information before they made their determination. They also requested additional information from the applicant. The applicant agreed to table the item until a letter from the State Fire Marshal's office has been received. The appeal was tabled until March 22, 2023.

Staff would also like to correct an error in the original staff report. It stated that the building permit for this structure was approved in 2021. The building permit application was received in June of 2022.

**Case No. DEV-22-155
Special Use Permit – Whiskey Ridge**

Memo – Board of County Commissioners

February 24, 2023

GENERAL INFORMATION:

Applicant: Dan & Cindy Lynch

Planner: Amy Allison

UPDATE:

The Board of County Commissioners first considered this item on February 1, 2023. The Board requested that the applicant provide an engineering report showing the building met the 2006 International Building Codes and tabled the item until the February 8, 2023 meeting. During the February 8, 2023 Board of County Commissioners meeting, the applicant requested to table the item for a second time to allow them the opportunity to seek an exception from the State Fire Marshall's office for the fire suppression system. The Board of County Commissioners agreed to table the item until the March 1, 2023 meeting. The Planning & Zoning Department has not received any further communication from the applicant as of the date of writing this memo.

**Leavenworth County
Request for Board Action
Resolution 2023-04
Special Use Permit - Whiskey Ridge**

Date: March 1, 2023

To: Board of County Commissioners

From: Planning & Zoning Staff

Department Head Review: Amy Allison, Reviewed

Additional Reviews as needed:

Budget Review Administrator Review Legal Review

Action Requested: Conditional approval of Resolution 2023-04, a request for a Special Use Permit for Whiskey Ridge Event Center. A request was made in 2020 for the same event center but that Special Use Permit was later cancelled.

Analysis: The applicant is requesting a Special Use Permit for an event center. The applicant is proposing to operate the event center out of a structure that was permitted in 2021 as an agricultural building. The applicant has provided an engineering report that inspected the foundation of the structure and found that it is structurally sound and compliant with the 2006 International Building Codes. No engineering reports have been submitted for the rest of the structure. The Stranger Fire District has reviewed the request and has recommended some conditions for fire safety, but has recommended that a sprinkler system is not necessary. The 2006 International Building Codes may require a fire suppression system be required for this type of use.

The event center is proposed to be open year-round with most events occurring during the weekend. The applicant has indicated that the center may be used for large gatherings on weekdays but this will most likely be infrequent and not last into the evening. The center will accommodate up to 300 guests. Wedding ceremonies may take place both inside or outside with music. Receptions, including music, will take place indoors. The narrative indicated that events will conclude at 11:00 PM.

The venue will have a non-commercial kitchen on-site and will be available for hired caterers. The center will also have a bar area which would be stocked by the clients.

The application includes a proposed parking lot that would accommodate up to 180 vehicles. Based on the maximum capacity and support vehicles, this is sufficient parking for the proposed use. The parking lot will be gravel and will be approximately an acre. The applicants will need to comply with the storm water pollution prevention policy administered by KDHE, if applicable.

Planning Commission Recommendation: The Planning Commission voted 8-0 (1 absent) to recommend approval of Resolution 2023-04 (Case No. DEV-22-155) for a Special Use Permit to operate the Whiskey Ridge Event Center.

Alternatives:

1. Conditional Approval of Resolution 2023-04 (Case No. DEV-22-155), Special Use Permit for an Event Center - Whiskey Ridge, with Findings of Fact, and with or without conditions; or
2. Deny Resolution 2023-04 (Case No. DEV-22-155), Special Use Permit for an Event Center - Whiskey Ridge, with Findings of Fact; or

3. Revise or Modify the Planning Commission Recommendation to Resolution 2023-04 (Case No. DEV-22-155), Special Use Permit for an Event Center - Whiskey Ridge, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

Budgetary Impact:

- Not Applicable
- Budgeted item with available funds
- Non-Budgeted item with available funds through prioritization
- Non-Budgeted item with additional funds requested

Total Amount Requested:

\$0.00

Additional Attachments: Staff Report, Planning Commission Minutes

**LEAVENWORTH COUNTY
BOARD OF COUNTY COMMISSIONERS
STAFF REPORT**

CASE NO: DEV-22-155 Whiskey Ridge Event Center

March 1, 2023

REQUEST: REGULAR AGENDA

- Zoning Amendment Special Use Permit
 Temporary Special Use Permit

STAFF REPRESENTATIVE:

AMY ALLISON
DEPUTY DIRECTOR

SUBJECT PROPERTY: 19051 TONGANOXIE DR

APPLICANT/APPLICANT AGENT:

DAN & CINDY LYNCH
19751 219TH ST
TONGANOXIE KS 66086

PROPERTY OWNER:

ORISON LLC

CONCURRENT APPLICATIONS:

N/A

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:
MIXED RESIDENTIAL

LEGAL DESCRIPTION:

A tract of land in the Southwest Quarter of Section 3, Township 11 South, Range 21 East of the 6th P.M. in Leavenworth County, Kansas

SUBDIVISION: N/A

FLOODPLAIN: N/A

PLANNING COMMISSION RECOMMENDATION: APPROVAL WITH CONDITIONS

PROPERTY INFORMATION

ACTION OPTIONS:

1. Conditional Approval of Resolution 2023-04 (Case No. DEV-22-155), Special Use Permit for an Event Center - Whiskey Ridge, with Findings of Fact, and with or without conditions; or
2. Deny Resolution 2023-04 (Case No. DEV-22-155), Special Use Permit for an Event Center - Whiskey Ridge, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Resolution 2023-04 (Case No. DEV-22-155), Special Use Permit for an Event Center - Whiskey Ridge, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

PARCEL SIZE: 58.70 ACRES

PARCEL ID NO:
192-03-0-00-00-011.01

BUILDINGS:
SINGLE-FAMILY RESIDENCE,
ACCESSORY STRUCTURE & EVENT
BARN

PROJECT SUMMARY:

Requesting a permit to operate an event center at 19051 Tonganoxie Dr, Tonganoxie, KS.

ACCESS/STREET:
TONGANOXIE DR – COUNTY
ARTERIAL, PAVED, ± 24'

Location Map:



UTILITIES

SEWER: SEPTIC
FIRE: STRANGER
WATER: RWD 9
ELECTRIC: FREESTATE

NOTICE & REVIEW:

STAFF REVIEW: 12/15/2022
NEWSPAPER NOTIFICATION:
12/20/2022
NOTICE TO SURROUNDING
PROPERTY OWNERS:
12/20/2022

<i>Waste: Any waste generated from the proposed use must be disposed of in compliance with all local and state requirements. The applicant has proposed an engineered on-site wastewater system.</i>	✓	
5. Length of time the property has been vacant as zoned: <input checked="" type="checkbox"/> <i>Not Vacant: The property has a house and is being used for agricultural purposes.</i>	✓	
6. Relative gain to economic development, public health, safety and welfare: <i>The proposed application would allow for another business to be located within Leavenworth County. There does not appear to be any detrimental effects to the public health, safety or welfare.</i>	✓	
7. Conformance to the Comprehensive Plan: <i>Future Land Use Map: Mixed Residential</i>		✓

STAFF COMMENTS:

The applicant is requesting a Special Use Permit for an event center. The applicant applied for a similar Special Use Permit in 2020, but cancelled the permit shortly after it was approved. The applicant is proposing to operate the event center out of a structure that was permitted in 2021 as an agricultural building. The applicant has provided an engineering report that inspected the foundation of the structure and found that it is structurally sound and compliant with the 2006 International Building Codes. No engineering reports have been submitted for the rest of the structure. The Stranger Fire District has reviewed the request and has recommended some conditions for fire safety, but has recommended that a sprinkler system is not necessary. The 2006 International Building Code may require a fire suppression system to be installed for this type of use.

The event center is proposed to be open year-round with most events occurring during the weekend. The applicant has indicated that the center may be used for large gatherings on weekdays but this will most likely be infrequent and not last into the evening. The center will accommodate up to 300 guests. Wedding ceremonies may take place both inside or outside with music. Receptions, including music, will take place indoors. The narrative indicated that events will conclude at 11:00 PM.

The applicants will not be preparing food but the on-site, non-commercial kitchen will be available to hired caterers. The center will also have a bar area which would be stocked by the clients.

The application includes a proposed parking lot that would accommodate up to 180 vehicles. Based on the maximum capacity and support vehicles, this is sufficient parking for the proposed use. The parking lot will be gravel and will be approximately an acre. The applicants will need to comply with the storm water pollution prevention policy administered by KDHE, if applicable.

STAFF RECOMMENDED CONDITIONS:

1. Events shall be limited to the hours of 8:00 AM until 11:00 PM. All business operations shall cease by 12:00 AM.
2. A commercial building permit must be filed and approved for the agricultural building.
3. An Engineering Report must be submitted verifying that the agricultural structure meets the 2006 Commercial Building Codes, including fire suppression.
4. The SUP shall be limited to four full-time employees and unlimited seasonal employees.
5. The applicant shall submit an approved NOI & SWPPP from the Kansas Department of Health and Environment Bureau of Water.
6. An engineered on-site waste water treatment system is required or authorization from a licensed engineer that the existing system is compatible with the proposed use and acceptance by the Kansas Department of Health and Environment.
7. No signage shall be allowed in the right-of-way. Sign permits shall be required for any on-site or off-site signage. The applicant shall provide an owner authorization form for any off-site signs.

All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.

8. No on-street parking shall be allowed.
9. This SUP shall be limited to the Narrative and accompanying documents dated November 8, 2022, December 6, 2022 (received), December 15, 2022 and January 5, 2023 (received) submitted with this application.
10. The applicant shall provide a certificate of general liability insurance in the amount of \$1,000,000 and shall indicate Leavenworth County as the certificate holder prior to commencement of activities on the site.
11. Any noise generated from the proposed business shall be limited to 60 dB, as measured from the property line.
12. Any light generated from the proposed business shall be limited to 0 foot-candles, as measured from the property line.
13. No outdoor storage of materials shall be allowed.
14. All waste generated from the proposed business shall be disposed of in a manner that meets all local, state and federal requirements.
15. The developer must comply with the following memorandums:
 - a. Email – Karen Armstrong, RWD 9, dated November 17, 2022
 - b. Email – Mark Billquist, Stranger FD, dated November 27, 2022
 - c. Memo – Mitch Pleak, Olsson, dated January 5, 2023
16. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable.
17. After approval of this SUP by the Board of County Commissioners all conditions listed shall be adhered to and required documents shall be provided to the Planning and Zoning Office before the Special Use Permit shall take effect.

ATTACHMENTS:

- A: Application & Narrative
- B: Zoning Map
- C: Memorandums

SPECIAL USE PERMIT APPLICATION

Leavenworth County Planning Department
300 Walnut, St., Suite 212
County Courthouse
Leavenworth, Kansas 66048
913-684-0465

APPLICANT/AGENT INFORMATION	OWNER INFORMATION (If different)
NAME <u>Dan/Cindy Lynch</u>	NAME _____
ADDRESS <u>19751 21st St.</u>	ADDRESS _____
CITY/ST/ZIP <u>Tonganoxie, KS 66066</u>	CITY/ST/ZIP _____
PHONE <u>(913) 481-6847</u>	PHONE _____
EMAIL <u>danlynch@lynchresidential.com</u>	EMAIL _____
CONTACT PERSON <u>Dan Lynch</u>	CONTACT PERSON _____

PROPERTY INFORMATION

PID: _____ Zoning District: _____

Address of property 19051 Tonganoxie Dr, Tonganoxie Parcel size 58.7 acres

Current use of the property Ag

Does the owner live on the property? Yes No

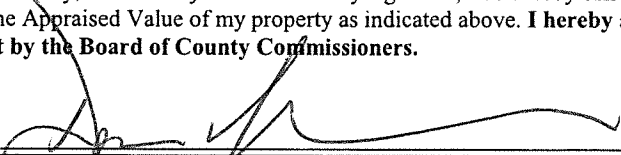
Proposed Special Use Wedding / Event Venue

TAX ASSESSEMENT STATEMENT

Upon the granting of a Special Use Permit by the Leavenworth County Board of County Commissioners, the assessable nature of the above referenced property and structures on the property may result in a change of the Appraised Class and Value and in the next year's Tax Assessment.

I, the applicant, have read and understand that there may be a change in the appraised value of my property due to the presence of a Special Use Permit for my property. (Check one) Yes No

I, the undersigned am the (circle one) owner, duly authorized agent, of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a Special Use Permit and acknowledge the potential of a change in the Appraised Value of my property as indicated above. I hereby agree to "cease and desist" the operation of the activity upon denial of the permit by the Board of County Commissioners.

Signature  Date 11/1/2022

ATTACHMENT A

PROPOSED SPECIAL USE PERMIT INFORMATION

Name of Business Whiskey Ridge dba "The Ridge"
Existing and Proposed Structures 9000 sq ft venue building / existing home
Number of structures used for Special Use Permit 2
Will the use require parking? Yes No How many parking spaces are proposed/available? 150
Is the proposed use seasonal? Yes No
If yes, what months will the use be active? _____ through _____
Month Month
Reason for requesting a Special Use Permit: To complete venue building

Estimated Traffic

In this section, you are determining the impact your proposed use will have on the county roadways. A vehicle visiting your site is to be considered two trips because the visitor/employee/user will use the roadways twice. If you are planning to expand the use that may generate additional traffic during the duration of the permit, provide the traffic generation for the full expansion.

How many total Passenger vehicle trips (both entering and exiting) will be generated by the Special Use Permit?

Daily _____ Weekly 150 Monthly _____

If applicable, how many total Commercial (delivery, heavy trucks, equipment, etc.) vehicle trips (both entering and exiting) will be generated by the Special Use Permit?

Daily _____ Weekly _____ Monthly _____

If applicable, describe Seasonal trips not accounted for above: What type (Passenger and Commercial) vehicle trips, how many trips per vehicle type in the seasonal timeframe, and describe the seasonal time frame (months, weeks, or days) in a calendar year.

Passenger: Months _____ Weeks _____ Days _____

Commercial: Months _____ Weeks _____ Days _____

When are trips to the site expected to occur (i.e. throughout the day, limited certain hours, etc.)? If applicable, separate occurrences by vehicle type (Passenger, Commercial, Seasonal Passenger, and Seasonal Commercial):

Primarily weekends

What is the anticipated route(s) from the nearest State Highway to the Site? From State Ave, North on Laming Rd west on Tonganoxie Dr 300 ft to property

Special Use Permit Renewal

Describe any change to operations since the SUP was last issued including traffic trips compared to this SUP:

Have you added any buildings since the SUP was last issued? Yes No Any parking? Yes No

OWNER AUTHORIZATION

I/WE Dan/Cindy Lynch, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 1st day of November, 2022, make the following statements, to wit:

- I/We the Undersigned, on the date first above written, am the lawful, owner(s) in fee simple absolute of the following described real property

See Attachment "A" attached hereto and incorporated herein by reference.
- I/We the undersigned, have previously authorized and hereby authorize _____ (Hereinafter referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Leavenworth County, Kansas, _____ 19051 Tonganoxie Dr, Tonganoxie (common address) the subject real property, or portion thereof, and which authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.
- I/We the Undersigned, hereby agree to protect, defend, indemnify and hold the Board of County Commissioners of Leavenworth County, Kansas, its officers employees and agents (hereinafter collectively referred to as the "County"), free and harmless from and against any and all claims, losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities, whether false, fraudulent, meritless or meritorious, of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind and character (hereinafter "claims"), in connection with, relating to, or arising directly or indirectly out of this authorization and the actions taken by the Applicant and the County in reliance thereof. I, the Undersigned, hereby further agree to investigate, handle, respond to, provide defense for and defend any such claims at my sole expense and agree to bear all other costs at my sole expense and agree to bear all other costs and expenses related thereto, even if such claims are groundless, false or fraudulent.
- It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

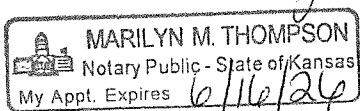
[Signature]
Owner

[Signature]
Owner

STATE OF KANSAS
COUNTY OF LEAVENWORTH

The foregoing instrument was acknowledged before me on this 2nd day of Nov., 2022
by Marilyn M. Thompson.

My Commission Expires: June 16, 2026



[Signature]
Notary Public

ATTACHMENT C

Whiskey Ridge

Proposed Venue in Tonganoxie, KS

The property located at 19051 Tonganoxie Drive, Tonganoxie, KS is owned by Orison, LLC whose sole members are Dan and Cindy Lynch of 19751 219th Street, Tonganoxie, KS. The property currently consists of a home, built in 1869, a detached garage, and 2 barns. We are currently remodeling the home as it sustained water damage before we purchased it. The ground is being used as a hay field and home to cattle. This will continue until no longer reasonable.

We would like to replace the smaller barn with a 92' x 100' barn to be used as a venue space. The barn will consist of a large open space for approximately 300 people, a fully operational kitchen, bar, storage, and wheelchair accessible bathroom facilities for men and women. Dan and Cindy will not personally be preparing food in the kitchen, but it will be available for catered events. The bar area will not be stocked by the venue owners but is available for use by those renting the venue. They will provide their own beverages and servers. We will be responsible for maintenance of the facility, house, and surrounding property.

A gravel parking lot would also be added to the west of the new barn. It will allow for approximately 150 cars. We will pave at least 5 handicapped accessible spaces and a ramp or zero entry space for wheelchair access to the venue barn. For safety, the parking area will be lit by solar lighting placed in the landscaped areas of the parking lot.

Dan and Cindy will be the only full-time employees at the venue. Family members and/or friends will be there to help from time to time. During an event, we will need 2-4 people there to answer questions or help with parking. The venue and house will be open or available for tours by potential customers by appointment. We are expecting to host events on the weekends. Those that rent the property will have the option to rent for the day or weekend. All music by band or DJ will be turned off by 11pm.

There will be an approximate 5' x 5' sign at the end of the driveway. It will be made of stone or some sort of natural made product.

In case of an emergency, the venue barn will be equipped with interior and exterior back-up flood lights for safety. Fire extinguishers will be located in the kitchen and storage/furnace area. Fire exits will be available on 3 sides of the venue. Weather will be monitored using weather apps and anyone at the venue at times of dangerous weather will be directed to the house's basement, interior rooms or the storage room in the barn. We will set up a meeting with our local fire department or emergency management to acquaint them with the venue and receive input on our safety plan. During events, security will be hired to handle any problems that may arise. This will be required of renters. After speaking with local law enforcement, we will plan to use off duty officers for this purpose.

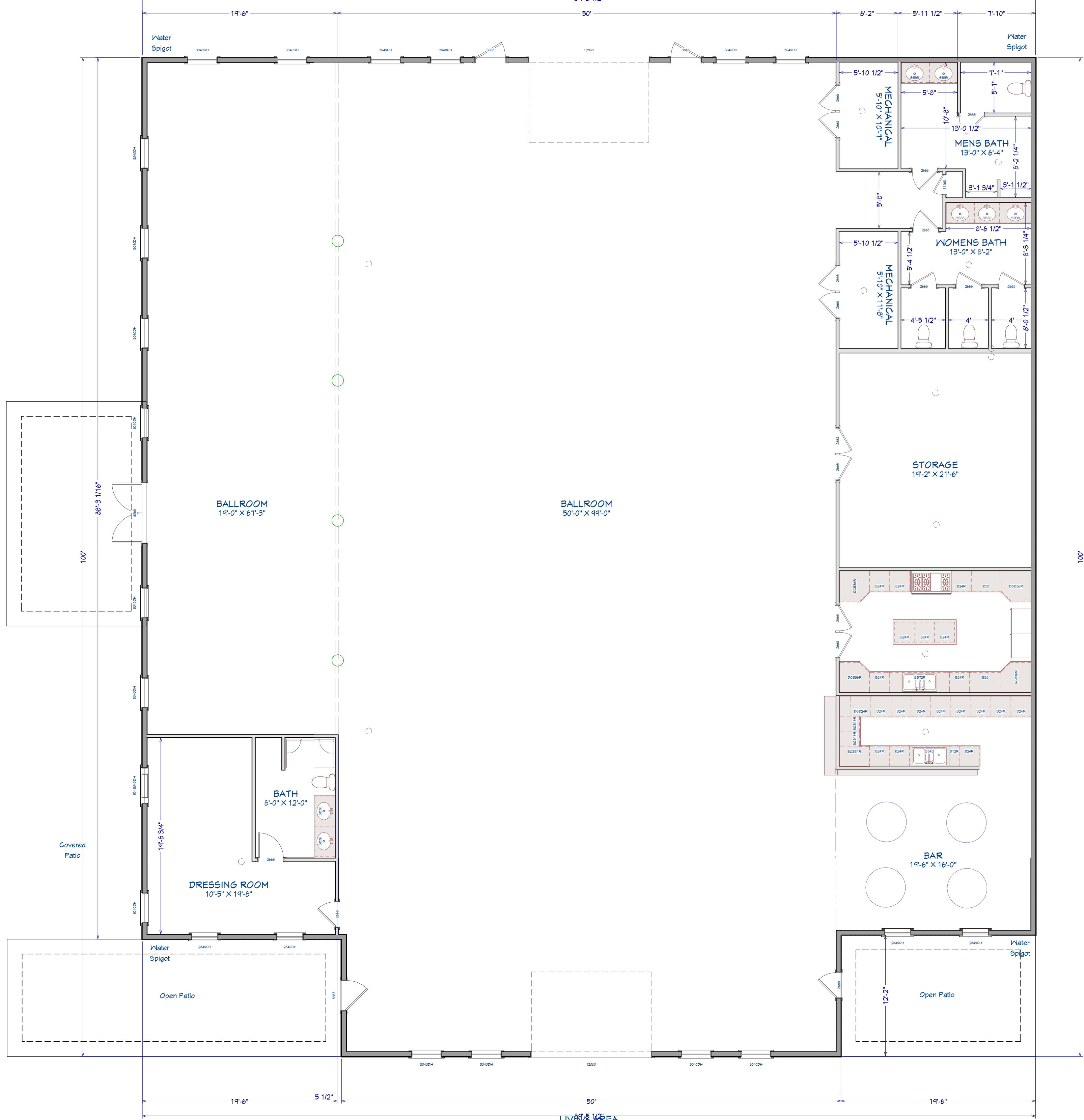
An additional septic system will be installed to accommodate the additional people using the venue barn during events. Additional water sources will not be needed.

As the new barn will be located in the middle of the parcel (57 acres m/l), we don't expect any change in peaceful surroundings to our neighbors. The additional noise during events will be kept to a minimum by distance and our time restraints for events. Additional traffic will not be noticeable. Tonganoxie Road is already somewhat busy, so our seasonal biweekly or weekly events will not noticeably affect the traffic.

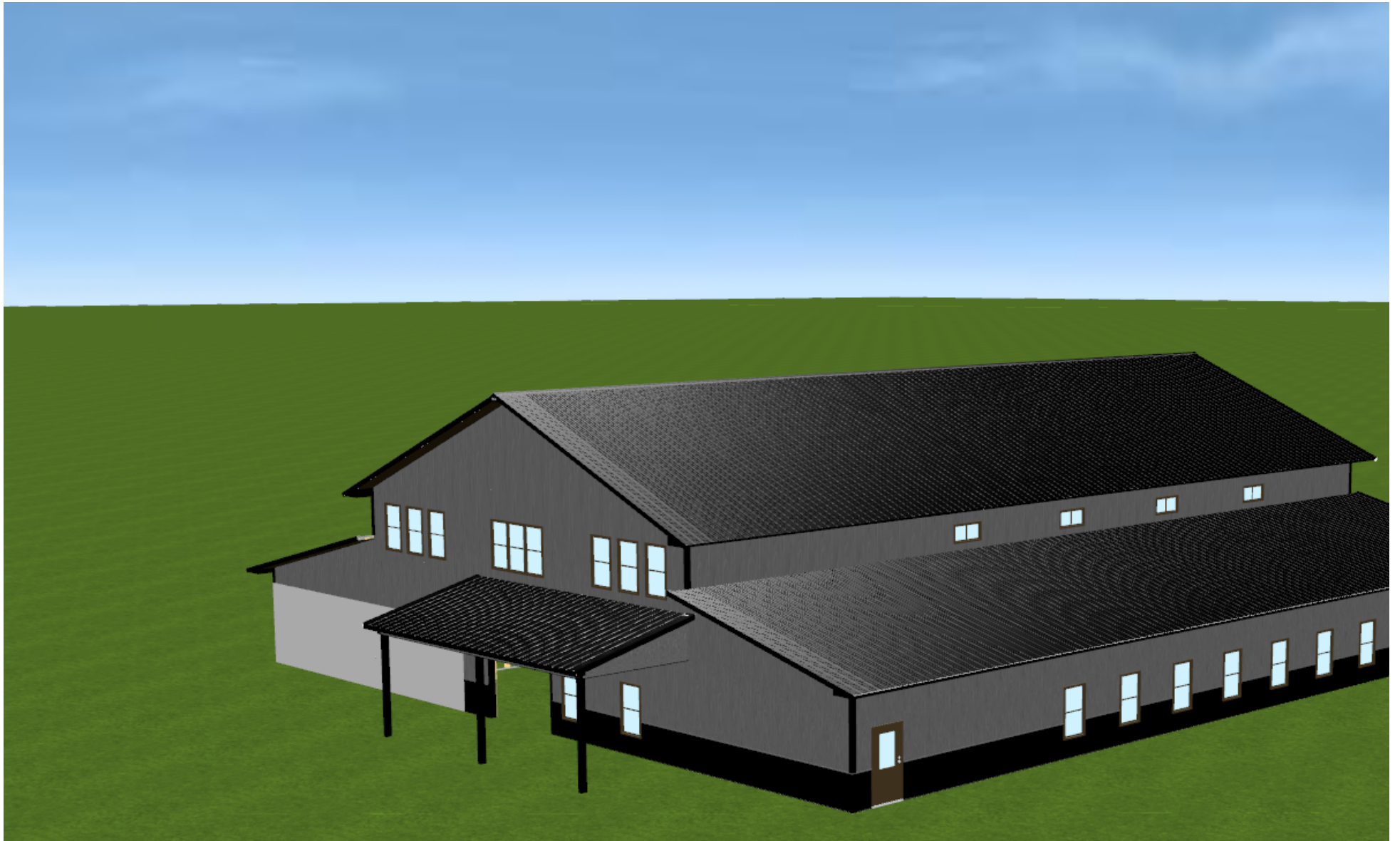
We are requesting the permit for 5 years. At that time, we would be able to revisit the uses for our space.

Thank you for your consideration.

Dan & Cindy Lynch
Orison, LLC



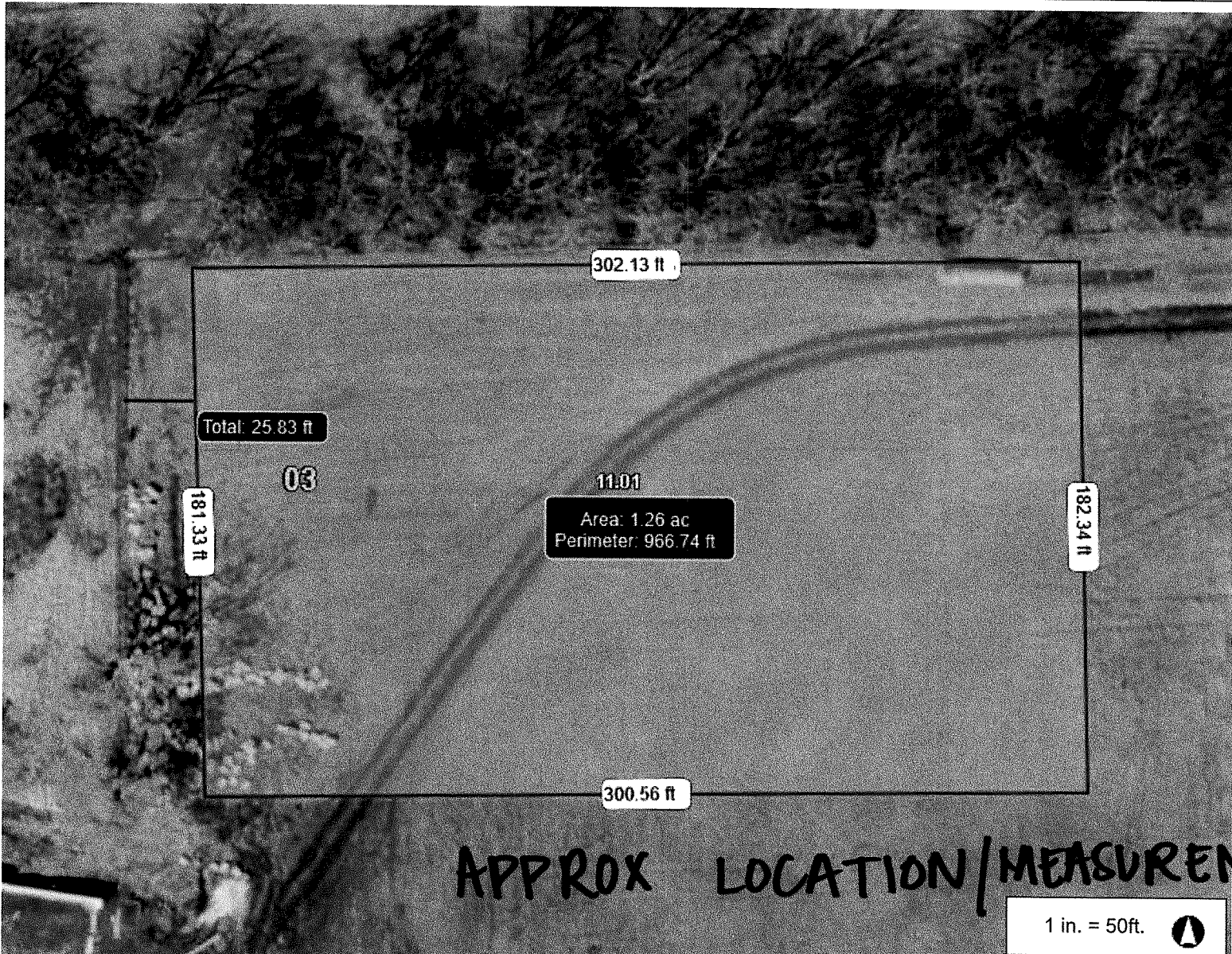
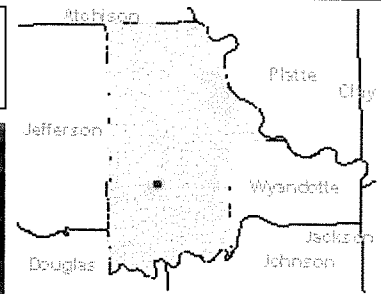
LIVING AREA
8474 SQ FT



Additional Information Requested:

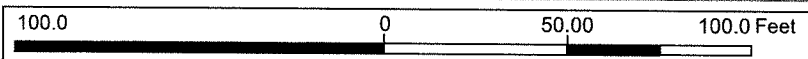
1. We will have the venue available for rent during the week, but we don't expect this to be a normal occurrence. We may have a weekday event once per month. The majority of our events will be on weekends (Saturday/Sunday). Visitors will be entering the property for one main event.
2. The venue is expected to have an event per week. This estimate is, of course, based on seasonal demand. Fewer events during extreme cold and hot months is the industry norm.
3. After consideration, the parking lot will fit 180 cars to support guests and event staff. The bridal party will have access to the home on the property so they will park closer to the house. We will also have a fire lane next to the building to be used by emergency personnel.
4. The existing driveway to the north of the venue and home will be graveled to 20 ft wide to accommodate two-way traffic in and out of the main venue parking lot. We will not have a gate on that driveway.
5. The existing gate will remain open when the property is occupied.
6. Please see aerial maps of parking.

Leavenworth County, KS



Legend

- Address Point
- Parcel Number
- Lot Line
- ▭ Parcel
- ⊠ City Limit Line
- Major Road
- ≡ <all other values>
- ≡ 70
- Road
- + Railroad
- Section
- ▭ Section Boundaries
- ▭ County Boundary

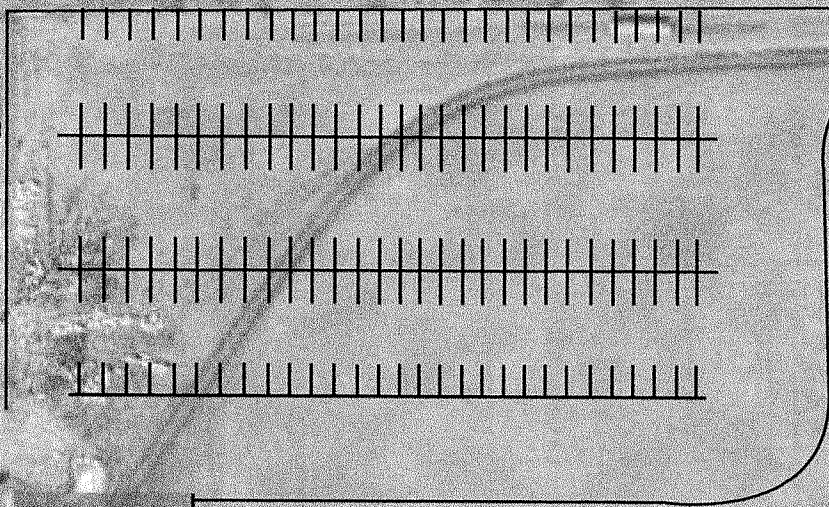


1 in. = 50ft.

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

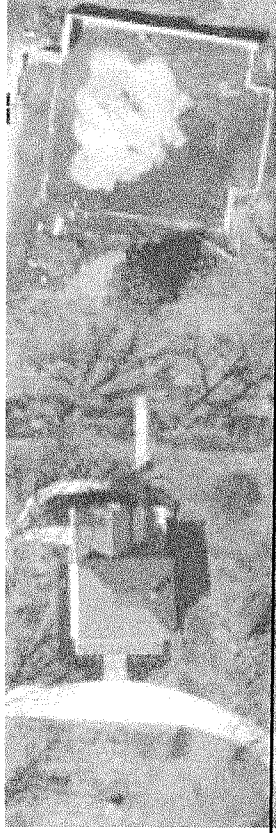
Notes

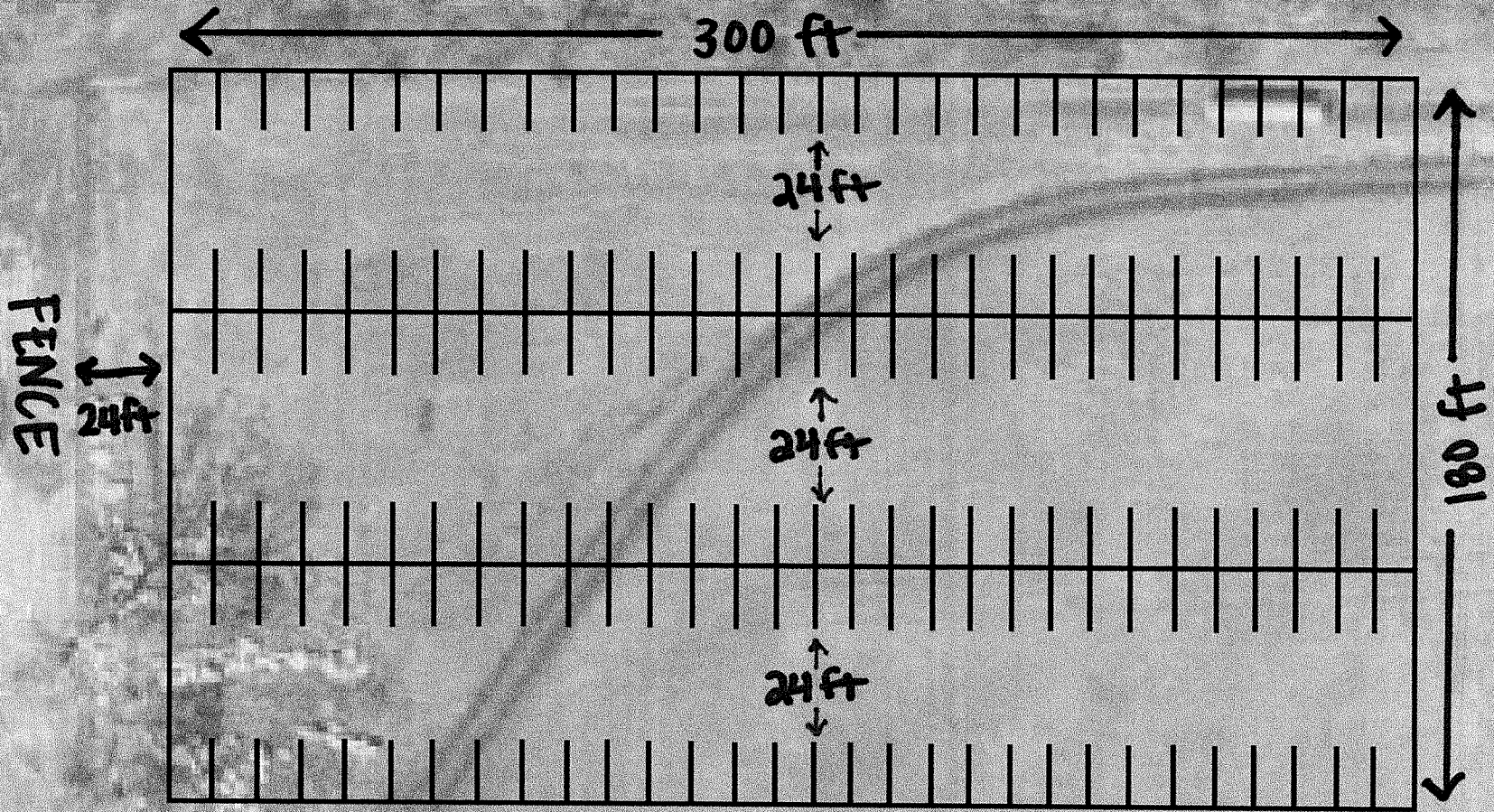
existing
fence
line



11:01

Reserved for
Emergency
Vehicles





PARKING SPACES
10ft wide
18ft long

30 SPACES PER ROW
6 ROWS

11.01

180 PARKING SPACES TOTAL
ABOUT 1.24 ACRES
(54,000 sqft)



Ryan A. Samuelson P.E.
KS Lic #25493
312 SW Greenwich Dr Suite 529
Lee's Summit MO, 64082
(816) 728-2081

December 1, 2022

RE: Foundation Review
19051 Tonganoxie Dr
Tonganoxie, KS

Per written agreement, I reviewed the foundation 19051 Tonganoxie Dr, Tonganoxie, KS, to determine its structural condition and report deficiencies, and to recommend necessary improvements.

The building is a commercial building which faces generally south. The foundation of the building is constructed of concrete foundation walls and pole barn footers that forms a base foundation under the wood framed metal skin building. The roof is constructed of truss members in the ridge and engineered I-joist for the side eaves. There is a thickened slab approximately 5" thick for the interior slab which appears in good condition.

The foundation walls/footers of the building were found to be in serviceable condition, the building is new construction. The foundation walls all appeared to be plumb within acceptable limits and did not show any signs of excessive settlement, shifting, nor other movements.

The framing appears adequate for spans and the structure appears structurally stable, While the building is in finish construction phases it does appear to be meet 2006 building codes structurally. This cannot be considered design or guarantees of the structure, the visual observation and discussion of construction methods appear to meet and, in most cases, exceed minimum design tolerances.

I would recommend the owner maintain the following items in the future:

- Maintain grading around the foundation of the building per the attached specifications
 - Finish grade does not appear completed as construction is ongoing.
- Epoxy patch all cracks in the foundation walls per the attached specifications if they occur in the future.

The proposed maintenance is designed to retain strength of the foundation walls. The maintenance is not designed to, nor guaranteed to stop water seepage in the future. The owner of the property should be aware that the foundation will continue to age and the foundation walls are susceptible to pressures in the future which could create movements and require structural improvements at that time.

The owner should continue to monitor the foundation walls, and maintain the walls properly. Recent extreme dry weather has allowed several foundations in the area to settle. The owner should be certain to apply water near the foundation walls during dry weather to stop further settlement.

The grading around the building must be monitored in the future and the owner must provide for a positive slope away from the foundation. The owner must continue to keep the grade away from the foundation and thus reduce future pressures on the walls. The owner should

also begin a water maintenance program during the Spring and Summer to keep moisture content levels around the foundation consistent and avoid extreme dry or wet conditions.

It should be noted that this inspection did not attempt to examine for possible termite damage, water damage, or for structural components which are concealed from view by finish materials.

When making visual observations of a building, it is required that certain assumptions be made regarding the existing conditions. Because these assumptions may not be verifiable without expending added sums of money, or destroying adequate or serviceable portions of the building, the owner or recipient of this report agrees that, except for negligence on the part of the engineer, we will be held harmless, indemnified and defended from and against all claims arising out of the services provided by this report.

The structural soundness of the building is not a guarantee against water or future damage to the building. As with any foundation changing conditions in the soil, drainage patterns, extreme weather conditions, or other factors can create damage. The owner of the building must continue to monitor the foundation throughout its life and provide for preventative and general maintenance as it is needed. If any questions arise about the condition of the foundation the owner should have it re-inspected as soon as possible.

A copy of the agreement has been attached to the report. The agreement must be properly initialed and signed for the report to be valid. The agreement must be initialed to reject the exhaustive inspection, agree to limits of liability, and agree to an arbitration clause. The contract must also be signed and dated.

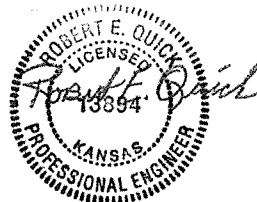
Without exception, this report will expire 180 days from the date of issuance. Any reliance by the named client after the expiration date of the report will be done at their own risk. The report may not be used by any third party.

If you have any specific questions concerning the foundation, please give me a call.

Very truly yours,

Ryan Adam Samuelson, P.E.
Robert E. Quick, P.E.

President



Royal Engineering Partners

312 SW Greenwich Dr Suite 529
Lee's Summit MO, 64082
(816) 728-2081

Crack Repair

Crack repair methods to add strength and water proofing using an epoxy.

Preparation:

Mechanically open cracks to a depth that allows removal of weakened concrete due to movement of the wall, leaving strong clean dry concrete surface that will allow penetration of the epoxy in an existing wall. Torch dry as needed air blow cracks to clean epoxy.

Application:

The epoxy application shall use only 100% solids. Heat cure of two part epoxy. Any patch material using water will not add strength to the wall. Brush all crack surfaces with epoxy liquid and allow five minutes for absorption. Trowel epoxy mortar using crushed and sieved flint with liquid epoxy to make the mortar full depth leaving a smooth surface. Use Sinmast epoxy mortar or equivalent to provide a cure strength equal to 5 times that of 3000 psi concrete.

Grading Improvements

Final grading around the foundation of the building should provide a minimum of 6" of slope in the first 6' directly away from the foundation. The grade should provide for a easy flow of surface water away from the foundation and off the property. When necessary the owner should use french drains or other mechanical means to remove excess water.

The final grade within 3' of the foundation walls should be covered with rubberoid or another impervious material to stop water penetration and direct water away from the foundation. All downspouts and splash blocks must extend away from the foundation and be kept operational by the owner.

INSPECTION AGREEMENT & DISCLAIMER

Property Inspected:

Client:	Inspected By: Ryan A. Samuelson P.E.
Phone:	Inspector Telephone Number: (816) 728-2081

Reports are based on the standards of performance and code of ethics established by the American Society of Civil Engineers. The inspection is essentially visual, is not technically exhaustive, and does not imply that every defect will be discovered. Latent defects or defects detectable only by invasive means are not addressed. The inspection covers only the items listed on the report for function and safety, not for code compliance. The inspection is not an environmental assessment of the site or building (radon, asbestos, pesticides, etc.) and those items not listed should not be considered inspected. Always check our opinions with specialists, prior to closing. Problems or areas of concern may be more extensive upon investigation by a specialist. **This report is intended for the sole use of the client (named above) and is not to be relied upon or shared in anyway with third parties.** NO EXPRESSED WARRANTY IS GIVEN CONCERNING THE BUILDING(S) AND EQUIPMENT FOR THEIR FUTURE USEFULNESS. Client or agent authorization of the inspection of the property constitutes acceptance of this agreement of the inspection and the inspection fees and authorizes Royal Engineers Consultants, Inc, and its representatives to disclose information, within the reports, to sellers, agents, lenders, and insurers intimate to this transaction for the purposes of clarification or facilitation of repairs. Areas/Items not in the report or stated not observed/not applicable were not inspected, inaccessible, or otherwise totally disclaimed.

NO DESTRUCTIVE TESTING OF ANY KIND WILL BE PERFORMED. This includes water hose flood testing, chimney smoke test, heat exchanger gas tests, etc. Exceptions to the above with prior arrangement and permission from the property owners, These are exception tests and an appropriate quote will be given.

You have the right to a technologically exhaustive inspection of the property you are purchasing. This type of inspection requires 3 appointments including today's session. Other experts will be called in for additional analysis. Delivery of the finished report will be within 14 working days. Cost for this inspection will be \$3,000. Initial here to reject this additional service. _____ (Initial)

**** ARBITRATION CLAUSE ****

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation, arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and **BINDING** arbitration under the Rules and Procedures of the Expedited Arbitration of Building Inspection Disputes of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed there under shall be final and binding and judgment on the award may be entered in any Court of Competent jurisdiction.

To the extent allowed by law, it is understood and agreed by and between the parties hereto that the Engineers's/Engineering Company's and its officers', agents' or employees **LIMITATION OF LIABILITY** for errors or omissions in the inspection report is limited and fixed to a refund of the fee paid for the inspection and inspection report.

The fee for this inspection is: \$225.00 (Initial)X_____

Any legal action or proceeding of any kind, including those sounding in tort or contract, against the engineer/engineering company's and its officers', agents' or employees must be brought within one (1) year from the date of the inspection or will be deemed waived and forever barred. Time is expressly of the essence herein.X_____ (Initial)

OUR FEES FOR THIS REPORT DO NOT INCLUDE CHECKING OR PERFORMING TESTS FOR THE FOLLOWING ITEMS OR CONDITION UNLESS OTHERWISE SPECIFICALLY INCLUDED IN WRITING:

1. Water/air quality. Toxic or allergic substances. **Asbestos, Radon, Pesticides, Urea Formaldehyde, etc.**
2. Items or condition which cannot be seen or which require disassembly or removal:
3. Inaccessible areas or areas likely to pose a hazard to the engineer.
4. Defects beneath or behind wall or floor coverings, etc.

THE FOLLOWING POTENTIALS/TESTS/INSPECTION/OPINIONS ARE NOT INCLUDED WITH THIS INSPECTION BUT ARE RECOMMENDED FOR A MORE ACCURATE ASSESSMENT OF A PRCHASE RISK. AN APPROPRIATE SPECIALIST SHOULD BE CONSULTED.

Geologic, site and soil analysis, slide, tremor, wind, flood, noise (cars, planes, etc.)
Underground piping or utilities or location, impediments, electrical fields, septic systems, water wells, etc.
Easements, covenants, restrictions, right of ways, etc. By City, Community, or Buildings Association.
Conformance to statutes, laws, codes, regulations, occupancy, suitability for a specific use, other property influences, etc.
Structural/durability analysis, wood destroying insects, pests, etc.
Water leakage and drainage test of any type. Roof, siding, outside faucets, underground & site drainage, etc.
Land, boundary surveys, site hazards, insurability, development potential, etc.
Expert Analysis: Electrical, heating/air conditioning, plumbing, waterproof, roofing, siding, glazing, painting, plastering/masonry, swimming pool, hot tub, security, fire protections, etc.

TIME IS MONEY

Return trips and re-inspections, follow-up reports and interpretations will be payable at the rate of \$150.00/hr (1 hour min.)

DEFINITION OF TERMS

GOOD – The term Good implies that the inspector has determined that the referenced item is either in better than expected condition or that the item is new or near new condition.
SATISFACTORY – The term Satisfactory implies that the inspector has determined that the referenced item is in functional condition or that the item is performing as intended. This term is relative to its age and current usage.
ATTENTION NEEDED – The Attention Needed implies that the referenced item needs some minor repairs or adjustment so that it will function as intended. This term takes into consideration the items age and current usage.
ACTION NECESSARY – The term Action Necessary implies that in order for the referenced item to perform as intended repair or replacement of some part of all of the item will be necessary. This term takes into consideration the items age and current usage.

By affixing my signature to this document, I acknowledge that I have read and understand the document and I agree to its terms and conditions.

 X

Client/Agent

Date

Allison, Amy

From: Cindy Lynch <dcryry@gmail.com>
Sent: Thursday, December 15, 2022 1:57 PM
To: Allison, Amy
Subject: Re: Whiskey Ridge Event Center

Notice: This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Hi Amy,

To answer the questions requiring attention:

3. On a large wedding weekend we could expect 300 guests = 150 cars @ 2 persons per car. (150 in/ 150 out). We may have approximately 10 vender/staff vehicles. Assuming they will all arrive 1 per car (10 in/ 10 out) = 20 total. Approximately 320 trips in or out could be expected on large event days. This will not be a continuous flow of traffic throughout the day, but people arriving for a particular event and leaving when it's over.

4. We will get a report from a licensed engineer.

For the Public Work Comments:

1. The signs we will obtain will be small (2' x 3') and out of line of sight for drivers pulling into or out of either venue driveway.

Any other questions, please don't hesitate to ask.

Thank You,

On Thu, Dec 15, 2022 at 10:30 AM Voth, Krystal <KVoth@leavenworthcounty.gov> wrote:

Mrs. Lynch,

Good morning. Attached are a couple of outstanding comments from Mitch (engineering). I have cc'd Amy Allison on this email, as she will be taking over this case. If you have any questions, please direct them to Amy. Thank you and have a Merry Christmas!

Respectfully,

Sight Distance Check

The sight distance for the entrance to a proposed event center located at 19051 TONGANOXIE DR, Tonganoxie, KS 66086 was checked for conformance to AASHTO standards.

The entrance will be located on the west side of Tonganoxie Drive north of Laming Road. Tonganoxie Drive is classified as an arterial roadway with a posted speed limit of 55 mph.

A site visit was conducted on January 4, 2023 to field verify the actual sight distances at the entrance. The AASHTO requirements for sight distance are shown in the following exhibits.

Metric				US Customary			
Design speed (km/h)	Stopping sight distance (m)	Intersection sight distance for passenger cars		Design speed (mph)	Stopping sight distance (ft)	Intersection sight distance for passenger cars	
		Calculated (m)	Design (m)			Calculated (ft)	Design (ft)
20	20	41,7	45	15	80	165,4	170
30	35	62,6	65	20	115	220,5	225
40	50	83,4	85	25	155	275,6	280
50	65	104,3	105	30	200	330,8	335
60	85	125,1	130	35	250	385,9	390
70	105	146,0	150	40	305	441,0	445
80	130	166,8	170	45	360	496,1	500
90	160	187,7	190	50	425	551,3	555
100	185	208,5	210	55	495	606,4	610
110	220	229,4	230	60	570	661,5	665
120	250	250,2	255	65	645	716,6	720
130	285	271,1	275	70	730	771,8	775
				75	820	826,9	830
				80	910	882,0	885

Note: Intersection sight distance shown is for a stopped passenger car to turn left onto a two-lane highway with no median and grades 3 percent or less. For other conditions, the time gap must be adjusted and required sight distance recalculated.

Exhibit 9-55. Design Intersection Sight Distance—Case B1—Left Turn From Stop

Metric				US Customary			
Design speed (km/h)	Stopping sight distance (m)	Intersection sight distance for passenger cars		Design speed (mph)	Stopping sight distance (ft)	Intersection sight distance for passenger cars	
		Calculated (m)	Design (m)			Calculated (ft)	Design (ft)
20	20	36.1	40	15	80	143.3	145
30	35	54.2	55	20	115	191.1	195
40	50	72.3	75	25	155	238.9	240
50	65	90.4	95	30	200	286.7	290
60	85	108.4	110	35	250	334.4	335
70	105	126.5	130	40	305	382.2	385
80	130	144.6	145	45	360	430.0	430
90	160	162.6	165	50	425	477.8	480
100	185	180.7	185	55	495	525.5	530
110	220	198.8	200	60	570	573.3	575
120	250	216.8	220	65	645	621.1	625
130	285	234.9	235	70	730	668.9	670
				75	820	716.6	720
				80	910	764.4	765

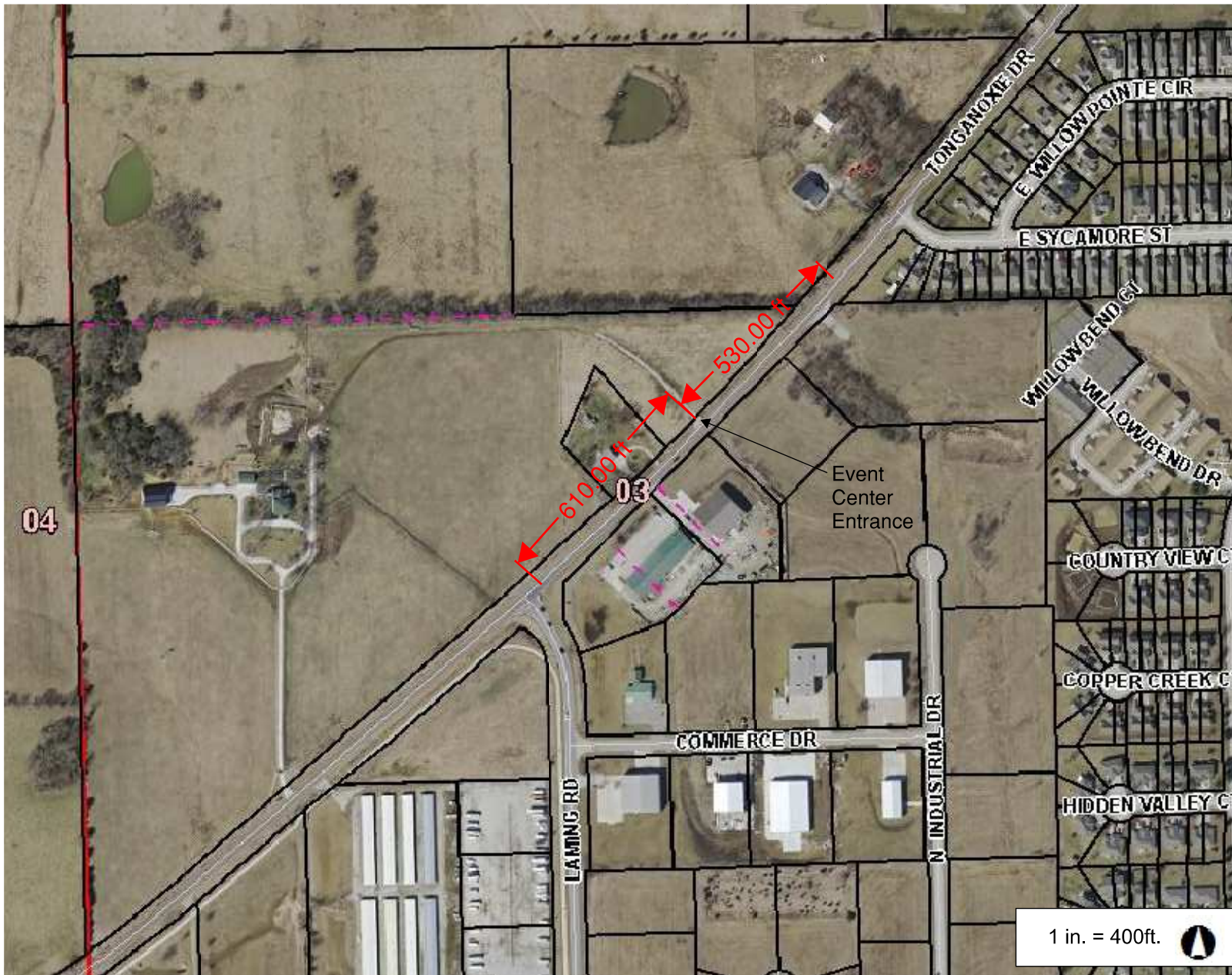
Note: Intersection sight distance shown is for a stopped passenger car to turn right onto or cross a two-lane highway with no median and grades 3 percent or less. For other conditions, the time gap must be adjusted and required sight distance recalculated.

Exhibit 9-58. Design Intersection Sight Distance—Case B2—Right Turn from Stop and Case B3—Crossing Maneuver

The sight distance at the entrance meets the AASHTO requirements. Vehicles turning left onto Tonganoxie Drive have an unobstructed view that extends south past Laming Road. For vehicles turning to the right, the view is unobstructed to the E Sycamore Street intersection.



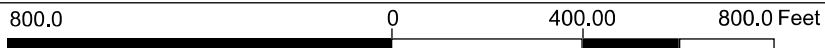
Leavenworth County, KS



Legend

- Lot Line
- Parcel
- Major Road
- <all other values>
- 70
- Road
- Railroad
- Section
- Section Boundaries
- County Boundary

1 in. = 400ft.



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

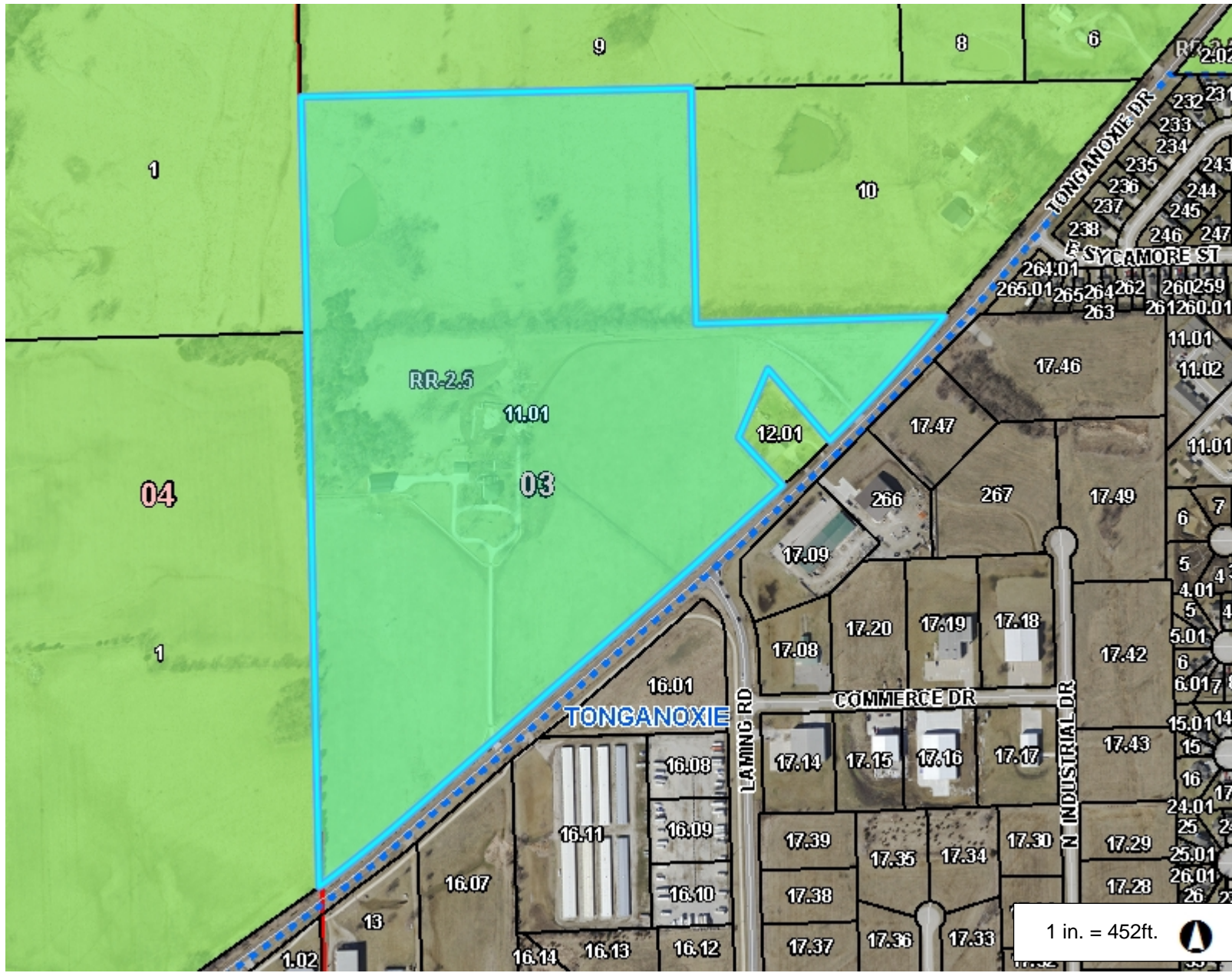


E Sycamore St



Laming Rd

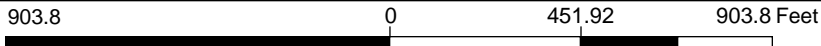
DEV-22-155 Whiskey Ridge Event Center



Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
- <all other values>
- 70
- Road
- Railroad
- Section
- Section Boundaries
- County Boundary
- Zoning
- B-1
- B-2
- B-3
- I-1
- I-2
- I-3
- MXD
- PC
- PI
- PR-1
- PR-2
- PR-3
- PUD
- R-1

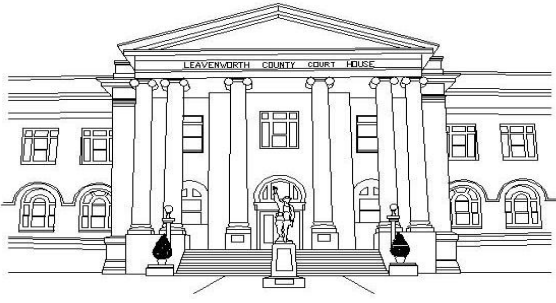
1 in. = 452ft.



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



COUNTY OF LEAVENWORTH

Department of Public Works

300 Walnut, Suite 007

Leavenworth, Kansas 66048-2815

Phone (913) 684-0470

Fax (913) 684-0473

January 5, 2023

Whiskey Ridge SUP DEV-22-155 – Public Works Review

The Public Works Department have reviewed the following documents:

- 2022.11.10 SUP Application.
- 2022.11.10 Narrative.
- 2022.12.06 Additional SUP information to the County
- 2022.12.06 Parking Diagram
- 2022.12.15 Application Response
- 2023.01.05 Sight Distance Memo

Below are responses from the received documents listed above. Direct any questions to Amy Allison at aallison@leavenworth.gov.

Tonganoxie Rd. is a two-lane hard surfaced roadway.

County has reported the barn has been constructed under a separate permit.

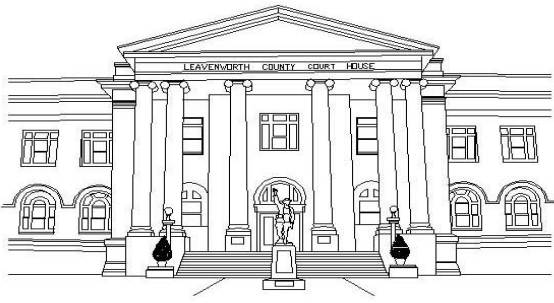
Comment Responses:

1. Olsson Comment (11.18.22): From the application, the venue can be rented for the day or weekend. Clarify if a weekend rental is expected to be like a conference/event where visitors are in and out often or is this (for example) a wedding party renting with one main event. Is traffic limited to an event or continual traffic to/from the site?

Applicant Response (12.06.22): We will have the venue available for rent during the week, but we don't expect this to be a normal occurrence. We may have a weekday event once per month. The majority of our events will be on weekends (Saturday/Sunday). Visitors will be entering the property for one main event.

Olsson Response (12.12.22): No further comment.

2. Olsson Comment (11.18.22): How many events are estimated per week? Are events expected during the weekday, specifically during the PM traffic peak hour (traffic entering/exiting between 4-6PM)?



COUNTY OF LEAVENWORTH

Department of Public Works

300 Walnut, Suite 007

Leavenworth, Kansas 66048-2815

Phone (913) 684-0470

Fax (913) 684-0473

Applicant Response (12.06.22): We will have the venue available for rent during the week, but we don't expect this to be a normal occurrence. We may have a weekday event once per month. The majority of our events will be on weekends (Saturday/Sunday). Visitors will be entering the property for one main event. The venue is expected to have an event per week. This estimate is, of course, based on seasonal demand. Fewer events during extreme cold and hot months is the industry norm.

Olsson Response (12.12.22): No further comment.

3. Olsson Comment (11.18.22): Confirm expected trips. If the parking lot can support 150 vehicles, then expected trips would be 300 (150 in / 150 out). Confirm the assumed rider per vehicle, if the barn capacity is 300 people with 150 parking stalls, the narrative indicates 2 person per vehicle. Additionally consider support trips (event staff, catering, trash, and etc.). Support trips could involve commercial vehicles.

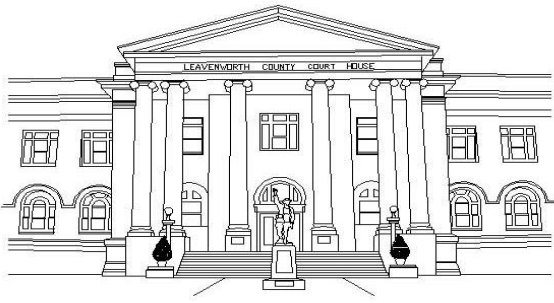
Applicant Response (12.06.22): After consideration, the parking lot will fit 180 cars to support guests and event staff. The bridal party will have access to the home on the property so they will park closer to the house. We will also have a fire lane next to the building to be used by emergency personnel.

Olsson Response (12.12.22): Applicant to provide an estimate of total number of trips (entering and exiting) expected for an event. Include the assumed riders per vehicle in the narrative. Define the estimated support vehicle trips including commercial vehicles. (ie - 100 person event center, 2 event attendees per vehicle = 50 entering/50 exiting = 100 total trips. 20 vendors/staff, 1 vendor/staff per vehicle = 20 entering/20 exiting = 40 trips. Total trips of 140)

Applicant Response (12.15.22): On a large wedding weekend we could expect 300 guests = 150 cars @ 2 persons per car. (150 in/ 150 out). We may have approximately 10 vender/staff vehicles. Assuming they will all arrive 1 per car (10 in/ 10 out) = 20 total. Approximately 320 trips in or out could be expected on large event days. This will not be a continuous flow of traffic throughout the day, but people arriving for a particular event and leaving when it's over.

Olsson Response (01.05.23): No further comment.

4. Olsson Comment (11.18.22): Confirm the drive width and approach apron to the public road. The drive appears to be 12 ft wide and would support one direction of travel. In a conference type event where traffic can be continual to/from the site, how will traffic from the barn to the public road be



COUNTY OF LEAVENWORTH

Department of Public Works

300 Walnut, Suite 007

Leavenworth, Kansas 66048-2815

Phone (913) 684-0470

Fax (913) 684-0473

managed? The drive from the public road narrows quickly which doesn't allow for vehicles to queue on the driveway if a vehicle is approaching from the barn.

Applicant Response (12.06.22): The existing driveway to the north of the venue and home will be graveled to 20 ft wide to accommodate two-way traffic in and out of the main venue parking lot. We will not have a gate on that driveway.

Olsson Response (12.12.22): Event driveway was moved to a different entrance to the property. Applicant will have no gate at the entrance. Applicant to provide a sight distance memo for stopping sight distance and turning movements exiting the property by a professional engineer licensed in the State of Kansas.

Applicant Response (01.05.2023): Applicant submitted sight distance memo sealed by a Kansas Professional Engineer.

Olsson Response (01.05.2023): No further comment.

5. Olsson Comment (11.18.22): It appears the property is gated. Is there any guidance from fire/emergency services regarding how the gate should operate during an event.

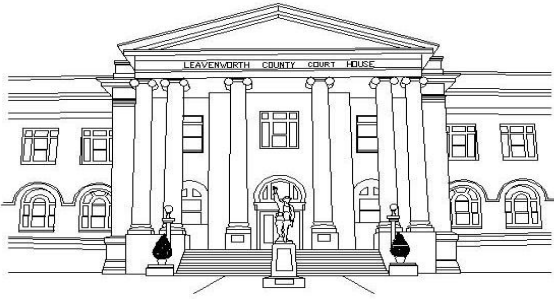
Applicant Response (12.06.22): The existing gate will remain open when the property is occupied.

Olsson Response (12.12.22): Event driveway was moved to a different entrance to the property. Applicant will have no gate at the entrance. Entrance with gate at original location will remain open when property is occupied. No further comment.

6. Olsson Comment (11.18.22): Provide a layout of planned onsite parking. Layout should include a scale of parking area for guests. Layout should include appropriate stall sizes for all types of vehicles and drive aisles to/from parking to the public roadway. Layout can be on a LVCO GIS aerial map. Typically parking stalls are 20 ft x 10 ft and parking lot aisles widths are 24 ft wide.

Applicant Response (12.06.22): Please see aerial maps of parking.

Olsson Response (12.18.22): No further comment.



COUNTY OF LEAVENWORTH

Department of Public Works

300 Walnut, Suite 007

Leavenworth, Kansas 66048-2815

Phone (913) 684-0470

Fax (913) 684-0473

Public Work Comments:

1. Application states a proposed sign. Any signage should be placed such that it does not restrict sight distance for the drive. Sign permit shall be obtained prior to construction of the sign (if required).
2. Recommended condition to the SUP: Existing gate to be open when property is being utilized for an allowed special use.

Voth, Krystal

From: Rural Water District 9 lvrwd9 <lvrwd9@gmail.com>
Sent: Thursday, November 17, 2022 1:47 PM
To: Voth, Krystal
Subject: Re: DEV-22-155 SUP Request for Whiskey Ridge Event Center

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Krystal, in response to DEV-22-155 Whiskey Ridge Event Center

Rural Water District 9 is unable to support fire flow to this location with the existing water supply facilities. A 2-inch PVC pipeline currently serves this property. Fire flows of 500 gpm could be provided following the construction of approximately 4,000 feet of 8-inch pipe that would be at the expense of the owner. Alternatively, the property owner could fill a large storage tank at a slow rate over several days, to be utilized for the required fire flow volume. This storage tank would need to be isolated from the water district pipeline through a reduced pressure zone (RPZ) backflow preventer. The cost of the storage tank, backflow preventer, and pumping (if needed) would be at the cost of the landowner; and would be owned and operated by the landowner.

On Thu, Nov 10, 2022 at 9:42 AM Voth, Krystal <KVoth@leavenworthcounty.gov> wrote:

Good morning. We have received an application for an event center located at 19051 Tonganoxie Drive. The BOCC approved this request in 2020. However, the applicant did not provide all necessary items and did not begin building until this year. Therefore, the permit expired and a new SUP is required. Please review the provided documents and provide any comments/concerns by Wednesday, November 23, 2022. If you have any questions, please do not hesitate to reach out.

Staff specifically has the following questions:

1. Is this building required to meet State Fire Code?
 - a. If so, what documentation will be required to prove the code is being met
2. Can the water district provide enough water for fire hydrants/sprinkler system?

Respectfully,

Krystal A. Voth, CFM

Director

Planning & Zoning

Leavenworth County

MEMO

To: Krystal Voth
From: Chuck Magaha
Subject: Event Center Whiskey Ridge
Date: January 6, 2023

Krystal, thank you for the opportunity in review the recent special use permit submitted by Dan and Cindy Lynch for an event center on their property. The suggestion I have would be the requirement of a contingent plan for the applicant in all hazard planning pertaining to their facility. The center would be responsible to provide safe shelter in the event of dangerous weather or other emergencies as they have provided some details of the location in the existing site. The applicant needs to consider fire protection, IE. Escape routes posted, notification procedures and emergency contacts to be posted throughout the facilities. The applicant needs to be able to address the public during severe weather, sheltering in the event of tornados or high winds or flood. An all hazard weather radio needs to be placed in the facility and monitored for impending alerts that may affect the area. Smoke detectors placed throughout the gathering points of the center. A sign posted on the outside of the facility of emergency contacts for emergency responders to make contact if the applicant is not present during the emergency. I would like to see a Fire Hydrant placed at the base of the land owners driveway along Tonganoxie Drive for fire suppression on a 6" water line. I have no further comments to make at this time.

Allison, Amy

From: Voth, Krystal
Sent: Monday, December 5, 2022 3:23 PM
To: Allison, Amy
Subject: FW: Letter please

From: Mark Billquist <stfdchief1760@gmail.com>
Sent: Sunday, November 27, 2022 11:54 AM
To: Voth, Krystal <KVoth@leavenworthcounty.gov>; Voth, Krystal <KVoth@leavenworthcounty.org>
Cc: Cindy Lynch <dcrory@gmail.com>; Jordyn Lynch <jordynlynch05@gmail.com>; Dan Lynch <danlynch@lynchresidential.com>; Bert Dunham <dunham4bert@gmail.com>
Subject: Re: Letter please

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Krystal,

Stranger Township Assistant Chief Bert Dunham and I met with Dan Lynch and his wife on Friday, November 25 at the Whiskey Ridge facility that is under construction near Tonganoxie. It is an impressive facility that Dan and his wife have put a large amount of thought and planning into as far as access and safety. I am providing my opinion as the Stranger Township Fire Chief who will be responding to any incident at this facility.

After some research, I believe that this facility can be classified as a Group A-3, Assembly Occupancy which the International Building Code states that an automatic sprinkler system shall be provided for all fire areas of Group A-3 occupancies where one of the following conditions exists:

- 1) The fire area exceeds 12,000 square feet,
- 2) The fire area has an occupant load of 300 or more, or
- 3) The fire area is located on a floor other than a level of exit discharge serving such occupancies.

The Whiskey Ridge facility has a main ballroom area of about 10,000 square feet and has up to seven exit discharge openings. I don't believe that the added requirement of a sprinkler system is required. I would recommend, but not require, a sprinkler system be installed but understand the financial burden this would cause.

The Leavenworth County Commissioners did not provide for a building inspector when they adopted the building codes nor have I seen where inspection duties had been tasked to the Kansas State Fire Marshal, who typically inspect only school and health care facilities. Mr. Lynch wants the property to be safe for people to use but also does not want to be unfairly pushed to do things others have not been made to do. The water districts have been resistant to installing fire hydrants in the past. It seems that we need to create a solution that allows the accommodation of the safety of the patrons and yet allow the venue to operate as others have been able to do in Leavenworth County. Dan is willing to add a fire lane that will allow for emergency vehicles to approach the building without impeding access.

I have suggested Dan focus on notification, exit egress, and fire department access to provide the best compromise for the safety of the future patrons of the facility. He has said that he will have the building built with all the smoke detectors, fire exit lighting, and emergency lighting necessary to ensure the safety of his patrons. I expect that your

office will also require documentation from a licensed engineer or architect confirming the building meets or exceeds the 2006 International Building Code.

Let me know if you have any additional questions or concerns.

Mark Billquist

Stranger Township Fire Chief

Midwest Regional Treasurer 10-33 Foundation

[913-369-0510](tel:913-369-0510) mobile

stfdchief1760@gmail.com

RESOLUTION 2023-04

A resolution of the Leavenworth County Kansas Board of County Commission, issuing a Special Use Permit for an Event Center – Whiskey Ridge on the following described property:

A tract of land in the Southwest Quarter of Section 3, Township 11 South, Range 21 East of the 6th P.M. in Leavenworth County, Kansas more commonly known as 19051 Tonganoxie Drive.

WHEREAS, it is hereby found and determined that a request for a Special Use Permit as described above was filed with the Secretary of the Leavenworth County Planning Commission, on the 8th day of November, 2022, and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, after notice as required by law, did conduct a public hearing upon the granting of such request for a Special Use Permit on the 11th day of January, 2023; and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, based upon specific findings of fact incorporated by reference herein, did recommend that the Special Use Permit be approved, subject to special conditions as set forth; and

WHEREAS, the Board of County Commission considered, in session on the 1st day of March, 2023, the recommendation of the Leavenworth County Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commission of Leavenworth County, Kansas, that:

1. Based upon the recommendation and findings of fact of the Leavenworth County Planning Commission; and,
2. Based upon the findings of fact adopted by the Board of County Commission in regular session on the 1st day of March, 2023, and incorporated herein by reference;

That Case No. DEV-22-155, Special Use Permit for an Event Center – Whiskey Ridge approved subject to the following conditions:

1. Events shall be limited to the hours of 8:00 AM until 11:00 PM. All business operations shall cease by 12:00 AM.
2. A commercial building permit must be filed and approved for the agricultural building.
3. An Engineering Report must be submitted verifying that the agricultural structure meets the 2006 Commercial Building Codes, including fire suppression.
4. The SUP shall be limited to four full-time employees and unlimited seasonal employees.
5. The applicant shall submit an approved NOI & SWPPP from the Kansas Department of Health and Environment Bureau of Water.
6. An engineered on-site waste water treatment system is required or authorization from a licensed engineer that the existing system is compatible with the proposed use and acceptance by the Kansas Department of Health and Environment.

7. No signage shall be allowed in the right-of-way. Sign permits shall be required for any on-site or off-site signage. The applicant shall provide an owner authorization form for any off-site signs. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
8. No on-street parking shall be allowed.
9. This SUP shall be limited to the Narrative and accompanying documents dated November 8, 2022, December 6, 2022 (received), December 15, 2022 and January 5, 2023 (received) submitted with this application.
10. The applicant shall provide a certificate of general liability insurance in the amount of \$1,000,000 and shall indicate Leavenworth County as the certificate holder prior to commencement of activities on the site.
11. Any noise generated from the proposed business shall be limited to 60 dB, as measured from the property line.
12. Any light generated from the proposed business shall be limited to 0 foot-candles, as measured from the property line.
13. No outdoor storage of materials shall be allowed.
14. All waste generated from the proposed business shall be disposed of in a manner that meets all local, state and federal requirements.
15. The developer must comply with the following memorandums:
 - a. Email – Karen Armstrong, RWD 9, dated November 17, 2022
 - b. Email – Mark Billquist, Stranger FD, dated November 27, 2022
 - c. Memo – Mitch Pleak, Olsson, dated January 5, 2023
16. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable.
17. After approval of this SUP by the Board of County Commissioners all conditions listed shall be adhered to and required documents shall be provided to the Planning and Zoning Office before the Special Use Permit shall take effect.

located in Section 3, Township 11 South, Range 21, also known as 19051 Tonganoxie Drive, parcel no. 192-03-0-00-00-011.01 in Leavenworth County, Kansas.

Adopted this 1st day of March, 2023
Board of County Commission
Leavenworth, County, Kansas

Vicky Kaaz, Chairman

ATTEST

Jeff Culbertson, Member

Janet Klasinski

Mike Smith, Member

Doug Smith, Member

Mike Stieben, Member