

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  
April 9, 2025  
9:00 a.m.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE/MOMENT OF SILENT PRAYER
- III. ROLL CALL
- IV. PUBLIC COMMENT: Public Comment shall be limited to 25 minutes at the beginning of each meeting and limited to five minutes per person. 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:
- 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 April 2, 2025
  - b) Approval of the schedule for the week of April 14, 2025
  - c) Approval of the check register
  - d) Approve and sign the OCB's
- VII. FORMAL BOARD ACTION:

- a) Consider a motion to approve the financing agreement with Kansas State Bank for one service bed mechanic truck for three yearly payments of \$43,588.43 with a fourth-year purchase balloon payment option.
- b) Consider a motion to authorize the chairperson to sign a grant application for Solid Waste for asphalt paving in the recycling area of the Transfer Station.
- c) Consider a motion to authorize the chairperson to sign a grant application to enclose the “C” building at the Transfer Station.

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

- a) Solid Waste quarterly report

IX. ADJOURNMENT

## **WORK SESSION TO DISCUSS REINVESTMENT HOUSING INCENTIVE DISTRICT (RHID) DRAFT POLICY**

## **WORK SESSION TO DISCUSS CAPITAL IMPROVEMENT PLAN**

# **LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE**

**Monday, April 7, 2025**

**Tuesday, April 8, 2025**

**Wednesday, April 9, 2025**

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

**Thursday, April 10, 2025**

12:00 p.m.          LCDC meeting

**Friday, April 11, 2025**

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

\*\*\*\*\*April 2, 2025 \*\*\*\*\*

The Board of County Commissioners met in a regular session on Wednesday, April 2, 2025. Commissioner Smith, Commissioner Culbertson; Commissioner Stieben, Commissioner Reid and Commissioner Dove are present; Also present: Mark Loughry, County Administrator; Misty Brown, County Counselor; Jon Khalil, Deputy County Counselor; John Jacobson, Planning and Zoning Director; Amy Allison, Planning and Zoning Deputy Director; Bill Noll, Infrastructure and Construction Services;

PUBLIC COMMENT:

Aurelio Haro, Norma Brockenberry, Gary Nelson, Steve Vernon, Crystal Blackdeer, Joan Murnane, Dennis Bixby, Julie Downes, Joe Herring commented.

ADMINISTRATIVE BUSINESS:

Commissioner Smith read a proclamation recognizing Child Abuse Prevention Month.

Commissioner Smith read a proclamation recognizing National Government Month.

Commissioner Reid attended the Northeast Kansas Highway Officials Conference on April 1.

***A motion was made by Commissioner Culbertson and seconded by Commissioner Stieben to accept the consent agenda for Wednesday, April 2, 2025 as presented.***

***Motion passed, 5-0.***

Misty Brown presented the amended island annexation request by the city of Tonganoxie.

Commissioner Smith opened the public hearing.

Anna Krstulic commented.

Commissioner Smith closed the public hearing.

***A motion was made by Commissioner Stieben and seconded by Commissioner Smith that the City's amended proposal including annexation of 222<sup>nd</sup> St. to the centerline satisfies the prior concerns that the County had in regard to access and maintenance obligation and find that the amended proposal also satisfies the County's prior concerns surrounding how road access is gained and when or by whom necessary maintenance and future roadway improvements. Based on the totality of the record, the proposed annexation will not hinder or prevent the proper growth and development of the area or that any other incorporated city located within the County and I move that the Board adopt these findings and determinations.***

***Motion passed, 5-0.***

Amy Allison presented Resolution 2025-6, a special use permit for RJ Farms.

***A motion was made by Commissioner Stieben to have security hired by the applicant from a list that's prepared by Planning and Zoning or provided by the County.***

Ms. Brown clarified that if the special use permit is approved today, these are the conditions that are listed and if it came back in a year, we can discuss adding new conditions at that time. She also indicated that looking at security options as a policy in the future as a whole would not change the sup passed today as is.

***Motion dies for lack of a second.***

Commissioner Smith asked for a consensus that we have County staff attend this event and be on site during this rodeo event.

***A motion was made by Commissioner Stieben that this request for a special use permit does not comply with the Golden Factors specifically the character of the neighborhood being rural and residential neighborhood and issues with compliance of the law, State and local that have not been resolved and I move to deny Resolution 2025-6 and deny the special use permit outlined in Case DEV-24-125.***

***Motion dies lack of a second.***

***A motion was made by Commissioner Culbertson and seconded by Commissioner Dove that the request for a special use permit complies with the Golden Factors and move to adopt Resolution 2025-6 and conditionally approve the special use permit as outlined in Case DEV-24-125 based on the recommendation and conditions of the Planning Commission and the findings as set forth in the staff report.***

***Motion passed, 3-2 Commissioners Stieben and Dove voting nay.***

George Brajkovic spoke.

Bill Noll requested the purchase of an asphalt paver.

***A motion was made by Commissioner Culbertson and seconded by Commissioner Stieben to approve the purchase of a Cat asphalt paver in the amount of \$533,688.00.***

***Motion passed, 5-0.***

Mr. Noll requested to award commitment of county funds to the HRRR KDOT grant project on Tonganoxie Rd.

***A motion was made by Commissioner Culbertson and seconded by Commissioner Stieben to award commitment of county funds for project 52C-5242-01 for High- Risk Rural Roads KDOT grant project on Tonganoxie Rd.***

***Motion passed, 5-0.***

Mr. Noll requested to award commitment of county funds to the second HRRR KDOT grant project on Tonganoxie Rd.

***A motion was made by Commissioner Stieben and seconded by Commissioner Culbertson to award commitment of county funds for project 52C-5119-01 for High-Risk Rural Roads KDOT grant project on Tonganoxie Rd.***

***Motion passed, 5-0.***

***A motion was made by Commissioner Stieben leave the template being for moment of silent prayer as current and rotate among Commissioners, if the Commission chooses to pray, they are allowed to but if they don't it will just be a moment of silent prayer.***

***Motion dies for lack of a second.***

***A motion was made by Commissioner Stieben and seconded by Commissioner Dove that it normally stays the way it is but on a rotating basis a Commissioner could if they chose to pray.***

*Motion passed, 4-1, Commissioner Smith voting nay.*

*A motion was made by Commissioner Stieben and seconded by Commissioner Smith to adjourn.*

*Motion passed, 5-0.*

The Board adjourned at 10:54 a.m.

Draft

\*\*\*\*\*April 2, 2025 \*\*\*\*\*

The Board of County Commissioners met in a work session on Wednesday, April 2, 2025. Commissioner Culbertson; Commissioner Smith, Commissioner Stieben, Commissioner Reid and Commissioner Dove are present; Also present: Mark Loughry, County Administrator;

The Board met in a work session to discuss the upcoming Leavenworth County budget.

The Board ended the work session at 11:48 a.m.

Draft

# **LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE**

## **Monday, April 14, 2025**

## **Tuesday, April 15, 2025**

11:30 a.m. Leavenworth State of the City  
• Riverfront Community Center, Leavenworth, KS

12:00 p.m. LCPA meeting

## **Wednesday, April 16, 2025**

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

## **Thursday, April 17, 2025**

## **Friday, April 18, 2025**

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: 03/29/2025    END DATE: 04/04/2025

warrants by vendor

warrants by vendor

FMWARRPTR2		LEAVENWORTH COUNTY							4/03/25	16:52:27
DCOX		WARRANT REGISTER - BY FUND / VENDOR							Page	3
		START DATE: 03/29/2025    END DATE: 04/04/2025								
TYPES OF CHECKS SELECTED: * ALL TYPES										
			P.O.NUMBER	CHECK#						
427	PEMBLE	JORDAN PEMBLE	347973	113158 AP	04/04/2025	5-001-5-09-231	COURT APPT ATTORNEY VARIOUS CI	90.00		
427	PEMBLE	JORDAN PEMBLE	347973	113158 AP	04/04/2025	5-001-5-09-231	COURT APPT ATTORNEY VARIOUS CI	15.00		
427	PEMBLE	JORDAN PEMBLE	347973	113158 AP	04/04/2025	5-001-5-09-231	COURT APPT ATTORNEY VARIOUS CI	105.00		
427	PEMBLE	JORDAN PEMBLE	347973	113158 AP	04/04/2025	5-001-5-09-231	COURT APPT ATTORNEY VARIOUS CI	15.00		
427	PEMBLE	JORDAN PEMBLE	347973	113158 AP	04/04/2025	5-001-5-09-231	COURT APPT ATTORNEY VARIOUS CI	390.00		
427	PEMBLE	JORDAN PEMBLE	347973	113158 AP	04/04/2025	5-001-5-09-231	COURT APPT ATTORNEY VARIOUS CI	105.00		
427	PEMBLE	JORDAN PEMBLE	347973	113158 AP	04/04/2025	5-001-5-09-231	COURT APPT ATTORNEY VARIOUS CI	105.00		
427	PEMBLE	JORDAN PEMBLE	347973	113158 AP	04/04/2025	5-001-5-09-231	COURT APPT ATTORNEY VARIOUS CI	330.00		
427	PEMBLE	JORDAN PEMBLE	347973	113158 AP	04/04/2025	5-001-5-09-231	COURT APPT ATTORNEY VARIOUS CI	15.00		
427	PEMBLE	JORDAN PEMBLE	347973	113158 AP	04/04/2025	5-001-5-09-231	COURT APPT ATTORNEY VARIOUS CI	105.00		
427	PEMBLE	JORDAN PEMBLE	347973	113158 AP	04/04/2025	5-001-5-09-231	COURT APPT ATTORNEY VARIOUS CI	750.00		
427	PEMBLE	JORDAN PEMBLE	347973	113158 AP	04/04/2025	5-001-5-09-231	COURT APPT ATTORNEY VARIOUS CI	60.00		
427	PEMBLE	JORDAN PEMBLE	347973	113158 AP	04/04/2025	5-001-5-09-231	COURT APPT ATTORNEY VARIOUS CI	15.00		
427	PEMBLE	JORDAN PEMBLE	347973	113158 AP	04/04/2025	5-001-5-09-231	COURT APPT ATTORNEY VARIOUS CI	30.00		
427	PEMBLE	JORDAN PEMBLE	347973	113158 AP	04/04/2025	5-001-5-09-231	COURT APPT ATTORNEY VARIOUS CI	210.00		
427	PEMBLE	JORDAN PEMBLE	347973	113158 AP	04/04/2025	5-001-5-09-231	COURT APPT ATTORNEY VARIOUS CI	30.00		
427	PEMBLE	JORDAN PEMBLE	347973	113158 AP	04/04/2025	5-001-5-09-231	COURT APPT ATTORNEY VARIOUS CI	75.00		
427	PEMBLE	JORDAN PEMBLE	347973	113158 AP	04/04/2025	5-001-5-09-231	COURT APPT ATTORNEY VARIOUS CI	75.00		
427	PEMBLE	JORDAN PEMBLE	347973	113158 AP	04/04/2025	5-001-5-09-231	COURT APPT ATTORNEY VARIOUS CI	195.00		
427	PEMBLE	JORDAN PEMBLE	347973	113158 AP	04/04/2025	5-001-5-09-231	COURT APPT ATTORNEY VARIOUS CI	120.00		
427	PEMBLE	JORDAN PEMBLE	347973	113158 AP	04/04/2025	5-001-5-09-231	COURT APPT ATTORNEY VARIOUS CI	660.00		
427	PEMBLE	JORDAN PEMBLE	347973	113158 AP	04/04/2025	5-001-5-09-231	COURT APPT ATTORNEY VARIOUS CI	330.00		
427	PEMBLE	JORDAN PEMBLE	347973	113158 AP	04/04/2025	5-001-5-09-231	COURT APPT ATTORNEY VARIOUS CI	67.50		
427	PEMBLE	JORDAN PEMBLE	347973	113158 AP	04/04/2025	5-001-5-09-231	COURT APPT ATTORNEY VARIOUS CI	255.00		
427	PEMBLE	JORDAN PEMBLE	347973	113158 AP	04/04/2025	5-001-5-09-231	COURT APPT ATTORNEY VARIOUS CI	7.50		
427	PEMBLE	JORDAN PEMBLE	347973	113158 AP	04/04/2025	5-001-5-09-231	COURT APPT ATTORNEY VARIOUS CI	90.00		
427	PEMBLE	JORDAN PEMBLE	347973	113158 AP	04/04/2025	5-001-5-09-231	COURT APPT ATTORNEY VARIOUS CI	90.00		
427	PEMBLE	JORDAN PEMBLE	347973	113158 AP	04/04/2025	5-001-5-09-231	COURT APPT ATTORNEY VARIOUS CI	45.00		
*** VENDOR								427 TOTAL	4,545.00	
14	REFLECTIONS MEMORIAL	REFLECTIONS MEMORIAL SERVICES	347915	113125 AP	03/31/2025	5-001-5-13-215	CREMATION FEES	775.00		
13413	REPUBLIC	ALLIED SERVICES	347977	113162 AP	04/04/2025	5-001-5-07-208	3-0468-0124688 CONTAINER DELIV	240.24		
13413	REPUBLIC	ALLIED SERVICES	347977	113162 AP	04/04/2025	5-001-5-07-208	3-0468-0124688 CONTAINER DELIV	60.06		
13413	REPUBLIC	ALLIED SERVICES	347977	113162 AP	04/04/2025	5-001-5-07-208	3-0468-0124688 CONTAINER DELIV	172.60		
13413	REPUBLIC	ALLIED SERVICES	347977	113162 AP	04/04/2025	5-001-5-07-208	3-0468-0124688 CONTAINER DELIV	350.00		
*** VENDOR								13413 TOTAL	702.78	
6148	SHERIFF	LEAV CO SHERIFF DEPT	347979	113164 AP	04/04/2025	5-001-5-07-211	REIMB PETTY CASH - TNG MEALS	77.98		
915	SMITHEREEN PEST MANA	SMITHEREEN PEST MANAGEMENT	347980	113165 AP	04/04/2025	5-001-5-31-212	204513 PEST CONTROL	590.00		
915	SMITHEREEN PEST MANA	SMITHEREEN PEST MANAGEMENT	347980	113165 AP	04/04/2025	5-001-5-32-211	204513 PEST CONTROL	85.00		
915	SMITHEREEN PEST MANA	SMITHEREEN PEST MANAGEMENT	347980	113165 AP	04/04/2025	5-001-5-33-211	204513 PEST CONTROL	125.00		
*** VENDOR								915 TOTAL	800.00	
100	WITNESS LIST									
*** VENDOR								100 TOTAL	179.40	
TOTAL FUND 001									229,483.07	
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24545	CDW GOVERN	CDW GOVERNMENT INC	347950	113135 AP	04/04/2025	5-108-5-00-606	3773122 5 MS GSA OFC STANDARD	1,702.35		
24545	CDW GOVERN	CDW GOVERNMENT INC	347950	113135 AP	04/04/2025	5-108-5-00-606	3773122 5X COMPUTERS, 1 MONO L	5,597.40		
24545	CDW GOVERN	CDW GOVERNMENT INC	347950	113135 AP	04/04/2025	5-108-5-00-606	3773122 5X COMPUTERS, 1 MONO L	251.23		
*** VENDOR								24545 TOTAL	7,550.98	

warrants by vendor

START DATE: 03/29/2025    END DATE: 04/04/2025

warrants by vendor

START DATE: 03/29/2025    END DATE: 04/04/2025

warrants by vendor

FMWARRPTR2		LEAVENWORTH COUNTY							4/03/25	16:52:27
DCOX		WARRANT REGISTER - BY FUND / VENDOR							Page	6
		START DATE: 03/29/2025    END DATE: 04/04/2025								
TYPES OF CHECKS SELECTED: * ALL TYPES										
				P.O.NUMBER	CHECK#					
451	AETNA	AETNA LIFE INSURANCE COMPANY	347941	113126 AP	04/04/2025	5-510-2-00-944	108798268 HEALTH/VISION APRIL	2,486.46		
451	AETNA	AETNA LIFE INSURANCE COMPANY	347941	113126 AP	04/04/2025	5-510-2-00-944	108798268 HEALTH/VISION APRIL	225.88		
*** VENDOR								451 TOTAL	397,340.32	
1504	DELTA DENTAL OF KS	DELTA DENTAL OF KANSAS	347953	113138 AP	04/04/2025	5-510-2-00-942	51269-00001 APRIL DENTAL PREMI	18,503.22		
1504	DELTA DENTAL OF KS	DELTA DENTAL OF KANSAS	347953	113138 AP	04/04/2025	5-510-2-00-942	51269-00001 APRIL DENTAL PREMI	27.20		
1504	DELTA DENTAL OF KS	DELTA DENTAL OF KANSAS	347953	113138 AP	04/04/2025	5-510-2-00-942	51269-00001 APRIL DENTAL PREMI	2,651.90		
*** VENDOR								1504 TOTAL	21,182.32	
758	GUARDIAN	THE GUARDIAN LIFE INSURANCE CO	347957	113142 AP	04/04/2025	5-510-2-00-961	SHORT TERM DISABILITY PREMIUM	8,702.13		
1485	RELIANCE STANDARD	RELIANCE STANDARD	347976	113161 AP	04/04/2025	5-510-2-00-962	GL144512 GRP LIFE/VOL GRP LIFE	1,580.62		
1485	RELIANCE STANDARD	RELIANCE STANDARD	347976	113161 AP	04/04/2025	5-510-2-00-965	GL144512 GRP LIFE/VOL GRP LIFE	2,967.11		
*** VENDOR								1485 TOTAL	4,547.73	
								TOTAL FUND 510	431,772.50	
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								TOTAL ALL CHECKS	770,559.82	

TYPES OF CHECKS SELECTED: \* ALL TYPES

FUND SUMMARY

001	GENERAL	229,483.07
108	COUNTY HEALTH	7,931.34
123	JUVENILE CRIME PREVENTION	225.00
125	CPJJ	74.74
126	COMM CORR ADULT	402.72
127	COMM CORR ADULT NON GRANT	14.69
133	ROAD & BRIDGE	1,642.35
136	COMM CORR JUVENILE	437.34
138	JUV INTAKE & ASSESSMENT	201.36
145	COUNCIL ON AGING	1,089.85
160	SOLID WASTE MANAGEMENT	526.03
174	911	2,423.17
176	VETERANS TREATMENT COURT (16.753)	3,000.00
195	JUVENILE DETENTION	2,266.22
210	SEWER DISTRICT 1: HIGH CREST	1,789.02
214	SEWER DISTRICT 3: GLENWOOD	33,000.00
215	CAPITAL IMPROVEMENTS	11,000.00
219	SEWER DIST #7: CEDAR LAKE SUB (FAIRMOUN	40,000.00
416	FEDERAL BUYOUT 93-DR-416HM	3,280.42
510	PAYROLL CLEARING	431,772.50
	TOTAL ALL FUNDS	770,559.82

Consent Agenda for 4/9/25  
Cks 03/29-04/04

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# Leavenworth County Request for Board Action

**Date:** March 3<sup>rd</sup>, 2025

**To:** Board of County Commissioners

**From:** Public Works

**Department Head Approval:** WLN

**Additional Reviews as needed:**

**Budget Review** ☒ **Administrator Review** ☒ **Legal Review** ☒

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**Action Requested:** Approve the financing agreement with KS State Bank for one service bed mechanic truck that the Board of County Commissioners previously approved the Nextran Lease Agreement to acquire.

**Analysis:** The BoCC approved the lease agreement for this equipment. Nextran decided to use a Kansas bank to finance the lease which was allowed. The attached agreement is required by the lending institution.

**Alternatives:** Deny and pay full cost upfront.

**Budgetary Impact:** Three yearly payments of \$43,588.43 with a fourth year purchase balloon payment option.

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

**Additional Attachments:** Agreement

## DOCUMENTATION INSTRUCTIONS

The instructions listed below should be followed when completing the enclosed documentation. Please sign in blue ink and print on single sided paper only. Documentation completed improperly will delay funding. If you have any questions regarding the Conditions to Funding, instructions or the documentation, please call us at (877) 587-4054.

### I. Attached Documentation

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**1. Exhibit A – Description of Equipment**

- ◆ Review equipment description. Complete serial number/VIN if applicable.
- ◆ List the location where the equipment will be located after delivery/installation.

**2. Exhibit B – Payment Schedule**

- ◆ Sign and print name and title

**3. Exhibit C - Certificate of Acceptance**

- ◆ Sign and print name and title

**4. Exhibit D - Obligor Resolution**

- ◆ Type in the date of the meeting in which the purchase was approved.
- ◆ Print or type the name and title of the individual(s) who is authorized to execute the Contract.
- ◆ The board chairman or other authorized member of the Obligor's Governing Body must sign the Resolution where indicated.
- ◆ The board secretary or board clerk of Obligor must attest the Resolution where indicated.

**5. Exhibit E - Bank Qualified Certificate**

- ◆ Sign and print name and title

**6. Insurance Requirements**

- ◆ Complete insurance company contact information where indicated.

**7. Debit Authorization – (Preferred)**

- ◆ Complete form and attach a voided check

**8. 8038G IRS Form**

- ◆ Please read 8038 Review Form
- ◆ In Box 2, type Employer Identification Number
- ◆ Sign and print name and title

### II. Additional Documentation Required

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1. First payment check as stated on attached invoice
2. Insurance certificate as stated on the Insurance Requirements Form
3. Vendor Invoice for the amount to finance listing applicable SN/VIN, down payment, trade, etc.
4. Front and back copies of MSO or title listing **"KS StateBank AOIA" as first lien holder**

### III. Condition to Funding

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If, for any reason: (i) the required documentation is not returned by July 27, 2025, is incomplete, or has unresolved issues relating thereto, or (ii) on, or prior to the return of the documentation, there is a change of circumstance, including but not limited to changes in the federal corporate income tax rate or reducing/capping the tax-exempt interest benefit, which adversely affects the expectations, rights or security of the Obligee or its assignees; then Obligee or its assignees reserve the right to withdraw/void its offer to fund this transaction in its entirety. *Neither KS StateBank nor Baystone Government Finance is acting as an advisor to the municipal entity/obligated person and neither owes a fiduciary duty pursuant to Section 15B of the Exchange Act of 1934.*

**All documentation should be returned to:**

KS StateBank  
2627 KFB Plaza, Suite 110E  
Manhattan, Kansas 66503

EXHIBIT A

DESCRIPTION OF EQUIPMENT

RE: Government Obligation Contract dated as of March 1, 2025, between KS StateBank (Obligee) and Leavenworth County, Kansas (Obligor)

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Below is a detailed description of all the items of Equipment including quantity, model number and serial number where applicable:

One (1) 2025 Mack MD7-42R, VIN: 1M2MDBAB4SS076602 with Reading Service Body, SN: 25682004, Vanair Air Compressor, SN: 30-250-13564, Miller Welder, SN: NF010021R and Stellar Crane, SN: KIV24B279

Physical Address of Equipment after Delivery :

## EXHIBIT B

## PAYMENT SCHEDULE

RE: Government Obligation Contract dated as of March 1, 2025, between KS StateBank (Obligee) and Leavenworth County, Kansas (Obligor)

Date of First Payment: At Closing  
 Original Balance: \$250,863.00  
 Total Number of Payments: Four (4)  
 Number of Payments Per Year: One (1)  
 Interest Rate: 6.620%

Pmt No.	Due Date	Contract Payment	Applied to Interest	Applied to Principal	*Purchase Option Price
1	At Closing	\$43,588.43	\$0.00	\$43,588.43	\$212,208.99
2	01-Apr-26	\$43,588.43	\$13,721.58	\$29,866.85	\$180,483.04
3	01-Apr-27	\$43,588.43	\$11,744.39	\$31,844.04	\$146,983.61
4	01-Apr-28	\$155,200.00	\$9,636.32	\$145,563.68	\$0.00

**Leavenworth County, Kansas**

Signature

Bill Noll, Public Works Director

Printed Name and Title

\*Assumes all Contract Payments due to date are paid

## EXHIBIT C

## CERTIFICATE OF ACCEPTANCE

**RE: Government Obligation Contract dated as of March 1, 2025, between KS StateBank (Obligee) and Leavenworth County, Kansas (Obligor)**

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I, the undersigned, hereby certify that I am a duly qualified representative of Obligor and that I have been given the authority by the Governing Body of Obligor to sign this Certificate of Acceptance with respect to the above referenced Contract. I hereby certify that:

1. The Equipment described on Exhibit A has been delivered and installed in accordance with Obligor's specifications.
2. Obligor has conducted such inspection and/or testing of the Equipment as it deems necessary and appropriate and hereby acknowledges that it accepts the Equipment for all purposes.
3. Obligor has appropriated and/or taken other lawful actions necessary to provide moneys sufficient to pay all Contract Payments required to be paid under the Contract during the current Budget Year of Obligor, and such moneys will be applied in payment of all Contract Payments due and payable during such current Budget Year.
4. Obligor has obtained insurance coverage as required under the Contract from an insurer qualified to do business in the State.
5. No event or condition that constitutes or would constitute an Event of Default exists as of the date hereof.
6. The governing body of Obligor has approved the authorization, execution and delivery of this Contract on its behalf by the authorized representative of Obligor who signed the Contract.
7. Please list the Source of Funds (Fund Item in Budget) for the Contract Payments that come due under Exhibit B of this Contract.

Source of Funds : General Fund

By signing below, Obligor hereby authorizes the General Fund of the Obligor as a backup source of funds from which the Contract Payments can be made.

**Leavenworth County, Kansas**

\_\_\_\_\_  
Signature

Bill Noll, Public Works Director

\_\_\_\_\_  
Printed Name and Title

## EXHIBIT D

## OBLIGOR RESOLUTION

**RE: Government Obligation Contract dated as of March 1, 2025, between KS StateBank (Obligee) and Leavenworth County, Kansas (Obligor)**

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At a duly called meeting of the Governing Body of the Obligor (as defined in the Contract) held on \_\_\_\_\_ the following resolution was introduced and adopted:

BE IT RESOLVED by the Governing Body of Obligor as follows:

1. **Determination of Need.** The Governing Body of Obligor has determined that a true and very real need exists for the acquisition of the Equipment described on Exhibit A of the Government Obligation Contract dated as of March 1, 2025, between Leavenworth County, Kansas (Obligor) and KS StateBank (Obligee).
2. **Approval and Authorization.** The Governing Body of Obligor has determined that the Contract, substantially in the form presented to this meeting, is in the best interests of the Obligor for the acquisition of such Equipment, and the Governing Body hereby approves the entering into of the Contract by the Obligor and hereby designates and authorizes the following person(s) to execute and deliver the Contract on Obligor's behalf with such changes thereto as such person(s) deem(s) appropriate, and any related documents, including any Escrow Agreement, necessary to the consummation of the transaction contemplated by the Contract.

**Authorized Individual(s):** Bill Noll, Public Works Director

(Typed or Printed Name and Title of individual(s) authorized to execute the Contract)

3. **Adoption of Resolution.** The signatures below from the designated individuals from the Governing Body of the Obligor evidence the adoption by the Governing Body of this Resolution.

**Signature:** \_\_\_\_\_

(Signature of Board Chairman or other authorized member of the Obligor's Governing Body)

**Printed Name & Title:** Bill Noll, Public Works Director

(Printed Name and Title of individual who signed directly above)

**Attested By:** \_\_\_\_\_

(Signature of Obligor's Board Secretary or Board Clerk)

**Printed Name & Title:** Frank George, Fleet Manager

(Printed Name of individual who signed directly above)

## EXHIBIT E

## BANK QUALIFIED CERTIFICATE

**RE: Government Obligation Contract dated as of March 1, 2025, between KS StateBank (Obligee) and Leavenworth County, Kansas (Obligor)**

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Whereas, Obligor hereby represents that it is a "Bank Qualified" Issuer for the calendar year in which this Contract is executed by making the following designations with respect to Section 265 of the Internal Revenue Code of 1986, as amended (the "Code"). (A "Bank Qualified Issuer" is an issuer that issues less than ten million (\$10,000,000) dollars of tax-exempt obligations other than "private activity bonds" as defined in Section 141 of the Code, excluding certain "qualified 501(c)(3) bonds" as defined in Section 145 of the Code, during the calendar year).

Now, therefor, Obligor hereby designates this Contract as follows:

1. **Designation as Qualified Tax-Exempt Obligation.** Pursuant to Section 265(b)(3)(B)(i) of the Code, the Obligor hereby specifically designates the Contract as a "qualified tax-exempt obligation" for purposes of Section 265(b)(3) of the Code. In compliance with Section 265(b)(3)(D) of the Code, the Obligor hereby represents that the Obligor will not designate more than \$10,000,000 of obligations issued by the Obligor in the calendar year during which the Contract is executed and delivered as such "qualified tax-exempt obligations".
2. **Issuance Limitation.** In compliance with the requirements of Section 265(b)(3)(C) of the Code, the Obligor hereby represents that the Obligor (including all subordinate entities of the Obligor within the meaning of Section 265(b)(3)(E) of the Code) reasonably anticipates not to issue in the calendar year during which the Contract is executed and delivered, obligations bearing interest exempt from federal income taxation under Section 103 of the Code (other than "private activity bonds" as defined in Section 141 of the Code and excluding certain "qualified 501(c)(3) bonds" as defined in Section 145 of the Code) in an amount greater than \$10,000,000.

**Leavenworth County, Kansas**

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Signature

Bill Noll, Public Works Director

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Printed Name and Title

## INSURANCE REQUIREMENTS

Pursuant to Article V of the Government Obligation Contract, you have agreed to provide us evidence of insurance covering the Equipment.

A Certificate of Insurance listing the information stated below should be sent to us no later than the date on which the equipment is delivered.

**Insured:**

Leavenworth County, Kansas  
300 Walnut Street  
Leavenworth, Kansas 66048

**Certificate Holder:**

KS StateBank AOIA (and/or Its Assigns)  
1010 Westloop, P.O. Box 69  
Manhattan, Kansas 66505-0069

**1. Equipment Description**

- ◆ One (1) 2025 Mack MD7-42R, VIN: 1M2MDBAB4SS076602 with Reading Service Body, SN: 25682004, Vanair Air Compressor, SN: 30-250-13564, Miller Welder, SN: NF010021R and Stellar Crane, SN: KIV24B279
- ◆ Please include all applicable VIN's, serial numbers, etc.

**2. Deductible**

- ◆ The deductible amounts on the insurance policy should not exceed \$50,000.00.

**3. Physical Damage**

- ◆ All risk coverage to guarantee proceeds of at least \$250,863.00.

**4. Liability**

- ◆ Minimum Combined Single Limit of \$500,000.00 on bodily injury and property damage.

**5. Additional Insured and Loss Payee**

- ◆ KS StateBank AOIA (and/or Its Assigns) MUST be listed as additional insured and loss payee.

Please forward certificate as soon as possible to: Email: vmurphy@ksstate.bank  
or  
Fax: (785) 587-4016

**Please complete the information below and return this form along with the Contract.**

**Leavenworth County, Kansas**

Insurance Company: \_\_\_\_\_

Agent's Name: \_\_\_\_\_

Telephone #: \_\_\_\_\_

Fax #: \_\_\_\_\_

Address: \_\_\_\_\_

City, State Zip: \_\_\_\_\_

Email: \_\_\_\_\_



\*3363921%ACHAUTHORIZATION%03.01.2025\*

**\*PREFERRED\***

\*As an additional payment option for Obligor, we are now providing the option of ACH (Automatic Clearing House). By completing this form, Obligor is authorizing Obligee to withdraw said payment amount on said date.

**DEBIT AUTHORIZATION**

I hereby authorize KS StateBank Government Finance Department to initiate debit entries for the Payment Amount (including, but not limited to, any late fees, rate changes, escrow modifications, etc.). I acknowledge that KS StateBank Government Finance Department may reinitiate returned entries up to two additional times, to the account indicated below at the financial institution named below and to debit the same to such account for:

<b>Contract Number</b> 3363921	<b>Payment Amount</b> \$43,588.43	<b>Frequency of Payments</b> Annual
<b>Beginning</b> Month      Year	<b>Day of Month</b> Debits will be made according to Exhibit B of the Contract	

I acknowledge that the origination of ACH transactions to this account must comply with the provisions of U.S. law.

<b>Financial Institution Name</b>		<b>Branch</b>	
<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
<b>Routing Number</b>		<b>Account Number</b>	

**Type of Account**      ☐ Checking      ☐ Savings

If the account does not have sufficient funds, KS StateBank Government Finance Department may attempt, but shall have no obligation to continue to attempt to deduct the payment from the account. If the account has insufficient funds when KS StateBank Government Finance Department attempts to deduct a payment, KS StateBank Government Finance Department may terminate the automatic deduction of payments upon notice to borrower and me. Until such time as payment is made, borrower shall be responsible to make such payments, and all other payments that may be due to KS StateBank Government Finance Department regarding the above-referenced loan.

This authority is to remain in full force and effect until KS StateBank has received written notification from any authorized signer of the account of its termination in such time and manner as to afford KS StateBank a reasonable opportunity to act on it.

<b>Obligor Name on Contract</b> Leavenworth County, Kansas	
<b>Signature</b>	<b>Printed Name and Title</b> Bill Noll, Public Works Director
<b>Tax ID Number</b> 48-6034067	<b>Date</b>

**PLEASE ATTACH COPY OF A VOIDED CHECK TO THIS FORM!**

**USA Patriot Act**

USA Patriot Act requires identity verification for all new accounts. This means that we may require information from you to allow us to make a proper identification.

# INVOICE

DATE SENT: 03-28-2025

**BILL TO:**  
LEAVENWORTH COUNTY, KANSAS  
ATTN: ACCOUNTS PAYABLE  
300 WALNUT STREET  
LEAVENWORTH, KANSAS 66048

**REMIT TO:**  
KS STATEBANK  
GOVERNMENT FINANCE DEPARTMENT  
PO BOX 1608  
MANHATTAN, KS 66505  
FOR INQUIRIES: (877) 587-4054  
NOTE: The address listed above is for payments only

ACCOUNT NUMBER	INVOICE NUMBER	PAYMENT DATE	PAYMENT DUE DATE	TOTAL AMOUNT DUE
3363921	63921-04-2025	At Closing	At Closing	\$43,588.43

DESCRIPTION	AMOUNT
GOVERNMENT OBLIGATION CONTRACT DATED AS OF MARCH 1, 2025  ONE (1) 2025 MACK MD7-42R, VIN: 1M2MDBAB4SS076602 WITH READING SERVICE BODY, SN: 25682004, VANAIR AIR COMPRESSOR, SN: 30-250-13564, MILLER WELDER, SN: NF010021R AND STELLAR CRANE, SN: KIV24B279  <i>Additional interest will be assessed on any payment received after the due date.</i>	PAYMENT AMOUNT: \$43,588.43
	\$43,588.43
	<b>TOTAL DUE</b>

## 8038 REVIEW FORM

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The 8038 form attached hereto is an important part of the documentation package and must be properly filled out and submitted to the Department of the Treasury in order for you to receive the lower tax-exempt rate. Unless you instruct us otherwise, we have engaged a Paid Preparer to assist in the filling out of this form. The Paid Preparer has filled out the relevant portions of this form based on the current understanding of what is required by the Department of the Treasury. The responses on this 8038 form are based on the dates and amounts which you have requested (structure of the transaction) and which are on the Payment Schedule.

1. Please review our responses for accuracy. If anything is inaccurate, please contact our office so that we can make proper revisions.
2. If the information provided to you on this form is accurate, please sign where indicated and return with the document package.
3. If there are any changes to the structure of the transaction that occur prior to funding which require a change to the 8038 form, we will make such changes and provide notification to you.
4. We will return to you a copy of the 8038 form that was mailed to the Department of the Treasury.

### **Important Note:**

The IRS is now requesting information regarding tax-exempt issuers' and borrowers' written policies and procedures designed to monitor post-issuance compliance with the federal tax rules applicable to tax-exempt obligations (boxes 43 and 44). Do not check items 43 and 44 on the 8038 form unless you have established written procedures in accordance with the instructions referenced directly below. If you choose to "check" items 43 and/or 44, please be prepared to provide copies of such written procedures to the Paid Preparer or any representatives of the IRS upon request. Written procedures should contain certain key characteristics, including making provisions for:

- Due diligence review at regular intervals;
- Identifying the official or employee responsible for review;
- Training of the responsible official/employee;
- Retention of adequate records to substantiate compliance (e.g., records relating to expenditure of proceeds);
- Procedures reasonably expected to timely identify noncompliance; and
- Procedures ensuring that the issuer will take steps to timely correct noncompliance.

For additional guidance on this 8038 form, you can refer to the Documentation Instructions located on the following government website: <http://www.irs.gov/app/picklist/list/formsInstructions.html>, or contact your local IRS office.

**Information Return for Tax-Exempt Governmental Obligations**

► Under Internal Revenue Code section 149(e)

► See separate instructions.

**Caution:** If the issue price is under \$100,000, use Form 8038-GC.  
► Go to [www.irs.gov/F8038G](http://www.irs.gov/F8038G) for instructions and the latest information.

OMB No. 1545-0047

<b>Part I Reporting Authority</b>		Check box if <b>Amended Return</b> <input type="checkbox"/>	
<b>1</b> Issuer's name <b>Leavenworth County, Kansas</b>	<b>2</b> Issuer's employer identification number (EIN) <b>48-6034067</b>		
<b>3a</b> Name of person (other than issuer) with whom the IRS may communicate about this return (see instructions)		<b>3b</b> Telephone number of other person shown on 3a	
<b>4</b> Number and street (or P.O. box if mail is not delivered to street address) <b>300 Walnut Street</b>	Room/suite	<b>5</b> Report number (For IRS Use Only) 3	
<b>6</b> City, town, or post office, state, and ZIP code <b>Leavenworth, Kansas 66048</b>		<b>7</b> Date of issue <b>04/01/2025</b>	
<b>8</b> Name of issue <b>Government Obligation Contract</b>		<b>9</b> CUSIP number <b>None</b>	
<b>10a</b> Name and title of officer or other employee of the issuer whom the IRS may call for more information <b>Mr. Frank George, Fleet Manager</b>		<b>10b</b> Telephone number of officer or other employee shown on 10a <b>(913) 364-5781</b>	

<b>Part II Type of Issue (enter the issue price). See the instructions and attach schedule.</b>			
<b>11</b> Education	<b>11</b>		
<b>12</b> Health and hospital	<b>12</b>		
<b>13</b> Transportation	<b>13</b>		
<b>14</b> Public safety	<b>14</b>		
<b>15</b> Environment (including sewage bonds)	<b>15</b>		
<b>16</b> Housing	<b>16</b>		
<b>17</b> Utilities	<b>17</b>		
<b>18</b> Other. Describe ► One (1) 2025 Mack MD7-42R, VIN: 1M2MDBAB4SS076602 with Reading Service Body, SN: 25662004, Vanair Air Compressor, SN: 30-250-13564, Miller Welder, SN: NF010021R and Stellar Crane, SN: KIV24B279	<b>18</b>	<b>254,341</b>	<b>93</b>
<b>19</b> If obligations are TANs or RANs, check only box 19a	<input type="checkbox"/>		
If obligations are BANs, check only box 19b	<input type="checkbox"/>		
<b>20</b> If obligations are in the form of a lease or installment sale, check box	<input checked="" type="checkbox"/>		

<b>Part III Description of Bonds. Complete for the entire issue for which this form is being filed.</b>					
	(a) Final maturity date	(b) Issue price	(c) Stated redemption price at maturity	(d) Weighted average maturity	(e) Yield
<b>21</b>	<b>04/01/2028</b>	<b>\$ 254,341.93</b>	<b>\$ N/A</b>	<b>3.000</b> years	<b>6.620</b> %

<b>Part IV Uses of Proceeds of Bond Issue (including underwriters' discount)</b>					
<b>22</b> Proceeds used for accrued interest	<b>22</b>				
<b>23</b> Issue price of entire issue (enter amount from line 21, column (b))	<b>23</b>				
<b>24</b> Proceeds used for bond issuance costs (including underwriters' discount)	<b>24</b>				
<b>25</b> Proceeds used for credit enhancement	<b>25</b>				
<b>26</b> Proceeds allocated to reasonably required reserve or replacement fund	<b>26</b>				
<b>27</b> Proceeds used to refund prior tax-exempt bonds. Complete Part V.	<b>27</b>				
<b>28</b> Proceeds used to refund prior taxable bonds. Complete Part V.	<b>28</b>				
<b>29</b> Total (add lines 24 through 28)	<b>29</b>				
<b>30</b> Nonrefunding proceeds of the issue (subtract line 29 from line 23 and enter amount here)	<b>30</b>				

<b>Part V Description of Refunded Bonds. Complete this part only for refunding bonds.</b>	
<b>31</b> Enter the remaining weighted average maturity of the tax-exempt bonds to be refunded	years
<b>32</b> Enter the remaining weighted average maturity of the taxable bonds to be refunded	years
<b>33</b> Enter the last date on which the refunded tax-exempt bonds will be called (MM/DD/YYYY)	
<b>34</b> Enter the date(s) the refunded bonds were issued (MM/DD/YYYY)	

**Part VI Miscellaneous**

<b>35</b>	Enter the amount of the state volume cap allocated to the issue under section 141(b)(5) . . . . .	<b>35</b>		
<b>36a</b>	Enter the amount of gross proceeds invested or to be invested in a guaranteed investment contract (GIC) (see instructions) . . . . .	<b>36a</b>		
<b>b</b>	Enter the final maturity date of the GIC ► (MM/DD/YYYY) _____			
<b>c</b>	Enter the name of the GIC provider ► _____			
<b>37</b>	Pooled financings: Enter the amount of the proceeds of this issue that are to be used to make loans to other governmental units . . . . .	<b>37</b>		
<b>38a</b>	If this issue is a loan made from the proceeds of another tax-exempt issue, check box ► <input type="checkbox"/> and enter the following information:			
<b>b</b>	Enter the date of the master pool bond ► (MM/DD/YYYY) _____			
<b>c</b>	Enter the EIN of the issuer of the master pool bond ► _____			
<b>d</b>	Enter the name of the issuer of the master pool bond ► _____			
<b>39</b>	If the issuer has designated the issue under section 265(b)(3)(B)(i)(III) (small issuer exception), check box . . . . .			<input checked="" type="checkbox"/>
<b>40</b>	If the issuer has elected to pay a penalty in lieu of arbitrage rebate, check box . . . . .			<input type="checkbox"/>
<b>41a</b>	If the issuer has identified a hedge, check here ► <input type="checkbox"/> and enter the following information:			
<b>b</b>	Name of hedge provider ► _____			
<b>c</b>	Type of hedge ► _____			
<b>d</b>	Term of hedge ► _____			
<b>42</b>	If the issuer has superintegrated the hedge, check box . . . . .			<input type="checkbox"/>
<b>43</b>	If the issuer has established written procedures to ensure that all nonqualified bonds of this issue are remediated according to the requirements under the Code and Regulations (see instructions), check box . . . . .			<input type="checkbox"/>
<b>44</b>	If the issuer has established written procedures to monitor the requirements of section 148, check box . . . . .			<input type="checkbox"/>
<b>45a</b>	If some portion of the proceeds was used to reimburse expenditures, check here ► <input type="checkbox"/> and enter the amount of reimbursement. . . . . ► _____			
<b>b</b>	Enter the date the official intent was adopted ► (MM/DD/YYYY) _____			

**Signature and Consent**

Under penalties of perjury, I declare that I have examined this return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. I further declare that I consent to the IRS's disclosure of the issuer's return information, as necessary to process this return, to the person that I have authorized above.

► \_\_\_\_\_ Bill Noll, Public Works Director  
Signature of issuer's authorized representative Date Type or print name and title

**Paid Preparer Use Only**

Print/Type preparer's name <b>H. Evan Howe</b>	Preparer's signature <b>HEvanHowe</b> <small>Digitally signed by HEvanHowe DN: cn=HEvanHowe, o=Baystone Financial LLC, email=HEvanHowe@baystonefinancial.com, c=US</small>	Date <b>03/28/2025</b>	Check <input type="checkbox"/> if self-employed	PTIN <b>P01438994</b>
Firm's Name ► <b>Baystone Financial LLC</b>		Firm's EIN ► <b>48-1223987</b>		
Firm's Address ► <b>10601 Mission Road, Suite 200, Leawood, KS 66206</b>		Phone no. <b>(800) 752-3562</b>		

# Leavenworth County Request for Board Action

**Date:** April 9, 2025

**To:** Board of County Commissioners

**From:** Tammy Saldivar, Leavenworth County Solid Waste

**Department Head Approval:**

**Additional Reviews as needed:**

**Budget Review** ☐ **Administrator Review** ☒ **Legal Review** ☐

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**Action Requested:** Approval for the Chairman to sign a grant application requesting grant funds for asphalt paving in the recycling area of the Transfer Station. This will be sent to Kansas Department of Health and Environment ("KDHE") for consideration in the current grant process.

**Recommendation:** Approval for the Chairman to sign a grant application for Solid Waste to submit to KDHE.

**Analysis:** This is an application for a KDHE grant in which the Solid Waste Department is requesting 933 yards of 6" asphalt to make the recycle area a desirable destination. It would allow residents and employees a safer surface with less chance of slipping in the ruts that the water has created.

If awarded this grant requires a 25% match which would come out of the Solid Waste facility improvement fund, in the amount of \$12,340.25

**Alternatives:** Deny request and leave as is.

**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:** A 25% match totaling \$12,340.25 from the Solid Waste facility improvement fund if grant is awarded.

**Additional Attachments:** SFY 2026 KDHE Solid Waste Grant Application.



## Solid Waste Grant Program - SFY 2026

### Solid Waste Grant Application

Postmark Deadline is **May 15, 2025**

Submit Completed Applications to:  
kdhe.bwmgrant@ks.gov OR mail to:

KDHE  
Attn: Brenna Leahy  
1000 SW Jackson, Ste. 320 Topeka,  
KS 66612

**Priority** \_\_\_\_\_

\_\_\_\_\_  
Name of Applicant/Organization County

\_\_\_\_\_  
Mailing Address City State Zip

\_\_\_\_\_  
Contact Person (responsible for day to day project management) Title

\_\_\_\_\_  
Name of Authorized Contract Signatory Title

(\_\_\_\_\_) \_\_\_\_\_  
Telephone Number FEIN (IRS) Tax Number

\_\_\_\_\_  
E-mail Address Web Page

Have you been awarded a Solid Waste Grant before? Yes ☐ No ☐

Area Served by this Organization (cities/counties/parts of counties. May attach map of service area): \_\_\_\_\_

Estimated population served: \_\_\_\_\_ Years in Operation: \_\_\_\_\_

Method of Collection (Mark all that apply):

☐ Curbside/Pick-up ☐ Drop-Off ☐ Other: \_\_\_\_\_

Types of Collection: (Mark all that apply):

☐ Mixed Stream ☐ Single Stream ☐ Dual Stream ☐ Source Separated ☐ Other: \_\_\_\_\_

Are there similar services in the same area? If yes, provide name: Yes ☐ No ☐

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Describe your organizations service. (i.e. What is the organization's purpose? What is the population being offered?)

Annual Metrics: Materials Collected at the end of the most recent calendar year.

Item:	Tons	Estimated Additional Amount with Grant Funding (in tons)	Name and Location of facility(ies) materials were sent to or indicate if you are the end-user.
Cardboard			
Paper (other)			
Plastics			
Glass			
Aluminum			
Paper (other)			
Composting			
Single Stream			
Other (Description)			
<b>TOTAL</b>			

***Note – If you are a Registered or Permitted Compost Facility applying for a grant you must have a current Annual Compost Report filed with KDHE.***

Describe what this grant funding will purchase and how it will be used in operations.

Describe the intended results of this proposed project. Please include measurable data points and justification. (i.e. Upon completion of this project, it's projected we see an increase of our yearly recycling rate by 2,500 tons.)

Describe how this funding would directly benefit your organization and the people it serves.

Describe any implications that your organization will face if funding is not awarded.

Describe your organization's education and outreach efforts related to waste reduction. Please include measurable data points and justification. (i.e. Our organization has a monthly newsletter that informs residents of accepted materials. The newsletter is sent to 500 residents.)

## Budget Summary

Item:	Matching Funds (Applicant) (25% of Total)	Grant Funds (KDHE)	Total Cost this Project
Salaries (match only)			
Travel (match only)			
Volunteer Labor (match only)			
Supplies			
Capital Equipment			
Professional Services (match only)			
Other			
Shipping/Freight			
<b>Totals for Each Column:</b>	\$	\$	\$
<b>PERCENTAGE OF TOTAL</b>	%	%	%

(Matching funds must be at least 25% of total project cost with ½ being cash match.)

**BUDGET JUSTIFICATION – Provide a detailed description of the expenses to be charged to the grant and match funding See grant guide for funding details.**

Salaries/Labor Detail:

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Travel Detail:

--

Supplies Detail: (i.e. public education materials, and items with a lifespan of less than one year or are depleted as they are used.) List the item and its cost.

--

Capital Equipment Detail: (Items exceeding \$2,000 each) List the items and their cost.

--

Professional Services Detail: (Professional and contractor's fees) List the service, the activity performed and the cost.

--

Other Details: (Items under \$2,000 or that don't fall under the category of "Supplies") List the item and its cost.

--

**If you are requesting funding over \$25,000 please complete the following requirements. If you are not requesting funding over \$25,000 you can leave this page blank.**

Please provide additional justification as to why your grant project request exceeds \$25,000.

If this funding request can't be made in full, would your organization accept a partial funding amount?

☐ Yes ☐ No

If yes, what is the minimum funding amount needed to complete the project?

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**INSURANCE** – If you are awarded a grant that includes **capital equipment**, you will be required to demonstrate proof of comprehensive insurance covering the grant funded items.

**CERTIFICATION:** The undersigned is an official authorized to represent the applicant.

The person **signing this document must have the authority to contractually bind the applicant or be the designated fiscal agent.** For local governments, this is generally the mayor or the chairperson of the county commission.

I certify that all proposed activities will be carried out in a timely manner; that all grant money received will be utilized solely for the purposes for which it is intended; that records documenting the planning process and implementation will be maintained and submitted when requested, and KDHE is hereby granted access to inspect project sites and/or records.

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Print Name of Authorized Representative

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Title

---

Signature of Authorized Representative

---

Date

*The Kansas Department of Health and Environment does not discriminate on the basis of race, color, national origin, Limited English Proficiency, disability, age, or sex in administration of its programs or activities. KDHE does not intimidate or retaliate against any individual or group because they have exercised their rights to participate in programs or actions or opposed programs or activities. If you would like to learn more or believe that you have been discriminated against with respect to a KDHE program or activity, you may visit [www.kdhe.ks.gov/1874/Non-Discrimination-Policy](http://www.kdhe.ks.gov/1874/Non-Discrimination-Policy) or call 785-296-5156 to learn how and where to file a complaint of discrimination.*

## COUNTY SOLID WASTE MANAGEMENT PLANNING COMMITTEE SUPPORT FORM

A Solid Waste Grant Application cannot conflict with a KDHE approved county or regional solid waste management plan (as mandated by K.S.A. 65-3405). Grant funds to any entity within the jurisdiction of such county or regional authority shall be withheld if a county or regional authority fails to comply with K.S.A. 65-3405

The applicant must have the following form completed by the chairman of the county's Solid Waste Management Planning Committee or the county commission. The completed form must be received by KDHE by June 1.

<b>COUNTY SOLID WASTE MANAGEMENT PLANNING COMMITTEE SUPPORT FORM</b> <b>(print or type)</b> _____, Chairman of _____ <div style="display: flex; justify-content: space-between;"><div>(name)</div><div>(Solid Waste Planning Committee or County Commission)</div></div> for _____ County makes the following determination regarding the application <div style="display: flex; justify-content: space-between;"><div>(county of proposed project)</div><div></div></div> for _____ _____ _____ <div style="text-align: center;">(please give a brief description of the proposed project)</div> Date _____	
Is the county or regional solid waste management plan up to date? <input type="checkbox"/> Yes <input type="checkbox"/> No Date of last review/update _____ Not sure? Call KDHE-BWM Jeff Walker 785-291-3764 or email at Jeff.Walker@ks.gov	
I certify the project described in this Solid Waste Grant Application is consistent with the Solid Waste Management Plan. <div style="text-align: right; margin-top: 20px;">_____ Chairman Solid Waste Planning Committee</div>	

Application Packet Checklist:

*Initials:*

- \_\_\_\_\_ *Completed application with ALL fields filled out*
- \_\_\_\_\_ *Signed by an authorized representative*
- \_\_\_\_\_ *Included signed Solid Waste Management Planning Committee form*
- \_\_\_\_\_ *A detailed budget*
- \_\_\_\_\_ *A detailed narrative description of all items*
- \_\_\_\_\_ *A detailed public education/outreach plan*
- \_\_\_\_\_ *Letters of support or government resolutions*
- \_\_\_\_\_ *Quotes for every item costing \$2,000 or more*

Thank you for applying for a Solid Waste Grant!

# Leavenworth County Request for Board Action

**Date:** April 9, 2025

**To:** Board of County Commissioners

**From:** Tammy Saldivar, Leavenworth County Solid Waste

**Department Head Approval:**

**Additional Reviews as needed:**

**Budget Review** ☐ **Administrator Review** ☒ **Legal Review** ☐

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**Action Requested:** Approval for the Chairman to sign a grant application for fund to enclose the "C" building at the Transfer Station. This will be sent to Kansas Department of Health and Environment ("KDHE") for consideration in the current grant process.

**Recommendation:** Approval for the Chairman to sign a grant application for Solid Waste to submit to KDHE.

**Analysis:** This is an application for a KDHE grant for funds that will be used to enclose "C" building. This grant funding will be used to enclose "C" building, where the department houses its baler for cardboard and aluminum cans. It also houses the cardboard that is baled and/or waiting to be baled. Also houses aluminum that is baled or waiting to be baled. The bikes that have been removed from the tipping floor and held for the Lansing Correctional Facility to be rehabilitated and given to children in need are also housed in this building. The tire machine and tires on rims to be removed to recycle both the rim and the tire are also located in Building "C". Building "C" is also where plastic bags are separated out and bagged to be picked up and recycled into furniture.

Enclosing Building "C" will keep the weather off of the materials before and after they are processed. Keeping the weather off of the materials is important because it will reduce the likelihood of contamination, which will lead to more product getting recycled and less being placed in the landfill. Enclosing Building "C" will keep also the baler at a desirable temperature to hopefully bale all year round, and improve the process of baling the materials making it much more efficient.

If awarded this grant requires a 25% match which would come out of the Solid Waste facility improvement fund, in the amount of \$10,000.

**Alternatives:** Deny request and leave as is.

**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:** A 25% match totaling \$10,000 from the Solid Waste facility improvement fund if grant is awarded.

**Additional Attachments:** SFY 2026 KDHE Solid Waste Grant Application.



## Solid Waste Grant Program - SFY 2026

### Solid Waste Grant Application

Postmark Deadline is **May 15, 2025**

Submit Completed Applications to:  
kdhe.bwmgrant@ks.gov OR mail to:

KDHE  
Attn: Brenna Leahy  
1000 SW Jackson, Ste. 320 Topeka,  
KS 66612

**Priority** \_\_\_\_\_

\_\_\_\_\_  
Name of Applicant/Organization County

\_\_\_\_\_  
Mailing Address City State Zip

\_\_\_\_\_  
Contact Person (responsible for day to day project management) Title

\_\_\_\_\_  
Name of Authorized Contract Signatory Title

(\_\_\_\_\_) \_\_\_\_\_  
Telephone Number FEIN (IRS) Tax Number

\_\_\_\_\_  
E-mail Address Web Page

Have you been awarded a Solid Waste Grant before? Yes ☐ No ☐

Area Served by this Organization (cities/counties/parts of counties. May attach map of service area): \_\_\_\_\_

Estimated population served: \_\_\_\_\_ Years in Operation: \_\_\_\_\_

Method of Collection (Mark all that apply):

☐ Curbside/Pick-up ☐ Drop-Off ☐ Other: \_\_\_\_\_

Types of Collection: (Mark all that apply):

☐ Mixed Stream ☐ Single Stream ☐ Dual Stream ☐ Source Separated ☐ Other: \_\_\_\_\_

Are there similar services in the same area? If yes, provide name: Yes ☐ No ☐

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Describe your organizations service. (i.e. What is the organization's purpose? What is the population being offered?)

Annual Metrics: Materials Collected at the end of the most recent calendar year.

Item:	Tons	Estimated Additional Amount with Grant Funding (in tons)	Name and Location of facility(ies) materials were sent to or indicate if you are the end-user.
Cardboard			
Paper (other)			
Plastics			
Glass			
Aluminum			
Paper (other)			
Composting			
Single Stream			
Other (Description)			
<b>TOTAL</b>			

**Note – If you are a Registered or Permitted Compost Facility applying for a grant you must have a current Annual Compost Report filed with KDHE.**

Describe what this grant funding will purchase and how it will be used in operations.

Describe the intended results of this proposed project. Please include measurable data points and justification. (i.e. Upon completion of this project, it's projected we see an increase of our yearly recycling rate by 2,500 tons.)

Describe how this funding would directly benefit your organization and the people it serves.

Describe any implications that your organization will face if funding is not awarded.

Describe your organization's education and outreach efforts related to waste reduction. Please include measurable data points and justification. (i.e. Our organization has a monthly newsletter that informs residents of accepted materials. The newsletter is sent to 500 residents.)

## Budget Summary

Item:	Matching Funds (Applicant) (25% of Total)	Grant Funds (KDHE)	Total Cost this Project
Salaries (match only)			
Travel (match only)			
Volunteer Labor (match only)			
Supplies			
Capital Equipment			
Professional Services (match only)			
Other			
Shipping/Freight			
<b>Totals for Each Column:</b>	\$	\$	\$
<b>PERCENTAGE OF TOTAL</b>	%	%	%

(Matching funds must be at least 25% of total project cost with ½ being cash match.)

**BUDGET JUSTIFICATION – Provide a detailed description of the expenses to be charged to the grant and match funding See grant guide for funding details.**

Salaries/Labor Detail:

--

Travel Detail:

--

Supplies Detail: (i.e. public education materials, and items with a lifespan of less than one year or are depleted as they are used.) List the item and its cost.

--

Capital Equipment Detail: (Items exceeding \$2,000 each) List the items and their cost.

--

Professional Services Detail: (Professional and contractor's fees) List the service, the activity performed and the cost.

--

Other Details: (Items under \$2,000 or that don't fall under the category of "Supplies") List the item and its cost.

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**If you are requesting funding over \$25,000 please complete the following requirements. If you are not requesting funding over \$25,000 you can leave this page blank.**

Please provide additional justification as to why your grant project request exceeds \$25,000.

If this funding request can't be made in full, would your organization accept a partial funding amount?

☐ Yes ☐ No

If yes, what is the minimum funding amount needed to complete the project?

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**INSURANCE** – If you are awarded a grant that includes **capital equipment**, you will be required to demonstrate proof of comprehensive insurance covering the grant funded items.

**CERTIFICATION:** The undersigned is an official authorized to represent the applicant.

The person **signing this document must have the authority to contractually bind the applicant or be the designated fiscal agent.** For local governments, this is generally the mayor or the chairperson of the county commission.

I certify that all proposed activities will be carried out in a timely manner; that all grant money received will be utilized solely for the purposes for which it is intended; that records documenting the planning process and implementation will be maintained and submitted when requested, and KDHE is hereby granted access to inspect project sites and/or records.

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Print Name of Authorized Representative

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Title

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Signature of Authorized Representative

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Date

*The Kansas Department of Health and Environment does not discriminate on the basis of race, color, national origin, Limited English Proficiency, disability, age, or sex in administration of its programs or activities. KDHE does not intimidate or retaliate against any individual or group because they have exercised their rights to participate in programs or actions or opposed programs or activities. If you would like to learn more or believe that you have been discriminated against with respect to a KDHE program or activity, you may visit [www.kdhe.ks.gov/1874/Non-Discrimination-Policy](http://www.kdhe.ks.gov/1874/Non-Discrimination-Policy) or call 785-296-5156 to learn how and where to file a complaint of discrimination.*

## COUNTY SOLID WASTE MANAGEMENT PLANNING COMMITTEE SUPPORT FORM

A Solid Waste Grant Application cannot conflict with a KDHE approved county or regional solid waste management plan (as mandated by K.S.A. 65-3405). Grant funds to any entity within the jurisdiction of such county or regional authority shall be withheld if a county or regional authority fails to comply with K.S.A. 65-3405

The applicant must have the following form completed by the chairman of the county's Solid Waste Management Planning Committee or the county commission. The completed form must be received by KDHE by June 1.

<b>COUNTY SOLID WASTE MANAGEMENT PLANNING COMMITTEE SUPPORT FORM</b> <b>(print or type)</b> _____, Chairman of _____ <div style="display: flex; justify-content: space-between;"><div>(name)</div><div>(Solid Waste Planning Committee or County Commission)</div></div> for _____ County makes the following determination regarding the application <div style="display: flex; justify-content: space-between;"><div>(county of proposed project)</div><div></div></div> for _____ _____ _____ <div style="text-align: center;">(please give a brief description of the proposed project)</div> Date _____	
Is the county or regional solid waste management plan up to date? <input type="checkbox"/> Yes <input type="checkbox"/> No Date of last review/update _____ Not sure? Call KDHE-BWM Jeff Walker 785-291-3764 or email at Jeff.Walker@ks.gov	
I certify the project described in this Solid Waste Grant Application is consistent with the Solid Waste Management Plan. <div style="text-align: right; margin-top: 20px;">_____ Chairman Solid Waste Planning Committee</div>	

Application Packet Checklist:

*Initials:*

- \_\_\_\_\_ *Completed application with ALL fields filled out*
- \_\_\_\_\_ *Signed by an authorized representative*
- \_\_\_\_\_ *Included signed Solid Waste Management Planning Committee form*
- \_\_\_\_\_ *A detailed budget*
- \_\_\_\_\_ *A detailed narrative description of all items*
- \_\_\_\_\_ *A detailed public education/outreach plan*
- \_\_\_\_\_ *Letters of support or government resolutions*
- \_\_\_\_\_ *Quotes for every item costing \$2,000 or more*

Thank you for applying for a Solid Waste Grant!

**LEAVENWORTH COUNTY SOLID WASTE DEPARTMENT**  
**Quarterly Report January - March, 2025**  
**Presented April 9, 2025**

### Tonnage/Materials

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- 8888 customers serviced.
- 6656 tons processed.
- 3662 tons of MSW (municipal solid waste).
- 2765 tons of C & D (construction and demolition).
- .27 ton of free brush.
- 204 tons total brush processed.
- 186 free tires.
- 16 tons total tires processed.

### Annual Clean-up

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- 153 Residents – 88 tons

### KDHE

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- Sent annual composting report. Permit is renewed until 7/31/25.
- 0755 Transfer station permit is renewed until 7/31/25.
- The 2022–5-Year Solid Waste Management Plan Update is due 3/12/2027.
- The annual stormwater permit is renewed until 1/27/26.
- HHW permit 0901 is renewed until 7/31/25.
- HHW pickup due 7/3/25.
- Sent 2024 ending ¼ tonnage report.
- Annual facility inspection held 2/21/25 – no violations.
- Lindsay Peterson KDHE stopped in to see our HHW area. She is taking over Jeff Walker's position for the permitting of my HHW. She said this is the cleanest Transfer Station she has seen.

### HHW

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- Had 234 appointments.

### MEETINGS/TRAINING

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- SW Committee meeting.
- Monthly safety/information staff meetings.
- County monthly safety meetings.
- Department Head meeting.
- BOCC ¼ report for 2024 totals.
- BOCC – RBA for solid waste committee membership and language change in 5-year plan.
- Jim and Austin Cold Stress for workers training.
- NAHMMMA webinar Transporting Batteries.
- Salamander training with Zach.
- MARC meeting.
- Attended Anti-Harassment through Paylocity.
- Attended KOR/KDHE works conference.

## MISCELLANEOUS

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- Coop installed propane tanks for the generators.
- Generator installs complete.

**WORK SESSION  
MATERIAL ONLY**

## MEMO

**Date:** April 3, 2025

**To:** Board of County Commissioners

**Cc:** Mark Loughry; Misty Brown

**From:** Jon Khalil, Deputy County Counselor

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Reinvestment Housing Incentive Districts (“RHID”) former known as Rural Housing Incentive Districts are authorized by K.S.A. 12-5241 *et. sq.* RHIDs are intended to be a financial tool for Cities and Counties to address housing shortages within their communities. RHIDs may be utilized by Cities with a population of less than 60,000 as certified to the secretary of state by the direct of the division of budget on the previous July 1. K.S.A. 12-5242(a)(1). RHIDs also may be utilized by Counties with a population of less than 85,000 as certified to the secretary of state by the director of the division of budget on the previous July 1. K.S.A. 12-5242(d)(1). RHID is a program designed to assist in the financing of public infrastructure to support the development of housing within cities. RHID financing captures incremental property tax revenues that are created by development that occurs within the boundaries of the district. The incremental revenue may be used for certain statutorily defined costs governed by K.S.A. 12-5242 *et seq.* The use of RHID allows the sponsoring government to divert taxes levied by it and other governments to pay for those actions. If not for the public investments being made, the redevelopments and resulting tax increments being diverted to the projects would not otherwise occur.

In order to create an RHID, the governing body proposing the RHID must first prepare a housing needs analysis. Then the City must take action to adopt a resolution that finds: 1) there is a shortage of quality housing of various price ranges in the city or county; 2) the shortage of quality housing can be expected to persist and that additional financial incentive are necessary in order to encourage the private sector to construct or renovate housing; 3) the shortage of quality housing is a substantial deterrent to the future economic growth and development of such city or county; and 4) the future economic well-being of the city or county depends on the governing body providing additional incentives for the construction or renovation of quality housing in such city or county. K.S.A. 12-5244.

The governing body proposing an RHID is also required to hold a public hearing on the proposed RHID. K.S.A. 12-5245. After a city holds a public hearing, as required by statute, it may then pass an ordinance establishing an RHID. The ordinance establishing the district shall be null and void if, within 30 days following the conclusion of the public hearing, the board of county commissioners or board of education levying taxes finds that the proposed district will have an adverse effect on such county or school district. K.S.A. 12-5246(c).

The draft policy proposed by staff sets the criteria to be used to review proposed RHIDS. This policy includes requiring a City to provide a proposed RHID to the county 15 days before the public hearing. It also encourages cities to work with the county on these proposals as early as possible in the RHID process. The draft policy also sets forth criteria for determining if an RHID would have an adverse effect on the county which expands on the statutory minimum requirements. These criteria include but are not limited to: 1) potential loss of tax revenue; 2) potential increase in public services; 3) proposed feasibility without RHID funding; 3) the developer’s history of successful housing projects; 4) current and potential fiscal impacts to the county; 5) development plan and RHID boundaries are not contiguous; 6) limitation on the time period of the RHID; 7) sufficient data or notification was not provided; 8) RHID overlaps with other economic development incentives; or 9) project creates an unfair advantage for one housing developer over another.

The draft policy sets forth additional factors to be considered by the county which include:

- developer qualifications;
- how much private equity is being invested compared to public support;
- the total cost of project, the total number of units developed;
- if other funding sources are available;
- the project's ability to provide quality affordable housing; and
- the projects ability to contribute to efforts to improve urban decay. T

This draft policy states that any RHID with a term of more the 15 years shall have a presumptive adverse effect and states that RHID terms shall be kept to a minimum. The policy provides that the economic risk assessment will be overseen by Leavenworth County staff.

## Draft RHID Policy 2025

1. **Purpose:** Reinvestment Housing Incentive District (“RHID”), originally, the Rural Housing Incentive District, is a program designed to assist in the financing of public infrastructure to support the development of housing within cities and counties. RHID financing captures incremental property tax revenues that are created by development that occurs within the boundaries of the district. Governed by K.S.A. 12-5241 et seq., the incremental revenue may be used for certain statutorily defined costs. The use of RHID allows the sponsoring government to divert taxes levied by it and other governments to pay for those actions. If not for the public investments being made, the redevelopments and resulting tax increments being diverted to the projects would not otherwise occur. The addition of new or renovated housing units as a result of the RHID will add potential demand for county and other public services.

Of the statutorily required steps for creating a RHID, Leavenworth County will consider in its review establishing the RHID:

- A. The city or applicant must prepare a Housing Needs Analysis that demonstrates:
    - i. That there is a shortage of quality housing within the city or county;
    - ii. That the shortage of housing is expected to persist;
    - iii. That the shortage of housing is a substantial deterrent to future economic growth in City/County; and
    - iv. That the future economic well-being of the City/County depends on governing body providing additional incentives for the construction or renovation of quality housing in City/County.
  - B. Leavenworth County may, within 30 days of the date of the City’s public hearing to create the RHID, nullify the creation of the RHID if the Board of County Commissioners (“BOCC”) determines the RHID will have an adverse effect on Leavenworth County.
2. **Scope:** BOCC has adopted this policy to guide County staff in the analysis of proposed RHIDs to provide framework within which staff and the BOCC can evaluate and inform the public of the County’s position on a proposed RHID.

3. **Policy Statement:** Leavenworth County shall analyze proposed RHIDs and determine whether or not the proposed RHID creates adverse effects to Leavenworth County . Leavenworth County will consider and evaluate RHIDs individually if any are presented as group. RHIDs presented as a group and requested to be approved as a group shall create a presumption of having an adverse effect on Leavenworth County. Due to the amount of eligible infrastructure required, Leavenworth County is predisposed to support development within existing cities in Leavenworth County over suburban sprawl. Leavenworth County is also predisposed to support the creation of affordable housing over other types of development. Further, Leavenworth County will favor RHIDs with predetermined and agreed upon limitations on either the term of the RHID, or the total monetary incentive distributed to, and expended from the RHID fund. Communication with Leavenworth County as early as possible in the process of considering utilizing the RHID incentive is preferred versus waiting to engage the County until the statutorily required notification. This preference includes communication from any public or private entity that is involved as either an applicant or local taxing entity at least 15 days before the public hearing. Such entities are encouraged to work with Leavenworth County to ensure effective communication. A presumption of adverse effect will occur in the event the County is only notified by the statutorily required period.
4. **Adverse Effect:** Adverse effect to the county shall be cause for disapproval of a RHID. Criteria for determining adverse effect to Leavenworth County shall include, but not be limited to the following criteria:
- A. Potential loss of tax revenue;
  - B. Potential increase in public services hindering the effective delivery of said public services;
  - C. Proposed project is economically feasible without RHID funding support. Such economic feasibility shall be determined using industry standard principles;
  - D. Proposed private equity funding and/or financial guarantees are deemed insufficient to mitigate against default risk;
  - E. Developer, or principal, is not current on payment of ad valorem taxes or special assessments;

- F. The Developer or principal's history of successful housing development projects, particularly when utilizing tax incentives;
  - G. Current and potential fiscal impacts to county government governance are greater than benefits to same;
  - H. Development plan and RHID boundaries are not contiguous;
  - I. Limitations on the time period for the life of the RHID or a limit on the amount of incremental revenue allocated to the development are not part of the development agreement between the City and the developer;
  - J. Sufficient data or notification was not provided for county staff to adequately review the proposal for a RHID;
  - K. RHID overlaps with other economic development incentives, thus creating an inherently incompatible public financing support arrangement; or
  - L. Project creates an incentive, or equity issue, that is determined to create an unfair advantage for one housing developer over another.
5. **Minimum Data Requirements:** The proposed RHID shall describe how it would fulfill the basic statutory requirements, follow statutory procedures, and cite specifically applicable statutory references for the creation of the RHID. No later than 15 days before the public hearing and 45 days prior to the termination date of the county's 30-day objection period , and prior to obtaining Board of County Commission approval, the City shall provide to the County the following documents which define the conditions in K.S.A. 12-5245 under which a RHID may be created as well as a fiscal analysis demonstrating the need for public funding assistance.
- A. The legal description and map required by K.S.A. 12-5244(a), and amendments thereto;
  - B. The existing assessed valuation of the real estate in the proposed district, listing the land and improvement values separately;
  - C. A list of the names and addresses of the owners of record of all real estate parcels within the proposed district;

- D. A description of the housing and public facilities project or projects that are proposed to be constructed or improved in the proposed district, and the location thereof;
  - E. A listing of the names, addresses and specific interests in real estate in the proposed district of the developers responsible for development of the housing and public facilities in the proposed district;
  - F. The contractual assurances, if any, the governing body has received from such developer or developers, guaranteeing the financial feasibility of specific housing tax incentive projects in the proposed district;
  - G. A comprehensive analysis of the feasibility of providing housing tax incentives in the district, as provided in this act, that shows the public benefits derived from such district will exceed the costs and that the income therefrom, together with other sources of funding, will be sufficient to pay for the public improvements that may be undertaken in such district. If other sources of public or private funds are to be used to finance the improvements, they shall be identified in the analysis;
  - H. A comprehensive fiscal analysis demonstrating that the project is not economically feasible without creating a RHID;
  - I. A certified copy of the resolution adopted by the City's governing body which may be provided upon adoption;
  - J. Other information deemed necessary by the BOCC or County Staff in order to complete due diligence in determining potential adverse effect to the County or Public Services.
  - K. A listing of any prior or pending development projects in which the developer or principal is receiving or plans to receive tax incentives.
  - L. A listing of any previous credit defaults, if any.
  - M. Copies of any building permits obtained by the developer within the ten year preceding the proposed RHID.
6. **Economic Analysis, Evaluation Criteria and Risk Assessment Process:**
- A. **Evaluation:** Proposed uses of RHID financing will be subject to rigorous economic analysis and risk assessment. Leavenworth County

staff will be responsible for overseeing the analysis and assessment process.

**B. Analysis Criteria:** The analysis and assessment of all proposed uses of RHID financing will address the following questions as part of the standard format for reports to the Board of County Commissioners:

- i. That there is a shortage of quality housing within City or County that will be mitigated by the creation of the RHID;
- ii. That the shortage of housing is expected to persist due to the financial infeasibility of the development or other circumstances that require public funding assistance;
- iii. That the shortage of housing is a substantial deterrent to future value-added economic growth in City and/or County that, among other factors, can be expected to:
  - a. Create and retain quality jobs;
  - b. Encourage additional capital investment;
  - c. Broaden and diversify the tax base; and
  - d. Increase regional cooperation for economic development.
- iv. That the future economic well-being of the City and/or County depends on governing body providing additional incentives for the construction or renovation of quality housing in City and/or County which may be demonstrated by:
  - a. Redeveloping neighborhoods;
  - b. Reducing crime; or
  - c. Encouraging development within existing cities within Leavenworth County.

**C. Additional Considerations:** Additional considerations include, but are not limited to:

- i. How the proposed development aligns with the objectives contained within the City's Housing Plan or substantially similar plan.

- ii. How much private equity is being invested relative to the public funding support.
- iii. The project fulfillment of the public purpose of providing quality affordable housing to support job growth, economic development, and /or mitigate urban decay.
- iv. Developer qualifications and experience will be reviewed based on:
  - a. Credit history, including letters of good standing from lenders.
  - b. Experience with similar development projects.
  - c. Previous credit defaults.
  - d. Other considerations on a case by case basis.
- v. Total cost of project.
- vi. Total number of units being developed.
- vii. Other funding sources available that could reduce public funding.
- viii. The projects ability to provide quality, affordable housing options to those otherwise unable to afford such housing options.
- ix. The projects ability to provide quality housing for occupants with an income below the area median income.
- x. The projects ability to contribute to efforts to improve areas where urban decay is present.

D. **Results Reported:** The results of the economic analysis and risk assessment will be presented to the BOCC at the time of its review of the proposed use of RHID financing. The report will identify any elements of the proposed project that are not in conformance with this Reinvestment Housing Incentive District Policy

E. **Need for Public Assistance:** In all cases, it is required that the need for RHID financing be demonstrated and documented by the city or applicant to the satisfaction of the Leavenworth County Staff. To the

extent it is not part of the Minimum Data Requirements listed above, all such documentation, including development budgets, cash flow projections, market studies and other financial and market information, must be submitted upon request. If the request is based on financial gap considerations, the city proposing to create the RHID will demonstrate the profitability and feasibility of the project (i.e. gross profit, cash flow before taxes, cash-on-cash return, IRR, etc.), both with and without RHID financing.

The County favors using RHID incremental taxes to reimburse the developer for up front infrastructure expenditures versus utilizing RHID to supplant special assessments as a way to pay for special revenue bond financing. Should bond financing be employed in the project funding stack, a compelling case must be made by the City and/or applicant to show why RHID financing is required and preferred over special assessment or other repayment methods that do not involve County and other jurisdiction funding support.

- F. **Amount of RHID Financing versus Private Investment:** All RHID proposals should seek to maximize the amount of private investment per dollar of RHID financing. RHID financing as a percentage of total development costs and private equity funding will be reviewed for each project.
- G. **Term of RHID Financing:** Although statutorily authorized for up to 25 years, the term of the RHID shall be kept to a minimum. The proposed maximum term of any RHID financing shall be fully documented and explained to the Board of County Commissioners. Any term more than fifteen (15) years shall have a presumptive adverse effect. The BOCC prefers to support a RHID that establishes a pre-determined date for cessation of the RHID or a “not to exceed” amount of RHID incremental revenues. Any application to extend RHID incentives past the original term shall have a presumptive adverse effect. Any developer applying for multiple RHID incentives at a single time shall have a presumptive adverse effect.

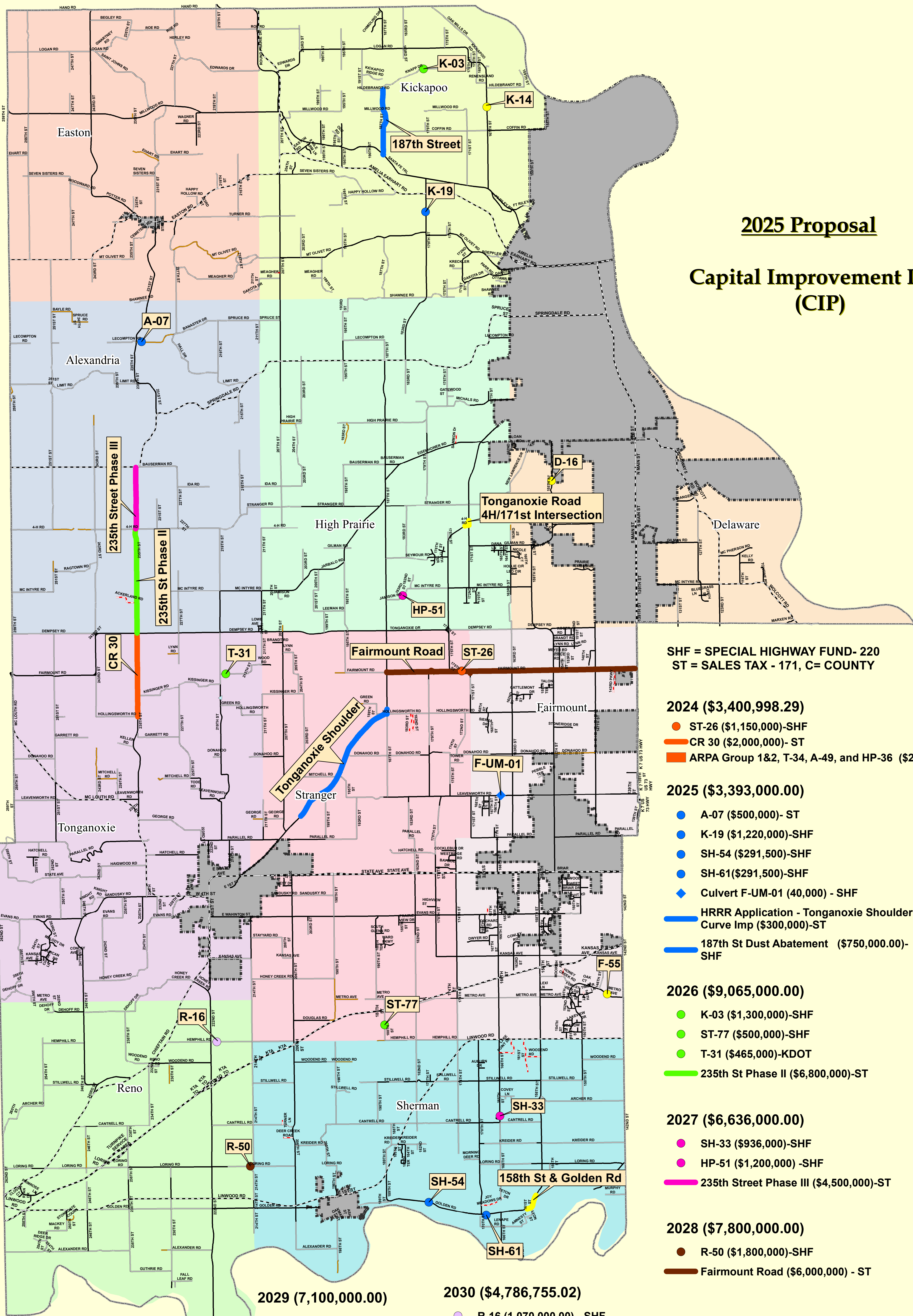
Such limitation on the term or total amount of public funding shall be a part of agreements between the City and developer, and shall be included in the City’s ordinance and County Resolution approving a

RHID. Annual reports from the City to the County setting forth the annual and cumulative incremental taxes distributed, expenditures of RHID revenues, total project costs and remaining expenditures to satisfy the agreed upon expenditures shall be provided for tracking the progress toward cessation of the RHID incentive

- H. **Affordability:** Housing affordability as discussed within this policy shall refer to housing affordability as defined by the United States Department of Housing and Urban Development (“Hud”). The County reserves the right to consider factors not included within HUD’s definition when determining housing affordability.
- J. **Application Fees:** Any developer requesting to enter into an RHID with the County shall be required to pay a \$450 review fee and additional fees relating to the review of a project in accordance with the Leavenworth County Planning and Zoning Fee Schedule.



# LEAVENWORTH COUNTY KANSAS 2025



## 2025 Proposal

## Capital Improvement Plan (CIP)

SHF = SPECIAL HIGHWAY FUND- 220  
ST = SALES TAX - 171, C= COUNTY

2024 (\$3,400,998.29)

- ST-26 (\$1,150,000)-SHF
- CR 30 (\$2,000,000)- ST
- ARPA Group 1&2, T-34, A-49, and HP-36 (\$250,998.29)

2025 (\$3,393,000.00)

- A-07 (\$500,000)- ST
- K-19 (\$1,220,000)-SHF
- SH-54 (\$291,500)-SHF
- SH-61(\$291,500)-SHF
- ◆ Culvert F-UM-01 (40,000) - SHF
- HRRR Application - Tonganoxie Shoulder & Curve Imp (\$300,000)-ST
- 187th St Dust Abatement (\$750,000.00)-SHF

2026 (\$9,065,000.00)

- K-03 (\$1,300,000)-SHF
- ST-77 (\$500,000)-SHF
- T-31 (\$465,000)-KDOT
- 235th St Phase II (\$6,800,000)-ST

2027 (\$6,636,000.00)

- SH-33 (\$936,000)-SHF
- HP-51 (\$1,200,000) -SHF
- 235th Street Phase III (\$4,500,000)-ST

2028 (\$7,800,000.00)

- R-50 (\$1,800,000)-SHF
- Fairmount Road (\$6,000,000) - ST

2029 (7,100,000.00)

- D-16 (\$500,000)-SHF
- F-55 (\$1,700,000)-SHF
- K-14 (\$2,000,000)-ST
- 158th and Golden Road - Safety Improvement Project (\$1,700,000)- ST
- Tonganoxie Road/4H/171st Intersection Improvement (\$1,200,000)- ST

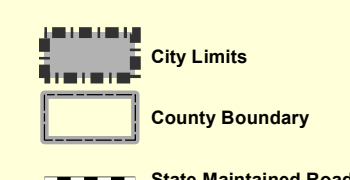
2030 (\$4,786,755.02)

- R-16 (1,070,000.00) - SHF
- Grant Match/KDOT K-5 - ST

Township

- Alexandria
- Fairmount
- Reno
- Tonganoxie
- Delaware
- High Prairie
- Sherman
- Stranger
- Easton
- Kickapoo

### Legend



Leavenworth County  
GIS Services  
300 Walnut Suite 030  
Leavenworth, KS 66048  
Ph: 913-758-6780  
Ph: 913-684-0443



Updated:  
(171) March 2025  
(220) March 2025  
(180) March 2025

		Accounts												
PROJECTS		SPECIAL HIGHWAY FUND - 220	SALES TAX (171)	ARPA FUNDS	Alexandria	Delaware	Easton	Fairmount	High Prairie	Kickapoo	Reno	Sherman	Stranger	Tonganoxie
2024	AVAILABLE BALANCE (Does Not Include Expected Revenue)	\$ 6,775,635.62	\$ 9,357,815.02	\$ 200,998.29	\$ 105,532.22	\$ 44,295.82	\$ 2,300.00	\$ 305,563.01	\$ 68,441.43	\$ 472,716.89	\$ 91,437.44	\$ 189,178.09	\$ 275,631.23	\$ 483,644.91
	CURRENT YEAR CONSTRUCTION													
	ARPA Group 1&2, T-34, A-49, HP-36 Retainages Held	\$ (50,000.00)		\$ (200,998.29)										
	CR 30 - 235th Street (Hollingsworth to Dempsey) - Still waiting to bid		\$ (2,000,000.00)											
	Bridge ST-26 - Fairmont Road East of 175th - Under Construction	\$ (1,150,000.00)												
	FUTURE CONSTRUCTION EXPENSES													
	2027 Bridge Replacement													
	HP-51 - Design and Property Acquisition - Needs packaged RFP	\$ (125,000.00)												
	2026 Bridge Replacement - Kansas Local Bridge Improvement Program Grant													
	SH-54 & SH-61 - Design and Property Acquisition - Field Check Plans	\$ (137,870.00)												
	2027 Bridge Replacement													
	SH-33 - Design and Property Acquisition - Needs packaged RFP	\$ (100,000.00)												
	2027 Project Expenses - CR30, Dempsey to 4-H													
	235th St Design Completion, Prop. Acq. & Utility Relocation - Ongoing		\$ (500,000.00)											
2025	Bonding Transfer (Sept. 2023/Feb. 2024 Payment)		\$ -											
	Expected Sales Tax Revenue		\$ -		\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
	YEAR END BALANCE	\$ 5,212,765.62	\$ 6,857,815.02	\$ -	\$ 117,532.22	\$ 56,295.82	\$ 14,300.00	\$ 317,563.01	\$ 80,441.43	\$ 484,716.89	\$ 103,437.44	\$ 201,178.09	\$ 287,631.23	\$ 495,644.91
	Approved/Budgeted Transfer to 220 Fund	\$ -												
	AVAILABLE BALANCE (Does Not Include Expected Revenue)	\$ 5,212,765.62	\$ 6,857,815.02	\$ -	\$ 117,532.22	\$ 56,295.82	\$ 14,300.00	\$ 317,563.01	\$ 80,441.43	\$ 484,716.89	\$ 103,437.44	\$ 201,178.09	\$ 287,631.23	\$ 495,644.91
	CURRENT YEAR CONSTRUCTION													
	KDOT KLBIP Bridges - SH-54 and SH-61 (Golden Road) - Bid by August	\$ (400,000.00)										\$ (183,000.00)		
	HRRR Project (Both Phases) - Tonganoxie Shoulder & Curve Improvements		\$ (300,000.00)											
	Culvert F-UM-01 - Leavenworth Road	\$ (40,000.00)												
	187th Street Dust Abatement (Santa Fe to Hildebrandt)	\$ (750,000.00)												
	Bridge K-19 - 179th Street - Rebid for October start	\$ (750,000.00)								\$ (470,000.00)				
	Bridge A-07 (KDOT Low-Cost Steel) Lecompton Road - Winter of 2025 or Spring 2026 - dependent upon design completion		\$ (500,000.00)											
	FUTURE CONSTRUCTION EXPENSES													
	2026 Bridge Replacement													
2026	K-03 - Design and Property Acquisition	\$ (100,000.00)												
	2028 Bridge Replacement													
	R-50 - Design and Property Acquisition	\$ (150,000.00)												
	Bonding Transfer (Sept. 2024/Feb. 2025 Payment)		\$ (2,023,490.00)											
	Expected Sales Tax Revenue		\$ 5,560,000.00		\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
	YEAR END BALANCE	\$ 3,022,765.62	\$ 9,594,325.02	\$ -	\$ 129,532.22	\$ 68,295.82	\$ 26,300.00	\$ 329,563.01	\$ 92,441.43	\$ 26,716.89	\$ 115,437.44	\$ 30,178.09	\$ 299,631.23	\$ 507,644.91
	Approved/Budgeted Transfer to 220 Fund	\$ 2,400,000.00												
	AVAILABLE BALANCE (Does Not Include Expected Revenue)	\$ 5,422,765.62	\$ 9,594,325.02	\$ -	\$ 129,532.22	\$ 68,295.82	\$ 26,300.00	\$ 329,563.01	\$ 92,441.43	\$ 26,716.89	\$ 115,437.44	\$ 30,178.09	\$ 299,631.23	\$ 507,644.91
	CURRENT YEAR CONSTRUCTION													
	235th Street Phase II (Dempsey to 4H - 2.5 miles)		\$ (6,800,000.00)											
	Bridge ST-77 (KDOT Low-Cost Steel) 188th Street	\$ (250,000.00)											\$ (250,000.00)	
	Bridge T-31 (KDOT Low-Cost Steel) Fairmont Road													\$ (465,000.00)
	Bridge K-03 (Knapp Road)	\$ (1,300,000.00)												
	FUTURE CONSTRUCTION EXPENSES													
	2028 Project Expenses - Design and Acquisition													
	Fairmont Road (2007 Sales Tax Project)		\$ (900,000.00)											
	2029 Bridge Replacement													
	K-14 - Design and Property Acquisition		\$ (150,000.00)											
	2029 Bridge Replacement													
	Bridge F-55 (Metro Ave.)	\$ (125,000.00)												
	Bonding Transfer (Sept. 2025/Feb. 2026 Payment)		\$ (2,024,390.00)											
	Expected Sales Tax Revenue		\$ 5,600,000.00		\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
	YEAR END BALANCE	\$ 3,747,765.62	\$ 5,319,935.02	\$ -	\$ 141,532.22	\$ 80,295.82	\$ 38,300.00	\$ 341,563.01	\$ 104,441.43	\$ 38,716.89	\$ 127,437.44	\$ 42,178.09	\$ 61,631.23	\$ 54,644.91
	Approved/Budgeted Transfer to 220 Fund	\$ 2,400,000.00												

Updated:  
(171) March 2025  
(220) March 2025  
(180) March 2025

		Accounts												
PROJECTS		SPECIAL HIGHWAY FUND - 220	SALES TAX (171)	ARPA FUNDS	Alexandria	Delaware	Easton	Fairmount	High Prairie	Kickapoo	Reno	Sherman	Stranger	Tonganoxie
2027	AVAILABLE BALANCE (Does Not Include Expected Revenue)	\$ 6,147,765.62	\$ 5,319,935.02	\$ -	\$ 141,532.22	\$ 80,295.82	\$ 38,300.00	\$ 341,563.01	\$ 104,441.43	\$ 38,716.89	\$ 127,437.44	\$ 42,178.09	\$ 61,631.23	\$ 54,644.91
	CURRENT YEAR CONSTRUCTION													
	235th Street Phase III (K-92 to 4H - 1.5 miles)		\$ (4,500,000.00)											
	Bridge HP-51 (Jackson Road)	\$ (1,200,000.00)												
	Bridge SH-33 (215th Street - Dead End)	\$ (900,000.00)			\$ (36,000.00)									
	FUTURE CONSTRUCTION EXPENSES													
	2029 Project Expenses - Not Completed 2007 Sales Tax Project - HRRR Eligible Tonganoxie Road/4H/171st Intersection Improvement Project		\$ (450,000.00)											
	2029 Project Expenses													
	158th and Golden Road - Safety Improvements (Potential HRRR)		\$ (450,000.00)											
	2029 Bridge Replacement													
	Bridge D-16 (155th Street/Lansing)	\$ (125,000.00)												
	Bonding Transfer (Sept. 2026/Feb. 2027 Payment)		\$ (2,023,940.00)											
	Expected Sales Tax Revenue		\$ 5,650,000.00		\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
	YEAR END BALANCE	\$ 3,922,765.62	\$ 3,545,995.02	\$ -	\$ 117,532.22	\$ 92,295.82	\$ 50,300.00	\$ 353,563.01	\$ 116,441.43	\$ 50,716.89	\$ 139,437.44	\$ 54,178.09	\$ 73,631.23	\$ 66,644.91
	Approved/Budgeted Transfer to 220 Fund	\$ 2,400,000.00												
2028	AVAILABLE BALANCE (Does Not Include Expected Revenue)	\$ 6,322,765.62	\$ 3,545,995.02	\$ -	\$ 117,532.22	\$ 92,295.82	\$ 50,300.00	\$ 353,563.01	\$ 116,441.43	\$ 50,716.89	\$ 139,437.44	\$ 54,178.09	\$ 73,631.23	\$ 66,644.91
	CURRENT YEAR CONSTRUCTION													
	Fairmont Road (K-7 to Tonganoxie Road) Not Completed 2007 Sales Tax Project		\$ (6,000,000.00)											
	Bridge R-50 - Loring Road & 214th Street	\$ (1,700,000.00)									\$ (100,000.00)			
	FUTURE CONSTRUCTION EXPENSES													
	2030 Bridge Replacement													
	Bridge R-16 - Hemphill Road	\$ (175,000.00)												
	Bonding Transfer (Sept. 2027/Feb. 2028 Payment)		\$ (2,027,140.00)											
	Expected Sales Tax Revenue		\$ 5,700,000.00		\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
	YEAR END BALANCE	\$ 4,447,765.62	\$ 1,218,855.02	\$ -	\$ 129,532.22	\$ 104,295.82	\$ 62,300.00	\$ 365,563.01	\$ 128,441.43	\$ 62,716.89	\$ 51,437.44	\$ 66,178.09	\$ 85,631.23	\$ 78,644.91
	Approved/Budgeted Transfer to 220 Fund	\$ 2,400,000.00												
2029	AVAILABLE BALANCE (Does Not Include Expected Revenue)	\$ 6,847,765.62	\$ 1,218,855.02	\$ -	\$ 129,532.22	\$ 104,295.82	\$ 62,300.00	\$ 365,563.01	\$ 128,441.43	\$ 62,716.89	\$ 51,437.44	\$ 66,178.09	\$ 85,631.23	\$ 78,644.91
	CURRENT YEAR CONSTRUCTION													
	Tonganoxie Road/4H/171st Intersection Improvement (2007 Sales Tax Project)		\$ (1,200,000.00)											
	158th and Golden Road - Safety Improvement Project		\$ (1,700,000.00)											
	Bridge K-14 - 167th Street		\$ (2,000,000.00)											
	Bridge F-55 - Metro Ave.	\$ (1,450,000.00)						\$ (250,000.00)						
	Bridge D-16 - 155th Street/With Lansing	\$ (500,000.00)												
	FUTURE CONSTRUCTION EXPENSES													
	2031 Bridge Replacement													
	Bridge E-10 - 231st Street	\$ (175,000.00)												
	2031 Bridge Replacement													
	Bridge E-17 - 231st Street	\$ (175,000.00)												
	Bonding Transfer (Sept. 2026/Feb. 2027 Payment)		\$ (2,026,190.00)											
	Expected Sales Tax Revenue		\$ 5,750,000.00		\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
	YEAR END BALANCE	\$ 4,547,765.62	\$ 42,665.02	\$ -	\$ 141,532.22	\$ 116,295.82	\$ 74,300.00	\$ 127,563.01	\$ 140,441.43	\$ 74,716.89	\$ 63,437.44	\$ 78,178.09	\$ 97,631.23	\$ 90,644.91
	Approved/Budgeted Transfer to 220 Fund	\$ 2,400,000.00												
2030	AVAILABLE BALANCE (Does Not Include Expected Revenue)	\$ 6,947,765.62	\$ 42,665.02	\$ -	\$ 141,532.22	\$ 116,295.82	\$ 74,300.00	\$ 127,563.01	\$ 140,441.43	\$ 74,716.89	\$ 63,437.44	\$ 78,178.09	\$ 97,631.23	\$ 90,644.91
	CURRENT YEAR CONSTRUCTION													
	Hold for Grant Match/KDOT K-5		\$ (3,716,755.02)											
	Bridge R-16 - Hemphill Road	\$ (1,000,000.00)									\$ (70,000.00)			
	FUTURE CONSTRUCTION EXPENSES													
	2032 Culvert Replacements													
	Based on Inspections completed in 2027	\$ (200,000.00)												
	Bonding Transfer (Sept. 2027/Feb. 2028 Payment)		\$ (2,025,910.00)											
	Expected Sales Tax Revenue		\$ 5,700,000.00		\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
	YEAR END BALANCE	\$ 5,747,765.62	\$ -	\$ -	\$ 153,532.22	\$ 128,295.82	\$ 86,300.00	\$ 139,563.01	\$ 152,441.43	\$ 86,716.89	\$ 5,437.44	\$ 90,178.09	\$ 109,631.23	\$ 102,644.91
	Approved/Budgeted Transfer to 220 Fund	\$ 2,400,000.00												

Updated:  
(171) March 2025  
(220) March 2025  
(180) March 2025

Updated: (171) March 2025 (220) March 2025 (180) March 2025		Accounts												
PROJECTS		<u>SPECIAL HIGHWAY FUND - 220</u>	<u>SALES TAX (171)</u>	<u>ARPA FUNDS</u>	<u>Alexandria</u>	<u>Delaware</u>	<u>Easton</u>	<u>Fairmount</u>	<u>High Prairie</u>	<u>Kickapoo</u>	<u>Reno</u>	<u>Sherman</u>	<u>Stranger</u>	<u>Tonganoxie</u>
NOTES/Unfunded Projects														
	There are 43 bridges with a posted load rating of 15 tons or less. The immediate result of this will be that school buses will not be able to cross these structures if they get lower ratings in the 2026 inspection cycle. The low term result will be that we will be required to close bridges by our inspection firm and KDOT. In order to stay front of detours and closures as best possible we need to replace all of these bridges before the sales tax measure ends in 2036. We were notified by Finney and Turnipseed in 2024 to prepare for the 2026 Biannual Bridge Inspections. They have notified us they were gently bringing the county into proper bridge ratings from years of Benesch reviews that did not decrease the sufficiency ratings. They stated we should expect the 2026 review cycle to mirror the 2026 inspections where 45% of bridges see condition downgrades.													
	As you are aware, \$125,000 budgeted for bridge design is an aggressive estimate that only a few firms may offer.													
	<b>This plan does not include several projects, due to funding constraints, that the Board has openly discussed their desire to complete. These include:</b> Dust Abatement Roadways in Kickapoo and Easton Township Dust Abatement Roadways based upon gravel road traffic counts Dust Abatement Roadways based upon connecting our existing paved roadway Dust Abatement Roadways based upon future and potential growth around cities Kansas Ave. from 222nd Street to 214th Street - Improve roadway and turn over to Tonganoxie County Route 1 - Mill and Overlay 158th and Golden Road - Contributions required in the amount of current maintenance Donahoo Road from 147th to 155th - Improve roadway and turn over to City as developed													
	<b>Identified unfunded grant projects that will be applied for that could impact this plan:</b> Safe Streets for All - Post Study Construction Grants KDOT IKE Transportation Projects - If Leavenworth County has to share in design or acquisition KDOT HRRR Program - 189th and Golden Road MARC STP Grant - If Tonganoxie developed an Evans Road application and agreed own road KDOT Local Bridge Grant - E-08 and ST-02													

Name	Structure	Height	Length	Width	Suff_Ratin	LoadRating	Type_	Approach	Waterway	YearBuilt	Lanes	Cells	Roadway	Condition
T-31	Single Span Steel Girder Cast-in-Place Abutments	20.5'	28.0'	20.5	57.1	10 Tons	Bridges	Gravel/Dirt	Trib. to Jarbalo Creek	1920	2	1	Fairmount Road	Poor (2020)
A-16	3 Span Reinforced Concrete Deck Girder (2)	20.3'	126'	20.3'	73.8	10 Tons	Bridges	Gravel	Walnut Creek	1950	Unknown	1	251st Street	Fair (2020)
A-32	3 Span Reinforced Concrete Deck Girder (2)	24.0'	133.0'	24.0'	99.9	10 Tons	RS Bridge	Asphalt	Walnut Creek	1952	2	1	231st Street	Good (2020)
ST-50	Single Span Steel Girder Precast Panel Abutments	23.0'	30.5'	23.0'	68.6	10 Tons (Rated at 19 Tons Max)	Bridges	Gravel/Dirt	Trib. to Stranger Creek	1975	2 Lanes	1	190th Street	Fair (2020)
SH-61	Triple Cell Reinforced Concrete Box	29.6'	31.3'	24.0'	46.0	11 Tons	RS Bridge	Asphalt	Unnamed Stram	1958	2	1	Golden Road	Poor (2020)
K-11	3 Span Reinforced Concrete Deck Girder (2)	24.5'	109.5'	24.5'	69.2	11 Tons	Bridges	Asphalt	Salt Creek	1968	2	1	Coffin Road	Fair (2020)
A-7	Single Span Steel Girder Cast-in-Place Abutments	16'	21.5'	16.0'	70.1	11 Tons	Bridges	Gravel	Trib to Stranger Creek	1930	1	1	Lecompton Road	Fair (2020)
K-14	Tee Beam	24.5'	159.5'	24.5'	55.9	12 Tons	Bridges	Asphalt	Unnamed	1955	2	1	167th Street	Poor (2020)
K-3	2 Span Steel Girder, Limestone Abutment, Timber Pi	16.5'	57.0'	16.5'	56.3	12 Tons	Bridges	Gravel	Plum Creek	1932	2	1	Knapp Drive	Poor (2020)
SH-21	3 Span Reinforced Concrete Deck Girder (2)	24.2'	146.2'	24.0'	71.5	12 Tons	Bridges	Gravel	Trib to Stranger Creek	1971	2	1	198th Street	Fair (2020)
T-66	Single Span Steel Girder Concrete Abutment	24.8'	22.0'	24.8'	82.0	12 Tons	Bridges	Gravel	Pony Creek	1940	2	1	258th Street	Good (2020)
H-10	Steel Beam	20.0'	22.0'	20'	89.8	12 Tons	Bridges	Gravel	Rock Creek	1920	1	1	Stranger Road	Good (2020)
F-8	Single Span Steel Girder Cast in Place Abutments	26.5'	32.4	26.5	98.9	12 Tons	Bridges	Asphalt	Trib. to Stranger Creek	2012	2 Lanes	1	163rd Street	Good (2020)
F-43	Double Cell Metal Pipe Arch	26.5	32.5'	0.0	100.0	12 Tons	Bridges	Asphalt	Hog Creek	1990	2 Lanes	1	2	Good (2020)
E-20	Single Span Steel Girder	15.9'	43.5'	15.9'	99.0	12 Tons (Not Posted)	Bridges	Gravel	Trib to Stranger Creek	1950	2	1	Third Street	Good (2020)
SH-3	Single Span Steel Girder Concrete Abutments	19.1'	26.0'	19.1'	69.1	13 Tons	Bridges	Gravel	Trib. to Stranger Creek	1920	2	1	Woodend Road	Fair (2020)
R-6	Single Span Steel Girder Precast Panel Abutments	23.5'	36.0'	23.5'	77.2	13 Tons	Bridges	Gravel/Dirt	Pony Creek	1975	Unknown	1	Hemphill Road	Fair (2020)
R-62	Single Span Steel Girder Concrete Abutment	22.0'	28.0'	22.0'	84.9	13 Tons	Bridges	Dirt/Gravel	Trib. to Kansas River	1920	2	1	Golden Road	Good (2020)
A-58	3 Span Steel Girder	24'	183.0'	24.0'	88.9	14 Tons	Bridges	Gravel	Stranger Creek	1977	2	1	211th Street	Good (2020)
H-51	Reinforced Concrete Arch Bridge	13.5'	39.5'	13.5'	53.4	15 Tons	Bridges	Gravel	Trib to Little Stranger	1930	Unknown	1	Jamison Road	Poor (2020)
R-50	3 Span Reinforced Concrete Deck Girder (2)	24.0'	133.0'	24.0'	58.2	15 Tons	Bridges	Gravel	Nine Mile Creek	1974	2	1	Loring Road	Poor (2020)
E-8	Single Span Steel Girder Cast-in-Place Abutments	13.5'	32.0'	13.5'	58.6	15 Tons	Bridges	Dirt	Stranger Creek	1930	1		Edwards Dr.	Poor (2020)
ST-2	Single Span Steel Girder Precast Panel Abutments	23.5'	30.5'	23.5'	59.4	15 Tons	Bridges	Dirt	Trib to Stranger Creek	1968	1	1	205th Street	Poor (2020)
F-55	3 Span Reinforced Concrete Deck Girder (2)	24.0'	106.5'	24.0'	60.6	15 Tons	Bridges	Asphalt	Wolf Creek	1963	2	1	Metro Avenue	Fair (2020)
E-17	Single Span Steel Girder Precast Panel Abutments	24'	46.0'	24.0'	63.7	15 Tons	Bridges	Gravel	Trib. to Stranger Creek	1970		1	231st Street	Fair (2020)
E-10	3 Span Steel Girder	24.0'	184.1	24.0	64.3	15 Tons	Bridges	Gravel/Dirt	Stranger Creek	1967	2	2	231st Street	Fair (2020)
SH-30	Double Cell Reinforced Concrete Box	28.5'	38.0'	36.1	69.2	15 Tons	RS Bridge	Asphalt	Kaw Creek	1960	2	1	158th Street	Fair (2020)
R-36	Reinforced Concrete Deck Girder & Steel Girder	24.0'	193.0'	24.0'	70.1	15 Tons	Bridges	gravel	Trib. to Kansas River	1960	2	1	254th Street	Fair (2020)
E-7	Single Span Reinforced Concrete Deck Girder (3)	15.0'	36.0'	15.0'	70.2	15 Tons	Bridges	Gravel	Stranger Creek	1935			227th Street	Fair (2020)
T-90	Single Span Reinforced Concrete Deck Girder (3)	15.3'	24.5'	15.3'	71.4	15 Tons	Bridges	Asphalt	Jarbalo Creek	1920	2	1	Kissinger Road	Fair (2020)
K-18	Single Cell Reinforced Concrete Box	25.0'	20.1'	25.0'	73.4	15 Tons	RS Bridge	Asphalt	Unnamed	1955	2	1	167th Street	Fair (2020)
SH-20	3'x3'x40 RCB	3'	40'	3'	74.0	15 Tons	Bridges	Gravel/Dirt	Stranger Creek	1984	2	1	198th Street	Good (2020)
ST-17	3 Span Reinforced Concrete Deck Girder (2)	24.0	110.0'	24.0'	74.8	15 Tons	Bridges	Asphalt	Trib. to Stranger Creek	1972	2	1	187th Street	Fair (2020)
A-4	Double Cell Reinforced Concrete Box	13' TO STR BED	41.0	26.7	78.7	15 Tons	RS Bridge	Asphalt	West Brush Creek	1952	2	2	231st Street	Fair (2020)
ST-34	Single Span Steel Girder Cast-in-Place Abutments	10'	24'	20'	78.8	15 Tons	Bridges less than 20'	Gravel	Unknown	1980	2	1	187th Street	Good (2020)
E-53	Double Cell Reinforced Concrete Box	26.0'	26.0'	40.0	83.3	15 Tons	RS Bridge	Asphalt	Unnamed Stream	1959		2	243rd Street	Good (2020)
A-5	3 Span Steel Girder	20.2'	148.0	20.2	85.9	15 Tons	Bridges	Gravel	Stranger Creek	1974	2	1	Lecompton Road	Good (2020)
H-12	1 Span 20.5' Roadway Width	27.5'	20.2'	30'	95.9	15 Tons	Bridges	Asphalt	Unnamed Stream	1937	2 Lanes	1	Jarbalo Road	Good (2020)
E-45	3 Span Reinforced Concrete Deck Girder	32.0'	183.0'	32.0'	99.9	15 Tons	RS Bridge	Asphalt	Buttermilk Creek	2009	N/A	2	243rd Street	Good (2020)
E-22	Single Span 46.25' SBMS with Concrete Deck	24.0'	48.0'	24.0'	63.7	15 Tons (Rated at 18 Tons)	Bridges	Gravel	Trib. to Stranger Creek	1976	2 Lanes	1	227th Street	Fair (2020)
A-30	Single Span Steel Girder Precast Panel Abutments	24.0'	36.1	24.0'	68.7	15 Tons (rated at 19 Tons)	Bridges	Gravel	Trib. to Stranger Creek	1980	2 Lanes	1	219th Street	Fair (2020)
R-16	Single Span Steel Girder Concrete Abutments	19.5	33.0'	19.5'	60.2	15/20/40 Tons	Bridges	Gravel/Dirt	Trib. to Nine Mile Creek	1970	2 Lanes	1	Hemphill Road	Poor (2020)

## Introduction:

The cost of maintaining a mile of gravel road in Leavenworth County can vary depending on the road's condition, location, and other factors. The yearly maintenance cost per mile is significantly lower for gravel roads than for paved roads. Even with a short view, it's easy to see the challenges ahead: rising maintenance costs from materials to equipment, stagnating tax revenue, more wear and tear on roads from more vehicles (or bigger, heavier vehicles).

## Factors That Affect Maintenance Cost:

- **Road condition:** The condition of the road can affect the cost of maintenance.
- **Location:** The location of the road can affect the cost of maintenance.
- **Precipitation:** The amount of precipitation the road receives can affect the cost of maintenance.
- **The Number of Freeze/Thaw Cycles** – Leavenworth County is located within a geographically narrow corridor of the Midwest that experiences the most freeze thaw cycles of almost anywhere in the country.
- **Width:** The width of the road can affect the cost of maintenance.
- **Bridges:** Whether the road includes bridges can affect the cost of maintenance.
- **Inflation** – During the past 15 years, Public Works has seen aggregate gravel more than double, and in some case triple, in per ton costs.
- **Rapid Population Growth** – Leavenworth County has seen rapid population growth from urban sprawl over the past decade in the unincorporated areas.

## General Gravel Road Maintenance Costs:

- **Resurfacing:** Resurfacing gravel applications is a significant portion of the cost of maintaining gravel roads.
- **Equipment** – Road graders, dump trucks, belly dump trucks, mowers, brush removal equipment, back hoes, and skid loaders are just some of the primary equipment owned and leased by the county to maintain gravel roadways.
- **Personnel** – With unemployment low and facing stiff competition from the metropolitan urban area private sector, finding and retaining employees is hard and expensive. Constant training of new staff is a necessary cost that may or may not be realized depending on the longevity of the employee's time with the county.
- **Drainage Structures:** Most drainage structures, whether they are a bridge or culvert, have a useful lifespan of 25-75 years. Aluminized Culverts range in size from 15" to 96" and generally last between 25-50 years. Box and arch culverts range in size from 8' to 20' and last between 25-75 years depending on materials used. Bridges are defined as any structure greater than 20'. They generally last between 50-75 years. While their lifespans are long, when they need replaced the cost can be very high. The average bridge replacement cost over the past five years has increased by 50%. The average cost over the past 5 years CIP replacements has been just over \$1 million each. The county has over 30,000 culverts in its inventory of responsibility. Every driveway culvert, once installed by the property owner, is the maintenance liability of Public Works Department.

## **Maintenance Frequency:**

- **General Maintenance:** Studies have found that the average gravel road requires maintenance at a frequency of four or five times as often as a paved surface. While this maintenance is considerably cheaper for each occurrence than that on a paved roadway, it requires constant attention from employees who can grade, analyze, and direct staff to complete the required maintenance during the changing weather conditions.
- **Renewal Maintenance:** Proper drainage is a vital part of proper maintenance of any gravel roadway. When a gravel roadway has wheel rutting, loss of crown, lips at the gravel/vegetation edge line, or silted in ditches, water does not get away from the roadbed and failures are created. This may include potholes, muddy roadway conditions, plugged and undercut culverts and bridges, and wheel path erosion ditches.
- **Upgrade Costs:** Many miles of roadway have been approved over the past five years in Leavenworth County. The problem with upgrade costs is that they can create a downward spiral, something many studies refer to as “the toilet bowl effect.” This is because upgrade costs consume funding that could have been used for carrying costs – which potentially leads to a decline in overall road conditions.

## **Compounding Negative Cost Cycle:**

- When a funding gap exists between actual funding available and the true cost of maintaining a roadway system this is often referred to as the compounding negative cost cycle.
- Compounding deficiencies exist from the fact that, when evaluating gravel roadway structure, one deficiency often creates other deficiencies. For example, if a gravel roadway loses crown as a result of not having the funding for personnel or the equipment necessary to grade the roadway, the road base will fail from lack of proper drainage. Once the base has failed, potholes and wheel ruts will develop. Once these conditions develop, the typical grading maintenance that would have corrected the issue is no longer a viable solution and a much greater effort must be made to return the road to the desired correct profile and driving condition.

## **Ideal Funding:**

- A University of Iowa study in 2020 found that on average the ideal funding for a local gravel road was \$9400 per mile not including bridge or large box culvert replacement plans. Compounding inflation on that is hard to pinpoint as actual inflation on equipment, trucks, and aggregates has been much higher than any inflation rate produced by the government for the past five years. Conservatively using a 10% compounding interest, the 2025 cost is approximately \$15,138 per mile.
- In 2021, Public Works worked on quantifying the personnel, equipment, and commodities cost of maintaining the gravel roads in Leavenworth County utilizing 2020 expenditures. The approximate average cost per gravel road mile expended was determined to be \$7,400. Based upon the Iowa study the funding available was 27% less than that necessary to fully keep up with the maintenance conditions.

- 2024 expenditures by Leavenworth County Public Works for materials, equipment, and labor for maintaining gravel roads was \$10,880 per mile. This is 39% less than what was considered ideal funding per mile based upon the University of Iowa study adjusted for inflation.