

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  
May 25, 2022  
9:00 a.m.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE
- III. ROLL CALL
- IV. PUBLIC COMMENT: Public Comment shall be limited to 15 minutes at the beginning of each meeting for agenda items **only** and limited to three minutes per person. Comments at the end of the meeting shall be open to any topic of general interest to the Board of County Commissioners and limited to five minutes per person. There should be no expectation of interaction by the Commission during this time.  
  
Anyone wishing to make comments either on items on the agenda or not are encouraged to provide their comments in writing no later than 8:00 AM the Monday immediately preceding the meeting. These comments will be included in the agenda packet for everyone to access and review. This allows the Commission to have time to fully consider input and request follow up if needed prior to the meeting.
- V. ADMINISTRATIVE BUSINESS:
  - a) MARC 50<sup>th</sup> Anniversary Proclamation
- VI. CONSENT AGENDA: The items on the Consent Agenda are considered by staff to be routine business items. Approval of the items may be made by a single motion, seconded, and a majority vote with no separate discussion of any item listed. Should a member of the Governing Body desire to discuss any item, it will be removed from the Consent Agenda and considered separately.
  - a) Approval of the minutes of May 18, 2022

- b) Approval of the schedule for the week May 30, 2022
- c) Approval of the check register
- d) Approve and sign the OCB's
- e) Approve Case Number DEV-22-028 Final Plat for Wolcott Hill replat
- f) Approve Case Number DEV-22-045 & 046 Preliminary and Final Plat for Langley Addition
- g) Approve agreement with the city of Linwood for water line improvements

VII. FORMAL BOARD ACTION:

- a) Consider a motion to release three right of way easements.
- b) Consider a motion to approve the purchase of one new tilt deck trailer from The Landoll Company in the amount of \$70,372.01.
- c) Consider a motion to approve a 5-year lease agreement with Murphy Tractor for the replacement of two 2018 motor graders.
- d) Consider a motion to approve a 5-year lease agreement with John Deere for the replacement of a 2004 motor grader.
- e) Consider a motion to consider options for soil stabilization on the 158<sup>th</sup> Street project.

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

IX. ADDITIONAL PUBLIC COMMENT IF NEEDED

X. ADJOURNMENT

# LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

## Monday, May 23, 2022

## Tuesday, May 24, 2022

8:00 a.m. Workforce Partnership meeting

12:00 p.m. MARC meeting

## Wednesday, May 25, 2022

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

## Thursday, May 26, 2022

6:00 p.m. Joint meeting with Lansing City Council  
• 800 1<sup>st</sup> Terrace, Lansing KS

## Friday, May 27, 2022

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

2022

Leavenworth Board of County Commissioners

PROCLAMATION

Mid-America Regional Council | “MARC 50—Forward Day”

*Whereas*, for half a century, local governments in the Kansas City region have come together through the Mid-America Regional Council (MARC) to partner on regional initiatives and develop innovative solutions; and

*Whereas*, the region consists of nine counties and 119 cities which benefit from working across boundaries on a wide variety of issues and coordinating with diverse disciplines and sectors, including cities, counties, nonprofit organizations, social services, educational systems and special districts; and

*Whereas*, the region’s leaders engage in informed decision-making through insightful data analysis and participate in a problem-solving forum to positively impact progress; and

*Whereas*, each jurisdiction and individual has a role in creating a strong regional community and enabling everyone to come together to achieve positive change for the next 50 years; and

*Whereas*, MARC is an organization that promotes regional cooperation through leadership, planning and action, and is guided by the core values of integrity, innovation, collaboration, diversity and inclusion, excellence in performance, and service leadership; and

*Whereas*, Leavenworth County has participated or benefited from working across boundaries, allowing us to better serve residents because of our regional work regarding public safety, transportation, environment, early learning, aging and shared local government services; and

*Now, therefore be it resolved* members of Leavenworth County celebrate the collaborative work that’s been accomplished over the past 50 years and dedicate June 10, 2022, the day of MARC’s annual Regional Assembly, as “MARC 50—Forward Day” in recognition of the enormous progress the region will continue to make over the next five decades; and

*Be it further resolved, I, Michael Smith, Chairman*, do hereby proclaim June 10, 2022, as “MARC 50—Forward Day” in Leavenworth County, and urge local leaders and community members to reflect on the great progress made in the past 50 years and join us in welcoming a future built upon strong regional collaboration, connections, relationships and accomplishments.

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Michael Smith, Chairman  
Leavenworth County Commission

\*\*\*\*\*May 18, 2022\*\*\*\*\*

The Board of County Commissioners met in a regular session on Wednesday, May 18, 2022. Commissioner Mike Smith, Commissioner Kaaz, Commissioner Culbertson, Commissioner Doug Smith and Commissioner Stieben are present; Also present: Mark Loughry, County Administrator; David Van Parys, Senior County Counselor; Janet Klasinski, County Clerk; John Richmeier, Leavenworth Times

Residents: John Matthews, AW Himpel, Lyric Yost, MaryAnn Brown, Sherry Adams Dodson

PUBLIC COMMENT:

There were no public comments.

ADMINISTRATIVE BUSINESS:

The Board recognized Lyric Yost as the winner of the Challenge Coin contest.

Commissioner Mike Smith reported the road project at 4<sup>th</sup> and Eisenhower will be starting soon.

David Van Parys reported on the FEMA buyout property indicating one bid was received.

*A motion was made by Commissioner Culbertson and seconded by Commissioner Stieben that we lease that property to Mark Wagner for ten years with the option to renew automatically unless he chose to abandon it or the County chose to terminate it and that the County will assist in the clean-up and provide transportation from the site with no charge to the tenant for debris deposit.*

*Motion passed, 5-0.*

Commissioner Doug Smith inquired if County projects are on schedule.

Mark Loughry reported County projects are on schedule with a few that are ahead of schedule.

Commissioner Stieben addressed social media indicating the Commission doesn't just support big business but all kinds of reasonable businesses.

*A motion was made by Commissioner Culbertson and seconded by Commissioner Kaaz to accept the consent agenda for Wednesday, May 18, 2022 as presented.*

*Motion passed, 5-0.*

Mr. Loughry requested the appointment of Monica Swigart as an alternate on the KERIT Board of Trustees.

*A motion was made by Commissioner Kaaz and seconded by Commissioner Doug Smith to appoint Monica Swigart, Human Resource Administrator, as the alternate to the KERIT Board of Trustees.*

*Motion passed, 5-0.*

The Board reviewed requests for funding from local historical societies and museums.

Sherry Adams Dodson with the Leavenworth County Historical Society spoke.

Kris Roberts with the Tonganoxie Community Historical Society spoke.

***A motion was made by Commissioner Doug Smith and seconded by Commissioner Stieben to split \$50,000.00 amongst all seven of the applicants.***

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

Commissioner Kaaz participated in the Port Authority meeting, Leavenworth City Commission meeting. She will attend the KCATA meeting, NEK-CAP Board of Directors meeting and the NAACP meeting.

Commissioner Mike Smith attended the Fire District #1 meeting and reminded everyone of the joint meeting with the city of Lansing on May 26 at 6:00 p.m.

Commissioner Kaaz attended the Government Affairs meeting on behalf of Commissioner Culbertson.

Commissioner Doug Smith attended the Basehor City Council work session.

Commissioner Stieben participated in the LCDC meeting and attended the Tonganoxie City Council work session, a meet and greet with Tom Cole in Tonganoxie and the Linwood City Council meeting.

***A motion was made by Commissioner Kaaz and seconded by Commissioner Culbertson to adjourn.***  
***Motion passed, 5-0.***

The Board adjourned at 9:26 a.m.

# **LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE**

**Monday, May 30, 2022 THE COURTHOUSE IS CLOSED IN OBSERVANCE OF MEMORIAL DAY**

**Tuesday, May 31, 2022**

**Wednesday, June 1, 2022**

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

**Thursday, June 2, 2022**

**Friday, June 3, 2022**

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

TYPES OF CHECKS SELECTED: \* ALL TYPES

			P.O.NUMBER	CHECK#					
20588	ADVANTAGE	ADVANTAGE PRINTING	327783	98438 AP	05/20/2022	2-001-5-19-301	ACCT 288 DIST CT CSO APPOINTME	140.00	
438	ADVENTHEALTH	ADVENTHEALTH SHAWNEE MISSION	327784	98439 AP	05/20/2022	2-001-5-14-321	SEXUAL ASSAULT EVIDENCE COLLEC	725.00	
215	BASEHOR HISTORICAL	BASEHOR HISTORICAL MUSEUM SOCI	327785	98440 AP	05/20/2022	2-001-5-25-240	2022 ALLOCATION	7,142.86	
2541	BEST PLUMBING SPECIA	BEST PLUMBING SPECIALTIES,INC	327786	98441 AP	05/20/2022	2-001-5-07-357	65483 JAIL PLUMBING SUPPLIES	527.52	
2541	BEST PLUMBING SPECIA	BEST PLUMBING SPECIALTIES,INC	327786	98441 AP	05/20/2022	2-001-5-07-357	65483 JAIL PLUMBING SUPPLIES	56.01	
2541	BEST PLUMBING SPECIA	BEST PLUMBING SPECIALTIES,INC	327786	98441 AP	05/20/2022	2-001-5-07-357	65483 JAIL PLUMBING SUPPLIES	149.44	
2541	BEST PLUMBING SPECIA	BEST PLUMBING SPECIALTIES,INC	327786	98441 AP	05/20/2022	2-001-5-07-357	65483 JAIL PLUMBING SUPPLIES	706.68	
							*** VENDOR	2541 TOTAL	1,439.65
579	BESTAMERICA	BESTAMERICA, LLC	327787	98442 AP	05/20/2022	2-001-5-04-212	3098 OFFICE EQUIPMENT - REG OF	1,866.42	
579	BESTAMERICA	BESTAMERICA, LLC	327787	98442 AP	05/20/2022	2-001-5-04-212	3098 OFFICE EQUIPMENT - REG OF	158.45-	
							*** VENDOR	579 TOTAL	1,707.97
1523	BOB BARKER	BOB BARKER CO INC	327788	98443 AP	05/20/2022	2-001-5-07-359	LEAKS4 JAIL SUPPLIES	3,374.00	
2570	BOND ESCROW REFUND	JIMMY PARKER	327789	98444 AP	05/20/2022	2-001-5-06-208	REFUND FOR SFR NOT BUILT	800.00	
2771	BOYD SHAWN APPEALS	SHAWN BOYD	327790	98445 AP	05/20/2022	2-001-5-11-240	APPEAL 2017-CR-92 FRANTZ	600.00	
26521	BRUNSON BU	BRUNSON BUILDERS INC	327791	98446 AP	05/20/2022	2-001-5-32-209	JUSTICE CENTER DOORS/ADJUSTMEN	1,995.00	
283	BUSETTI ROBERT	ROBERT BUSETTI	327792	98447 AP	05/20/2022	2-001-5-07-219	DENTIST MONTHLY FEE FOR INMATE	350.00	
36	CAHILL PAT	PATRICK J CAHILL	327794	98449 AP	05/20/2022	2-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
362	CASAD BENJAMIN	BENJAMIN CASAD	327795	98450 AP	05/20/2022	2-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	327797	98452 AP	05/20/2022	2-001-5-05-215	20642-0317B242442204 GAS SERV	133.50	
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	327797	98452 AP	05/20/2022	2-001-5-14-220	20642-12019039952204 GAS SERVI	2,264.71	
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	327797	98452 AP	05/20/2022	2-001-5-32-392	20642-12019296502204 GAS SVC	3,674.67	
							*** VENDOR	5637 TOTAL	6,072.88
1875	CMI INC	CMI INC	327798	98453 AP	05/20/2022	2-001-5-07-353	102862 LVSO - MOUTHPIECES FOR	50.31	
11721	DEAF EXPRESSION,INC	DEAF EXPRESSION,INC	327801	98456 AP	05/20/2022	2-001-5-19-221	LEAV02 DIST CT INTERPRETER 5/1	201.03	
5362	DIAMOND DRUGS	DIAMOND DRUGS,INC	327803	98458 AP	05/20/2022	2-001-5-07-219	KSLV APRIL 2022 INMATE PRESCRI	357.19	
1219	DIST CT CLERK LV	CLERK OF DIST COURT-LEAV	327804	98459 AP	05/20/2022	2-001-5-11-501	MAY COURT COSTS	2,618.00	
24441	E EDWARDS	E EDWARDS	327805	98460 AP	05/20/2022	2-001-5-31-383	130317 SAFETY BOOTS - E CUMMIN	165.00	
2606	EMERALD COURT REPOR	EMERALD COURT REPORTING,LLC	327806	98461 AP	05/20/2022	2-001-5-11-255	DEPOSITION TRANSCRIPT 2022CR91	295.60	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	327902	27	05/20/2022	2-001-5-06-222	FBN4463883 VEHICLE LEASE TO MA	266.28	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	327902	27	05/20/2022	2-001-5-11-253	FBN4463883 VEHICLE LEASE TO MA	413.25	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	327902	27	05/20/2022	2-001-5-31-230	FBN4463883 VEHICLE LEASE TO MA	1,424.64	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	327902	27	05/20/2022	2-001-5-41-271	FBN4463883 VEHICLE LEASE TO MA	1,771.33	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	327902	27	05/20/2022	2-001-5-53-220	FBN4463883 VEHICLE LEASE TO MA	375.80	
							*** VENDOR	516725 TOTAL	4,251.30
86	EVERGY	EVERGY KANSAS CENTRAL INC	327807	98462 AP	05/20/2022	2-001-5-05-215	ELEC SVC EMS ADMIN	602.94	
81	FULLER G	GARY L FULLER ATTY	327808	98463 AP	05/20/2022	2-001-5-09-231	COURT APPOINTED ATTORNEY VOUCH	675.00	
971	GALLS	GALLS	327809	98464 AP	05/20/2022	2-001-5-07-350	5289255 LVSO UNIFORMS	287.97	
971	GALLS	GALLS	327809	98464 AP	05/20/2022	2-001-5-07-350	5289255 LVSO UNIFORMS	49.00	
971	GALLS	GALLS	327809	98464 AP	05/20/2022	2-001-5-07-350	5289255 LVSO UNIFORMS	1,670.75	
971	GALLS	GALLS	327809	98464 AP	05/20/2022	2-001-5-07-350	5289255 LVSO UNIFORMS	62.40	
971	GALLS	GALLS	327809	98464 AP	05/20/2022	2-001-5-07-350	5289255 LVSO UNIFORMS	31.78	
							*** VENDOR	971 TOTAL	2,101.90
617	GEIGER	GEIGER READY MIX	327810	98465 AP	05/20/2022	2-001-5-32-391	4295 MULTI-COLORED COBBLE	54.00	
1941	HALLEY	LAW OFFICE OF E ELAINE HALLEY	327811	98466 AP	05/20/2022	2-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
1016	HISTORICAL	LEAVENWORTH COUNTY HISTORICAL	327813	98468 AP	05/20/2022	2-001-5-25-240	2022 ALLOCATION	7,142.86	
98	INTOXIMETE	INTOXIMETERS	327814	98469 AP	05/20/2022	2-001-5-07-353	C0000KSLEA1 MOUTHPIECES FOR IN	125.00	
99	JUROR								

warrants by vendor



TYPES OF CHECKS SELECTED: \* ALL TYPES

P.O.NUMBER CHECK#

99 JUROR

warrants by vendor

START DATE: 05/14/2022 END DATE: 05/20/2022

TYPES OF CHECKS SELECTED: \* ALL TYPES

		P.O.NUMBER	CHECK#							
99	JUROR									
							*** VENDOR	99 TOTAL	1,799.28	
6636	KANSAS GAS	KANSAS GAS SERVICE	327857	98512 AP	05/20/2022	2-001-5-05-215	510614745 2015657 27 GAS SVC	121.47		
26400	KANSAS GAS	KANSAS GAS SERVICE	327858	98513 AP	05/20/2022	2-001-5-14-220	510614745 1628631 73 GAS TRANS	842.67		
26400	KANSAS GAS	KANSAS GAS SERVICE	327858	98513 AP	05/20/2022	2-001-5-32-392	510614745 1628631 73 GAS TRANS	1,281.59		
26400	KANSAS GAS	KANSAS GAS SERVICE	327858	98513 AP	05/20/2022	2-001-5-33-392	510614745 1562996 18 GAS SERVI	170.62		
26400	KANSAS GAS	KANSAS GAS SERVICE	327858	98513 AP	05/20/2022	2-001-5-33-392	510614745 1562996 18 GAS SERVI	77.73		
							*** VENDOR	26400 TOTAL	2,372.61	
3197	KLM	LEAGUE OF KS MUNICIPALITIES	327860	98515 AP	05/20/2022	2-001-5-09-212	2639700 JOB POSTING - DEPUTY C	100.00		
30	KOHL FRANK	FRANK E KOHL	327861	98516 AP	05/20/2022	2-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00		
1842	KONE INC	KONE INC	327862	98517 AP	05/20/2022	2-001-5-31-220	N40131062 ELEVATOR MAINT - APR	129.86		
1842	KONE INC	KONE INC	327862	98517 AP	05/20/2022	2-001-5-32-262	N40131062 ELEVATOR MAINT - APR	519.46		
							*** VENDOR	1842 TOTAL	649.32	
1629	KU PHYSICIANS	UNIVERSITY OF KANSAS HOSPITAL	327863	98518 AP	05/20/2022	2-001-5-07-219	INMATE MEDICAL BILL	27,312.98		
855	LEAV HISTORICAL MUSE	C.W. PARKER CAROUSEL MUSEUM	327864	98519 AP	05/20/2022	2-001-5-25-240	2022 ALLOCATION	7,142.86		
855	LEAV HISTORICAL MUSE	FRED HARVEY MUSEUM	327865	98520 AP	05/20/2022	2-001-5-25-240	2022 ALLOCATION	7,142.86		
855	LEAV HISTORICAL MUSE	LEAVENWORTH HISTORICAL MUSEUM	327866	98521 AP	05/20/2022	2-001-5-25-240	2022 ALLOCATION	7,142.86		
							*** VENDOR	855 TOTAL	21,428.58	
1693	LEAV ROTARY	LEAVENWORTH ROTARY CLUB #1621	327868	98523 AP	05/20/2022	2-001-5-11-203	TODD THOMPSON DUES, MEALS, FOU	257.50		
537	LEAV TIMES	CHERRYROAD MEDIA INC	327869	98524 AP	05/20/2022	2-001-5-01-212	30360 AD - FEMA LAND LEASE BID	13.38		
537	LEAV TIMES	CHERRYROAD MEDIA INC	327869	98524 AP	05/20/2022	2-001-5-03-218	21275 FUND BALANCE PUBLICATION	57.15		
537	LEAV TIMES	CHERRYROAD MEDIA INC	327869	98524 AP	05/20/2022	2-001-5-11-209	8260791 1 YEAR SUB	165.84		
537	LEAV TIMES	CHERRYROAD MEDIA INC	327869	98524 AP	05/20/2022	2-001-5-49-340	21272 PRIMARY ELECTION NOTICES	15.98		
537	LEAV TIMES	CHERRYROAD MEDIA INC	327869	98524 AP	05/20/2022	2-001-5-49-340	21272 PRIMARY ELECTION NOTICES	32.36		
							*** VENDOR	537 TOTAL	284.71	
200	PRAETORIAN	THE PRAETORIAN GROUP	327874	98529 AP	05/20/2022	2-001-5-07-208	ANNUAL FEE - P1A &C1A TO 5.31.	5,768.00		
7098	QUILL CORP	QUILL CORP	327876	98531 AP	05/20/2022	2-001-5-53-301	7295538 BLACK TONERS FOR PRINT	582.98		

warrants by vendor

TYPES OF CHECKS SELECTED: \* ALL TYPES

			P.O.NUMBER	CHECK#					
217	RICHARD ALLEN	RICHARD ALLEN CULTURAL CENTER	327879	98534 AP	05/20/2022	2-001-5-25-240	2022 ALLOCATION	7,142.86	
1888	RIOUX,BENJAMIN JAMES	BENJAMIN JAMES RIOUX	327880	98535 AP	05/20/2022	2-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	327881	98536 AP	05/20/2022	2-001-5-07-213	LVSO/EOC/JAIL FUEL/VEH MAINT	3,692.58	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	327881	98536 AP	05/20/2022	2-001-5-07-218	LVSO/EOC/JAIL FUEL/VEH MAINT	58.78	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	327881	98536 AP	05/20/2022	2-001-5-14-332	LVSO/EOC/JAIL FUEL/VEH MAINT	5,167.35	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	327881	98536 AP	05/20/2022	2-001-5-14-332	LVSO/EOC/JAIL FUEL/VEH MAINT	737.76	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	327881	98536 AP	05/20/2022	2-001-5-14-333	BG FUEL APRIL	124.67	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	327881	98536 AP	05/20/2022	2-001-5-14-333	BG FUEL APRIL	45.60	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	327881	98536 AP	05/20/2022	2-001-5-14-336	NOX WEED MAINT/PARTS, FUEL	855.63	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	327881	98536 AP	05/20/2022	2-001-5-41-213	APPRAISER 02-01 OIL CHANGE	50.88	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	327881	98536 AP	05/20/2022	2-001-5-53-308	NOX WEED MAINT/PARTS, FUEL	142.79	
							*** VENDOR 458 TOTAL		10,876.04
29720	SCHWINN EL	SCHWINN ELECTRIC	327883	98538 AP	05/20/2022	2-001-5-32-209	JUSTICE CTR:INSTALL SURFACE FL	745.00	
42020	SMITH MICHAEL COMM	COMMISSIONER MIKE SMITH	327884	98539 AP	05/20/2022	2-001-5-01-205	REIM MILEAGE - KCCA CONF - SAL	210.60	
42020	SMITH MICHAEL COMM	COMMISSIONER MIKE SMITH	327884	98539 AP	05/20/2022	2-001-5-01-205	REIM MILEAGE - KCCA CONF - SAL	8.00	
							*** VENDOR 42020 TOTAL		218.60
915	SMITHEREEN PEST MANA	SMITHEREEN PEST MANAGEMENT	327885	98540 AP	05/20/2022	2-001-5-31-212	204513 APRIL/MAY PEST CONTROL	1,086.00	
915	SMITHEREEN PEST MANA	SMITHEREEN PEST MANAGEMENT	327885	98540 AP	05/20/2022	2-001-5-32-211	204513 APRIL/MAY PEST CONTROL	150.00	
							*** VENDOR 915 TOTAL		1,236.00
16	TONGANOXIE	TONGANOXIE COMMUNITY HISTORICA	327888	98543 AP	05/20/2022	2-001-5-25-240	2022 ALLOCATION	7,142.86	
22972	TRANSFER STATION	TRANSFER STATION	327889	98544 AP	05/20/2022	2-001-5-32-297	ACCT 158 BY TICKET	8.00	
22972	TRANSFER STATION	TRANSFER STATION	327889	98544 AP	05/20/2022	2-001-5-32-297	ACCT 158 BY TICKET	5.00	
22972	TRANSFER STATION	TRANSFER STATION	327889	98544 AP	05/20/2022	2-001-5-32-297	ACCT 158 BY TICKET	5.00	
							*** VENDOR 22972 TOTAL		18.00
11982	UNIFIED GO	UNIFIED GOVERNMENT OF WYANDOTT	327890	98545 AP	05/20/2022	2-001-5-07-267	HOUSE LVCO JUVENILES 123 DAYS	18,450.00	
554	VERMEER	VERMEER GREAT PLAINS INC	327892	98547 AP	05/20/2022	2-001-5-53-308	LEAVE004 REPAIR FENDER ON WOOD	1,044.31	
2	WATER DEPT	WATER DEPT	327893	98548 AP	05/20/2022	2-001-5-05-215	WATER SVC EMS 9103	51.11	
2007	WIRENUTS	WIRENUTS	327894	98549 AP	05/20/2022	2-001-5-07-207	LVSO - REPL EXT CAM&WIRELESS A	1,655.00	
2007	WIRENUTS	WIRENUTS	327894	98549 AP	05/20/2022	2-001-5-07-207	LVSO - REPL EXT CAM&WIRELESS A	3,889.93	
							*** VENDOR 2007 TOTAL		5,544.93
100	WITNESS LIST						*** VENDOR 100 TOTAL		185.69
							TOTAL FUND 001		171,320.32
22543	COMPLETE FAMILY CARE	COMPLETE FAMILY CARE	327799	98454 AP	05/20/2022	2-108-5-00-280	HEALTH DEPT MED DIRECTOR/WELL	1,200.00	
22543	COMPLETE FAMILY CARE	COMPLETE FAMILY CARE	327799	98454 AP	05/20/2022	2-108-5-00-280	HEALTH DEPT MED DIRECTOR/WELL	300.00	
							*** VENDOR 22543 TOTAL		1,500.00
86	EVERGY	EVERGY KANSAS CENTRAL INC	327807	98462 AP	05/20/2022	2-108-5-00-219	ELEC SVC HEALTH DEPT/WIC	452.20	
86	EVERGY	EVERGY KANSAS CENTRAL INC	327807	98462 AP	05/20/2022	2-108-5-00-606	ELEC SVC HEALTH DEPT/WIC	150.74	
							*** VENDOR 86 TOTAL		602.94
							TOTAL FUND 108		2,102.94
24545	CDW GOVERN	CDW GOVERNMENT INC	327796	98451 AP	05/20/2022	2-115-5-00-408	**11106763 COMPUTERS FOR SHERI	62,820.00	
							TOTAL FUND 115		62,820.00
2404	USD 409 AT RISK PROG	USD 409 AT RISK PROGRAM	327891	98546 AP	05/20/2022	2-121-5-00-206	STATE REIMB 3RD QUARTER	14,199.04	

warrants by vendor

TYPES OF CHECKS SELECTED: \* ALL TYPES

		P.O.NUMBER	CHECK#					TOTAL FUND 121	14,199.04
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	327902	27	05/20/2022	2-126-5-00-221	FBN4463883 VEHICLE LEASE TO MA	14.77	
								TOTAL FUND 126	14.77
1220	CULLIGAN OF GREATER	CULLIGAN OF GREATER KANSAS CIT	327800	98455 AP	05/20/2022	2-127-5-00-3	1274542 WATER/COOLER RENTAL	42.00	
7098	QUILL CORP	QUILL CORP	327876	98531 AP	05/20/2022	2-127-5-00-3	5645204 COMM CORR OFFICE SUPPL	183.88	
7098	QUILL CORP	QUILL CORP	327876	98531 AP	05/20/2022	2-127-5-00-3	5645204 COMM CORR OFFICE SUPPL	4.67	
7098	QUILL CORP	QUILL CORP	327876	98531 AP	05/20/2022	2-127-5-00-3	5645204 COMM CORR OFFICE SUPPL	48.01	
								*** VENDOR 7098 TOTAL	236.56
113	SUMNERONE INC	SUMNERONE INC	327886	98541 AP	05/20/2022	2-127-5-00-3	50ULCO8 COMM CORR COPIER	156.96	
								TOTAL FUND 127	435.52
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	327797	98452 AP	05/20/2022	2-133-5-00-304	5-42 20642-5600012204 GAS SERV	377.45	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	327902	27	05/20/2022	2-133-5-00-229	FBN4463883 VEHICLE LEASE TO MA	6,689.83	
19	KANSAS TUR	KANSAS TURNPIKE AUTHORITY	327859	98514 AP	05/20/2022	2-133-5-00-201	5-24 VIOLATION ON TRAILER W/O	74.25	
632	RWD 8	RURAL WATER DIST NO 8	327882	98537 AP	05/20/2022	2-133-5-00-214	5-43 WATER METER CO SOHP	32.63	
29720	SCHWINN EL	SCHWINN ELECTRIC	327883	98538 AP	05/20/2022	2-133-5-00-207	5-37 REPLACE LIGHT FIXTURES WI	1,100.00	
								TOTAL FUND 133	8,274.16
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	327902	27	05/20/2022	2-136-5-00-221	FBN4463883 VEHICLE LEASE TO MA	14.77	
7098	QUILL CORP	QUILL CORP	327876	98531 AP	05/20/2022	2-136-5-00-238	5645204 COMM CORR OFFICE SUPPL	11.96	
7098	QUILL CORP	QUILL CORP	327876	98531 AP	05/20/2022	2-136-5-00-238	5645204 COMM CORR OFFICE SUPPL	59.99	
7098	QUILL CORP	QUILL CORP	327876	98531 AP	05/20/2022	2-136-5-00-321	5645204 COMM CORR OFFICE SUPPL	7.89	
7098	QUILL CORP	QUILL CORP	327876	98531 AP	05/20/2022	2-136-5-00-321	5645204 COMM CORR OFFICE SUPPL	13.84	
7098	QUILL CORP	QUILL CORP	327876	98531 AP	05/20/2022	2-136-5-00-321	5645204 COMM CORR OFFICE SUPPL	48.01	
								*** VENDOR 7098 TOTAL	141.69
113	SUMNERONE INC	SUMNERONE INC	327886	98541 AP	05/20/2022	2-136-5-00-223	50COL COPIES	124.75	
								TOTAL FUND 136	281.21
7098	QUILL CORP	QUILL CORP	327876	98531 AP	05/20/2022	2-138-5-00-301	5645204 COMM CORR OFFICE SUPPL	4.66	
7098	QUILL CORP	QUILL CORP	327876	98531 AP	05/20/2022	2-138-5-00-301	5645204 COMM CORR OFFICE SUPPL	48.01	
								*** VENDOR 7098 TOTAL	52.67
								TOTAL FUND 138	52.67
2621	CAFE	TERRY BOOKER	327793	98448 AP	05/20/2022	2-145-5-00-256	MEALS RESERVED CO ON AGING	10,311.00	
2621	CAFE	TERRY BOOKER	327793	98448 AP	05/20/2022	2-145-5-00-256	MEALS RESERVED CO ON AGING	9,707.25	
								*** VENDOR 2621 TOTAL	20,018.25
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	327902	27	05/20/2022	2-145-5-00-230	FBN4463883 VEHICLE LEASE TO MA	19,027.49	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	327867	98522 AP	05/20/2022	2-145-5-00-211	CO ON AGING - EVENTS, JANITORI	85.70	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	327867	98522 AP	05/20/2022	2-145-5-00-211	CO ON AGING TRASH BAG LINERS,	43.88	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	327867	98522 AP	05/20/2022	2-145-5-00-255	CO ON AGING - EVENTS, JANITORI	124.40	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	327867	98522 AP	05/20/2022	2-145-5-00-255	CO ON AGING TRASH BAG LINERS,	210.30	
								*** VENDOR 4755 TOTAL	464.28
2666	MISC REIMBURSEMENTS	RANDY DAY	327872	98527 AP	05/20/2022	2-145-5-00-205	REIM MILEAGE - STAFF MEETING	11.70	
2666	MISC REIMBURSEMENTS	RUBY BARCLAY	327873	98528 AP	05/20/2022	2-145-5-00-205	REIM MILEAGE - STAFF MEETING	24.65	
								*** VENDOR 2666 TOTAL	36.35
								TOTAL FUND 145	39,546.37
20588	ADVANTAGE	ADVANTAGE PRINTING	327783	98438 AP	05/20/2022	2-146-5-00-301	ACCT 168 CO TREAS ENVELOPES	1,114.40	
								TOTAL FUND 146	1,114.40

TYPES OF CHECKS SELECTED: \* ALL TYPES

				P.O.NUMBER	CHECK#					
26195	ADVANCE AUTO PARTS	GENERAL PARTS DISTRIBUTION	327782	98437 AP	05/20/2022	2-160-5-00-304	670030 DEF, ANTIFREEZE/COOLANT	50.72		
26195	ADVANCE AUTO PARTS	GENERAL PARTS DISTRIBUTION	327782	98437 AP	05/20/2022	2-160-5-00-304	670030 DEF, ANTIFREEZE/COOLANT	119.64		
								*** VENDOR	26195 TOTAL	170.36
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	327902	27	05/20/2022	2-160-5-00-215	FBN4463883 VEHICLE LEASE TO MA	931.98		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	327881	98536 AP	05/20/2022	2-160-5-00-213	TRANSFER STATION - FUEL,MAINT	380.61		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	327881	98536 AP	05/20/2022	2-160-5-00-304	TRANSFER STATION - FUEL,MAINT	335.52		
								*** VENDOR	458 TOTAL	716.13
10703	TIRE TOWN	TIRE TOWN	327887	98542 AP	05/20/2022	2-160-5-00-207	SCRAP TIRES - TRANSFER STATION	500.00		
								TOTAL FUND 160	2,318.47	
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24545	CDW GOVERN	CDW GOVERNMENT INC	327796	98451 AP	05/20/2022	2-174-5-00-210	**11106763 REPL COMP/MON 911 D	13,224.00		
24545	CDW GOVERN	CDW GOVERNMENT INC	327796	98451 AP	05/20/2022	2-174-5-00-210	**11106763 REPL COMP/MON 911 D	1,177.40		
								*** VENDOR	24545 TOTAL	14,401.40
								TOTAL FUND 174	14,401.40	
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2570	BOND ESCROW REFUND	JIMMY PARKER	327789	98444 AP	05/20/2022	2-181-5-00-2	REFUND SFR NOT BUILT	3,800.00		
								TOTAL FUND 181	3,800.00	
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5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	327797	98452 AP	05/20/2022	2-195-5-00-290	20642-0321A774932204 GAS SERVI	42.82		
26400	KANSAS GAS	KANSAS GAS SERVICE	327858	98513 AP	05/20/2022	2-195-5-00-290	510614745 1628631 73 GAS TRANS	90.47		
2	WATER DEPT	WATER DEPT	327893	98548 AP	05/20/2022	2-195-5-00-290	WATER AT CCB FKA JDC	48.52		
								TOTAL FUND 195	181.81	
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1867	REDWOOD TOXICOLOGY	REDWOOD TOXICOLOGY LABORATORY	327877	98532 AP	05/20/2022	2-196-5-00-201	CONFIRMATION TESTS	66.35		
								TOTAL FUND 196	66.35	
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406	PUBLIC SAFETY	PUBLIC SAFETY UPFITTERS LLC	327875	98530 AP	05/20/2022	2-198-5-07-300	2 BULLET PROOF VESTS	1,862.63		
								TOTAL FUND 198	1,862.63	
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18885	HAYNES EQU	HAYNES EQUIPMENT CO	327812	98467 AP	05/20/2022	2-210-5-00-2	SEWER DIST 1 SVC CALL NICOLE L	2,735.00		
								TOTAL FUND 210	2,735.00	
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86	EVERGY	EVERGY KANSAS CENTRAL INC	327807	98462 AP	05/20/2022	2-212-5-00-2	ELEC SVC SEWER DIST 2	220.47		
86	EVERGY	EVERGY KANSAS CENTRAL INC	327807	98462 AP	05/20/2022	2-212-5-00-2	ELEC SVC SEWER DIST 2	38.60		
86	EVERGY	EVERGY KANSAS CENTRAL INC	327807	98462 AP	05/20/2022	2-212-5-00-2	ELEC SVC SEWER DIST 2	28.63		
86	EVERGY	EVERGY KANSAS CENTRAL INC	327807	98462 AP	05/20/2022	2-212-5-00-2	ELEC SVC SEWER DIST 2	86.79		
								*** VENDOR	86 TOTAL	374.49
								TOTAL FUND 212	374.49	
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86	EVERGY	EVERGY KANSAS CENTRAL INC	327807	98462 AP	05/20/2022	2-218-5-00-2	ELEC SC SEWER DIST 5	130.07		
								TOTAL FUND 218	130.07	
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1504	DELTA DENTAL OF KS	DELTA DENTAL OF KANSAS	327802	98457 AP	05/20/2022	2-510-2-00-942	1002567 MAY PREMIUMS (DENTAL)	18,434.34		
1504	DELTA DENTAL OF KS	DELTA DENTAL OF KANSAS	327802	98457 AP	05/20/2022	2-510-2-00-942	1002567 MAY PREMIUMS (DENTAL)	54.40		
1504	DELTA DENTAL OF KS	DELTA DENTAL OF KANSAS	327802	98457 AP	05/20/2022	2-510-2-00-942	1002567 MAY PREMIUMS (DENTAL)	1,698.14		
1504	DELTA DENTAL OF KS	DELTA DENTAL OF KANSAS	327802	98457 AP	05/20/2022	2-510-2-00-942	1002567 MAY PREMIUMS (DENTAL)	1,185.84-		
								*** VENDOR	1504 TOTAL	19,001.04
268	LIFELOCK	NORTONLIFELOCK INC	327870	98525 AP	05/20/2022	2-510-2-00-941	1247233 MAY PREMIUMS	1,655.91		
8500	METLIFE	METLIFE (VISION PLAN)	327871	98526 AP	05/20/2022	2-510-2-00-944	5919453 MAY PREMIUMS - VISION	3,835.42		
8500	METLIFE	METLIFE (VISION PLAN)	327871	98526 AP	05/20/2022	2-510-2-00-944	5919453 MAY PREMIUMS - VISION	45.60		
								*** VENDOR	8500 TOTAL	3,881.02
1485	RELIANCE STANDARD	RELIANCE STANDARD	327878	98533 AP	05/20/2022	2-510-2-00-962	GL144512 MAY GROUP LIFE/VOL GR	1,554.44		

START DATE: 05/14/2022 END DATE: 05/20/2022

TYPES OF CHECKS SELECTED: \* ALL TYPES

			P.O.NUMBER	CHECK#						
1485	RELIANCE STANDARD	RELIANCE STANDARD	327878	98533 AP	05/20/2022	2-510-2-00-962	GL144512	MAY GROUP LIFE/VOL GR	59.06	
1485	RELIANCE STANDARD	RELIANCE STANDARD	327878	98533 AP	05/20/2022	2-510-2-00-965	GL144512	MAY GROUP LIFE/VOL GR	2,941.80	
1485	RELIANCE STANDARD	RELIANCE STANDARD	327878	98533 AP	05/20/2022	2-510-2-00-965	GL144512	MAY GROUP LIFE/VOL GR	22.08	
								*** VENDOR	1485 TOTAL	4,577.38
								TOTAL FUND 510		29,115.35
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TOTAL ALL CHECKS									355,146.97	

TYPES OF CHECKS SELECTED: \* ALL TYPES

FUND SUMMARY

001	GENERAL	171,320.32
108	COUNTY HEALTH	2,102.94
115	EQUIPMENT RESERVE	62,820.00
121	JUVENILE JUSTICE AUTHORITY	14,199.04
126	COMM CORR ADULT	14.77
127	COMM CORR ADULT NON GRANT	435.52
133	ROAD & BRIDGE	8,274.16
136	COMM CORR JUVENILE	281.21
138	JUV INTAKE & ASSESSMENT	52.67
145	COUNCIL ON AGING	39,546.37
146	COUNTY TREASURER SPECIAL	1,114.40
160	SOLID WASTE MANAGEMENT	2,318.47
174	911	14,401.40
181	DELAWARE TWP TRAFFIC IMPACT	3,800.00
195	JUVENILE DETENTION	181.81
196	DRUG TEST & SUPERVISION FEES	66.35
198	SPECIAL GRANTS	1,862.63
210	SEWER DISTRICT 1: HIGH CREST	2,735.00
212	SEWER DISTRICT 2: TIMBERLAKES	374.49
218	SEWER DIST #5	130.07
510	PAYROLL CLEARING	29,115.35
	TOTAL ALL FUNDS	355,146.97

Consent Agenda 5/25/2022  
checks dated 5/14 - 5/20

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**Leavenworth County  
Request for Board Action  
Case No. DEV-22-028  
Replat of Wolcott Hills**

**Date: November 30, 2022**  
**To: Board of County Commissioners**  
**From: Planning & Zoning Staff**

**Department Head Review: Krystal Voth, Reviewed**

**Additional Reviews as needed:**

**Budget Review  Administrator Review  Legal Review**

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**Action Requested:** The applicants are requesting a Preliminary and Final Plat for a two lot subdivision. Proposed Lot 1 is approximately 2.5 acres and Lot 2 is approximately 24 acres.

**Analysis:** The applicant is requesting to replat 2 lots of the Wolcott Hills Subdivision. The applicant wishes to expand the buildable area of the existing Lot 3 by adjusting property lines to add property to Lot 3 from the unbuildable Tract A. Lot 3A & Tract B are 7.3 and 27.6 acres in size, respectively. Lot 3A is an “L” shaped lot and does not meet the width-to-depth ratio as the 1:3.5 ratio allows a lot with 200 feet of road frontage to be 700 feet deep. As drawn, Lot 3A has a width-to-depth ratio of 1:4.45. Tract 2 is proposed as an unbuildable tract of land and has a width-to-depth ratio of 1:87.1 and also does not meet the regulations. Lot 3A will have access to Wolcott Road/Highway K-5. The subdivision is classified as a Class “C” subdivision with all lots lying within the Rural Growth Area of Leavenworth County. Staff supports waiving the sewer requirements as the plat is outside an Initial Urban Growth Area.

Due to the fact that the plat is maintaining the existing non-conforming lot (Tract 2) and the southern portion of Tract 2 will be extremely challenging to develop because of the elevation changes, Staff is generally in support of the subdivision, with approval of the exception.

**Recommendation:** The Planning Commission voted 9-0 to recommend approval of Case No. DEV-22-028, Replat for Wolcott Hills Replat subject to conditions.

**Alternatives:**

1. Approve Case No. DEV-22-028, Replat for Wolcott Hills Replat, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-22-028, Replat for Wolcott Hills Replat, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-22-028, Replat for Wolcott Hills Replat, with Findings of Fact; or
4. Remand the case back to the Planning Commission.



**Budgetary Impact:**

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

**Total Amount Requested:**

\$0.00

**Additional Attachments:** Staff Report, Plat

**LEAVENWORTH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
CONSENT AGENDA**

**CASE NO:** DEV-22-028

**STAFF REPORT**

May 25, 2022

**REQUEST:**  
 Replat – Wolcott Hills

**STAFF REPRESENTATIVE:**  
JOSHUA GENTZLER  
PLANNER II

**SUBJECT PROPERTY:** 00000 Wolcott Road

**APPLICANT/APPLICANT AGENT:**  
JOE HERRING  
HERRING SURVEYING  
315 N 5<sup>TH</sup> ST  
LEAVENWORTH, KS 66048

**PROPERTY OWNER:**  
KARL & CORRIE JOHNSON  
1814 S 105<sup>TH</sup> TERR  
EDWARDSVILLE, KS 66111

**CONCURRENT APPLICATIONS:**  
NONE

**LEGAL DESCRIPTION:**  
Lot 3 and Tract A of Wolcott Hills

**LAND USE**

ZONING: RR-2.5  
FUTURE LAND USE DESIGNATION:  
RESIDENTIAL (3 units/acre)  
SUBDIVISION: N/A  
FLOODPLAIN: N/A

**STAFF RECOMMENDATION:** APPROVAL WITH CONDITIONS

**PROPERTY INFORMATION**

- ACTION OPTIONS:**
1. Approve Case No. DEV-22-028, Replat for Wolcott Hills Replat, with Findings of Fact, and with or without conditions; or
  2. Deny Case No. DEV-22-028, Replat for Wolcott Hills Replat, with Findings of Fact; or
  3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-22-028, Replat for Wolcott Hills Replat, with Findings of Fact; or
  4. Remand the case back to the Planning Commission.

**PARCEL SIZE:**  
34 Acres

**PARCEL ID NO:**  
162-04-0-00-00-003.05  
162-04-0-00-00-003.06

**BUILDINGS:**  
None

**PROJECT SUMMARY:**  
Request for a Replat to subdivide property located at 00000 Wolcott Road (162-04-0-00-00-003.05 & -003.06) as Lot 3A and Tract 2 of Wolcott Hills Replat.

**ACCESS/STREET:**  
Wolcott Road/Highway K-5, a state highway ±24' wide

**Location Map:**



**UTILITIES**

SEWER: N/A

FIRE: FIRE DISTRICT 1

WATER: RWD 9

ELECTRIC: FREESTATE

**NOTICE & REVIEW:**

**STAFF REVIEW:**  
N/A

**NEWSPAPER NOTIFICATION:**  
4/13/2022

**NOTICE TO SURROUNDING PROPERTY OWNERS:**  
N/A

<b>STANDARDS TO BE CONSIDERED:</b>			
<i>Leavenworth County Zoning and Subdivision Standards: Preliminary Review</i>		<b>Met</b>	<b>Not Met</b>
35-40	<b>Preliminary Plat Content</b>	N/A	
40-20	<b>Final Plat Content</b>	X	
41-6	<b>Access Management</b>	X	
41-6.B.a-c.	<b>Entrance Spacing</b>	X	
41-6.C.	<b>Public Road Access Management Standards</b>	X	
43	<b>Cross Access Easements</b>	N/A	
50-20	<b>Utility Requirements</b>	X	
50-30	<b>Other Requirements</b>	X	
50-40	<b>Minimum Design Standards</b>		X
	Lot 3A and Tract 2 do not meet lot-width to lot-depth ratio.		
50-50	<b>Sensitive Land Development</b>	N/A	
50-60.	<b>Dedication of Reservation of Public Sites and Open Spaces</b>	N/A	

**STAFF COMMENTS:**

The applicant is requesting to replat 2 lots of the Wolcott Hills Subdivision. The applicant wishes to expand the buildable area of the existing Lot 3 by adjusting property lines to add property to Lot 3 from the unbuildable Tract A. Lot 3A & Tract B are 7.3 and 27.6 acres in size, respectively. Lot 3A is an “L” shaped lot and does not meet the width-to-depth ratio as the 1:3.5 ratio allows a lot with 200 feet of road frontage to be 700 feet deep. As drawn, Lot 3A has a width-to-depth ratio of 1:4.45. Tract 2 is proposed as an unbuildable tract of land and has a width-to-depth ratio of 1:87.1 and also does not meet the regulations. Lot 3A will have access to Wolcott Road/Highway K-5. The subdivision is classified as a Class “C” subdivision with all lots lying within the Rural Growth Area of Leavenworth County. Staff supports waiving the sewer requirements as the plat is outside an Initial Urban Growth Area. (See Condition 4.)

Due to the fact that the plat is maintaining the existing non-conforming lot (Tract 2) and the southern portion of Tract 2 will be extremely challenging to develop because of the elevation changes, Staff is generally in support of the subdivision, with approval of the exception.

**PROPOSED CONDITIONS:**

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. The applicant shall adhere to the following memorandums:
  - a. CRWD 1 – February 24, 2022
  - b. Tyler Rebel – Evergy, February 24, 2022
4. A waiver for the use of private septic systems within this subdivision is granted with this approval.
5. At time of development, fire hydrants shall be required, if necessary infrastructure is available.
6. An exception be granted to the Zoning and Subdivision Regulations for Lot 3A & Tract 2:
  - a. 50-40.3.i.

7. After approval of this subdivision by the Board of County Commission, all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

**ATTACHMENTS:**

A: Application & Narrative

B: Zoning Map

C: Memorandums

*Replat*  
**FINAL PLAT APPLICATION**  
 Leavenworth County Planning and Zoning Department,  
 300 Walnut St., Suite 212  
 County Courthouse  
 Leavenworth, Kansas 66048  
 913-684-0465

Office Use Only	
PID: <u>162-04 003.05 / 003.06</u>	
Township: <u>Delaware</u>	
Planning Commission Meeting Date: _____	
Case No. <u>DEV-22-</u>	Date Received/Paid: _____
Zoning District <u>RR 2.5</u>	
Comprehensive Plan land use designation _____	

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: <u>Joe Herring</u>	NAME: <u>Karl and Corrie Johnson</u>
MAILING ADDRESS: <u>315 North 5th Street</u>	MAILING ADDRESS: <u>1814 S 105th Terrace</u>
CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>	CITY/ST/ZIP: <u>Edwardsville, KS 66111</u>
PHONE: <u>913-651-3858</u>	PHONE: <u>N/A</u>
EMAIL: <u>survey@teamcash.com</u>	EMAIL: <u>N/A</u>

**GENERAL INFORMATION**

*\$ 225.00*

Proposed Subdivision Name: WOLCOTT HILLS REPLAT

Address of Property: 00000 Wolcott Road

Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
Gross Acreage: <u>34 AC</u>	Number of Lots: <u>2</u>	Minimum Lot Size: <u>7.3 AC</u>
Maximum Lot Size: <u>27.55 Tract</u>	Proposed Zoning: <u>RR-2.5</u>	Density: <u>N/A</u>
Open Space Acreage: <u>N/A</u>	Water District: <u>RWD 1 Cons.</u>	Proposed Sewage: <u>Septic</u>
Fire District: <u>District 1</u>	Electric Provider: <u>Evergy</u>	Natural Gas Provider: <u>Propane</u>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local - Collector - Arterial - State - Federal</u>	
Is any part of the site designated as Floodplain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No if yes, what is the panel number: <u>20103C0275G</u>		
I, the undersigned, am the owner, duly authorized agent, of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.		
Signature: <u>Joe Herring - digitally signed 2/17/22</u>		Date: <u>2-17-22</u>

ATTACHMENT A

# WOLCOTT HILLS REPLAT

A Replat of Lot 3 and Tract A, WOLCOTT HILLS SUBDIVISION,  
Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
JOHNSON, KARL & CORRIE  
1814 S 105TH TER  
EDWARDSVILLE, KS 66111  
PID # 162-04-0-00-003.05 & 003.06

**SURVEYOR'S DESCRIPTION:**  
Lots 3 and Tract A, WOLCOTT HILLS SUBDIVISION, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 dated March 28, 2022, more fully described as follows: Beginning at the Northwest corner of said Tract A; thence North 88 degrees 08'56" East for a distance of 30.00 feet along the North line of WOLCOTT HILLS; thence South 01 degrees 54'21" East for a distance of 560.00 feet; thence North 88 degrees 08'56" East for a distance of 329.11 feet; thence North 26 degrees 41'29" East for a distance of 306.43 feet; thence North 02 degrees 47'05" West for a distance of 83.53 feet; thence North 14 degrees 17'12" West for a distance of 212.28 feet; thence North 88 degrees 08'56" East for a distance of 200.00 feet along the North line of said WOLCOTT HILLS; thence South 01 degrees 55'07" East for a distance of 2613.55 feet along the East line of said WOLCOTT HILLS; thence South 88 degrees 07'23" West for a distance of 659.57 feet along the South line of said WOLCOTT HILLS; thence North 01 degrees 54'21" West for a distance of 2613.85 feet along the West line of said WOLCOTT HILLS to the point of beginning.  
Together with and subject to covenants, easements, and restrictions of record.  
Said property contains 34.01 acres, more or less, including road right of way.  
Error of Closure - 1 : 801601

**CERTIFICATION AND DEDICATION**  
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: WOLCOTT HILLS REPLAT.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF,  
We, the undersigned owners of WOLCOTT HILLS REPLAT, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Karl Johnson  
Corrie Johnson

**NOTARY CERTIFICATE:**  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, a notary public in and for said County and State came Karl Johnson and Corrie Johnson, a married couple, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

**NOTARY PUBLIC**  
My Commission Expires: \_\_\_\_\_ (seal)

**APPROVALS**  
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of WOLCOTT HILLS REPLAT this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Secretary  
Krystal A. Voth  
Chairman  
Steven Rosenthal

**COUNTY ENGINEER'S APPROVAL:**  
The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

County Engineer - Mitch Pleak

**COUNTY COMMISSION APPROVAL:**  
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of WOLCOTT HILLS REPLAT this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Chairman  
Michael Smith  
County Clerk  
Attest: Janet Klasinski

**ZONING:**  
RR 2.5 - Rural Residential 2.5

- NOTES:**
- 1) This survey does not show ownership.
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - 3) All recorded and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - See Error of Closure Calculations
  - 5) Basis of Bearing - KS SPC North Zone 1501 West Line WOLCOTT HILLS
  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Proposed Lots for Residential Use.
  - 8) County Road Record - Book "C" Page 501-505 "Isaac Williams Road"
  - 9) 40' Right of way per Recorded Plat WOLCOTT HILLS Wolcott Road is State maintained Highway.
  - 10) Benchmark - 1/2" Bar Northeast Corner Subdivision (Cap 533) Elevation 826.1' (Basis - LEAVCO CP#400 960.19')
  - 11) Easements, if any, are created hereon or listed in referenced title commitment.
  - 12) Reference Recorded Deed Doc # 2018R01181
  - 13) Utility Companies -
    - Water - Consolidated Rural District 1
    - Electric - Evergy
    - Sewer - Septic / Lagoon
    - Gas - Propane / Natural Gas
  - 14) Reference Alliant National Title File Number 142035 updated October 8, 2021
  - 15) Property is in a Special Flood Hazard Area Zone "A" per FEMA FRM Map 20103C0275G dated July 16, 2015
  - 16) Building Setback Lines as shown hereon or noted below
    - All side yard setbacks - 15' (Accessory - 15')
    - All rear yard setbacks - 40' (Accessory - 15')
  - 17) Distances to and of structures, if any, are +/- 1'.
  - 18) Easements as per referenced Title Commitment are shown hereon, if any.
  - 19) Fence Lines do not necessarily denote the boundary line for the property.
  - 20) Reference Surveys:
    - WOLCOTT HILLS SUBDIVISION Bk. 16 Pg.77

### RESTRICTIONS:

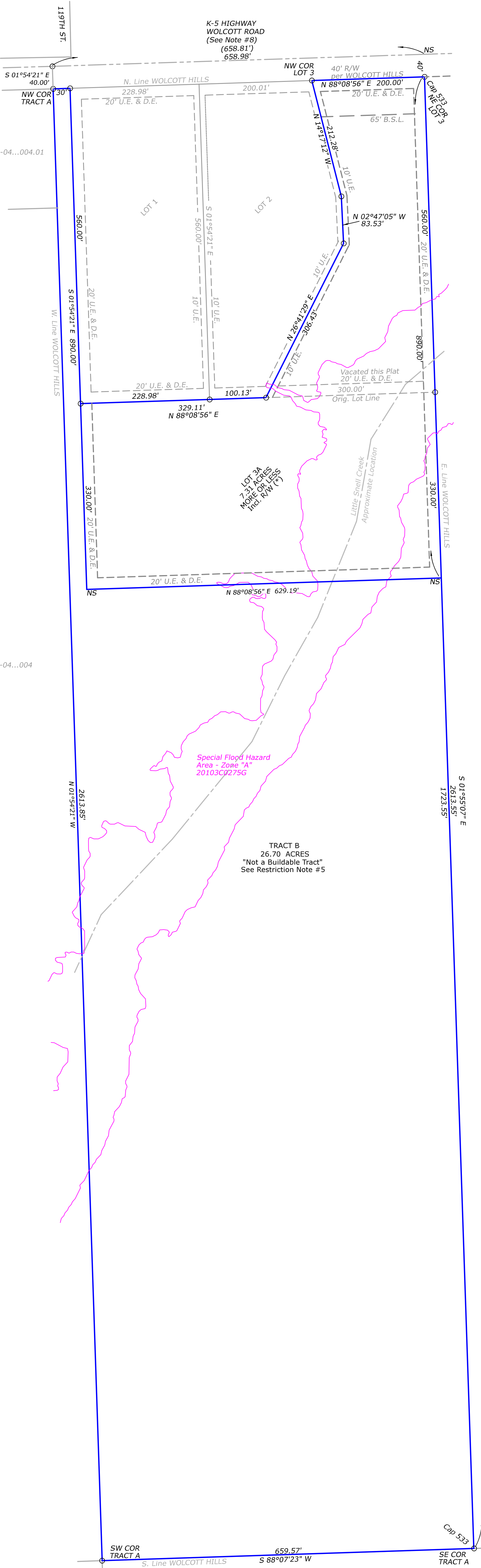
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- 4) Access to Lots must have KDOT approval.
- 5) Tract "B" is an unbuildable tract and not entitled to building permits.
- 6) No off-plat restrictions.

**REGISTER OF DEED CERTIFICATE:**  
Filed for Record as Document No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2022 at \_\_\_\_\_ o'clock \_\_\_\_\_ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

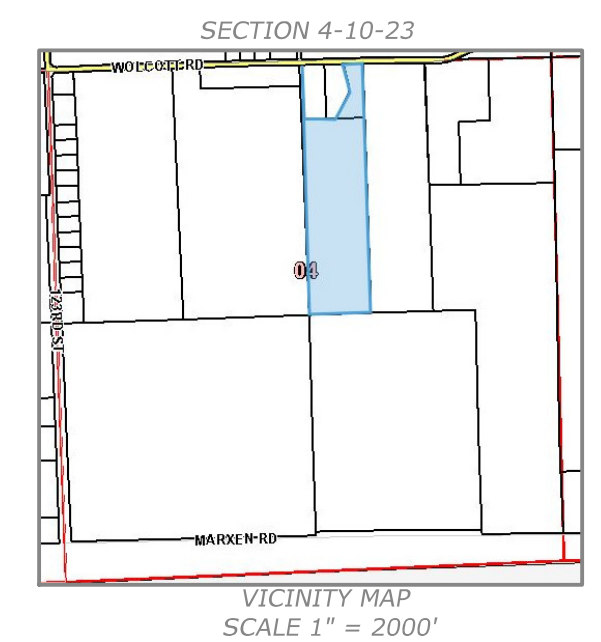
Register of Deeds - TerriLois G. Mashburn

I hereby certify that this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

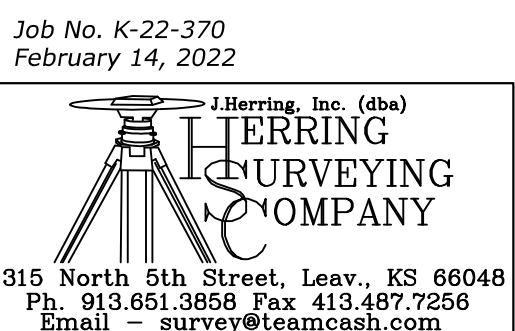
Michael J. Bogina, KS PS-1655  
Leavenworth County Survey Reviewer



PID # 162-04...003.02



100 0 100 200 300  
1" = 100'



Job No. K-22-370  
February 14, 2022

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of January through February, 2022 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296

Wolcott Hills Replat  
Leavenworth County Kansas  
Drainage Report  
March 12, 2022  
Revised March 29, 2022



**Existing Conditions** – Wolcott Hills is a four-lot subdivision that was originally platted in 2006, see exhibit #1. The subdivision is location on the south side of Wolcott Road east of 119<sup>th</sup> Street. There are existing homes on Lots #1 and #2. Lot #3 is vacant. Tract A is a heavily wooded parcel behind the platted lots. Little Snell Creek runs through the tract and the rear of Lot #3. There is designated floodplain along the creek, see exhibit #2. There is a small part of a shared driveway with the lot to the west that crosses Lot #3. A small area appears to maintained as a lawn and the remainder of Lot #3 and Tract A is heavily wooded.

A composite c value was calculated for the drainage area as shown in the table below. The composite c value is based on the soil type, slopes, and existing land use, see Exhibits #4, #5, and #6.

Existing	c value	Acres in each Drainage Area			
		DA #1			
Wooded	0.35	34.15			
Gravel Drive	0.50	0.01			
Grass	0.30	0.70			
Composite c		0.35			

$$\text{composite c} = \frac{(\text{Wooded Acres} * 0.35 + \text{Grass Acres} * 0.30 + \text{Gravel Acres} * 0.50)}{\text{Total Acres}}$$



**Developed Conditions** – The proposed replat will add 4.7 acres to Lot #3. No additional building lots will be created with this replat.

A composite c value was calculated for the drainage area as shown in the table below. The composite c value is based on the soil type, slopes, and land use, see Exhibits #4, #5, and #6. The developed storm water runoff calculations include 9,500 sq ft for the gravel driveway and 5,000 sq ft of impervious area for the house, outbuilding, and other impervious surfaces on Lot #3. It is assumed that one acre will be maintained as a lawn around the home and the remainder will be unchanged.

Developed	c value	Acres in each Drainage Area			
		DA #1			
Wooded	0.35	32.92			
Gravel Drive	0.50	0.23			
Impervious	0.90	0.11			
Grass	0.30	1.60			
Composite c		0.35			

$$\text{composite c} = \frac{(\text{Wooded Acres} * 0.35 + \text{Gravel Acres} * 0.50 + \text{Impervious Acres} * 0.90 + \text{Grass Acres} * 0.30)}{\text{Total Acres}}$$

The storm water runoff for existing and developed conditions is summarized in the following table. Calculations for the storm water runoff are included with the report.

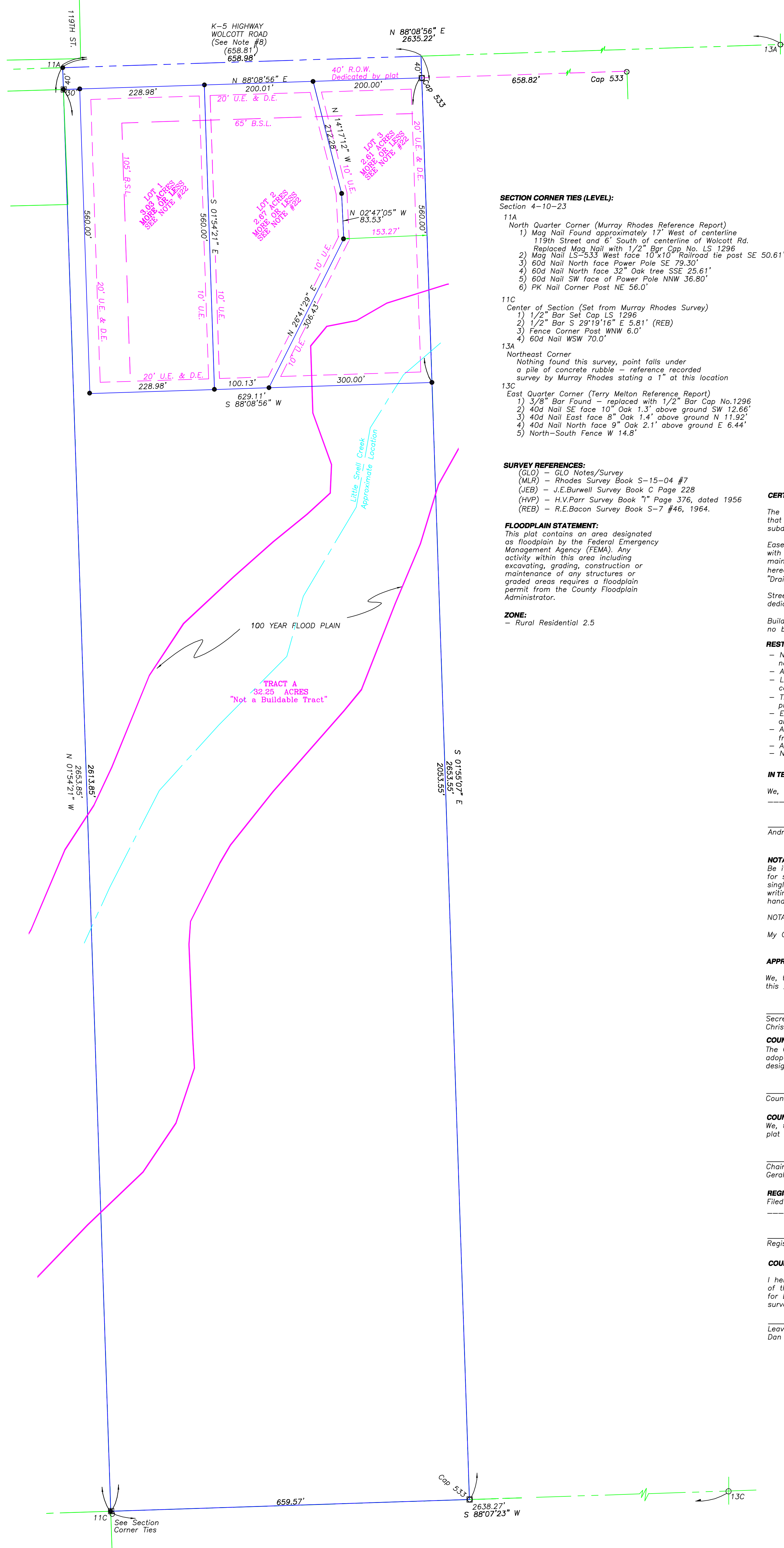
	DA #1	
	Q10 cfs	Q100 cfs
<b>Existing</b>	67.7	120.0
<b>Developed</b>	67.7	120.0
<b>Change</b>	0%	0%

**Conclusion** – The change in land use for this parcel of ground results in no change in storm water runoff from the site.

# WOLCOTT HILLS

A Minor Subdivision in Northeast Quarter of Fractional Section 4, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT



### LEGAL DESCRIPTION:

**TRACT 1:**  
A tract of land in the West 1/2 of the Northeast 1/4 of Section 4, Township 10 South, Range 23 East, in Leavenworth County, Kansas more particularly described as follows: Beginning at a point 300.00 feet East from the Northwest corner of said Northeast 1/4; thence East 300.00 feet along the North line of said Northeast 1/4; thence S 00°00'00" E 600.00 feet; thence S 90°00'00" W 300.00 feet; thence North 00°00'00" E 600.00 feet to the point of beginning, except any part used or dedicated for streets, roads or highways.

**TRACT 2:**  
The East half of the West 1/2 of the Northeast 1/4 of Section 4, Township 10 South, Range 23 East, Leavenworth County, Kansas.  
**EXCEPT:**  
A tract of land in the West 1/2 of the Northeast 1/4 of Section 4, Township 10 South, Range 23 East, in Leavenworth County, Kansas more particularly described as follows: Beginning at a point 300.00 feet East from the Northwest corner of said Northeast 1/4; thence East 300.00 feet along the North line of said Northeast 1/4; thence S 00°00'00" E 600.00 feet; thence S 90°00'00" W 300.00 feet; thence North 00°00'00" E 600.00 feet to the point of beginning, except any part used or dedicated for streets, roads or highways.

**AND EXCEPT,**  
The East half of the West half of the Northeast Quarter, Section 4, Township 10, Range 23 East, Leavenworth County, Kansas.

As per title commitment identified as First American Title Commitment No. 649513 dated February 10, 2006.

### SURVEYOR'S DESCRIPTION:

The West half of the West half of the Northeast Quarter of Fractional Section 4, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows:  
Beginning at the Northwest corner of said Northeast Quarter; thence North 88 degrees 08'56" East for a distance of 658.98 feet along the North line of said Northeast Quarter; thence South 01 degrees 55'07" East for a distance of 2653.55 feet along the East line of the West half of the West half of said Northeast Quarter to the South line of said Northeast Quarter, said point being a 1/2" Bar with Cap LS-533; thence South 88 degrees 07'23" West for a distance of 659.57 feet along said South line to the Southwest corner of said Northeast Quarter, said point being a 1/2" Bar with Cap LS-1296; thence North 01 degrees 54'21" West for a distance of 2653.85 feet along the West line of said Northeast Quarter to the point of beginning.  
Together with and subject to covenants, easements and restrictions of record.  
Said property contains 40 acres, more or less, including road right of way.  
ERROR OF CLOSURE: 1 : 1,800,000

### CERTIFICATION AND DEDICATION

The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: "WOLCOTT HILLS".

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E) or "Drainage Easement" (D/E).

Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

### RESTRICTIONS:

- No mobile, basement or any structure of temporary nature shall be permitted.
- An Engineered Waste Disposal System may be required for these lots.
- Leavenworth County Conservation District recommends sediment and erosion control procedures during construction activities.
- Tract A is an unbuildable tract and must be transferred with an adjacent property owner.
- Existing buildings on Lot #1 are classified as legal non-conforming structures and must meet the county regulations as such.
- Any crossing of Little Shell Creek will require a stream obstruction permit from the State of Kansas Division of Water Resources.
- All access points subject to approval by Kansas Department of Transportation (KDOT).
- No Off-Plat Restrictions.

### IN TESTIMONY WHEREOF,

We, the undersigned owners of "WOLCOTT HILLS", have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Andrew J. Hagoney \_\_\_\_\_ Phyllis Hagoney \_\_\_\_\_ Hugh C. Hagoney \_\_\_\_\_

### NOTARY CERTIFICATE:

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2006, before me, a notary public in and for said County and State came Andrew & Phyllis Hagoney, husband and wife, and Hugh C. Hagoney, a single person, to me personally known to be the same persons who executed the foregoing instrument of writing, and did acknowledge the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC \_\_\_\_\_

My Commission Expires: \_\_\_\_\_ (seal)

### APPROVALS

We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of "Wolcott Hills" this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Secretary Christopher W. Dunn, AICP \_\_\_\_\_ Chairman Sam Maxwell \_\_\_\_\_

### COUNTY ENGINEER'S APPROVAL:

The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

County Engineer - Bill Green, P.E. \_\_\_\_\_

### COUNTY COMMISSION APPROVAL:

We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of "WOLCOTT HILLS", this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Chairman Gerald D. Oroke \_\_\_\_\_ County Clerk Attest: Linda Scher \_\_\_\_\_

### REGISTER OF DEED CERTIFICATE:

Filed for Record in Book \_\_\_\_\_ Page \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2006 at \_\_\_\_\_ o'clock \_\_\_\_\_ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - Stacy Driscoll \_\_\_\_\_

### COUNTY SURVEYOR

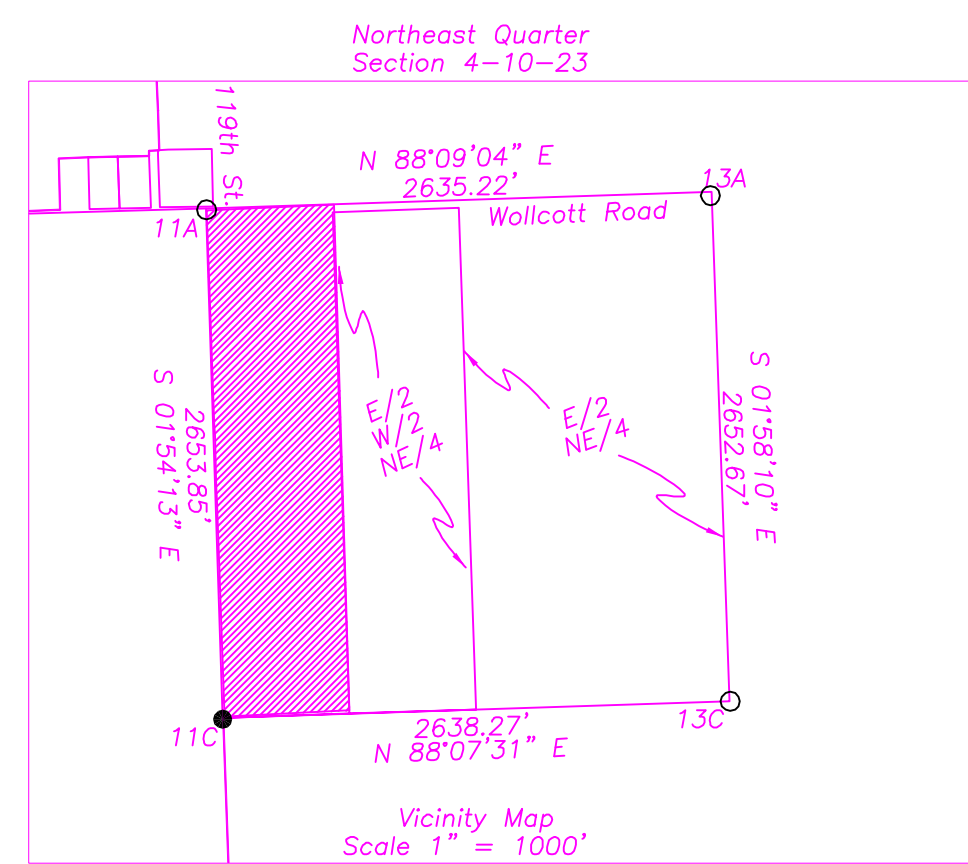
I hereby certify this plat meets the requirements of KSA-58-2005. The face of this plat was reviewed for compliance with the Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.

Leavenworth County Surveyor Dan L. Schmitz, PLS \_\_\_\_\_

### SURVEYOR'S NOTES:

- 1) This survey does not show ownership.
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All record and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - 1 : 1,800,000
- 5) Basis of Bearing - LEAVCO (Held CP 400 - rotated into CP 28)
- 6) Point Origin Unknown unless otherwise noted.
- 7) Reference Recorded Deeds Book 616 Page 1563, Book 634 page 1807
- 8) County Road Record - Book "C" Page 501-505 "Isaac Williams Road" 25' Each side of centerline
- 9) Proposed Right of way shown hereon to match existing bars (MLR).
- 10) Benchmark - 1/2" Bar Northeast Corner Subdivision (Cap 533)
- 11) Elevation 826.1' (Basis - LEAVCO CP#400 960.19')
- 12) Easements, if any, are created hereon or listed in referenced title commitment.
- 13) Proposed Lots 1, 2 & 3, for Residential Use; Tract A is unbuildable.
- 14) Reference First American Title Company Commitments #649513 dated February 10, 2006.
- 15) Building Setback Lines as shown hereon or noted below - All side yard setbacks - 15' (Accessory - 15') - All rear yard setbacks - 40' (Accessory - 15')
- 16) Easement Book 344 Page 428 granted to Kansas Electric Power Company dated 1945, has been vacated Book 981 Page 128
- 17) Water Line Easements Book 637 Page 1526, Book 629 Page 1788 are blanket in nature, not shown hereon. As per conversation with Consolidated Water #1 there is a 4" Water Line on the North side of Wolcott Road.
- 18) Distances to and of structures are +- 1'.
- 19) 100 Year Flood Plain is shown hereon, approximate location, as per County Maps. Community Panel Number 200186 01000.
- 20) Calculated Acreage of Lots does not include that area used for KDOT Right of way, does include additional R.O.W. requested by County.

- Legend:
- - 1/2" Bar Set with Cap No.1296
  - - 1/2" Bar Found
  - - Concrete set around Bar
  - ( ) - Distance of Record
  - D.E. - DRAINAGE EASEMENT
  - R.O.W. - RIGHT OF WAY
  - U.E. - UTILITY EASEMENT
  - B.S.L. - BUILDING SETBACK LINE

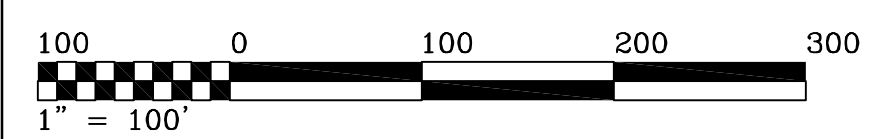


Scale 1" = 100'

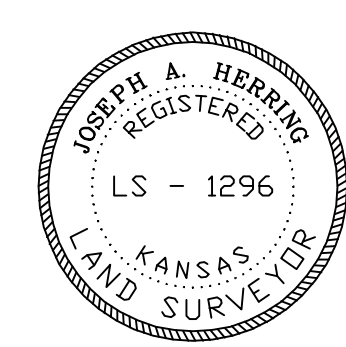
Job No. K-05-370  
April 17, 2006

Herring, Inc. (d/b/a)  
**HERRING SURVEYING COMPANY**

315 North 5th Street, Leav., KS 66048  
Ph. 913.661.3858 Fax 413.487.7256  
Email - survey@teamherring.com



PROPERTY OWNER/DEVELOPER:  
Tract 1:  
Hagoney, Andrew J. & Phyllis  
11829 Wolcott Road  
162-04-0-00-00-003.01  
Tract 2:  
Hagoney, Hugh C., Andrew J.  
11871 Wolcott Road  
162-04-0-00-00-003.00



I hereby certify that I have accurately surveyed the attached Subdivision and have located all monuments shown and that all Blocks, Streets and Public Ways are well and accurately staked and marked to the best of my knowledge and belief. Plat prepared April 17, 2006 April 27, 2006

Joseph A. Herring R.L.S. #1296  
Field Work: December 2005 thru February 2006

Exhibit #1

119TH ST.

K-5 HIGHWAY  
WOLCOTT ROAD  
(See Note #8)  
(658.81')  
658.98'

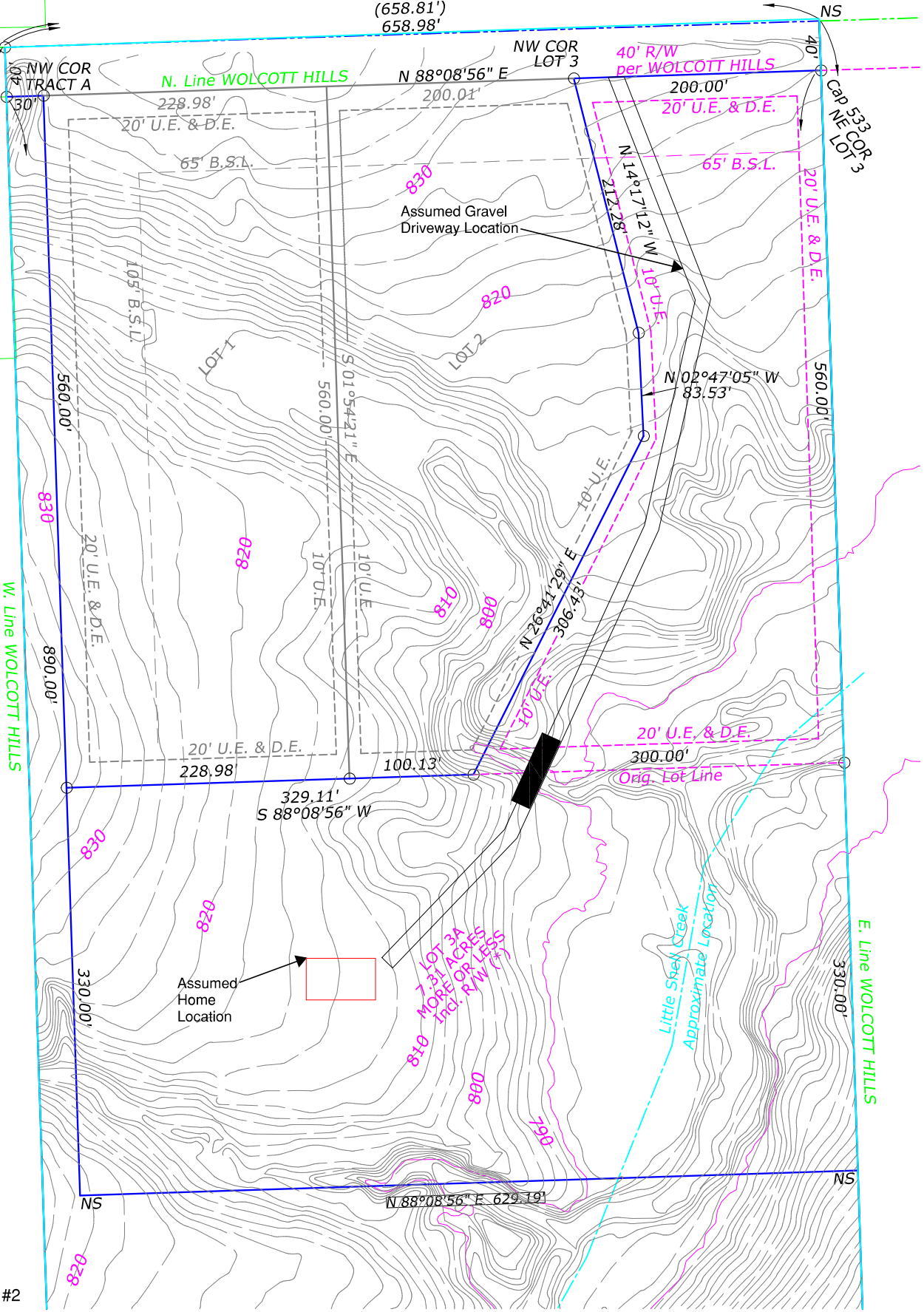


EXHIBIT #2

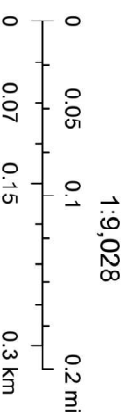
# Wolcott Hill



March 8, 2022

- Special Flood Hazard Area
- AE, FLOODWAY
  - LOMR Areas
  - AE
  - A
  - Unlettered, Mapped Cross Sections
  - Lettered Cross Sections

- Base Flood Elevations
- Base Flood Elevations
  - Base Flood Approximate Elevations



All Kansas PSAPs, NGS11 Coordinating Council, DASCC, Maxar

Base Flood Approximate Elevations developed by Kansas Department of

Copyright 2014

## EXHIBIT #3



Map Unit Symbol	Map Unit Name
7285	Ladoga silt loam, 3 to 8 percent slopes
7955	Knox silt loam, 7 to 12 percent slopes
7956	Knox silt loam, 12 to 18 percent slopes
7957	Knox complex, 18 to 30 percent slopes

TABLE 1 Values of Runoff Coefficient C

URBAN AREAS:	
Type of drainage area	Runoff coefficient C
Lawns:	0.05 - 0.10
Sandy soil, flat 2%	0.10 - 0.15
Sandy soil, average, 2 - 7%	0.15 - 0.20
Sandy soil, steep, 7%	0.13-0.17
Heavy soil, flat, 2%	0.18 - 0.22
Heavy soil, average, 2 - 7%	0.25 - 0.35
Heavy soil, steep, 7%	
Business:	0.70 - 0.95
Downtown areas Neighborhood areas	0.50.0.70
Residential:	0.30 - 0.50
Single-family areas	0.40 - 0.60
Multi units, detached Multi units,	0.60 - 0.75
attached Suburban	0.25 - 0.40
Apartment dwelling areas	0.50 - 0.70
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.35
Railroad yard areas	0.20 - 0.40
Unimproved areas	0.10 - 0.30
Streets:	0.70 - 0.95
Asphaltic	0.80 - 0.95
Concrete	0.70 - 0.85
Brick	
Drives and walks	0.75 - 0.85
Roofs	0.75 - 0.95

AGRICULTURAL AREAS:

Topography and Vegetation	Runoff Coefficient C Soil Texture		
	Soil Texture		
	Open Sandy Loam	Clay and Silt Loam	Tight Clay
Woodland			
Flat 0 - 5% Slope	0.10	0.30	0.40
Rolling 5 - 10% Slope	0.25	0.35	0.50
Hilly 10 - 30% Slope	0.30	0.50	0.60
Pasture			
Flat	0.10	0.30	0.40
Rolling	0.16	0.36	0.55
Hilly	0.22	0.42	0.60
Cultivated			
Flat	0.30	0.50	0.60
Rolling	0.40	0.60	0.70
Hilly	0.52	0.72	0.82

Source - Natural Resources Conservation Service (NRCS) US Department of Agriculture (USDA) Peak Discharge Course  
[https://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/stelprdb1083019.pdf](https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1083019.pdf)

# EXHIBIT #5

**Table 3-1 Runoff Coefficients for Rational Formula**

<b>Type of Drainage Area</b>	<b>Runoff Coefficient, C*</b>
Concrete or Asphalt Pavement	0.8 – 0.9
Commercial and Industrial	0.7 – 0.9
<b>Gravel Roadways and Shoulders</b>	<b>0.5 – 0.7</b>
Residential – Urban	0.5 – 0.7
Residential – Suburban	0.3 – 0.5
Undeveloped	0.1 – 0.3
Berms	0.1 – 0.3
Agricultural – Cultivated Fields	0.15 – 0.4
Agricultural – Pastures	0.1 – 0.4
Agricultural – Forested Areas	0.1 – 0.4

For flat slopes or permeable soil, lower values shall be used. For steep slopes or impermeable soil, higher values shall be used. Steep slopes are 2:1 or steeper.

From Michigan State Administrative Rules R 280.9.

Referenced from MDOT Drainage Manual, [www.michigan.gov](http://www.michigan.gov)

**Drainage Area #1 - 100 year**

Existing Conditions

Area = 34.86 acres  
C= 0.35  
L= 650  
S= 8.1  
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{max} = 300$$

$$i_{100} = 256/(T_c + 19.8) \quad 5 < T_c < 15$$

$$T_i = 11.6$$

$$i_{100} = 331/(T_c + 30) \quad 15 < T_c < 60$$

$$T_t = 1.08$$

$$T_c = 12.7$$

$$i_{100} = 7.87$$

$$Q = KCiA$$

$$Q = 120.0 \text{ cfs}$$

Developed Conditions

Area = 34.86 acres  
C= 0.35  
L= 650  
S= 8.1  
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{max} = 300$$

$$i_{100} = 256/(T_c + 19.8) \quad 5 < T_c < 15$$

$$T_i = 11.6$$

$$i_{100} = 331/(T_c + 30) \quad 15 < T_c < 60$$

$$T_t = 1.08$$

$$T_c = 12.7$$

$$i_{100} = 7.87$$

$$Q = KCiA$$

$$Q = 120.0 \text{ cfs}$$



### Drainage Area #1- 10 year

Existing Conditions

Area = 34.86 acres  
C= 0.35  
L= 650  
S= 8.1  
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{\max} = 300$$

$$i_{10} = 175/(T_c + 18.8) \quad 5 < T_c < 15$$

$$T_i = 11.6$$

$$i_{10} = 214/(T_c + 26.7) \quad 15 < T_c < 60$$

$$T_t = 1.08$$

$$T_c = 12.7$$

$$i_{10} = 5.55$$

$$Q = KCiA$$

$$Q = 67.7 \text{ cfs}$$

Developed Conditions

Area = 34.86 acres  
C= 0.35  
L= 650  
S= 8.1  
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{\max} = 300$$

$$i_{10} = 175/(T_c + 18.8) \quad 5 < T_c < 15$$

$$T_i = 11.6$$

$$i_{10} = 214/(T_c + 26.7) \quad 15 < T_c < 60$$

$$T_t = 1.08$$

$$T_c = 12.7$$

$$i_{10} = 5.55$$

$$Q = KCiA$$

$$Q = 67.7 \text{ cfs}$$

**Drainage Area #1 - 100 year**

Existing Conditions

Area = 34.86 acres  
C= 0.35  
L= 650  
S= 8.1  
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{max} = 300$$

$$i_{100} = 256/(T_c + 19.8) \quad 5 < T_c < 15$$

$$T_i = 11.6$$

$$i_{100} = 331/(T_c + 30) \quad 15 < T_c < 60$$

$$T_t = 1.08$$

$$T_c = 12.7$$

$$i_{100} = 7.87$$

$$Q = KCiA$$

$$Q = 120.0 \text{ cfs}$$

Developed Conditions

Area = 34.86 acres  
C= 0.35  
L= 650  
S= 8.1  
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{max} = 300$$

$$i_{100} = 256/(T_c + 19.8) \quad 5 < T_c < 15$$

$$T_i = 11.6$$

$$i_{100} = 331/(T_c + 30) \quad 15 < T_c < 60$$

$$T_t = 1.08$$

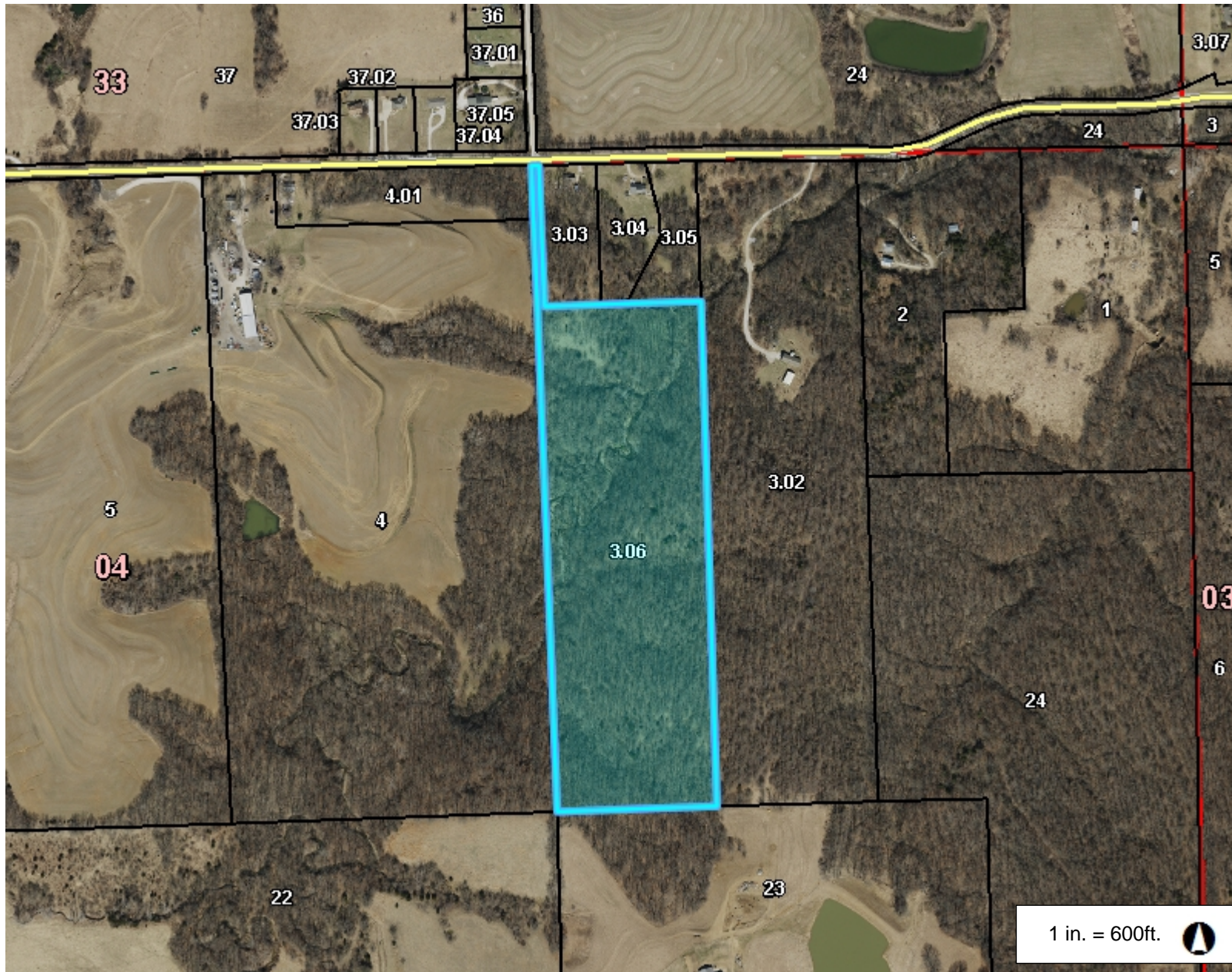
$$T_c = 12.7$$

$$i_{100} = 7.87$$

$$Q = KCiA$$

$$Q = 120.0 \text{ cfs}$$

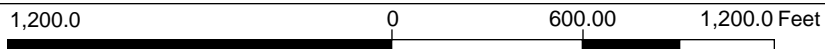
# DEV-22-028 Wolcott Hills Replat



### Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
  - <all other values>
  - 70
- Road
  - <all other values>
  - PRIVATE
- Railroad
- Section
- Section Boundaries
- County Boundary

1 in. = 600ft.

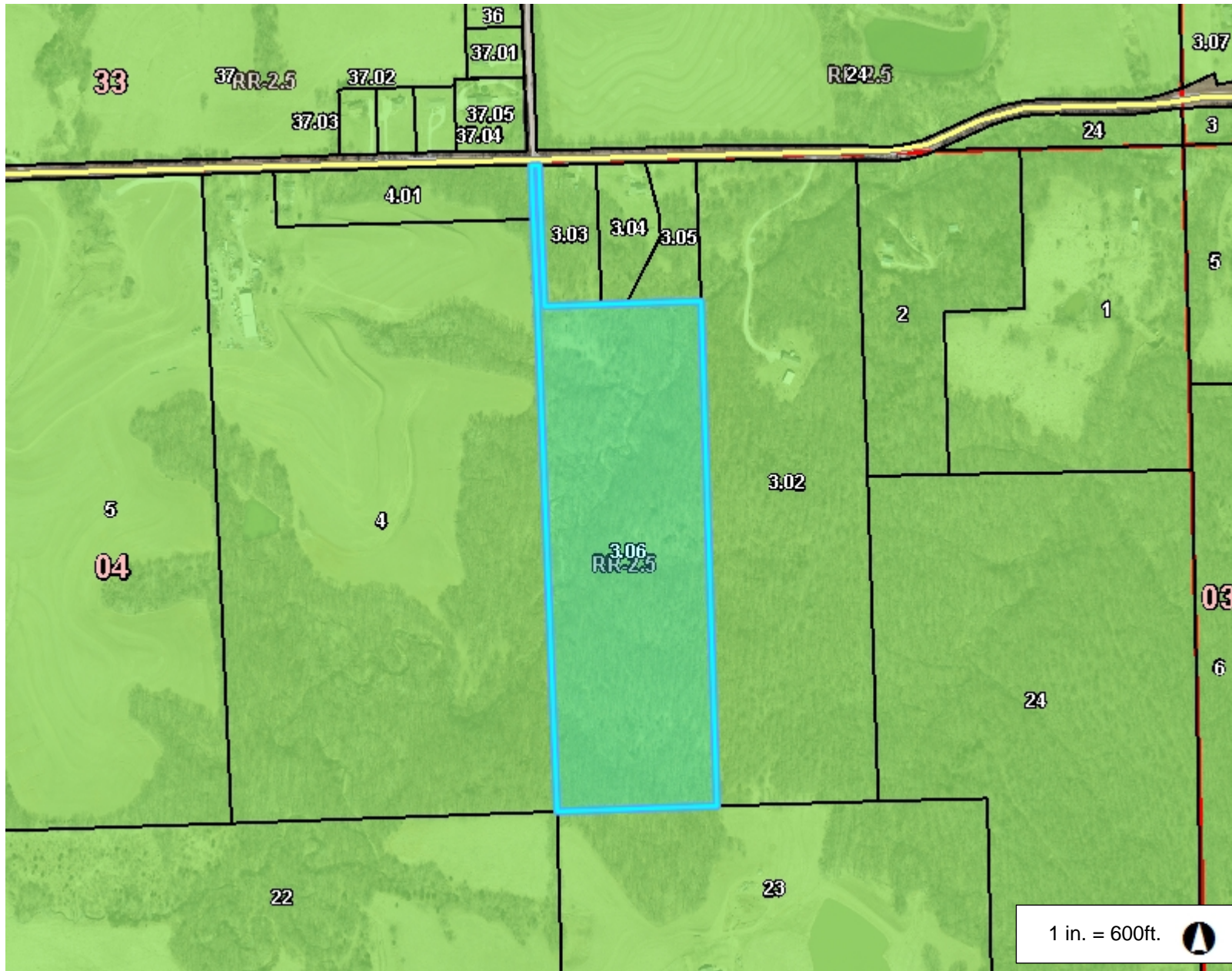


This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes

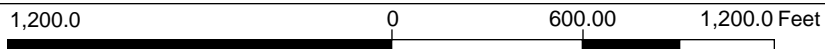
# DEV-22-028 Zoning



### Legend

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

1 in. = 600ft.



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes

**From:** [Tyler Rebel](#)  
**Sent:** Thursday, February 24, 2022 11:23 AM  
**To:** [Gentzler, Joshua](#)  
**Subject:** RE: [EXTERNAL]Review Request - DEV-22-028 - Wolcott Hills Replat

---

Internal Use Only

No comments or concerns,

Thanks,

**Tyler Rebel**  
**Distribution Designer**  
**Evergy**  
[tyler.rebel@evergy.com](mailto:tyler.rebel@evergy.com)  
**O:** 913.758.2727  
[evergy.com](http://evergy.com)

---

**From:** Gentzler, Joshua <JGentzler@leavenworthcounty.gov>  
**Sent:** Wednesday, February 23, 2022 4:26 PM  
**To:** 'Mike Stackhouse' <firedistrict1@fd1lv.org>; mfulkerson@crwd1.com; Design Group Leavenworth <designgroupleavenworth@evergy.com>; Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>  
**Subject:** [EXTERNAL]Review Request - DEV-22-028 - Wolcott Hills Replat

**\*\*WARNING:** This email originated from an external source outside of Evergy. Think before you click on links or attachments!\*\*

---

The Leavenworth County Department of Planning and Zoning has received a request for a Replat of Wolcott Hills, located at approximately 11829 Wolcott Road.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by End of Business on Wednesday, March 2<sup>nd</sup>.

If you have any questions or need additional information, please contact me at (913) 684-0464 or at [JGentzler@LeavenworthCounty.gov](mailto:JGentzler@LeavenworthCounty.gov).

Thank you,

Joshua Gentzler  
Planner II  
[Planning & Zoning](#)  
Leavenworth County  
913.684.0464

February 24, 2022

Joshua Gentzler  
Planner II  
Leav. Co. Planning and Zoning  
300 Walnut  
Leavenworth, KS 66048

Re: Wolcott Hills Replat Dev-22-028

Dear Mr. Gentzler,

Thank you for providing the opportunity for the water district to provide comments on the proposed plat.

I have reviewed the provided plat and have the following comments:

1. This plat is in the service area of Consolidated Water District #1.
2. The Water District currently provides domestic water service to lots 1 and 2 of this development via a 4-inch water main on the north side of Wolcott Rd. Water service to lot 3 can be provided from the same water main. (See attached map).
3. There are no fire hydrants located near this replat.
4. The Water District does not have any plans to add fire hydrants to the existing water main as it is too small to support adequate flows for fire suppression activities.
5. The Water District's Master Plan is to replace/upgrade the existing water main along Wolcott Rd as part of our Capital Improvement Program. The timing of this project has not been established as of yet, but it is not within the next five years.

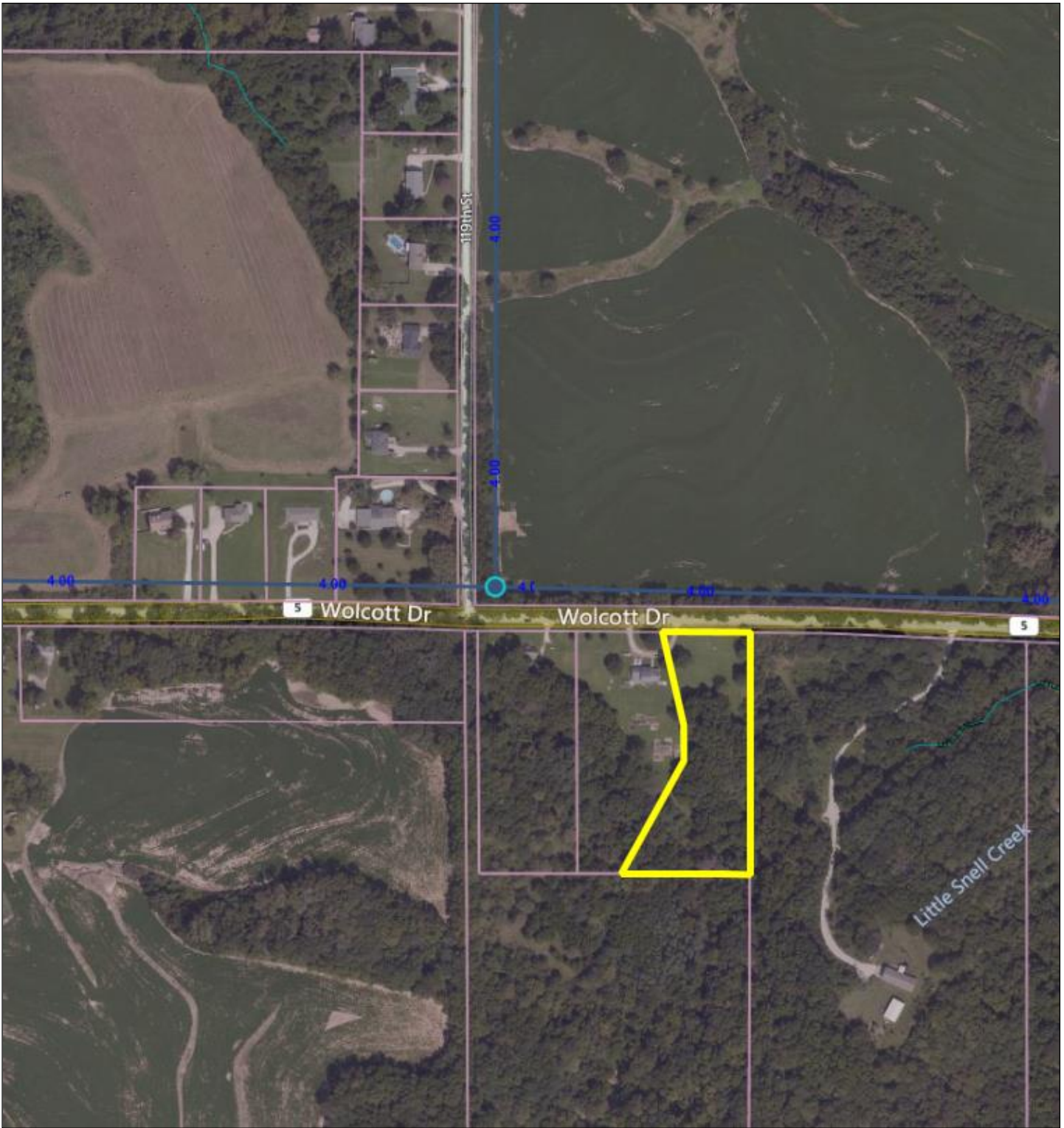
If you have any additional questions/comments, please contact me at your convenience.

Respectfully,

*Mike Fulkerson*

Mike Fulkerson  
Operations Manager

Cc; file



**Leavenworth County  
Request for Board Action  
Case No. DEV-22-045/046  
Preliminary & Final Plat Langley Addition**

**Date:** May 25, 2022  
**To:** Board of County Commissioners  
**From:** Planning & Zoning Staff

**Department Head Review:** Krystal Voth, Reviewed

**Additional Reviews as needed:**

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

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**Action Requested:** The applicants are requesting a Preliminary and Final Plat for a three lot subdivision. Proposed Lot 1, Lot 2, and Lot 3 are approximately 3.05, 11.94, and 10.62 acres in size, respectively.

**Analysis:** The applicant is requesting a to create 3-lot subdivision that will access 167th Street. The subdivision ranges in size from 3.1 to 11.9 acres in size. Lots 2 and 3 will have a shared access due to the requirements set forth in Article 41 – Access Management. The proposed Langley Addition subdivision is classified as a Class “C” subdivision with all lots lying with the Rural Growth Area of Leavenworth County. Proposed Lot 1 contains a home that has existed since 1940, according to the Appraiser’s office. This building is located within 105’ of 167th Street. The building is allowed to remain as it exists, but cannot expand the encroachment in the future. This encroachment has been addressed and the limitations for building on Lot 1 are listed on the face of the plat.

**Recommendation:** The Planning Commission voted 9-0 to recommend approval of Case No. DEV-22-045/046, Preliminary and Final Plat for Langley Addition subject to conditions.

**Alternatives:**

1. Approve Case No. DEV-22-045/046, Preliminary and Final Plat for Langley Addition, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-22-045/046, Preliminary and Final Plat for Langley Addition, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-22-045/046, Preliminary and Final Plat for Langley Addition, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**Budgetary Impact:**

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

**Total Amount Requested:** \$0.00

**Additional Attachments:** Staff Report, Plat, Planning Commission Minutes



**LEAVENWORTH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
CONSENT AGENDA**

**CASE NO:** DEV-22-045 & 046

**STAFF REPORT**

May 25, 2022

**REQUEST:**

Preliminary & Final Plat – Langley Addition

**STAFF REPRESENTATIVE:**

JOSHUA GENTZLER  
PLANNER II

**SUBJECT PROPERTY:** 34244 167<sup>TH</sup> STREET

**APPLICANT AGENT:**

ATLAS SURVEYORS  
207 S 5<sup>TH</sup> ST  
LEAVENWORTH, KS 66048

**PROPERTY OWNER:**

JUSTIN & JENNIFER LANGLEY  
34244 167<sup>TH</sup> STREET  
LEAVENWORTH, KS 66048

**CONCURRENT APPLICATIONS:**

NONE

**LEGAL DESCRIPTION:**

A tract of land in the West ½ of Section 33, Township 7 South, Range 22 East of the 6<sup>th</sup> P.M. Leavenworth County, Kansas.

**LAND USE**

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:  
RESIDENTIAL (2.5-acre minimum)

SUBDIVISION: N/A

FLOODPLAIN: N/A

**STAFF RECOMMENDATION:** APPROVAL WITH EXCEPTIONS

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Approve Case No. DEV-22-045/046, Preliminary and Final Plat for Langley Addition, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-22-045/046, Preliminary and Final Plat for Langley Addition, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-22-045/046, Preliminary and Final Plat for Langley Addition, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**PARCEL SIZE:**

25.5 Acres

**PARCEL ID NO:**

028-33-0-40-00-003.00

**BUILDINGS:**

EXISTING – 1 HOME

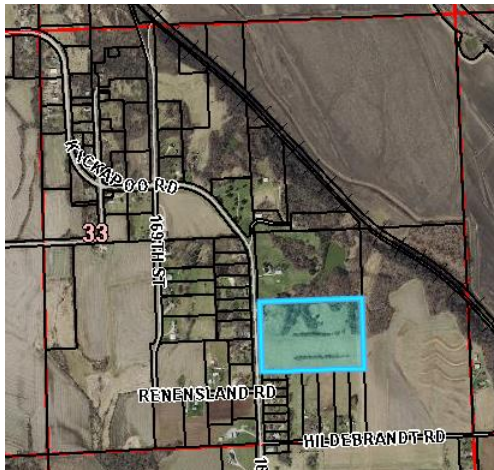
**PROJECT SUMMARY:**

Request for a Preliminary and Final Plat approval to subdivide property located at 34244 167<sup>th</sup> Road (028-33-0-40-00-003.00) as Lots 1-3 of Langley Addition.

**ACCESS/STREET:**

167<sup>th</sup> Street, a County arterial road, ± 25' wide

**LOCATION MAP:**



**UTILITIES**

SEWER: N/A

FIRE: KICKAPOO

WATER: RWD 2

ELECTRIC: FREESTATE

**NOTICE & REVIEW:**

**STAFF REVIEW:**

N/A

**NEWSPAPER NOTIFICATION:**

4/13/2022

**NOTICE TO SURROUNDING PROPERTY OWNERS:**

N/A

<b>STANDARDS TO BE CONSIDERED:</b>			
<i>Leavenworth County Zoning and Subdivision Standards: Preliminary Review</i>		<b>Met</b>	<b>Not Met</b>
35-40	<b>Preliminary Plat Content</b>	X	
40-20	<b>Final Plat Content</b>	N/A	
41-6	<b>Access Management</b>	X	
41-6.B.a-c.	<b>Entrance Spacing</b>	X	
41-6.C.	<b>Public Road Access Management Standards</b>	X	
43	<b>Cross Access Easements</b>	N/A	
50-20	<b>Utility Requirements</b>	X	
50-30	<b>Other Requirements</b>	X	
50-40	<b>Minimum Design Standards</b>	X	
50-50	<b>Sensitive Land Development</b>	N/A	
50-60.	<b>Dedication of Reservation of Public Sites and Open Spaces</b>	N/A	

**STAFF COMMENTS:**

The applicant is requesting a to create 3-lot subdivision that will access 167<sup>th</sup> Street. The subdivision ranges in size from 3.1 to 11.9 acres in size. Lots 2 and 3 will have a shared access due to the requirements set forth in Article 41 – Access Management. The proposed Langley Addition subdivision is classified as a Class “C” subdivision with all lots lying within the Rural Growth Area of Leavenworth County. Proposed Lot 1 contains a home that has existed since 1940, according to the Appraiser’s office. This building is located within 105’ of 167<sup>th</sup> Street. The building is allowed to remain as it exists, but cannot expand the encroachment in the future. This encroachment has been addressed and the limitations for building on Lot 1 are listed on the face of the plat.

According to the memo provided by RWD 2, there is a water main on the west side of 167<sup>th</sup> Street. The applicant will need to work with RWD 2 to meet all requirements set by the RWD. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660’ of the subdivision. (See condition 4.)

Staff is generally in support of the subdivision, provided the exceptions are granted.

**PROPOSED CONDITIONS:**

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. The applicant shall adhere to the following memorandums:
  - a. Kathleen Glover – RWD 2, March 29, 2022
4. A waiver for the use of private septic systems within this subdivision is granted with this approval.
5. At time of development, fire hydrants shall be required, if necessary infrastructure is available.
6. After approval of this subdivision by the Board of County Commission, all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

**ATTACHMENTS:**

A: Application & Narrative

B: Zoning & Future Land Use Maps

C: Memorandums

## FINAL PLAT APPLICATION

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

Township: _____ Case No. _____ Zoning District _____	<b>Office Use Only</b> Planning Commission Meeting Date: _____ Date Received/Paid: _____ Comprehensive Plan Land Use Designation: _____
--	--

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: <u>Andrea Weisnaukt</u>	NAME: <u>Justin - Jennifer Langley</u>
MAILING ADDRESS: <u>2300 Hutton Rd Saticus</u>	MAILING ADDRESS: <u>34244 167th St</u>
CITY/ST/ZIP: <u>Kansas City, KS 66109</u>	CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>
PHONE: <u>913-702-5073</u>	PHONE: _____
EMAIL: <u>andrea.weisnaukt@aflassurveyors.com</u>	EMAIL: _____

### GENERAL INFORMATION

Proposed Subdivision Name: Langley Addition

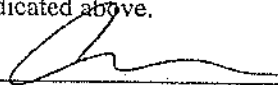
Address of Property: 34244 167th St Leavenworth, KS 66048

PID: 0283304000003000 Urban Growth Management Area: \_\_\_\_\_

SUBDIVISION INFORMATION		
Gross Acreage: <u>25.50 AC</u>	Number of Lots: <u>3</u>	Minimum Lot Size: <u>3.00 AC</u>
Maximum Lot Size: <u>12.00 AC</u>	Proposed Zoning: <u>RR 3.5</u>	Density: _____
Open Space Acreage: _____	Water District: _____	Proposed Sewage: _____
Fire District: _____	Electric Provider: _____	Natural Gas Provider: _____
Covenants: <input type="checkbox"/> Yes <input type="checkbox"/> No	Road Classification: <u>Local - Collector - Arterial - State - Federal</u>	
Cross-Access Easement Requested: <input type="checkbox"/> Yes <input type="checkbox"/> No		

Is any part of the site designated as Floodplain?  Yes  No if yes, what is the panel number: \_\_\_\_\_

I, the undersigned, am the owner, duly authorized agent, of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.

Signature:  Date: 3/3/2022

BOARD OF ZONING APPEALS APPLICATION

Leavenworth County Planning and Zoning

300 Walnut, Suite 212

Leavenworth, Kansas 66048

913-684-0465

Office Use Only

Case No. \_\_\_\_\_

PID: \_\_\_\_\_

Township \_\_\_\_\_

BZA Hearing Date \_\_\_\_\_

ACTION \_\_\_\_\_ Date Received \_\_\_\_\_ Date Paid \_\_\_\_\_

Zoning District \_\_\_\_\_

Comprehensive Plan land use designation \_\_\_\_\_

APPLICANT/AGENT INFORMATION	OWNER INFORMATION (if different)
NAME <u>Andra Weisnaupt</u>	NAME <u>Don &amp; Jennifer Langley</u>
ADDRESS <u>2300 Hutton Rd Site 108</u>	ADDRESS <u>34244 167th</u>
CITY/ST/ZIP <u>Kansas City, KS 66109</u>	CITY/ST/ZIP <u>Leavenworth, KS 66048</u>
PHONE <u>913-702-5073</u>	PHONE _____
EMAIL <u>andra.weisnaupt@attasurvey.com</u>	EMAIL _____

**GENERAL INFORMATION**

Description of Appeal or Variance -- Attach narrative addressing the Factor to be Considered (last page of application packet) to this application.

**PROPERTY INFORMATION**

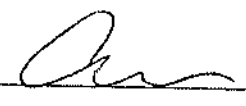
Address of Property 34244 167th St Leavenworth, KS 66048

Parcel size 25.50 AC

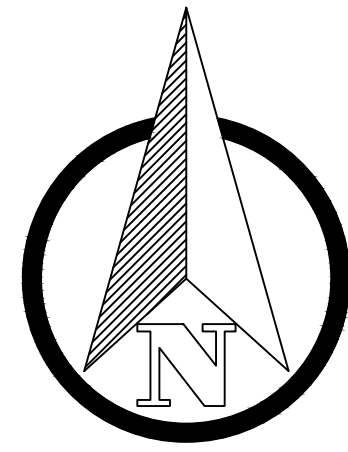
Present improvements or structures \_\_\_\_\_

Current use of the property? \_\_\_\_\_

I, the undersigned, am the (circle one) owner authorized agent of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for an appeal/variance as indicated above.

Signature  Date 3/31/2022

ATTACHMENT A

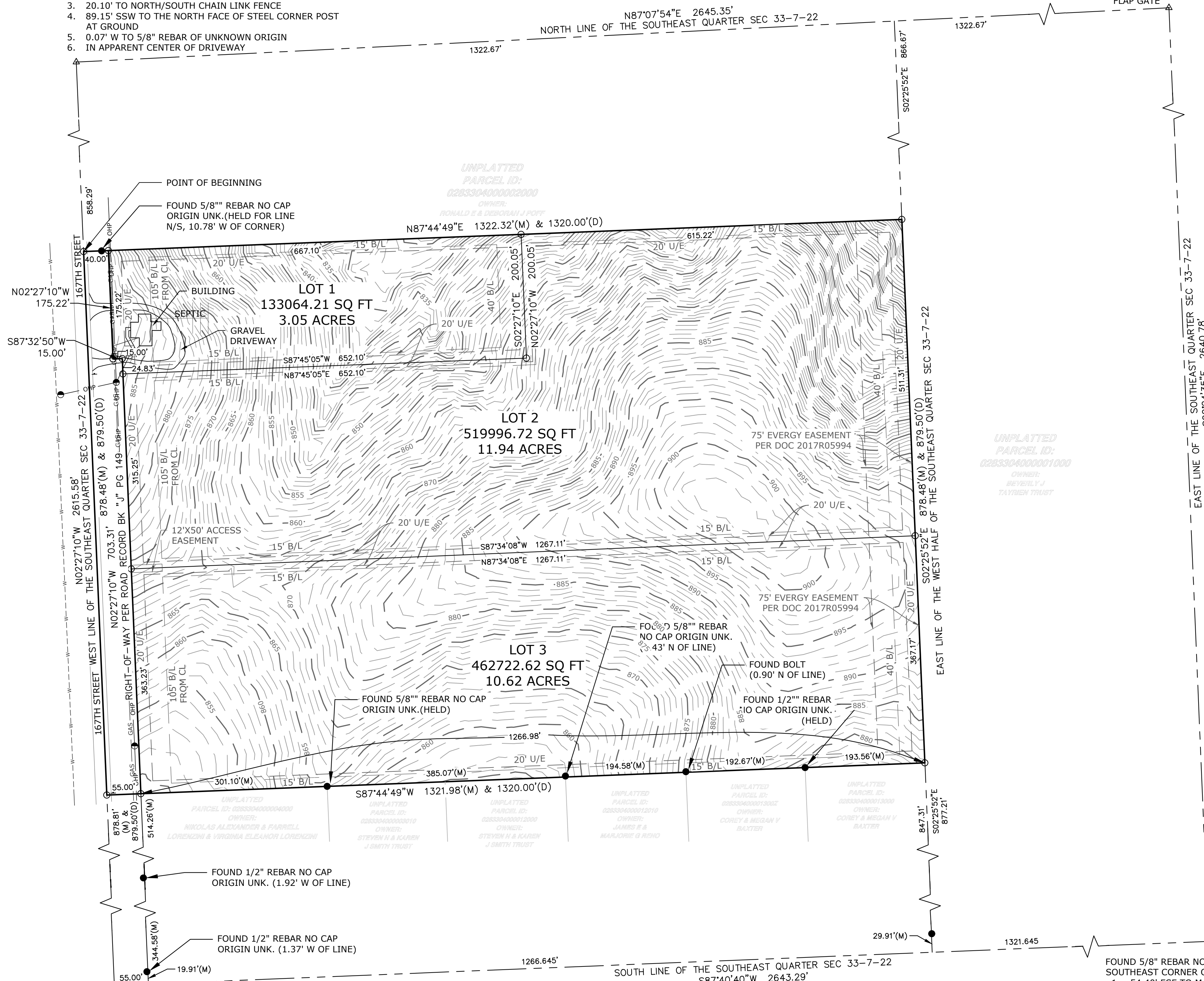


# LANGLEY ADDITION

A TRACT OF LAND IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33,  
TOWNSHIP 7 SOUTH, RANGE 22 EAST OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS

- FOUND 5/8" BAR & 2 1/2" ALUMN CAP  
STAMPED WILSON & COMPANY CLS158  
(HELD)  
NORTHEAST CORNER OF THE SOUTHEAST  
QUARTER SEC 33-7-22
- 0.35' S TO BASE OF "U" POST
  - 56.10' W TO 60D NAIL AND WASHER  
IN THE NNE FACE OF A 12" ELM TREE
  - 11.40' SW TO 60D NAIL AND WASHER  
IN 10" ELM
  - 53.00' N TO TOP CENTER OF NORTH  
FLAP GATE

- POINT OF COMMENCEMENT  
FOUND 1/2" REBAR NO CAP ORIGIN UNK. (HELD)  
NORTHWEST CORNER OF THE SOUTHEAST QUARTER SEC 33-7-22
- 24.70' ENE TO NAIL AND WASHER IN TOP OF CORNER POST
  - 78.30' SE TO MAGNAIL IN THE WEST FACE OF FENCE POST
  - 20.10' TO NORTH/SOUTH CHAIN LINK FENCE
  - 89.15' SSW TO THE NORTH FACE OF STEEL CORNER POST  
AT GROUND
  - 0.07' W TO 5/8" REBAR OF UNKNOWN ORIGIN
  - IN APPARENT CENTER OF DRIVEWAY



- FOUND 1/2" REBAR NO CAP ORIGIN UNK. (HELD)  
SOUTHWEST CORNER OF THE SOUTHEAST  
QUARTER SEC 33-7-22
- 40.00' W TO PK NAIL IN EAST FACE OF  
POWER POLE
  - 36.15' ENE TO MAG NAIL AND WASHER IN  
SOUTH FACE OF STOP SIGN POST
  - 57.35' ESE TO MAG NAIL AND WASHER IN  
THE WEST FACE OF A POWER POLE
  - 80.10' SSE TO TOP CENTER END OF 30" CMP
  - APPARENT CENTER OF 167TH STREET AND  
HILDERBRANDT ROAD INTERSECTION

- FOUND 5/8" REBAR NO CAP ORIGIN UNK. (HELD)  
SOUTHEAST CORNER OF SEC 33-7-22
- 54.40' ESE TO MAG NAIL AND WASHER IN  
WEST FACE OF POWER POLE
  - 20.20' NNW TO MAG NAIL AND WASHER IN  
EAST FACE OF POWER POLE
  - 53.20' N TO MAG NAIL AND WASHER IN  
WEST FACE OF POWER POLE
  - 5.00' W TO CENTER OF CEDAR TREE ROW
  - 80.00' SE TO MAG NAIL IN NORTH FACE OF  
POWER POLE
  - 12.00' E TO APPARENT CENTERLINE OF  
DRIVEWAY TO NORTH
  - IN APPARENT CENTERLINE OF  
HILDERBRANDT ROAD

PRELIMINARY PLAT

ALC  
ATLAS LAND CONSULTING  
SURVEYING ENGINEERS & BROKERS (CA) 913-201-5073  
606 Jefferson Hills Court, Leavenworth, Kansas 66644  
ANDREA@ALCONSULTS-LLC.COM

LEGEND

- △ DENOTES FOUND MONUMENT AS NOTED
- DENOTES SET 1/2" REBAR IN CONCRETE WITH LS# 1408 CAP
- DENOTES FOUND PROPERTY CORNER AS NOTED
- B/L BUILDING LINE
- U/E UTILITY EASEMENT
- OVERHEAD POWER LINE
- UNDERGROUND WATER LINE
- GAS UNDERGROUND GAS LINE

GENERAL NOTES

- The basis for the bearing system for this plat is the Kansas North Zone U.S. State Plane 1983, the West line of the Southeast Quarter of Sec 33-7-22 N02°27'10"W.
- All distances shown hereon are ground distances in U.S. Survey feet.
- Floodplain Note: According to "FIRM" Map Community Panel Numbers 201030075G, effective July 16, 2015, this plat is located in Zones "X".
- KS One Call was not called at the time of survey.
- The minimum Front Yard Setback for Single Family Lot shall be 105 feet from the center line of the road.
- The minimum Side Yard Setback for Single Family Lot shall be 15 feet from each side of structure.
- The minimum Rear Yard Setback for Single Family Lot shall be 40 feet from the structure to the property line.
- Benchmark  
-NGS KE0161 - Elev-778.05
- Current Use - Residential / Proposed Use - Residential
- Current Zoning RR-2.5 / Proposed Zoning RR 2.5
- All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations.
- All lots will be on septic sewer systems.
- Title Commitment via Alliance Nationwide Title Agency, LLC dated 03/02/2022 File No. 146494
- Lot 2 and Lot 3 access to 167th Street is limited to access easement.
- Erosion and sediment control measures shall be sued when designing and construction of driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- Lots are subject to correct access management policy.
- Lot 1 contains structures that exist within the building setback line. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks.

DESCRIPTION  
DEED 210907225  
THE CENTRAL ONE-THIRD (1/3) OF THE WEST ONE-HALF (W1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP SEVEN (7), RANGE TWENTY-TWO (22) DESCRIBED AS FOLLOWS:  
BEGINNING FIFTY-THREE (53) RODS AND FIVE (5) FEET NORTH OF THE SOUTHWEST CORNER OF THE WEST HALF (W1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION THIRTY-THREE (33); THENCE NORTH FIFTY-THREE (53) RODS AND FIVE (5) FEET; THENCE EAST EIGHTY (80) RODS; THENCE SOUTH FIFTY-THREE (53) RODS AND FIVE (5) FEET; THENCE WEST EIGHTY (80) RODS TO THE PLACE OF BEGINNING, EXCEPT PIPE LINE RIGHT-OF-WAY, IN LEAVENWORTH COUNTY, KANSAS.

SURVEYORS SUGGESTED  
A TRACT OF LAND IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 22 OF THE 6TH P.M., IN LEAVENWORTH COUNTY, DESCRIBED BY ROGER B. DILL PS 1408 ON APRIL 22ND, 2022, AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE S02°27'10"E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 858.29 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE N87°44'49"E, A DISTANCE OF 1322.32 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE S02°25'52"E, ALONG SAID EAST LINE, A DISTANCE OF 878.48 FEET; THENCE S87°44'49"W, A DISTANCE OF 1321.98 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE N02°27'10"W, ALONG SAID WEST LINE, A DISTANCE OF 878.48 FEET TO THE POINT OF BEGINNING.  
CONTAINING 1,116,473.30 SQUARE FEET MORE OR LESS, OR 26.66 ACRES  
PRECISION: 1 PART IN 558,748.46

VICINITY MAP

Project Location  
167TH STREET  
HILDERBRANDT RD  
SECTION 33-7-22  
Not to Scale

This is to certify on this 23rd day of February, 2022 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

ROGER B. DILL LS 1408

SCALE  
100 50 0 100  
SCALE IN FEET

PREPARED FOR  
JUSTIN LANGLEY  
34244 167TH STREET  
LEAVENWORTH, KS 66648

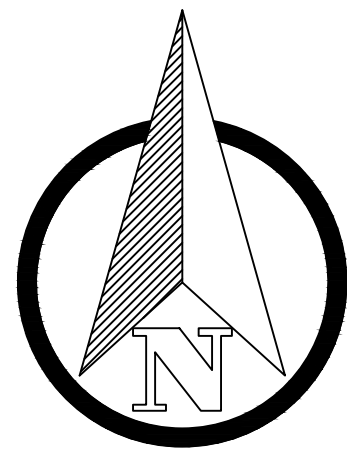
SEC-TWN-RNG  
33-7-22

DATE  
APRIL 6, 2022

UTILITIES  
FREESTATE ELECTRIC COOPERATIVE - 913-796-6111  
RURAL WATER DISTRICT #2 - 913-240-8085  
KANSAS GAS SERVICE - 800-794-4780

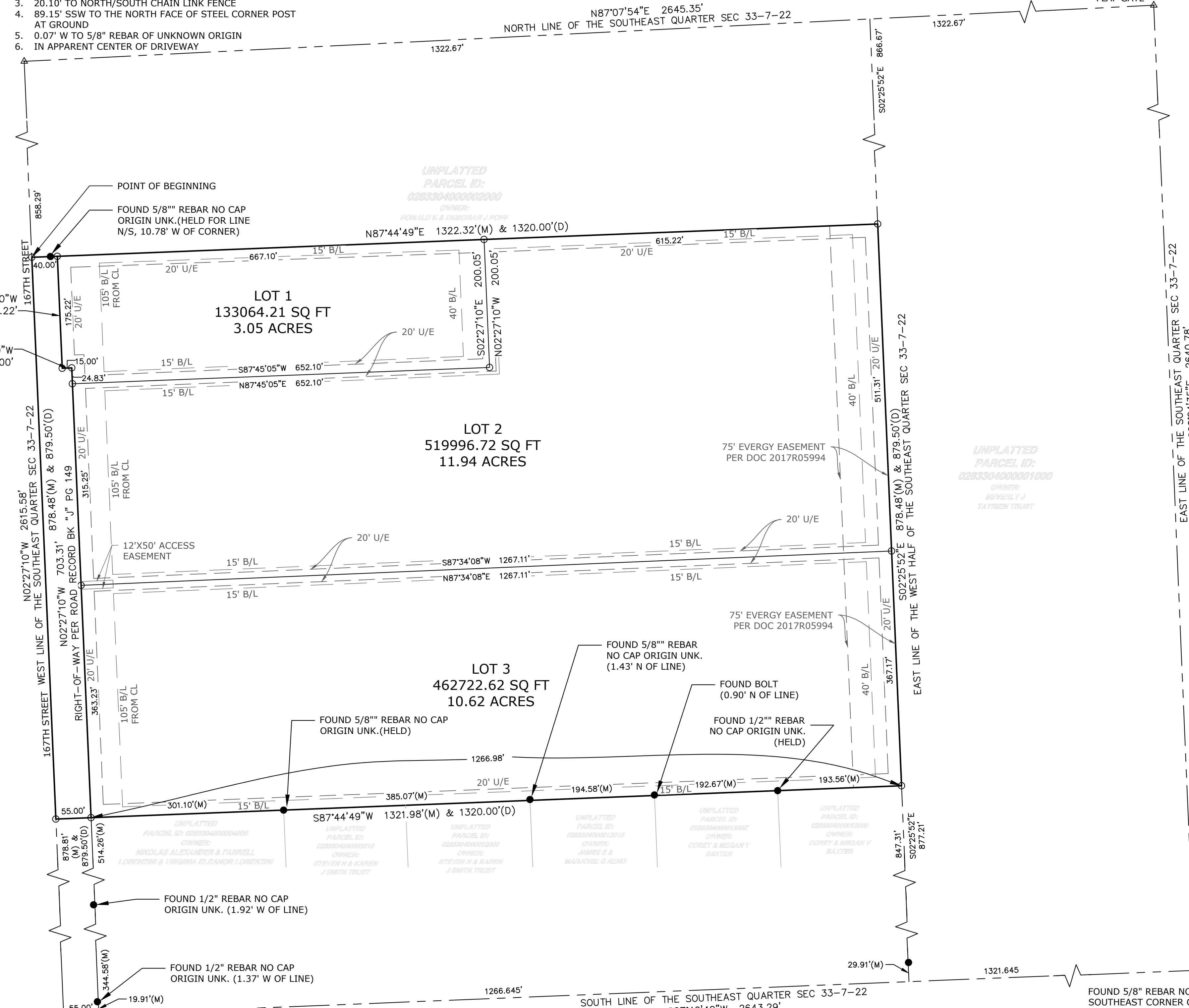
# LANGLEY ADDITION

A TRACT OF LAND IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33,  
TOWNSHIP 7 SOUTH, RANGE 22 EAST OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS



### POINT OF COMMENCEMENT

- FOUND 1/2" REBAR NO CAP ORIGIN UNK. (HELD)  
NORTHWEST CORNER OF THE SOUTHEAST QUARTER SEC 33-7-22
- 24.70' ENE TO NAIL AND WASHER IN TOP OF CORNER POST
  - 78.30' SE TO MAGNAIL IN THE WEST FACE OF FENCE POST
  - 20.10' TO NORTH/SOUTH CHAIN LINK FENCE
  - 89.15' SSW TO THE NORTH FACE OF STEEL CORNER POST AT GROUND
  - 0.07' W TO 5/8" REBAR OF UNKNOWN ORIGIN
  - IN APPARENT CENTER OF DRIVEWAY



- FOUND 5/8" BAR & 2 1/2" ALUMN CAP STAMPED WILSON & COMPANY CLS158 (HELD)  
NORTHEAST CORNER OF THE SOUTHEAST QUARTER SEC 33-7-22
- 0.35' S TO BASE OF "U" POST
  - 56.10' W TO 60D NAIL AND WASHER IN THE NNE FACE OF A 12" ELM TREE
  - 11.40' SW TO 60D NAIL AND WASHER IN 10" ELM
  - 53.00' N TO TOP CENTER OF NORTH FLAP GATE

### DESCRIPTION

DEED 210907225  
THE CENTRAL ONE-THIRD (1/3) OF THE WEST ONE-HALF (W1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP SEVEN (7), RANGE TWENTY-TWO (22) DESCRIBED AS FOLLOWS:  
BEGINNING FIFTY-THREE (53) RODS AND FIVE (5) FEET NORTH OF THE SOUTHWEST CORNER OF THE WEST HALF (W1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION THIRTY-THREE (33); THENCE NORTH FIFTY-THREE (53) RODS AND FIVE (5) FEET; THENCE EAST EIGHTY (80) RODS; THENCE SOUTH FIFTY-THREE (53) RODS AND FIVE (5) FEET; THENCE WEST EIGHTY (80) RODS TO THE PLACE OF BEGINNING, EXCEPT PIPE LINE RIGHT-OF-WAY, IN LEAVENWORTH COUNTY, KANSAS.

SURVEYORS SUGGESTED  
A TRACT OF LAND IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 22 OF THE 6TH P.M., IN LEAVENWORTH COUNTY, DESCRIBED BY ROGER B. DILL PS 1408 ON APRIL 22ND, 2022, AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE S02°27'10"E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 858.29 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE N87°44'49"E, A DISTANCE OF 1322.32 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE S02°25'52"E, ALONG SAID EAST LINE, A DISTANCE OF 878.48 FEET; THENCE S87°44'49"W, A DISTANCE OF 1321.98 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE N02°27'10"W, ALONG SAID WEST LINE, A DISTANCE OF 878.48 FEET TO THE POINT OF BEGINNING.  
CONTAINING 1,161,473 SQUARE FEET MORE OR LESS, OR 26.66 ACRES  
PRECISION: 1 PART IN 558,748.46

### DEDICATION

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "LANGLEY ADDITION".  
The streets and roads shown on this plat and not heretofore dedicated to public use, are hereby so dedicated.  
The undersigned proprietor of the above described tract of land does hereby certify that all prior existing easement rights on land to be dedicated for the public use running to any person, utility, or corporation have been absolved except that same person, utility or corporation shall retain whatever rights they would have as if located in a public street.  
An easement or license to enter upon, locate, construct and maintain or authorize the location, construction, or maintenance and use of conduits, water, gas, electrical, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar utility facilities upon, over, and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" & "Access Easement" or "A/E", is hereby granted to the Leavenworth County, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purposes.  
An easement to enter and exit area under or outline and designated on this plat as "Access Easement" or "A/E", is hereby granted over Lot 2 and Lot 3 for the benefit of Lot 2 and Lot 3 for said purposes. Maintenance is to be shared between the owners of said Lot 2 and 3.  
The use of all lots in this subdivision shall hereafter be subject to the restrictions which will be executed as a separate instrument of writing and will be recorded in the Office of the Register of Deeds of Leavenworth County, Kansas, said restrictions will thereby be made a part of the dedication of this plat as though fully set forth herein. RECORDED: DATE BOOK PAGE  
Building Lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

OWNER  
JUSTIN D LANGLEY  
JENNIFER L LANGLEY  
STATE OF KANSAS )  
COUNTY OF LEAVENWORTH )SS

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, a Notary Public in and for said County and State, came JUSTIN D LANGLEY & JENNIFER L LANGLEY to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year above written.

My Commission Expires: \_\_\_\_\_  
Notary Public

This plat of LANGLEY ADDITION has been submitted and approved by Leavenworth County Planning Commission, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

CHAIRMAN - STEVEN ROSENTHAL  
SECRETARY - KRISTAL VOTH

This plat approved by the Governing Body of Leavenworth County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.  
(SEAL)

CHAIRMAN - MIKE SMITH ATTEST - COUNTY CLERK - JANET KLASINSKI  
ROGER B. DILL LS 1408

The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy or adequacy of the design, dimensions, elevations, and quantities.

COUNTY ENGINEER  
State of Kansas, County of Leavenworth, KS.  
This is to certify that this instrument was filed for record in the Register of Deeds office on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, in Book \_\_\_\_\_, Page \_\_\_\_\_.

REGISTER OF DEEDS, TERRILLOIS G. MASHBURN  
I hereby certify this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary surveys. No field verification is implied. This review is for survey information only.

LEAVENWORTH COUNTY SURVEY REVIEWER  
MICHAEL J. BOGINA, KS PS-1655

UTILITIES  
FREESTATE ELECTRIC COOPERATIVE - 913-796-6111  
RURAL WATER DISTRICT #2 - 913-240-8085  
KANSAS GAS SERVICE - 800-794-4780

### FINAL PLAT



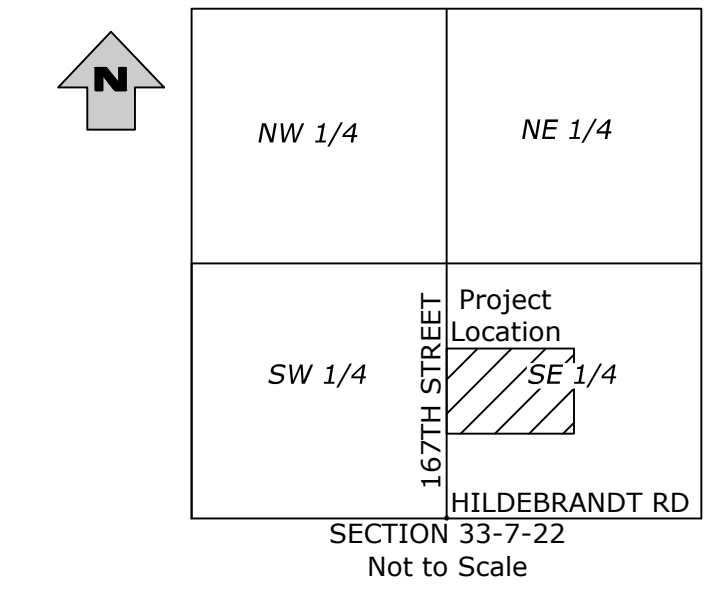
### LEGEND

- △ DENOTES FOUND MONUMENT AS NOTED
- DENOTES SET 1/2" REBAR IN CONCRETE WITH LS# 1408 CAP
- DENOTES FOUND PROPERTY CORNER AS NOTED
- B/L BUILDING LINE
- U/E UTILITY EASEMENT

### GENERAL NOTES

- The basis for the bearing system for this plat is the Kansas North Zone U.S. State Plane 1983, the West line of the Southeast Quarter of Sec 33-7-22 N02°27'10"W.
- All distances shown hereon are ground distances in U.S. Survey feet.
- Floodplain Note: According to "FIRM" Map Community Panel Numbers 20103C0075G, effective July 16, 2015, this plat is located in Zones "X".
- Ks One Call was not called at the time of survey.
- The minimum Front Yard Setback for Single Family Lot shall be 105 feet from the centerline of the road.
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### VICINITY MAP



This is to certify on this 23rd day of February, 2022 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

SCALE	PREPARED FOR
100 50 0 100 SCALE IN FEET	JUSTIN LANGLEY 34244 167TH STREET LEAVENWORTH, KS 66048
SEC-TWN-RNG	
33-7-22	DATE
	APRIL 6, 2022

**From:** [Amanda Tarwater](#)  
**Sent:** Monday, March 28, 2022 11:23 AM  
**To:** [Gentzler, Joshua](#)  
**Subject:** Re: Review Request - Preliminary/Final Plat for Langley Addition - DEV-22-045 & 046

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

FreeState has no objection to this request.

Thank you,

**Amanda Tarwater**  
Member Accounts Coordinator



1-800-794-1989 | [www.freestate.coop](http://www.freestate.coop)

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**From:** Gentzler, Joshua <[JGentzler@leavenworthcounty.gov](mailto:JGentzler@leavenworthcounty.gov)>  
**Date:** Monday, March 28, 2022 at 9:39 AM  
**To:** 'tmgoetz@stjoewireless.com' <[tmgoetz@stjoewireless.com](mailto:tmgoetz@stjoewireless.com)>, Amanda Tarwater <[amanda.tarwater@freestate.coop](mailto:amanda.tarwater@freestate.coop)>, 'butchbollin@yahoo.com' <[butchbollin@yahoo.com](mailto:butchbollin@yahoo.com)>, Magaha, Chuck <[cmagaha@lvsheriff.org](mailto:cmagaha@lvsheriff.org)>, Miller, Jamie <[JMiller@leavenworthcounty.gov](mailto:JMiller@leavenworthcounty.gov)>, Patzwald, Joshua <[jpatzwald@lvsheriff.org](mailto:jpatzwald@lvsheriff.org)>, Van Parys, David <[DVanParys@leavenworthcounty.gov](mailto:DVanParys@leavenworthcounty.gov)>  
**Cc:** Allison, Amy <[AAllison@leavenworthcounty.gov](mailto:AAllison@leavenworthcounty.gov)>, Voth, Krystal <[KVoth@leavenworthcounty.gov](mailto:KVoth@leavenworthcounty.gov)>  
**Subject:** Review Request - Preliminary/Final Plat for Langley Addition - DEV-22-045 & 046

Warning: This message originated outside of the FEC organization. Do not click links or open attachments unless you have validated the sender and know the content is safe. <="" span="">

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for Langley Addition, located at 34244 167<sup>th</sup> Street.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by End of Business on April 4th.

If you have any questions or need additional information, please contact me at (913) 684-0464 or at [JGentzler@LeavenworthCounty.gov](mailto:JGentzler@LeavenworthCounty.gov).

Thank you,

Joshua Gentzler



**From:** [Kathleen A. Glover](#)  
**Sent:** Tuesday, March 29, 2022 8:44 AM  
**To:** [tmgoetz@stjoewireless.com](mailto:tmgoetz@stjoewireless.com); [Gentzler, Joshua](#)  
**Subject:** RE: [EXTERNAL] RE: Review Request - Preliminary/Final Plat for Langley Addition - DEV-22-045 & 046

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

Mr. Langley has submitted Service Review Requests and been approved by Bartlett & West.

**Kathleen Glover, CCIFP**

Sr. Controller – Strategic Planning

**GARNEY CONSTRUCTION** *Advancing Water*

PH: 816.746.7285 FAX: 816.278.5951 Cell: 913.683.2402

ADDRESS: 1700 Swift Street, Suite 200, North Kansas City, MO 64116 [GARNEY.COM](http://GARNEY.COM)

---

**From:** Tim Goetz <[tmgoetz@stjoewireless.com](mailto:tmgoetz@stjoewireless.com)>  
**Sent:** Tuesday, March 29, 2022 12:53 AM  
**To:** Gentzler, Joshua <[JGentzler@leavenworthcounty.gov](mailto:JGentzler@leavenworthcounty.gov)>  
**Cc:** Kathleen A. Glover <[kglover@garney.com](mailto:kglover@garney.com)>  
**Subject:** [EXTERNAL] RE: Review Request - Preliminary/Final Plat for Langley Addition - DEV-22-045 & 046

**External Message - Please be cautious when opening links or attachments in email**

Water District has no issues. Water main is located on west side of road. Services will require a road bore. It is to my understanding; Mr. Langley has applied for engineer's review. To confirm results, talk to Kathleen Glover office manager. Phone 913-683-2402

---

**From:** "Gentzler, Joshua" <[JGentzler@leavenworthcounty.gov](mailto:JGentzler@leavenworthcounty.gov)>  
**Sent:** 3/28/22 9:39 AM  
**To:** ""[tmgoetz@stjoewireless.com](mailto:tmgoetz@stjoewireless.com)"" <[tmgoetz@stjoewireless.com](mailto:tmgoetz@stjoewireless.com)>, "Amanda Holloway ([Amanda.holloway@freestate.coop](mailto:Amanda.holloway@freestate.coop))" <[Amanda.holloway@freestate.coop](mailto:Amanda.holloway@freestate.coop)>, ""[butchbollin@yahoo.com](mailto:butchbollin@yahoo.com)"" <[butchbollin@yahoo.com](mailto:butchbollin@yahoo.com)>, "Magaha, Chuck" <[cmagaha@lvsheriff.org](mailto:cmagaha@lvsheriff.org)>, "Miller, Jamie" <[JMiller@leavenworthcounty.gov](mailto:JMiller@leavenworthcounty.gov)>, "Patzwald, Joshua" <[jpatzwald@lvsheriff.org](mailto:jpatzwald@lvsheriff.org)>, "Van Parys, David" <[DVanParys@leavenworthcounty.gov](mailto:DVanParys@leavenworthcounty.gov)>  
**Cc:** "Allison, Amy" <[AAllison@leavenworthcounty.gov](mailto:AAllison@leavenworthcounty.gov)>, "Voth, Krystal" <[KVoth@leavenworthcounty.gov](mailto:KVoth@leavenworthcounty.gov)>  
**Subject:** Review Request - Preliminary/Final Plat for Langley Addition - DEV-22-045 & 046

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The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by End of Business on

**State of Kansas**



**City of Linwood**

306 Main Street

P.O. Box 146

Linwood, Kansas 66052

(913) 301-3331 Fax

(913) 301-3024 City Hall

[www.cityoflinwood.org](http://www.cityoflinwood.org)

I move that the City of Linwood approve the contract between the City of Linwood and Leavenworth County. The County will provide ARPA Funding for the City Water System Improvement Project in an amount not to exceed \$49,999.00 and that the Mayor be authorized to execute the agreement on behalf of the City of Linwood.

A large, stylized handwritten signature in black ink, appearing to read "Brian Christenson".

**Mayor Brian Christenson**

05-17-2022



A handwritten signature in black ink, appearing to read "Jennifer M. White".

AN AGREEMENT, PURSUANT TO K.S.A 12-2908, TO PROVIDE COUNTY SPONSORED FUNDING, UNDER THE AMERICAN RECOVERY ACT PLAN (“ARPA”), FOR CERTAIN IMPROVEMENTS TO THE PUBLIC WATER SUPPLY SYSTEM OF THE CITY OF LINWOOD, KANSAS.

Between

CITY OF LINWOOD, KANSAS, A MUNICIPAL CORPORATION  
AND CITY OF THE THIRD CLASS

and

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF LEAVENWORTH,  
KANSAS

### RECITALS

*Whereas*, the City of Linwood, Kansas, a Municipal Corporation and city of the third class incorporated under the laws of the State of Kansas, hereinafter, the “City” and the Board of County Commissioners of the County of Leavenworth, Kansas, hereinafter, the “County,” desire to cooperate in improvements to public infrastructure in order to improve the quality of life in the County and City through the entry into an agreement for the County to provide partial funding for the improvement of the public water supply system of the City (“Project”); and,

*Whereas*, K.S.A. 12-2908 provides that any municipality may by agreement contract with any other municipality, county or township to perform any governmental service, activity or undertaking which each contracting municipality, county and township is authorized by law to perform; and,

*Whereas*, there are funds available to the County through ARPA to contribute to the City in order that the City may proceed with the Project,

***NOW THEREFORE***, in consideration of the mutual promises and covenants hereinafter contained, the parties agree as follows:

**Section 1.**     **Recitals.** The recitals are hereby incorporated by reference as if fully set forth herein.

**Section 2.**     **Authority.** Pursuant to K.S.A. 12-2908, the parties hereto enter into this Agreement as authorized by the Governing Body of the City of Linwood, Kansas, and the Board of County Commissioners of the County of Leavenworth, Kansas, for the purposes set forth below.

**Section 3. Purpose.** The purpose for which the parties enter into this Agreement is to cause certain improvements to be made to the public water supply system of the City.

**Section 4. Terms and Conditions.** Under terms of this Agreement, the City and the County agree to the following:

**A. Responsibility of the County to provide certain funding for the Project.**

- (1) Subject to the limitations set forth herein, the County shall pay up to \$49,999.00 to the City as the contribution by the County to the Project.
- (2) The funding obligation of the County is contingent upon the meeting by the City of all requirements under ARPA for the expenditure of those funds.

**B. Responsibility of the City for the design, bidding, construction, necessary accounting, auditing and reporting required by ARPA and maintenance of the public infrastructure and facilities provided for by the Project.**

- (1) Prior to the release by the County of any funding for the Project the City shall provide adequate assurances, acceptable to the County, that the funds provided by the County shall be obligated not later than August 1, 2024. "Obligated," for the purpose of this Agreement shall mean that the contracts for the design and construction of the Project have been bid and awarded by the City.
- (2) Prior to the release by the County of any funding for the Project the City shall provide adequate assurance, acceptable to the County, that the Project shall be completed not later than August 1, 2026. "Completed," for the purpose of this Agreement shall mean that all construction of the Project has been accepted by the City and the state Division of Water Resources has found that the infrastructure and facilities of the Project meet all state requirements.
- (3) The City shall cause to be prepared an engineered design plan for the construction of the Project, place the Project for public bid and select the contractor for the Project. The City shall be responsible for all aspects of the construction of said Project to include, but not be limited to, the design of the Project, the acquisition of all necessary easements and right of way for the construction of the Project, the extension of city utility services and other necessary utility services to the Project area, the selection of a contractor for the Project, all necessary inspections and the supervision of the contractor through the full completion of the Project and final acceptance of the Project by the City. The City represents that it has secured, or will secure, sufficient funding for its share of the cost of the Project.
- (4) The City shall comply with all applicable local, state and federal laws, rules and regulations during the pre-construction, bidding and construction of the Project. Additionally, the City shall provide to the County, at its request, all solicitations for bids for the design and construction of the Project, and shall obtain all necessary permits, licenses and bonds that may be required for the Project

- (5) The City shall comply with all requirements under ARPA and state law for the accounting for of all funds expended through the Project and shall timely make all reports and audits as required.
- (6) At no time, and under no circumstances, shall the County be responsible for any repair or maintenance of the infrastructure and facilities provided for through the Project. It shall be the sole responsibility of the City to provide for all repair or maintenance of such infrastructure and facilities.

**Section 5. Contingency.** The funding obligation on the part of the County created herein is contingent upon the discharge by the City of all obligations upon it created through this agreement. In the event that, at any time, the City shall fail to meet the obligations created herein the City shall promptly return to the County those funds received from the County and no further funding obligation on the part of the County shall exist.

**Section 6. Termination.** Once this agreement has been approved by both parties, the parties may not terminate the agreement unless mutually agreed upon in writing. Provided that prior to the receipt of funding from the County the City may elect to terminate the Project at its sole discretion.

**Section 7. Approval.**

- (A) This Agreement is effective upon being signed by the appropriate representatives of the City and the County. It may be periodically reviewed and amended or supplemented as may be mutually agreed upon in writing.
- (B) Each of the parties warrants and represents by the execution of this Agreement, that it has been approved by its governing body and by its legal counsel as to form and legality, that the execution, delivery and performance of this Agreement by such party has been authorized by resolution duly adopted by its governing body, and that this Agreement constitutes a legal, valid, and binding obligation of such party enforceable in accordance with its terms.

**Section 8. Applicable Law.** This Agreement shall be governed and interpreted in accordance with the laws of the State of Kansas.

**Section 9. Severability.** If any section, subsection, paragraph, sentence, clause or phrase of this Agreement should be determined by a court of competent jurisdiction to be invalid for any reason whatsoever, such decision shall not affect the remaining provisions of this Agreement, which shall remain in full force and effect; and to this end the provisions of this Agreement are hereby declared to be severable and shall be presumed to have been agreed upon knowing that the various provisions of this Agreement are severable.

**Section 10. Contract.** This Agreement is entered into between the City and the County pursuant to K.S.A. 12-2908 as a contract and shall be construed as such under the laws of the state of Kansas. Each party represents that full and adequate consideration necessary to affect the creation of a contract between them exists under the terms of this contract.

**Section 11. Time of the Essence.** In discharging the duties and obligations set forth in this Agreement each party shall act to promptly undertake such official acts as are necessary on their respective parts in order to discharge those duties and obligations.

**Section 12. Full Agreement.** The parties agree that the terms set forth in this Agreement constitutes the entirety of the Agreement between them and that all other writings and representations outside of this Agreement are null and void.

**Section 13. Amendment.** The terms of this Agreement may be amended or modified upon the agreement by the parties. Any such amendment or modification shall be reduced to writing and adopted by the parties in the same manner as this Agreement. No amendment or modification to this Agreement shall have force or effect unless so adopted.

**IN WITNESS WHEREOF**, the Parties hereto have caused this Agreement to be executed and made effective as of the date when fully executed herein.

**ON BEHALF OF LEAVENWORTH COUNTY, KANSAS.**

This Agreement is approved as authorized by the Board of Commissioners of the County of Leavenworth, Kansas, on the \_\_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
Mike Smith, Chair, Board of County Commissioners

Attest:

\_\_\_\_\_  
Jasick Klasinski, County Clerk



*Jennifer M. White*

**ON BEHALF OF THE CITY OF LINWOOD, KANSAS.**

This Agreement is approved as authorized by the Governing Body of the City of Linwood, Kansas on the 17 day of May, 2022.

\_\_\_\_\_  
Brian Christenson, Mayor of the City of Linwood

\_\_\_\_\_  
Attest: City Clerk

**Leavenworth County  
Request for Board Action**

**Date: May 20, 2022**

**To: Board of County Commissioners**

**Cc: Mark Loughry; Bill Noll**

**From: David C. Van Parys**

**Department Head Approval: N/A**

**Additional Reviews as needed:**

**Budget Review  Administrator Review  Legal Review**

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**Action Requested: Approval of release of three r.o.w easements**

**Recommendation: Approval of release of three easements r.o.w**

**Analysis: Pursuant to a now defunct county policy of requiring persons wishing to make lot splits or subdivide their property to donate r.o.w easements in addition to those necessitated by the lot split or subdivision, a certain three easements were obtained on three disparate parcels of real property. The owners of those parcels have filed an application to have the additional r.o.w easement area vacated pursuant to current county policy. There are no plans, current or past to utilize the r.o.w easements for any road improvement projects and to best knowledge no public utilities have located within the easements to be considered for release.**

**The proposed releases would be in accord with Kansas and constitutional laws, pose no burden to the public and return to the parcel owners that r.o.w specified in the three attached exhibits. Any applicable recording fees should be paid by the county.**

**Alternatives: (1) Table for further consideration (2) Deny the request (3) Authorize the chairperson to execute the appropriate release of easement documents.**

**Budgetary Impact: > \$100 in recording fees**

- 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: N/A**

**Additional Attachments: See three parcel survey descriptions**

# INFORMATION SKETCH

Part of Lots 6 & 7,  
BLASER FARMS,  
Leavenworth County, Kansas.

**PREPARED FOR:**

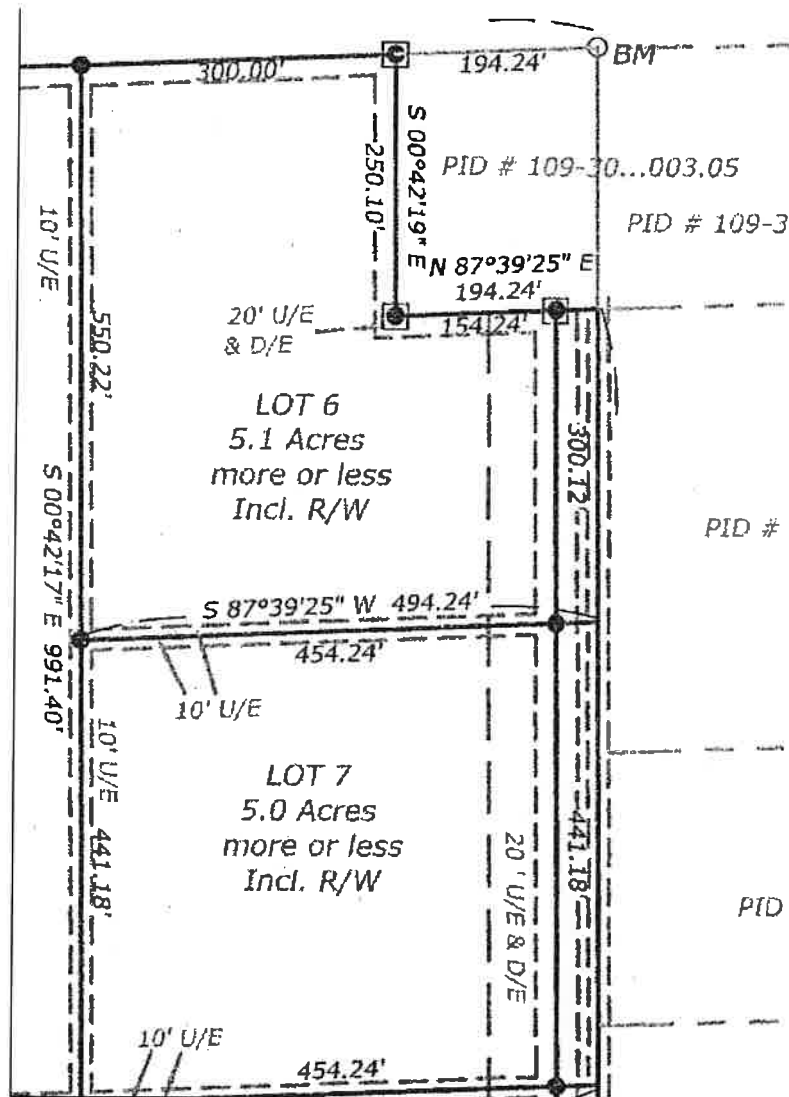
Brent M. Blaser  
25467 187th Street  
Leavenworth, KS 66048

**VACATION DESCRIPTION:**

The West 20.00 feet of the East 40.00 feet of Lot 6,  
BLASER FARMS, Leavenworth County, Kansas.

AND

The West 20.00 feet of the East 40.00 feet of Lot 7,  
BLASER FARMS, Leavenworth County, Kansas.



Not to Scale

Job # K-21-1025 B Blaser  
December 16, 2021

J. Herring, Inc. (dba)  
**HERRING**  
**SURVEYING**  
**COMPANY**

315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3868 Fax 913.674.5381  
Email - survey@teamcash.com

**THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY**



# INFORMATION SKETCH

Part of Lots 2 & 8,  
BLASER FARMS,  
Leavenworth County, Kansas.

**PREPARED FOR:**

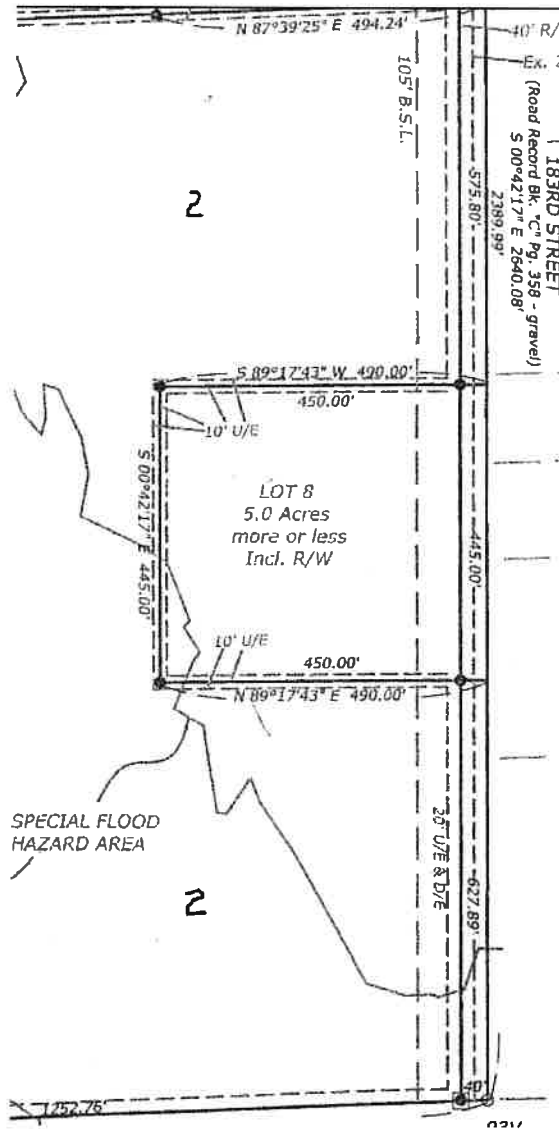
Stephen F. Blaser  
25341 183rd Street  
Leavenworth, KS 66048

**VACATION DESCRIPTION:**

The West 20.00 feet of the East 40.00 feet of Lot 2,  
BLASER FARMS, Leavenworth County, Kansas.

AND

The West 20.00 feet of the East 40.00 feet of Lot 8,  
BLASER FARMS, Leavenworth County, Kansas.



Not to Scale

Job # K-21-1025 S Blaser  
December 16, 2021

J.Herring, Inc. (dba)  
**HERRING**  
SURVEYING  
COMPANY

315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5361  
Email - survey@teamcash.com

**THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY**

# INFORMATION SKETCH

Tract in the Southeast Quarter of  
Section 13, Township 10 South,  
Range 21 East of the 6th P.M.,  
Leavenworth County, Kansas.

PREPARED FOR:  
Smith Trust  
22323 Tonganoxie, Road  
Tonganoxie, KS 66086

**SURVEYOR'S DESCRIPTION:**

**RIGHT OF WAY VACATION DESCRIPTION:**

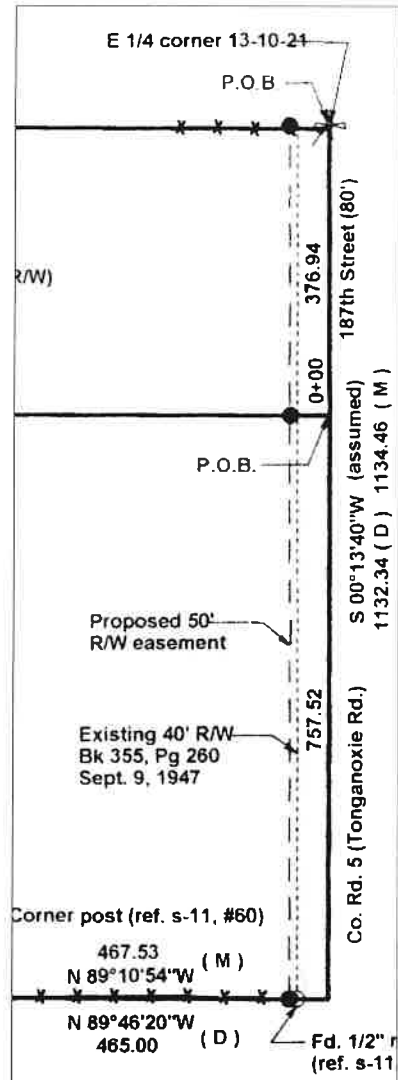
The West 10.00 feet of the East 50.00 feet of the North 1134.46 feet, as written by Joseph A. Herring PS-1296 on December 15, 2021, of the following described tract of ground in the East half of the Southeast Quarter of Section 13, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas: Beginning at the East Quarter corner of said section 13-10-21; Thence, S 00°13'40" W (assumed), 1132.34 feet (deed), 1134.46 feet (measured), along the section line; Thence, N 89°46'20" W, 465.00 feet (deed), N 89°10'54" W, 467.53 feet (measured) to a wood corner post; Thence, S 00°13'40" W, 717.46 feet (deed), S 00°15'45" W, 716.90 feet (measured) to a wood corner post; Thence, N 89°09'35" W, 851.94 feet to the West line of the East half of said Southeast quarter; Thence, N 00 degrees 14'43" East, 1841.88 feet along said West line to the North line of said Southeast quarter; Thence, S 89°34'45" E, 1319.28 feet along said North line to the point of beginning.

**SURVEYOR'S DESCRIPTION:**

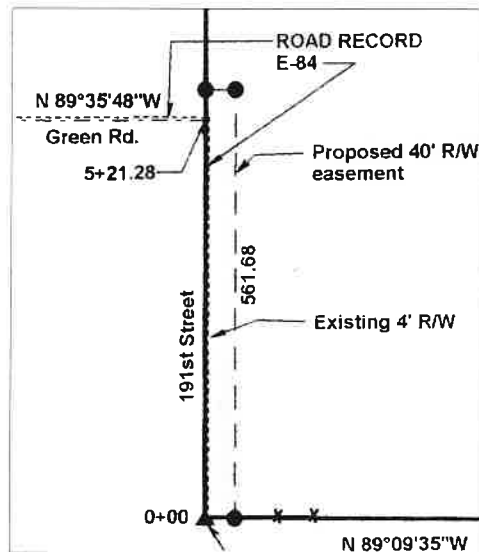
**RIGHT OF WAY VACATION DESCRIPTION:**

The East 36.00 feet of the West 40.00 feet, as written by Joseph A. Herring PS-1296 on December 15, 2021, of the following described tract in the Southeast Quarter of Section 13, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas: Commencing at the South quarter corner of Section 13-T10S-R21E; thence, S 89 degrees 09'35" East (assumed), 1320.09 feet along the South line of section 13 to the West line of the East half of said Southeast quarter; Thence, N 00 degrees 14'43" E, 799.34 feet along said West line to the point of beginning; Thence, N 00 degrees 14'43" E, 561.38 feet said West line; Thence S 89 degrees 35'48" E, 40.00 feet; Thence, S 00 degrees 14'43" W, 561.68 feet; Thence, N 89 degrees 09'35" W, 40.00 feet to the point of beginning.

PID 146-13-0-00-00-018.01



PID 146-13-0-00-00-018



Not to Scale

Job #K-21-SMITH TRUST  
December 19, 2021

J. Herring, Inc. (dba)  
**HERRING**  
SURVEYING  
COMPANY

315 North 5th Street, Leav. KS 66048  
Ph. 913.651.3858 Fax 913.674.5381  
Email survey@teamcash.com

**THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY**

# Leavenworth County Request for Board Action

Date: 5/19/2022

To: Board of County Commissioners

From: Public Works

Department Head Approval:

Additional Reviews as needed:

Budget Review  Administrator Review  Legal Review

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**Action Requested:** Requesting approval for the purchase of (1) new Tilt deck trailer from The Landoll Company for the total purchase price of \$70,372.01.

**Recommendation:** Approval

**Analysis:** The new trailer will be a replacement trailer for our current trailer 19T which is a 2010 Trail King equipment trailer that has depreciated out. I reached out to Knapheide salesman salesman to see why he didn't bid. He said he contacted all of the trailer manufactures he was allowed to use and no one could provide a delivery date or pricing. This Landoll trailer will match our current equipment trailer. The delivery date is December 2022 to February 2023.

**Alternatives:**

**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:** \$70,372.01

**Additional Attachments:** Bid Tab Document

Leavenworth County Public Works Dept.  
Base Vehicle Specifications.

FOR (1) One NEW 2022 or current MODEL YEAR  
20 Ton Tilt deck equipment trailer

Specifications:	Meets Specs (Y/N)	Comments
Base unit to comply with 2022 or current model year. 20 ton, tandem axle tilt deck trailer.		
Measurement: Trailer shall be 38' long by 102" wide	Y	
Capacity: Should be rated to 20 ton capacity	Y	
Hitch: Shall be 7'	Y	
Winch: Shall have a 20'000# winch attached to the front of trailer	Y	
Frame: Shall Be four beam construction, high tensile strength beams, crossmembers shall be 4" and 3" on 8" centers	Y	
Decking: Shall have heavy duty wood decking	Y	
Platform: height shall be no more than 38"	Y	
D rings: Minimum of 6 per side	Y	
Axles: 25000# capacity each	Y	
Spring Suspension: Rated at 44000#	Y	
Air Brakes: Will be 12.25X 7.5 min. drum style with outboard drums	Y	
Wheels/Tires: Hub Pilot Wheels, 235/75R 17.5 tires	Y	
Electrical: System to be wired per DOT regulations.	Y	
Electrical connector to be 7-pole.	Y	
Lighting: L.E.D rubber mounted sealed lights.		Chrome Bezel

Trailer and included equipment must meet all DOT requirements prior to delivery.

**BID FORM**

The bid form must be completed and included in the bids for the following.

Bid Total for one new 2022 or current model year 20 ton tilt deck Trailer.

Purchase price: \$ 62,507.01

**NOTICE TO BIDDERS:**

\*Leavenworth County reserves the right to reject any and all bids and waive any nonconformity in any submitted bid.

\* Estimated trailer delivery must be stated on bid.

Sealed bids must be received by: Tuesday, May 17th @ 10:30 a.m.

Please submit all sealed bids to:
Leavenworth County Clerk
300 Walnut, Suite 106
Leavenworth, KS 66048

Your Company Name: Landoll Company, LLC

Name (Printed): John Larson

Date: 5/5/22

\*Delivery of trailer Dec 2022 / Jan 2023

\* Options Page included in packet. Not included in purchase price.

# LANDOLL CORPORATION

## TRAILER FIVE YEAR LIMITED WARRANTY POLICY

Landoll Corporation warrants each new Trailer structure manufactured by Landoll Corporation to be free from defects in materials and workmanship. This limited warranty is subject to specific exclusions and does not apply to any trailer which has been: 1) subjected to or operated with loads which, at any time, have exceeded the trailer's rated capacity or design limits; 2) repaired or altered outside our factory in any way so as, in our judgment, to affect its stability or reliability; 3) subject to misuse, negligence, accident, or has been operated in a manner expressly prohibited in the instructions; or not operated in accordance with practices approved by Landoll Corporation. Trailer structure shall be considered the framework of the trailer (mainframe and/or rear frame weldment, gooseneck weldment and undercarriage weldment), which is fabricated by Landoll Corporation.

The sole obligation of Landoll Corporation under this warranty shall be limited to repairing or replacing, at its option, in accordance with the schedule below, a defective new Trailer structure which shall be identified to Landoll Corporation by way of a Landoll Corporation e-mail Warranty Claim Form within five (5) years from the date of registration of Trailer. Warranty, expressed or implied, will be denied on any Trailer not properly registered with the Landoll Corporation Warranty Department within ten (10) days of the first retail sale. Landoll Corporation Warranty Staff will identify components listed on a Warranty Claim required to be returned for further analysis. All parts returned to Landoll Corporation must be shipped with a Return Materials Authorization (RMA) provided by the Landoll Corporation Warranty Staff. Defective components must be returned by the purchaser to Landoll Corporation with transportation and freight charges prepaid within fifteen (15) days after receipt of the RMA. The examination conducted by Landoll Corporation of returned parts shall disclose to its satisfaction the extent the component may be defective.

All labor and parts warranty **MUST** be authorized by Landoll Corporation Warranty Staff. Failure to do so will result in no warranty payment of any kind. Labor will be reimbursed in accordance with published shop rates pre-approved by the Landoll Corporation Warranty Staff. Time authorized for specific work will be limited, where appropriate, to the hours listed in the Landoll Corporation authorized Flat Rate Schedule.

**THIS WARRANTY IS EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES OF MATERIAL, WORKMANSHIP, DESIGN, APPLICATION OR OTHERWISE WITH RESPECT TO ANY EQUIPMENT, WHETHER EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, AND OF ALL OTHER OBLIGATIONS OR LIABILITIES ON THE PART OF LANDOLL CORPORATION.**

New Trailer Structure Schedule: Landoll Corporation shall bear that portion of the cost of repairing or replacing the new structure of the Trailer found to be defective within a sixty (60) month warranty period prorated on the following basis:

One (1) Year - 100%	Three (3) Years - 70%	Five (5) Years - 50%
Two (2) Years - 80%	Four (4) Years - 60%	

*All Bottom Dump and Industrial and Utility Tag Trailers are exempt from the 5 year structural warranty and carry a 12 month structural warranty, due to the rugged and abusive off road use in which these off road units typically operate, and are subject to the Component Schedule below.*

Component Schedule: Components manufactured by Landoll Corporation (other than the Structure) and Components supplied by other manufacturers shall be warranted under the following schedule:

- I. Axles, Suspensions, Landing Gear, Wheels, Rims, Hubs, Rollers and Cam Followers, Hydraulic Valve Body and other Landoll Corporation Components.  
Coverage: 1 year 100%, Over 1 year 0%
- II. Air Lines, Springs, Air Bags, Leveling Valves, Bearings, Brake Valves, Paint, Oil Seals, Engines, Brake Drums, Shock Absorbers, Electrical, Cylinders, Wear Plates, Hydraulic Hoses & Connections  
Coverage: 1 - 6 months 100% Over 6 months 0%
- III. Tires and Tubes Coverage: Warranty claims must be made directly to the tire dealers.
- IV. Wood Components Coverage: 0%

This warranty does not expand, enlarge upon or alter in any way, the warranties provided by the original manufacturers and suppliers of component parts and accessories. This warranty excludes such parts or accessories which are not defective, but may wear out and have to be replaced during the warranty period, including, but not limited to, light bulbs, paint, brake lining, brake drums, wood pieces and the like. (Tire Warranties are expressly excluded from Landoll Corporation warranty herein.) Purchaser is expected to pay all repairs or replacement costs, in connection with this Agreement, including sales and other taxes immediately upon completion of work performed.

**LIMITATION OF LIABILITY:** Landoll Corporation shall not be liable to purchaser for any incidental or consequential damages suffered by the purchaser, including, but not limited to, any commercially reasonable charges, expenses or commissions incurred in connection with effecting cover or any other reasonable expense incident to the delay or other breach of warranty by Landoll Corporation, any loss of or damage to any cargo loaded or shipped in or on the Trailer, loss of anticipated profits, transportation expenses due to repairs, non-operation or increased expense of operation costs of purchased or replaced equipment, claim of customers, cost of money, any loss of use of capital or revenue, equipment rental, roadside assistance, or for any special damage or loss of any nature arising at any time or from any cause whatsoever.

**LIMITATION OF REMEDY:** In the event of Landoll Corporation failure to repair the Trailer subject to the warranty contained herein, the purchaser's sole and exclusive remedy against Landoll Corporation shall be for the repair or replacement of any defective part or parts of the Trailer subject to work or repair within the time period and manner set forth herein. This exclusive remedy shall not be deemed to have failed of its essential purpose so long as Landoll Corporation is willing and able to repair or replace defective parts in the prescribed manner.

Trailer Serial Number _____	Delivery Date _____
Product _____	Model Number _____
Owner's Name _____	Dealer's Name _____
Mailing Address _____	Mailing Address _____
City _____ St _____ Zip _____	City _____ St _____ Zip _____
Phone _____	Phone _____
Fax _____	Fax _____
Email _____	Email _____
Type of company _____	

Owner's Signature _____	Dealer's Signature _____
Date _____	Date _____



**ORDER CONFIRMATION -- TRAILERS**  
**LANDOLL COMPANY, LLC**  
 1900 NORTH STREET  
 MARYSVILLE, KS 66508  
 PH: 800-428-5655 FAX: 888-293-6779  
 www.landoll.com



TRAILER #:

DATE: 5/5/2022

SOLD TO: LEAVENWORTH COUNTY PUBLIC WORKS DEPARTMENT  
 ADDRESS:  
 CITY: LEAVENWORTH ST: KS ZIP: 66048  
 CONTACT: FRANK GEORGE  
 PH: 913-364-5781 FAX:  
 E-MAIL fgeorge@leavenworthcounty.gov

SHIP TO:  
 ADDRESS:  
 CITY:  
 CONTACT:  
 PH:  
 E-MAIL

MODEL YEAR:	2023	ENGINEERED BY:	DATE:	2023 L II PRICE
STD MODEL:	345F-31	LENGTH:	31'-2"	\$61,700.00
HITCH:	7' HITCH ( add to overall length ) W/ LOWER FRONT PLATE			\$775.00
WINCH:	20,000 # BRADEN WINCH	LOCATION:	FRONT DECK MOUNT	\$8,310.00
DECK TYPE:	APITONG WOOD DECKING			STD
WIDTH:	102" WIDTH			STD
SUSPENSION:	SPRING SUSPENSION TRANSPRO MONO LEAF IN LIEU OF STD. AIR RIDE			STD
WHEEL RIMS:	HUB PILOT WHEEL ASSEMBLY W/OUTBOARD DRUMS			STD
BRAKE TYPE:	DRUM BRAKES			STD
TIRES:	235/75R 17.5 DOUBLE COIN LRH			STD
FEATURES:	ADDITIONAL CROSSMEMBERS, LED LIGHT PKG, CENTRALIZED GREASE			STD
OPTIONS:	(12) WEB MOUNTED ANGLED "D" RINGS, (6) PER SIDE EVENLY SPACED			\$1,320.00

VIN #: PAINT COLOR: POWDER COAT BLACK CODE:

SALESMAN:	JOHN LARSON #11	F.O.B.:	LEAVENWORTH, KS	TOTAL PRICE:	\$72,105.00
CUSTOMER #:		F.E.T. EXEMPTION #:		DISCOUNT:	-\$17,297.99
CUSTOMER P.O. #:		TERMS:	30 DAYS	NET SURCHARGE	\$7,200.00
ESTIMATED COMP.:				SUBTOTAL:	\$62,007.01
ENG REQUEST :				F.E.T.:	EXEMPT
				KS TIRE TAX:	N/A
F.E.T. CALCULATION:				TOTAL:	\$62,007.01
SALE PRICE:				FREIGHT:	\$500.00
X 12%:				BALANCE DUE:	\$62,507.01
TIRE DEDUCT:					
F.E.T.					

CUSTOMER SIGNATURE: \_\_\_\_\_  
 AUTHORIZED SIGNATURE: JOHN LARSON

NO CHANGES MADE PRIOR TO COMPLETION WITHOUT APPROVAL





**ORDER CONFIRMATION -- TRAILERS**  
**LANDOLL COMPANY, LLC**  
 1900 NORTH STREET  
 MARYSVILLE, KS 66508  
 PH: 800-428-5655 FAX: 888-293-6779  
 www.landoll.com



Intertek

TRAILER #:

DATE: 5/5/2022

SOLD TO:  
 ADDRESS:  
 CITY: ST: CA ZIP:  
 CONTACT:  
 PH: FAX:  
 E-MAIL

SHIP TO:  
 ADDRESS:  
 CITY:  
 CONTACT:  
 PH:  
 E-MAIL

MODEL YEAR: 2023 ENGINEERED BY: DATE:  
 STD MODEL:   
 HITCH:   
 WINCH:   
 DECK TYPE:   
 WIDTH:  - Options Page -  
 SUSPENSION:   
 WHEEL RIMS:   
 BRAKE TYPE:   
 TIRES:   
 FEATURES:

2023 L II PRICE

OPTIONS:	OVER CENTER SAFETY LOCK	\$830.00
	8' EXTRA HYDRAULIC HOSE WITH SAFEWAY S20 COUPLER	\$265.00
	MANUAL HYDRAULIC CONTROLS BOTH SIDES OF TRAILER	\$925.00
	WIRELESS REMOTE CONTROL-WINCH-TILT-AXLE TRAVEL (REXROTH VALVE)	\$1,695.00
	CROSSFIRE AIR EQUALIZERS	\$700.00
	LANDOLL TRACTION PLATE OVER APPROACH PLATE, BOLT ON GALVANIZED	\$875.00
	FRONT HYD.-AIR-ELEC DISCONNECT WITH POGO STICK	\$520.00
	HOT DIPPED GALVANIZED (INCLUDES BUMPER)	\$10,430.00
	PAINT OVER SIDE WITH DUPONT CODE # N032-HP	\$2,055.00

VIN #: PAINT COLOR: SPECIAL KDOT RED CODE: 137956

SALESMAN: JOHN LARSON #11  
 CUSTOMER #:  
 CUSTOMER P.O. #:  
 ESTIMATED COMP. #:  
 ENG REQUEST:

F.O.B.:  
 F.E.T. EXEMPTION #:  
 TERMS:

TOTAL PRICE: \$18,295.00  
 DISCOUNT: -\$4,388.97  
 NET SURCHARGE

F.E.T. CALCULATION:  
 SALE PRICE:  
 X 12%:  
 TIRE DEDUCT:  
 F.E.T.:

SUBTOTAL: \$13,906.03  
 F.E.T.: EXEMPT  
 KS TIRE TAX: N/A  
 FREIGHT:  
 TOTAL: \$13,906.03

CUSTOMER SIGNATURE: \_\_\_\_\_  
 AUTHORIZED SIGNATURE: JOHN LARSON

LOG8-0394 rev 009  
 REV. DATE 04/08/2022

NO CHANGES MADE PRIOR TO COMPLETION WITHOUT APPROVAL

BALANCE DUE: \$13,906.03

# Leavenworth County Request for Board Action

Date: 5/19/2022

To: Board of County Commissioners

From: Public Works

Department Head Approval:

Additional Reviews as needed:

Budget Review  Administrator Review  Legal Review

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**Action Requested:** Requesting approval for a 5-year lease agreement replacing two 2018 model year Caterpillar Motor graders for the year 2023. Murphy Tractor has offered a trade in value of \$157,500 for each of our two 2018 model year motor graders with the annual lease payment totaling \$60,068.16 for both machines.

**Recommendation:** Approval

**Analysis:** These are replacements for our two current 2018 Caterpillar 140M3 machine #27 and #30 as well as our 2004 Caterpillar 143H machine #29. The two new motor graders will be equipped with six-wheel drive capabilities as well as eradicator attachments for the front of the machine that will be used to break up pot holes as well as breaking up ice accumulations on the roadway during inclement winter weather. The offer of \$157,500 was \$27,500 more than the guaranteed buy-back price. The lease included all fluids, filters, and an extended warranty through the five-year lease.

Foley's sales stated that he forgot to turn in his bid while preparing for his exhibition at the state conference.

**Alternatives:**

**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:** \$60,068/yearly

**Additional Attachments:** None

Leavenworth County Public Works Dept. is offering  
 The following equipment up for bid:  
 (2) 6WD Motor Graders Including Monroe Eradicators  
 Bids will be for a 5 Year 7500 Hr. Municipal Lease  
 Including 5 year 7500 Hr. Fluid and Filter Plan  
 Including Warranty that covers full term of lease

These specifications shall cover (2) 6WD Motorgraders. The Motorgraders must be new and current production, must have parts and service available locally in the KC Metro area. Indicate make and model being bid. Delivery on these units will not be accepted before 01/03/23.

**Base Vehicle Specifications.**

	Meets Specs (Y/N)	Comments
<b><u>Machine Make &amp; Model:</u></b>		
<b><u>Engine:</u></b>		
Minimum 9 Liter, 6 Cylinder VHP plus turbo charged. Minimum 250 net HP.	yes	255 HP
U.S. EPA Tier IV Final / EU Stage IV.	yes	
Engine Block Heater, 120V.	yes	
Cold weather package. Heavy duty starter, ether starting aid.	yes	
Reversing engine fan.	yes	
<b><u>Drive Train:</u></b>		
Power shift transmission. Minimum 8 forward, 6 reverse gears.	yes	
Differential Lock/Unlock.	yes	
Six wheel drive Drive.	yes	
Wet disc brakes.	yes	
Transmission guard.	yes	
<b><u>Base Machine:</u></b>		
Machine length to be 397"		381"
Machine Width to be 97"		98"
Articulating frame (shall be at rear of operator compartment) with safety lock.	yes	
Rear drawbar hitch and pin.	yes	

**Operator Station / Cab:**

Joystick hydraulic controls. Power steering, left/right blade lift with float position, circle drive, blade sideshift and tip, centershift, front wheel lean, and articulation.

yes

Joystick gear selection.

yes

Articulation, automatic Return-to-Center.

yes

Heater and air conditioning with front and rear defroster fans.

yes

Deluxe high/wide back cloth seat with air suspension.

yes

Rear view camera.

yes

Heated exterior mounted rearview mirrors.

yes

Sound suppression.

yes

Machine level guage.(slopemeter)

yes

AM/FM radio with USB/Bluetooth.

yes

12V power port.

yes

24v to 12V converter for 2-way radio.

yes

Windshield wipers front (upper and lower) and rear with washers.

yes

Fire extinguisher mounted on left side of cab interior.

yes

Shall have LED Work lights

yes

**Moldboard:**

minimum 14 foot, one piece, 27" height, thickness 1".

yes

Accumulator, blade impact absorbtion.

yes

Circle drive slip clutch.

yes

Deere Premium Circle

**Tires / Wheels:**

14.00R24 VKT type radial tires, mounted on 10x24" 3 piece wheels.

yes

**Electrical:**

24 volt electrical system.

yes

2 - 12 volt maintenance free, heavy duty batteries. Minimum 1300 CCA.

yes

Minimum 125 amo alternator.

yes

Back up alarm.

yes

\_\_\_\_\_

Working lights - Front, rear, moldboard and forward high mount for snow plow.

yes

\_\_\_\_\_

**Front Lift Group:**

Dealer will furnish hydraulic controls for front lift group with float control included.

yes

\_\_\_\_\_

Balderson style front lift group.

yes

\_\_\_\_\_

V type Monroe Eradicator - B with 48 rotating Carbide Bits

yes

\_\_\_\_\_

**Preventative Maintenance:**

5 Year 7500 Hr. Filter and Fluid Plan

yes

\_\_\_\_\_

**Miscellaneous:**

Lincoln Auto lube mounted on forward LH side of machine

yes

\_\_\_\_\_

Strobe light with brush guard.

yes

\_\_\_\_\_

Slow moving vehicle sign.

yes

\_\_\_\_\_

**Warranty:**

Full machine warranty to include travel time and mileage for 60 months or 7500 hours. Loaner machine provided if repairs to exceed 2 days.

yes

\_\_\_\_\_

Call the following if you have any questions:

Frank George 913-364-5781

Vince Grier 913-7274912

Zac Evans 913-727-4910

LEAVENWORTH COUNTY PUBLIC WORKS DEPT.  
BID Form  
5 YEAR MUNICIPAL LEASE

Three (3) new 2022, or current, model year 6WD motor graders with Monroe eradicators

Machine delivery will not be accepted before 01/03/2023  
5 Year 7500 hr. Municipal Lease

Price for machine #1 including 5 Year fluid and filter plan including warranty for length of lease \$ 381,929.66

Purchase price of Monroe Eradicator \$ 5,051.00

Minus:  
Trade in machine: 2018 Cat 140M3 Vin # N9D00923 \$ 157,500

Total Annual Payments machine #1 \$ 30,034.08

Price for machine #2 including 5 Year fluid and filter plan including warranty for length of lease \$ 381,929.00

Purchase price of Monroe Eradicator \$ 5,051.00

Minus:  
Trade in machine: 2018 Cat 140M3 Vin # N9D01015 \$ 157,500

Total Annual Payments for machine #2 \$ 30,034.08

NOTICE TO BIDDERS:

\*Leavenworth County reserves the right to reject any and all bids and waive any nonconformity in any submitted bid.

\*Time Of Delivery Must Be Specified.

Sealed bids must be received by: 10:15 AM Tuesday, May 17, 2022

Please submit all sealed bids to:
Leavenworth County Clerk
300 Walnut, Suite 106
Leavenworth, KS 66048

The envelope must be clearly marked  
"Bid for 2 Motorgraders"

Your Company Name: Murphy Tractor & Equipment Co.

Name (Printed): Cody R. Richardson

Date: 5/16/2022

\*Delivery date of graders: January 2023

Quote Id: 26612659

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Prepared For:

**COUNTY OF LEAVENWORTH LEAVENWORTH COUNTY HWY DEPT**



Prepared By: **CODY RICHARDSON**

Murphy Tractor & Equipment  
8600 Ne Parvin Road  
Kansas City, MO 64161-8300

Tel: 816-483-5000

Mobile Phone: 913-304-4654

Fax: 816-455-0592

Email: [crichardson@murphytractor.com](mailto:crichardson@murphytractor.com)

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Date: 04 May 2022

Offer Expires: 31 May 2022

*Confidential*

### Quote Summary

**Prepared For:**  
 COUNTY OF LEAVENWORTH LEAVENWORTH  
 COUNTY HWY DEPT  
 23690 187TH ST  
 LEAVENWORTH, KS 66048  
 Business: 913-727-1800

**Prepared By:**  
 CODY RICHARDSON  
 Murphy Tractor & Equipment  
 8600 Ne Parvin Road  
 Kansas City, MO 64161-8300  
 Phone: 816-483-5000  
 Mobile: 913-304-4654  
 crichardson@murphytractor.com

**The Cat 140 AWD Joystick is the correct sized competitor to the Deere 672GP**

**Quote Id:** 26612659  
**Created On:** 04 May 2022  
**Last Modified On:** 16 May 2022  
**Expiration Date:** 31 May 2022

**This unit has a PREMIUM CIRCLE and DPF ASSURANCE-ask for details**

**This unit is equipped with Automatic Cross Slope Control and Auto Articulation**

**Lifetime JDLINK Subscription included**

Equipment Summary	Qty	Extended
JOHN DEERE 672GP MOTOR GRADER with 6WD	1	
5 Year/10,000 Hour DPF Assurance	1	
John Deere Preventative Maintenance-5 Year / 7500 Hour PM Agreement	1	
John Deere Extended Warranty-6 Year/ 8000 Hour Comprehensive Warranty	1	
JOHN DEERE 672GP MOTOR GRADER with 6WD	1	
5 Year/10,000 Hour DPF Assurance	1	
John Deere Preventative Maintenance-5 Year / 7500 Hour PM Agreement	1	
John Deere Extended Warranty-6 Year/ 8000 Hour Comprehensive Warranty	1	
<b>Equipment Total</b>		<b>\$ 763,858.00</b>

Trade In Summary	Qty	Each	Extended
2018 CATERPILLAR 140M3 - CAT0140MAN9D01015	1	\$ 157,500.00	\$ 157,500.00
PayOff			\$ 0.00
<b>Total Trade Allowance</b>			<b>\$ 157,500.00</b>

**Salesperson : X** \_\_\_\_\_

**Accepted By : X** \_\_\_\_\_



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2018 CATERPILLAR 140M3 - CAT0140MCN9D00923	1	\$ 157,500.00	\$ 157,500.00
PayOff			\$ 0.00
Total Trade Allowance			\$ 157,500.00
<b>Trade In Total</b>			<b>\$ 315,000.00</b>

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**Quote Summary**

Equipment Total	\$ 763,858.00
Trade In	\$ (315,000.00)
SubTotal	\$ 448,858.00
Total	\$ 448,858.00
<b>Balance Due</b>	<b>\$ 448,858.00</b>

Salesperson : X \_\_\_\_\_

Accepted By : X \_\_\_\_\_

# Selling Equipment

**Quote Id:** 26612659

**Customer:** COUNTY OF LEAVENWORTH LEAVENWORTH COUNTY HWY DEPT

## JOHN DEERE 672GP MOTOR GRADER with 6WD

**Hours:**
**Stock Number:**

Code	Description	Qty
8450T	672G MOTOR GRADER with 6WD	1
<b>Standard Options - Per Unit</b>		
170K	JDLink™	1
1030	Dual Joystick Controls	1
1140	John Deere PowerTech PSS 9.0L meets EPA FT4 Emissions	1
1240	Dual 100 Amp Alternators (200 Amp total)	1
1420	Severe Duty Fuel & Water Filtration System	1
1610	Hydraulic Pump Disconnect	1
1830	Engine Exhaust W/ Flat Black Stack (FT4 or Stage V only)	1
1910	Blade Impact Absorption System	1
2070	14 Ft. x 27 In. x 1 In. (4.27M x 686mm x 25mm) w/ 8 In. x 3/4 In. (203 x 19mm) Cutting Edge & 5/8 in. (16mm) Hardware	1
2850	Premium Circle	1
4415	Bridgestone VKT	1
5060	Grade Pro Low Cab w/ Lower Front and Side Opening Windows	1
5510	Autoshift Transmission	1
5710	Transmission Solenoid Valve Guard	1
6140	Grade Pro Premium Heated, Leather/ Fabric, High-Wide Back Air Suspension Seat	1
6585	Grade Pro Controls w/1 Front Auxiliary Function AND 1 Rear Auxiliary Function	1
6740	Balderson Style Front Lift Group	1
6830	Rear Hitch and Pin	1
7180	Premium Grading Lights (18 LED Lights)	1
8120	24-to-12 Volt Converter (30 amps peak / 25 amps continuous)	1
8220	Heated Exterior Mounted Rearview Mirrors	1

# Selling Equipment

**Quote Id:** 26612659

**Customer:** COUNTY OF LEAVENWORTH LEAVENWORTH COUNTY HWY DEPT

8310	Lower Front Intermittent Wiper & Washer	1
8415	Premium AM/FM Radio with Bluetooth, Aux and Weather Band (WB).	1
8830	Rear Camera (R4)	1
9130	Rear Retractable Sun Shade	1
9210	Decelerator	1
9220	5.0 lbs. multi purpose (ABC) Dry Chemical Fire Extinguisher	1
9235	AUTO ARTICULATION	1
9273	Right Side Engine Compartment Work Light	1
9280	Slow Moving Vehicle (SMV) Sign	1
9299	Beacon with Flip Down Cab Beacon Bracket (LH)	1
9360	Engine Block Heater	1
9370	Ether Starting Aid	1
9380	Heavy Duty Air Cleaner - 9.0L 14 in	1
9395	Adjusting Rotary Ejector Precleaner	1
<b>Dealer Attachments</b>		
BYT10366	GP Armrest Extension Field Kit	1
	Lincoln Auto Lube	1
	Monroe eradicator w/ 48 rotating carbide bits	1
<b>Service Agreements</b>		
	5 Year/10,000 Hour DPF Assurance	
	John Deere Preventative Maintenance - 5 Year / 7500 Hour PM Agreement	
	John Deere Extended Warranty - 6 Year/ 8000 Hour Comprehensive Warranty	

## JOHN DEERE 672GP MOTOR GRADER with 6WD

**Equipment Notes:**
**Hours:**
**Stock Number:**

Code	Description	Qty
8450T	672G MOTOR GRADER with 6WD	1
<b>Standard Options - Per Unit</b>		

# Selling Equipment

**Quote Id:** 26612659

**Customer:** COUNTY OF LEAVENWORTH LEAVENWORTH COUNTY HWY DEPT

170K	JDLink™	1
1030	Dual Joystick Controls	1
1140	John Deere PowerTech PSS 9.0L meets EPA FT4 Emissions	1
1240	Dual 100 Amp Alternators (200 Amp total)	1
1420	Severe Duty Fuel & Water Filtration System	1
1610	Hydraulic Pump Disconnect	1
1830	Engine Exhaust W/ Flat Black Stack (FT4 or Stage V only)	1
1910	Blade Impact Absorption System	1
2070	14 Ft. x 27 In. x 1 In. (4.27M x 686mm x 25mm) w/ 8 In. x 3/4 In. (203 x 19mm) Cutting Edge & 5/8 in. (16mm) Hardware	1
2850	Premium Circle	1
4415	Bridgestone VKT	1
5060	Grade Pro Low Cab w/ Lower Front and Side Opening Windows	1
5510	Autoshift Transmission	1
5710	Transmission Solenoid Valve Guard	1
6140	Grade Pro Premium Heated, Leather/ Fabric, High-Wide Back Air Suspension Seat	1
6585	Grade Pro Controls w/1 Front Auxiliary Function AND 1 Rear Auxiliary Function	1
6740	Balderson Style Front Lift Group	1
6830	Rear Hitch and Pin	1
7180	Premium Grading Lights (18 LED Lights)	1
8120	24-to-12 Volt Converter (30 amps peak / 25 amps continuous)	1
8220	Heated Exterior Mounted Rearview Mirrors	1
8310	Lower Front Intermittent Wiper & Washer	1
8415	Premium AM/FM Radio with Bluetooth, Aux and Weather Band (WB).	1
8830	Rear Camera (R4)	1
9130	Rear Retractable Sun Shade	1
9210	Decelerator	1
9220	5.0 lbs. multi purpose (ABC) Dry Chemical Fire Extinguisher	1
9235	AUTO ARTICULATION	1

# Selling Equipment

**Quote Id:** 26612659

**Customer:** COUNTY OF LEAVENWORTH LEAVENWORTH COUNTY HWY DEPT

9273	Right Side Engine Compartment Work Light	1
9280	Slow Moving Vehicle (SMV) Sign	1
9299	Beacon with Flip Down Cab Beacon Bracket (LH)	1
9360	Engine Block Heater	1
9370	Ether Starting Aid	1
9380	Heavy Duty Air Cleaner - 9.0L 14 in	1
9395	Adjusting Rotary Ejector Precleaner	1
<b>Dealer Attachments</b>		
BYT10366	GP Armrest Extension Field Kit	1
	Lincoln Auto Lube	1
	Monroe eradicator w/ 48 rotating carbide bits	1
<b>Service Agreements</b>		
	5 Year/10,000 Hour DPF Assurance	
	John Deere Preventative Maintenance	
	- 5 Year / 7500 Hour PM Agreement	
	John Deere Extended Warranty - 6	
	Year/ 8000 Hour Comprehensive	
	Warranty	

Compounding Period: Exact Days

Nominal Annual Rate: 5.370%

**Cash Flow Data - Loans and Payments**

Event	Date	Amount	Number	Period	End Date
1 Loan	05/16/2022	448,858.00	1		
2 Payment	05/16/2022	60,068.16	5	Annual	05/16/2026
3 Payment	06/16/2026	220,000.00	1		

**TValue Amortization Schedule - Normal, 365 Day Year**

Date	Payment	Interest	Principal	Balance
Loan 05/16/2022				448,858.00
1 05/16/2022	60,068.16	0.00	60,068.16	388,789.84
<b>2022 Totals</b>	<b>60,068.16</b>	<b>0.00</b>	<b>60,068.16</b>	
2 05/16/2023	60,068.16	20,878.01	39,190.15	349,599.69
<b>2023 Totals</b>	<b>60,068.16</b>	<b>20,878.01</b>	<b>39,190.15</b>	
3 05/16/2024	60,068.16	18,824.94	41,243.22	308,356.47
<b>2024 Totals</b>	<b>60,068.16</b>	<b>18,824.94</b>	<b>41,243.22</b>	
4 05/16/2025	60,068.16	16,558.74	43,509.42	264,847.05
<b>2025 Totals</b>	<b>60,068.16</b>	<b>16,558.74</b>	<b>43,509.42</b>	
5 05/16/2026	60,068.16	14,222.29	45,845.87	219,001.18
6 06/16/2026	220,000.00	998.82	219,001.18	0.00
<b>2026 Totals</b>	<b>280,068.16</b>	<b>15,221.11</b>	<b>264,847.05</b>	
<b>Grand Totals</b>	<b>520,340.80</b>	<b>71,482.80</b>	<b>448,858.00</b>	

Last interest amount decreased by 0.01 due to rounding.

ANNUAL PERCENTAGE RATE	FINANCE CHARGE	Amount Financed	Total of Payments
The cost of your credit as a yearly rate.	The dollar amount the credit will cost you.	The amount of credit provided to you or on your behalf.	The amount you will have paid after you have made all payments as scheduled.
<b>5.373%</b>	<b>\$71,482.80</b>	<b>\$448,858.00</b>	<b>\$520,340.80</b>

## Leavenworth County Request for Board Action

**Date:**

**To: Board of County Commissioners**

**From: Public Works**

**Department Head Approval:**

**Additional Reviews as needed:**

**Budget Review  Administrator Review  Legal Review**

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**Action Requested:** Requesting consideration for a 5-year lease agreement replacing 2004 model year motor grader with the annual lease payment of \$54,987.09 per year.

**Recommendation:** Consideration

**Analysis:** John Deere offered the trade-in on the existing machine of \$55,000. The bid price of machine is \$392,100 Public Works wanted to bid the cost to replace this machine that is used as the special crews graders, spare grader, to get to areas that drift back during snow removal prior to the pass by the grader for that assigned route, to address work orders by the grader foremen. The machine is used on a regular basis. It has significant rust. A discussion needs to occur regarding the level of service the county will provide now that the dust abatement projects are complete. If we are going to continue to offer the level of service that we currently are, this machine should be replaced prior to repair costs being incurred. If the board decides to not replace the machine it can be continued to be used until repairs are required that are extensive. When the weather is optimal this machine is not fully utilized but when there are muddy conditions, lots of work orders, ditch and culvert work being completed, or snow events it is fully utilized

**Pricing included all fluids, filters, and an extended warranty for the life of the lease.**

**Alternatives:**

**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:** \$54,987.09/yearly

**Additional Attachments:** None



Leavenworth County Public Works Dept. is offering  
 The following equipment up for bid:  
 (1) 6WD Motor Graders Including Monroe Eradicator, rear lift group,ripper  
 Bids will be for a 5 Year 7500 Hr. Lease  
 Including 5 year 7500 Hr. Fluid and Filter Plan  
 Including Warranty that covers full term of lease

These specifications shall cover (1) 6WD Motorgrader. The Motorgrader must be new and current production, must have parts and service available locally in the KC Metro area. Indicate make and model being bid. Delivery on these units will not be accepted before 01/03/23.

**Base Vehicle Specifications.**

	Meets Specs (Y/N)	Comments
<b><u>Machine Make &amp; Model:</u></b>		
<b><u>Engine:</u></b>		
Minimum 9 Liter, 6 Cylinder VHP plus turbo charged. Minimum 250 net HP.	Yes	255 HP
U.S. EPA Tier IV Final / EU Stage IV.	Yes	
Engine Block Heater, 120V.	Yes	
Cold weather package. Heavy duty starter, ether starting aid.	Yes	
Reversing engine fan.	Yes	
<b><u>Drive Train:</u></b>		
Power shift transmission. Minimum 8 forward, 6 reverse gears.	Yes	
Differential Lock/Unlock.	Yes	
Six wheel drive Drive.	Yes	
Wet disc brakes.	Yes	
Transmission guard.	Yes	
<b><u>Base Machine:</u></b>		
Machine length to be 397"		417"
Machine Width to be 97"		98"
Articulating frame (shall be at rear of operator compartment) with safety lock.	Yes	
Rear drawbar hitch and pin.	Yes	

**Operator Station / Cab:**

Joystick hydraulic controls. Power steering, left/right blade lift with float position, circle drive, blade sideshift and tip, centershift, front wheel lean, and articulation.

Yes

Joystick gear selection.

Yes

Articulation, automatic Return-to-Center.

Yes

Heater and air conditioning with front and rear defroster fans.

Yes

Deluxe high/wide back cloth seat with air suspension.

Yes

Rear view camera.

Yes

Heated exterior mounted rearview mirrors.

Yes

Sound suppression.

Yes

Machine level guage.(slopemeter)

Yes

AM/FM radio with USB/Bluetooth.

Yes

12V power port.

Yes

24v to 12V converter for 2-way radio.

Yes

Windshield wipers front (upper and lower) and rear with washers.

Yes

Fire extinguisher mounted on left side of cab interior.

Yes

Shall have LED Work lights

Yes

**Moldboard:**

minimum 14 foot, one piece, 27" height, thickness 1".

Yes

Accumulator, blade impact absorbtion.

Yes

Circle drive slip clutch.

Yes

Deere premium Circle

**Tires / Wheels:**

14.00R24 VKT type radial tires, mounted on 10x24" 3 piece wheels.

Yes

**Electrical:**

24 volt electrical system.

Yes

2 - 12 volt maintenance free, heavy duty batteries. Minimum 1300 CCA.

Yes

Minimum 125 amo alternator.

Yes

Back up alarm.

yes

\_\_\_\_\_

Working lights - Front, rear, moldboard and forward high mount for snow plow.

yes

\_\_\_\_\_

**Front Lift Group:**

Dealer will furnish hydraulic controls for front lift group with float control included.

yes

\_\_\_\_\_

Balderson style front lift group.

yes

\_\_\_\_\_

V type Monroe Eradicator - B with 48 rotating Carbide Bits

yes

\_\_\_\_\_

**Preventative Maintenance:**

5 Year 7500 Hr. Filter and Fluid Plan

yes

\_\_\_\_\_

**Miscellaneous:**

Lincoln Auto lube mounted on forward LH side of machine

yes

\_\_\_\_\_

Strobe light with brush guard.

yes

No brush guard

Slow moving vehicle sign.

yes

\_\_\_\_\_

Rear lift group and rear ripper will be on machine

yes

\_\_\_\_\_

**Warranty:**

Full machine warranty to include travel time and mileage for 60 months or 7500 hours. Loaner machine provided if repairs to exceed 2 days.

yes

\_\_\_\_\_

Call the following if you have any questions:

Frank George 913-364-5781

Vince Grier 913-7274912

Zac Evans 913-727-4910

LEAVENWORTH COUNTY PUBLIC WORKS DEPT.

BID Form

5 YEAR LEASE

One(1) new 2022, or current, model year 6WD motor grader with Monroe eradicator

Machine delivery will not be accepted before 01/03/2023

5 Year 7500 hr. Lease

Price for machine including 5 Year fluid and filter plan including warranty for length of lease as well as a rear lift group and rear ripper attachment.

\$ 392,100.00

Purchase price of Monroe Eradicator

\$ 5,051.00

Minus:

Trade in machine: 2004 Cat143H 6WD Vin #APN00458 (Our29-a) (Factory rebuilt in 2015)

\$ 55,000.00

Total Annual Payments for machine

\$ 54,987.09

NOTICE TO BIDDERS:

\*Leavenworth County reserves the right to reject any and all bids and waive any nonconformity in any submitted bid.

\*Time Of Delivery Must Be Specified.

Sealed bids must be received by:

10:00 AM Tuesday, May 17, 2022

Please submit all sealed bids to:
Leavenworth County Clerk
300 Walnut, Suite 106
Leavenworth, KS 66048

The envelope must be clearly marked  
"Bid for 1 Motorgrader"

Your Company Name: Murphy Tractor & Equipment Co.

Name (Printed): Cody Richardson

Date: 5/16/2022

\*Delivery date of grader: January 2023

Quote Id: 26595481

---

Prepared For:

**COUNTY OF LEAVENWORTH LEAVENWORTH COUNTY HWY DEPT**



Prepared By: **CODY RICHARDSON**

Murphy Tractor & Equipment  
8600 Ne Parvin Road  
Kansas City, MO 64161-8300

Tel: 816-483-5000

Mobile Phone: 913-304-4654

Fax: 816-455-0592

Email: [crichardson@murphytractor.com](mailto:crichardson@murphytractor.com)

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Date: 02 May 2022

Offer Expires: 31 May 2022

*Confidential*

### Quote Summary

**Prepared For:**  
 COUNTY OF LEAVENWORTH LEAVENWORTH  
 COUNTY HWY DEPT  
 23690 187TH ST  
 LEAVENWORTH, KS 66048  
 Business: 913-727-1800

**Prepared By:**  
 CODY RICHARDSON  
 Murphy Tractor & Equipment  
 8600 Ne Parvin Road  
 Kansas City, MO 64161-8300  
 Phone: 816-483-5000  
 Mobile: 913-304-4654  
 crichardson@murphytractor.com

**The Cat 140 AWD Joystick is the correct sized competitor to the Deere 672GP**

**Quote Id:** 26595481  
**Created On:** 02 May 2022  
**Last Modified On:** 16 May 2022  
**Expiration Date:** 31 May 2022

**This unit has a PREMIUM CIRCLE and DPF ASSURANCE-ask for details**

**This unit is equipped with Automatic Cross Slope Control and Auto Articulation**

**Lifetime JDLink Subscription included**

Equipment Summary	Qty	Extended
JOHN DEERE 672GP MOTOR GRADER with 6WD	1	
5 Year/10,000 Hour DPF Assurance	1	
John Deere Preventative Maintenance-5 Year / 7,500 Hour.PM Agreement	1	
John Deere Extended Warranty-6 Year/ 8,000 Hour Comprehensive Warranty	1	
<b>Equipment Total</b>		<b>\$ 392,100.00</b>

Trade In Summary	Qty	Each	Extended
2004 CATERPILLAR 143H - CAT0143HCAPN00458	1	\$ 55,000.00	\$ 55,000.00
PayOff			\$ 0.00
Total Trade Allowance			\$ 55,000.00
<b>Trade In Total</b>			<b>\$ 55,000.00</b>

#### Quote Summary

Equipment Total	\$ 392,100.00
Trade In	\$ (55,000.00)
SubTotal	\$ 337,100.00
Total	\$ 337,100.00
<b>Balance Due</b>	<b>\$ 337,100.00</b>

Salesperson : X \_\_\_\_\_

Accepted By : X \_\_\_\_\_

# Selling Equipment

**Quote Id:** 26595481

**Customer:** COUNTY OF LEAVENWORTH LEAVENWORTH COUNTY HWY DEPT

## JOHN DEERE 672GP MOTOR GRADER with 6WD

**Hours:**
**Stock Number:**

Code	Description	Qty
8450T	672G MOTOR GRADER with 6WD	1
<b>Standard Options - Per Unit</b>		
170K	JDLink™	1
1030	Dual Joystick Controls	1
1140	John Deere PowerTech PSS 9.0L meets EPA FT4 Emissions	1
1240	Dual 100 Amp Alternators (200 Amp total)	1
1320	No Quick Service Group	1
1420	Severe Duty Fuel & Water Filtration System	1
1610	Hydraulic Pump Disconnect	1
1830	Engine Exhaust W/ Flat Black Stack (FT4 or Stage V only)	1
1910	Blade Impact Absorption System	1
2070	14 Ft. x 27 In. x 1 In. (4.27M x 686mm x 25mm) w/ 8 In. x 3/4 In. (203 x 19mm) Cutting Edge & 5/8 in. (16mm) Hardware	1
2575	No Grade Control Base Kit Installed	1
2605	English Manual W/ English Labels & Decals	1
2775	No Topcon 3D GPS Grade Control System installed	1
2850	Premium Circle	1
4415	Bridgestone VKT	1
5060	Grade Pro Low Cab w/ Lower Front and Side Opening Windows	1
5510	Autoshift Transmission	1
5710	Transmission Solenoid Valve Guard	1
5815	Hydrau	1
6030	No Powered Cab Air Precleaner	1
6140	Grade Pro Premium Heated, Leather/ Fabric, High-Wide Back Air Suspension Seat	1
6585	Grade Pro Controls w/1 Front Auxiliary Function AND 1 Rear Auxiliary Function	1
6650	Grade Pro Controls - Left Side	1

# Selling Equipment

**Quote Id:** 26595481

**Customer:** COUNTY OF LEAVENWORTH LEAVENWORTH COUNTY HWY DEPT

6740	Balderson Style Front Lift Group	1
6810	Rear Mounted Ripper/Scarifier Combination with Rear Hitch and Pin	1
7180	Premium Grading Lights (18 LED Lights)	1
7820	No Front Fenders	1
8120	24-to-12 Volt Converter (30 amps peak / 25 amps continuous)	1
8220	Heated Exterior Mounted Rearview Mirrors	1
8310	Lower Front Intermittent Wiper & Washer	1
8415	Premium AM/FM Radio with Bluetooth, Aux and Weather Band (WB).	1
8510	Air Conditioner Refrigerant Charged	1
8720	No Sound Absorption Package	1
8830	Rear Camera (R4)	1
9130	Rear Retractable Sun Shade	1
9210	Decelerator	1
9220	5.0 lbs. multi purpose (ABC) Dry Chemical Fire Extinguisher	1
9235	AUTO ARTICULATION	1
9273	Right Side Engine Compartment Work Light	1
9280	Slow Moving Vehicle (SMV) Sign	1
9299	Beacon with Flip Down Cab Beacon Bracket (LH)	1
9360	Engine Block Heater	1
9370	Ether Starting Aid	1
9380	Heavy Duty Air Cleaner - 9.0L 14 in	1
9395	Adjusting Rotary Ejector Precleaner	1
<b>Dealer Attachments</b>		
BYT10366	GP Armrest Extension Field Kit	1
	Lincoln Auto Lube Kit	1
	Monroe eradicator w/ 48 rotating carbide bits	1
<b>Service Agreements</b>		
	5 Year/10,000 Hour DPF Assurance	
	John Deere Preventative Maintenance	
	- 5 Year / 7,500 Hour PM Agreement	
	John Deere Extended Warranty - 6	
	Year/ 8,000 Hour Comprehensive	
	Warranty	



Compounding Period: Exact Days

Nominal Annual Rate: 5.370%

**Cash Flow Data - Loans and Payments**

Event	Date	Amount	Number	Period	End Date
1 Loan	05/16/2022	337,100.00	1		
2 Payment	05/16/2022	54,987.09	5	Annual	05/16/2026
3 Payment	06/16/2026	110,000.00	1		

**TValue Amortization Schedule - Normal, 365 Day Year**

Date	Payment	Interest	Principal	Balance
Loan 05/16/2022				337,100.00
1 05/16/2022	54,987.09	0.00	54,987.09	282,112.91
<b>2022 Totals</b>	<b>54,987.09</b>	<b>0.00</b>	<b>54,987.09</b>	
2 05/16/2023	54,987.09	15,149.46	39,837.63	242,275.28
<b>2023 Totals</b>	<b>54,987.09</b>	<b>15,149.46</b>	<b>39,837.63</b>	
3 05/16/2024	54,987.09	13,045.83	41,941.26	200,334.02
<b>2024 Totals</b>	<b>54,987.09</b>	<b>13,045.83</b>	<b>41,941.26</b>	
4 05/16/2025	54,987.09	10,757.94	44,229.15	156,104.87
<b>2025 Totals</b>	<b>54,987.09</b>	<b>10,757.94</b>	<b>44,229.15</b>	
5 05/16/2026	54,987.09	8,382.83	46,604.26	109,500.61
6 06/16/2026	110,000.00	499.39	109,500.61	0.00
<b>2026 Totals</b>	<b>164,987.09</b>	<b>8,882.22</b>	<b>156,104.87</b>	
<b>Grand Totals</b>	<b>384,935.45</b>	<b>47,835.45</b>	<b>337,100.00</b>	

Last interest amount decreased by 0.02 due to rounding.

ANNUAL PERCENTAGE RATE	FINANCE CHARGE	Amount Financed	Total of Payments
The cost of your credit as a yearly rate.	The dollar amount the credit will cost you.	The amount of credit provided to you or on your behalf.	The amount you will have paid after you have made all payments as scheduled.
<b>5.373%</b>	<b>\$47,835.45</b>	<b>\$337,100.00</b>	<b>\$384,935.45</b>

# Leavenworth County Request for Board Action

**Date:** 5/19/2022

**To:** Board of County Commissioners

**From:** Public Works

**Department Head Approval:**

**Additional Reviews as needed:**

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

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**Action Requested:** Consideration for the options of soil stabilization on the 158<sup>th</sup> Street Project.

**Recommendation:** Staff recommends the use of the same spot specific Cement Treated Base Stabilization as was used on the 147<sup>th</sup> Street Project in 2018 that MHS inspected to address the same types of issues being found on 158<sup>th</sup> Street at the depth of 12 inches as was recommended by KTI.

**Analysis:**

The contractor has over-excavated the required depth of sub-base material to dry it out and compact it in order to bridge the deeper poor soils. The top 14" layer of dirt also had the temporary gravel surface incorporated into it. Approximately three times the plan quantity of temporary surface was utilized by Linaweaver to keep the road passible with the rains that have occurred and the poor subgrade dirt. The original county roadway was not removed prior to the building of the new roadway in fill sections. The fill that was used was cement treated whenever that project occurred to address the poor soil used as fill. The old roadway holds moisture above it and below the top 16" surface. MHS specs required the highest KDOT standards for moisture in order to create the best base possible without concrete treatment to try to bridge the lower poor soil. Linaweaver has successfully passed nuclear density tests for compaction on the south end of the project. Once the nuclear density tests have been passed, when attempting to grade out the AB3 surface rock the sub-6" soils are failing to an extent the compacted surface is pushing and wheel rutting. Because the contractor is/was able to pass the nuclear density tests and the soils failure cause is below the required KDOT 6" density specification requirements for over-excavation to address unsuitable and unstable soils does not appear to apply. Linaweaver's assertion of this fact was verbally agreed upon by our inspection firm.

On the attached letter, Linaweaver Construction has requested two different options for base stabilization across the entire length of the project. Their preferred Option #1 is to remove and haul off 8" of site material and place 12" (total) or 8" additional AB-3 with Geotextile Fabric at a cost of \$816,411.

Contractor proposed Option #2 is to complete 12" cement treated base along the entire corridor of the project at cost \$369,830.

Staff recommends that MHS's Option #2 be utilized and that the contractor prepares the site as required per plans. A proof roll be completed for the south 1 mile of the project. The project inspector will mark the beginning and end of all locations that do not pass the proof roll and those areas receive the contractor proposed Option #2 treatment of 12"s of cement treated base. The same process will be repeated on the north mile of the project when the roadway is prepared. This is the same process that was utilized on 147<sup>th</sup> Street with similar failures and soil proctors and only 9"s of cement treated based

was utilized in that case. That roadway has held up to date. On that project approximately 40% of the roadway was treated. The unit cost may increase due to the decreased scale of the treatment but that increase will not be nearly as much as completing the entire 2-mile roadway from start to finish. It is possible that only 40-60% of the roadway may need treatment in this case as well. As stated by MHS and agreed upon by Staff, the roadway prior to construction did not show signs of base failures at the surface with the approximately 6" cement treated base that was used. Without a full geotechnical report I, or any consultant firm, cannot guarantee the longevity of the roadway. This option keeps the job on schedule and is the most cost effective. As this was not one of the two options proposed by Linaweaver, their response to this requirement is unknown.

**Alternatives:**

Other options are available not recommended by either MHS, Linaweaver Construction, or Olsson Engineering. One, the contractor can be required to pave the roadway and when an area of sub-base failure occurs it can be dug out and filled with asphalt per KDOT specifications. This option has an unknown cost in asphalt overrun and may miss areas of weak subsoil. Two, we can contract Olsson to complete a full geotechnical report but that would be the project 4-7 weeks and may come to same corrective actions as above as they recommend. Third, Olsson states that the structural coefficient of 12" cement stabilization is equal to the removal of the additional material and the placement of 12" of compacted AB-3 material without geogrid. As these options have been found to be equal, Olsson recommends the cheaper and faster option of cement stabilization unless the county wishes to pay for the additional cost of geogrid.

**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:** \$300,000

**Additional Attachments:** Linaweaver Letter, MHS Letter,

LINAWEAVER CONSTRUCTION, INC.  
719 E. GILMAN RD. LANSING KS 66043  
(913) 351-3474 FAX (913) 351-2749

Project: 158<sup>th</sup> St, K32 to Kansas Ave.  
Date: 5.18.2022  
Soft Subgrade

Linaweaver Construction, Inc is writing this letter to express our concerns about the soft subgrade that we have encountered onsite. We have met the Type B (MR-90) compaction requirements, which MHS has on file. With the subgrade being soft after tilling 14" and recompacting, beyond what the spec called out, the 4" of AB3 isn't enough to bridge any soft areas. The subgrade will have serious rutting and will not be able to provide proper compaction for the asphalt. This would lead an unsmooth road that would not pass a profilograph and breakdown quickly over time.

We hired Kruger Technologies to come onsite and review the subgrade since there was no geotechnical report provided for this project. KTI agreed that there is a soft subgrade issue that must be dealt with. Their recommendations are attached. To summarize, KTI recommends undercutting the roadway 12" and installing 12" of AB3, with the potential of adding in geogrid.

With this recommendation Linaweaver Construction believes there should be more done to prepare the subgrade for this roadway than the spec and plans called for. This is to provide a solid roadway that the County and its taxpayers can be proud of.

This letter is intended to bring forth the issues we are seeing that could become major issues in the future. We are open to discussions to solve soft subgrade issue and would like input from MHS. If it is determined to continue per spec and plan, Linaweaver Construction, Inc. will be forced to hire an attorney. This is to protect ourselves from any resulting issues of the soft subgrade.

Thank you,



5-18-2022

Marcus Linaweaver  
Vice President

# **KRUGER TECHNOLOGIES, INC.**

## **REPORT OF SPECIAL INSPECTION**

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**Client:** Linaweaver Construction, Inc.      **Address:** 719 E Gilman Road  
Lansing, KS 66043

**Project:** Route 2 Leavenworth County      **Project Number:** 422082C.001

**Date Tested:** 5/12/2022      **Date Reported:** 5/16/2022      **Technician:** AG

A KTI representative was on site to observe the conditions of the subgrade to the road of Route 2. During the observation, multiple spots were checked with a probe rod and found to be very soft. The technician observed an empty double axle off-road truck drive on top of the subgrade and there was at least 6" of deflection in the subgrade in the soft spots of the road. The contractor explained that he tilled 14" and placed rock in the subgrade multiple times.

Respectfully submitted,  
KTI-Kruger Technologies, Inc.

Otto J. Kruger, Jr., P.E.

## Marcus Linaweaver

---

**From:** Dylan Kruger <dzkruger@ktionline.com>  
**Sent:** Tuesday, May 17, 2022 4:52 PM  
**To:** Marcus Linaweaver  
**Cc:** Drew Pruett  
**Subject:** RE: 158th st.  
**Attachments:** Route 2 Leavenworth County Report DRAFT.pdf

Marcus,

Attached is the draft report of our on site observation. Please let me know if you would like anything additional added or modified. It appears the soil/rock mixture is not compacting and this could be due to high moisture content or non-cohesive nature of the soil. If it is a very silty material, it may not hold up well under proofroll regardless of compactive effort or moisture content. Best-case scenario might be to remove 12" of this material and come back with an AB-3 material placed in 2 lifts moisture conditioned and compacted to 95% of standard proctor. I also have a concern regarding the underlying material. Our tech was able to push a probe rod through this tilled material. If this is the case, we might recommend the addition of a geotextile fabric as well to help bridge the soft/ moist underlying materials. We may need to oversee some test pits down 24" or so to check conditions at that depth. Without any geotechnical information on the subgrade, it's difficult to recommend a course of action at this time. The proctors sent over were for a soil material- I don't know if a proctor was run on the rock-till mixture.

I'd be happy to discuss- give me a call anytime.

Also, could you resend the plans link? I wasn't able to download.

Thank you.

**Dylan Kruger**  
Vice President



Kruger Technologies, Inc.  
8271 Melrose Drive  
Lenexa, KS 66214  
ph: (913) 498-1114  
fx: (913) 498-1116  
[dzkruger@ktionline.com](mailto:dzkruger@ktionline.com)  
[www.ktionline.com](http://www.ktionline.com)

---

**From:** Marcus Linaweaver <marcus@linaweaver.com>  
**Sent:** Tuesday, May 17, 2022 8:01 AM  
**To:** Dylan Kruger <dzkruger@ktionline.com>  
**Cc:** Drew Pruett <drew@linaweaver.com>  
**Subject:** 158th st.

Just touching base on how you are coming with the report on the 158<sup>th</sup> project?

Marcus Linaweaver

**LINAWEAVER CONST., INC.**

719 GILMAN RD  
LANSING,KS 66043

PROJECT: COUNTY RD 2( K32 TO KANSAS AVE)

**CHANGE ORDER OPTIONS FOR SUBGRADE ISSUES**

**OPTION # 1 PER KTI 12" AB-3**

REMOVE AND HAUL OFF SITE 8" MATERIAL	8,482	CY	\$ 13.00	\$ 110,266.00
8" OF ADDITIONAL AB-3	38,170	SY	\$ 10.00	\$ 381,700.00
GEOTEXTILE FABRIC(TX 160)	38,170	SY	\$ 8.50	\$ 324,445.00
<b>TOTAL</b>				<b>\$ 816,411.00</b>

**OPTION # 2 - 12" CEMENT TREAT SUBGRADE ( COUNTIES GEOTECH WILL HAVE TO CONFIRM THIS BEING AN OPTION)**

MUNIPULATION OF CEMENT	38,170	SY	\$ 5.00	\$ 190,850.00
CEMENT	942	TON	\$ 190.00	\$ 178,980.00
<b>TOTAL</b>				<b>\$ 369,830.00</b>

THANK YOU,  
MARCUS LINAWEAVER  
VICE PRESIDENT  
CELL: 913.683.1809

May 19, 2022

Mr. Bill Noll, Director  
Leavenworth County Public Works  
300 Walnut Street, Suite 007  
Leavenworth, KS 66048

**RE: Project 2021.017 – 158<sup>th</sup> Street, K-32 Highway to Kansas Avenue  
Subgrade Stabilization Measures**

Dear Mr. Noll:

We have reviewed the information submitted by the contractor and their geotechnical firm concerning the need for subgrade stabilization in portions of the 158<sup>th</sup> Street project corridor. As the County is aware our firm was employed as the design engineer to provide the necessary specification updates and plan modifications for recent changed project conditions to the original plan set that was completed circa 2003. Our current services did not include geotechnical studies for the corridor. With that said our inspection team concurs with the contractor that subgrade construction requirements have been completed on segments of the 158<sup>th</sup> Street project corridor in accordance with the plan specifications, yet still exhibit signs of subgrade instability. We offer the following considerations for Leavenworth County concerning stabilization measures proposed for the project.

Existing Conditions: Subgrade construction measures have been completed for the southern segment of 158<sup>th</sup> Street from K-32 Highway to Metro Avenue (Sta 10+00 to 63+00). Grading improvements north of Metro Avenue have not commenced at this time. During the grading process for the segment south of Metro Avenue the inspection team and contractor agree that the existing conditions beneath the asphalt pavement included a section of modified subgrade stabilization completed with either fly ash or PCC cement treatment. Thus, the existing roadbed showed a need for subgrade modification during the original construction several years ago. Inspection of the HMA pavement condition at the beginning of the project prior to milling removal of pavement showed the pavement to be in satisfactory condition.

In terms of existing soils, we obtained two soil samples from the existing roadbed at the beginning of the project. Terracon Labs performed soil proctor tests on each sample. The proctor results are attached for your review. Sample 14221029.0001 was taken at Sta 0+30 (K-32/158<sup>th</sup> Intersection Area) and appears to be a good construction soil for the subbase with a medium quality Plasticity Index. This corresponds to our inspection team's thought that the southern most 1,600-lf of the project appears to be fairly stable subgrade. Sample 14221029.0002 taken at Sta 25+00 appears to be the soil type that is causing the stability issues on the project. While Atterberg Limits were not completed for the soil, the Optimum Water Content is fairly-high at 18.6%. Visual inspection has identified the most unstable subbase segment of corridor to be located near the midpoint of K-32 and Metro Avenue (Sta 38+00). The subgrade closer to Metro appears to be much more stable. Our team believes this will continue to be the case from Metro Avenue to Kansas Avenue with approximately half of the corridor requiring substantial subgrade modification while the remaining half would benefit from a lesser treatment.

Stabilization Alternatives: The contractor presented pricing on two potential alternatives for subgrade stabilization. Option #1 consists of increasing the 4" Granular Base layer to a 12" layer with the potential addition of a TX 160 Geotextile Fabric. Based on our field observations and the differing soil proctor





quality we believe that approximately 50% of the corridor should receive the 12" Aggregate Base with TX 160 Geogrid. The remaining 50% of the corridor where rutting and pumping are not prevalent should receive the 12" Aggregate Base without TX 160 Geogrid.

Option #2 consists of 12" Cement Treatment of the subgrade with 5% Portland Cement Concrete. The contractor has stated that the Owner's geotechnical firm will need to confirm this is a viable stabilization option. As stated above, a geotechnical study was not a part of the scope of service for the 158<sup>th</sup> Street project however I revisited our inspection documentation for the 147<sup>th</sup> Street Project from Parallel Road to Fairmount Road that we completed for Leavenworth County in 2018-2019. The 147<sup>th</sup> Street project also did not have subgrade stabilization as a part of the original contract but the contractor experienced similar subgrade stability issues during the course of construction consistent with the current 158<sup>th</sup> Street project. Leavenworth County approved a change order was the 147<sup>th</sup> Street project to incorporate 5% PCC treatment of the top 9 inches of the subgrade for approximately 35% of the corridor length. Locations for stabilization were identified by the inspection team. Soil proctors for the 147<sup>th</sup> Street project are very similar to Sample 14221029.0002 that is considered the cause of stabilization issues on the 158<sup>th</sup> Street project. Based on the contractor's proposal to incorporate similar PCC levels in the top 12" of the subgrade I believe this proposal has significant merit and should be strongly considered by the Owner. I have included the proctor information for both projects so the soils similarities can be viewed. Although we can't guarantee that the 12" PCC stabilization will remedy every soft spot in the absence of comprehensive geotechnical data it has already shown to be a successful stabilization measure through its success on the 147<sup>th</sup> Street project. Additionally it requires much less cost and time than Option #1 and will maintain the project on a better schedule for final completion.

Please do not hesitate to contact me if you have any questions regarding this report.

Sincerely,

A handwritten signature in blue ink that reads 'Joseph L. McAfee'. The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Joseph L. McAfee, PE  
McAfee Henderson Solutions, Inc.

# LABORATORY COMPACTION CHARACTERISTICS OF SOIL REPORT



Report Number: 14221029.0001  
Service Date: 04/03/22  
Report Date: 04/05/22  
Task: 2021.017

2016 SW 37th St  
Topeka, KS 66611-2570  
785-267-3310

## Client

McAfee Henderson Solutions Inc  
Attn: Joe McAfee  
15700 College Blvd Ste 202  
Lenexa, KS 66219-1473

## Project

McAfee Henderson Solutions General Account  
2016 SW 37th Street  
Topeka, KS 66611

Project Number: 14221029

## Material Information

Source of Material: Onsite Excavation  
Proposed Use: Fill Material - County Route 2 (158th S)

## Sample Information

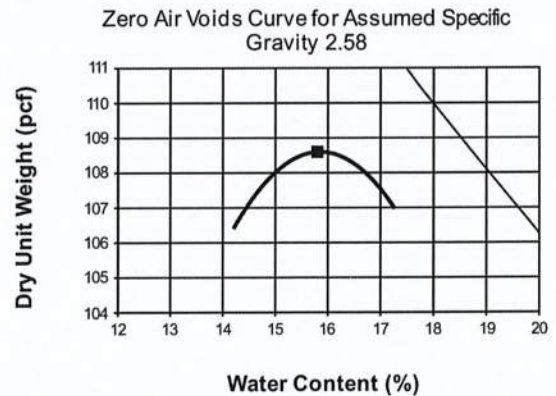
Sample Date: 03/29/22      Sample Time: 900  
Sampled By: Client  
Sample Location: Sta)+30 Ft. (taken from a depth between 2 ft to 4 ft)  
Sample Description: Lean Clay, Dark Brown

## Laboratory Test Data

Test Procedure: ASTM D698  
Test Method: Method A  
Sample Preparation: Wet  
Rammer Type: Mechanical  
Maximum Dry Unit Weight (pcf): 108.6  
Optimum Water Content (%): 15.8

	Result	Specifications
Liquid Limit:	32	
Plastic Limit:	17	
Plasticity Index:	15	
In-Place Moisture (%):	19.0	

USCS:



## Comments:

## Services:

Terracon Rep.: Zach Florez

Reported To:

Contractor:

## Report Distribution:

- (1) McAfee Henderson Solutions Inc, Joe McAfee
- (1) McAfee Henderson Solutions Inc, Heath Norris
- (1) McAfee Henderson Solutions Inc, Kevin Schafer
- (1) McAfee Henderson Solutions Inc, Ron Weyer

Reviewed By:

Jon Routh

## Test Methods:

The tests were performed in general accordance with applicable ASTM, AASHTO, or DOT test methods. This report is exclusively for the use of the client indicated above and shall not be reproduced except in full without the written consent of our company. Test results transmitted herein are only applicable to the actual samples tested at the location(s) referenced and are not necessarily indicative of the properties of other apparently similar or identical materials.

# LABORATORY COMPACTION CHARACTERISTICS OF SOIL REPORT



Report Number: 14221029.0002  
Service Date: 04/13/22  
Report Date: 04/13/22  
Task: County Route 2

2016 SW 37th St  
Topeka, KS 66611-2570  
785-267-3310

## Client

McAfee Henderson Solutions Inc  
Attn: Joe McAfee  
15700 College Blvd Ste 202  
Lenexa, KS 66219-1473

## Project

McAfee Henderson Solutions General Account  
2016 SW 37th Street  
Topeka, KS 66611

Project Number: 14221029

## Material Information

Source of Material: Onsite Excavation  
Proposed Use: Fill Material

## Sample Information

Sample Date: 03/29/22      Sample Time: 900  
Sampled By: Client  
Sample Location: Sta. 25+00 Lt.

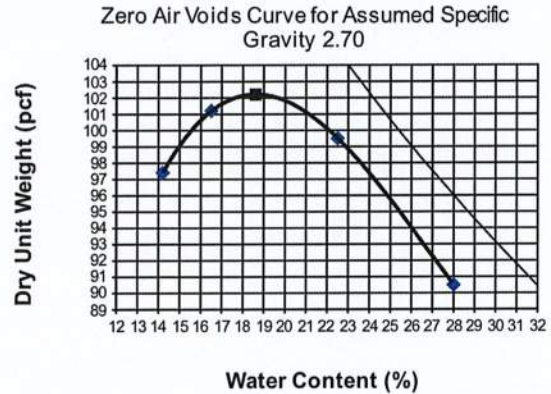
Sample Description: Lean Clay - Reddish Brown

## Laboratory Test Data

Test Procedure: ASTM D698  
Test Method: Method A  
Sample Preparation: Dry  
Rammer Type: Mechanical  
Maximum Dry Unit Weight (pcf): 102.2  
Optimum Water Content (%): 18.6

	Result	Specifications
Liquid Limit:		
Plastic Limit:		
Plasticity Index:		
In-Place Moisture (%):	25.7	

USCS:



Comments: Sample taken from a depth between 1ft to 2ft, 30ft Lt. of CL.

## Services:

Terracon Rep.: Zach Florez

Reported To:

Contractor:

## Report Distribution:

(1) McAfee Henderson Solutions Inc, Joe McAfee      (1) McAfee Henderson Solutions Inc, Heath Norris  
(1) McAfee Henderson Solutions Inc, Kevin Schafer      (1) McAfee Henderson Solutions Inc, Ron Weyer

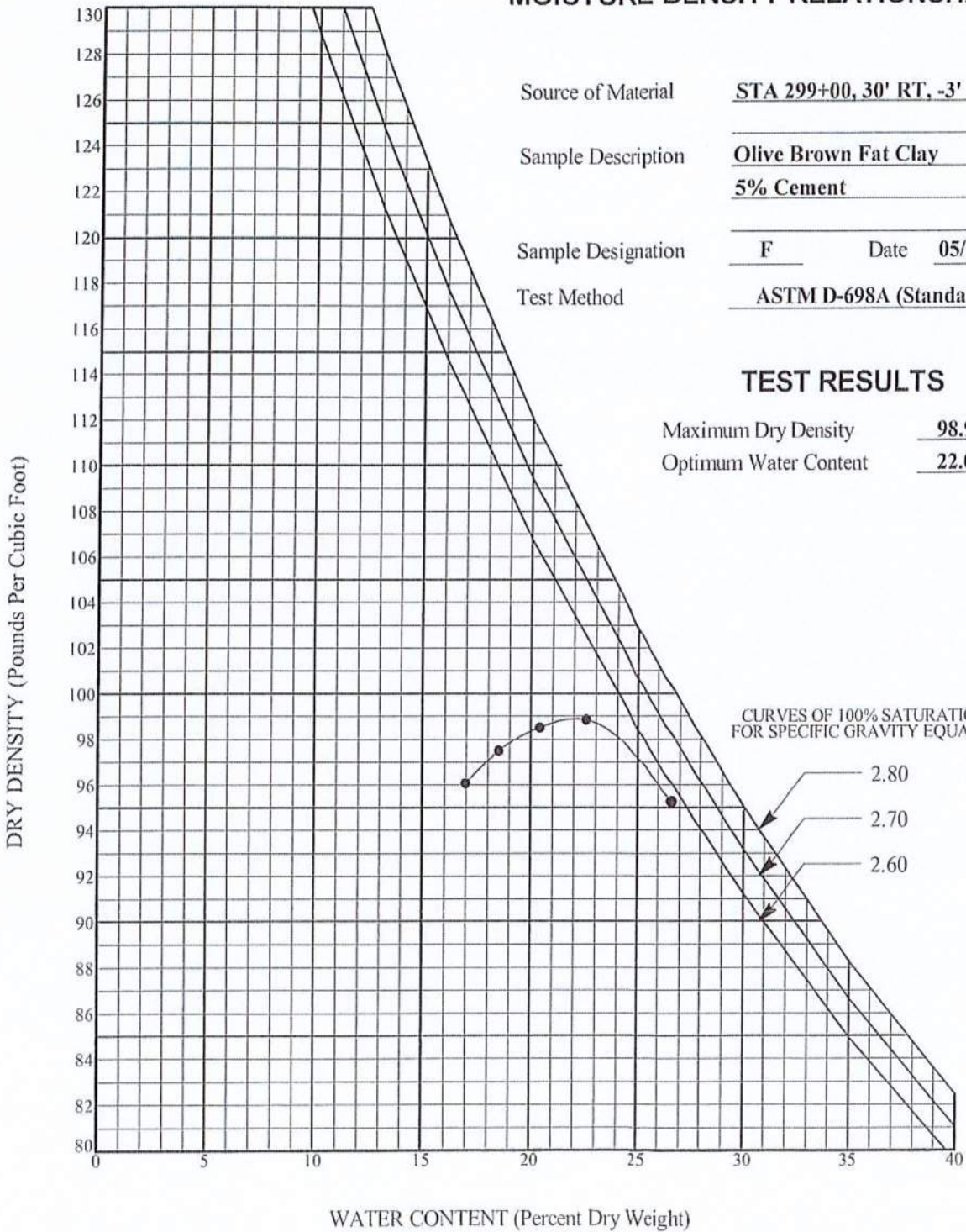
Reviewed By:

Jon Routh

## Test Methods:

The tests were performed in general accordance with applicable ASTM, AASHTO, or DOT test methods. This report is exclusively for the use of the client indicated above and shall not be reproduced except in full without the written consent of our company. Test results transmitted herein are only applicable to the actual samples tested at the location(s) referenced and are not necessarily indicative of the properties of other apparently similar or identical materials.

## MOISTURE-DENSITY RELATIONSHIP



PROCTOR - NEW D18T2070 - 147TH ST.GPJ 5/18/18 © 2012 GeoSource

**King's Construction**  
147th Street  
Leavenworth County, Kansas

GEO SOURCE

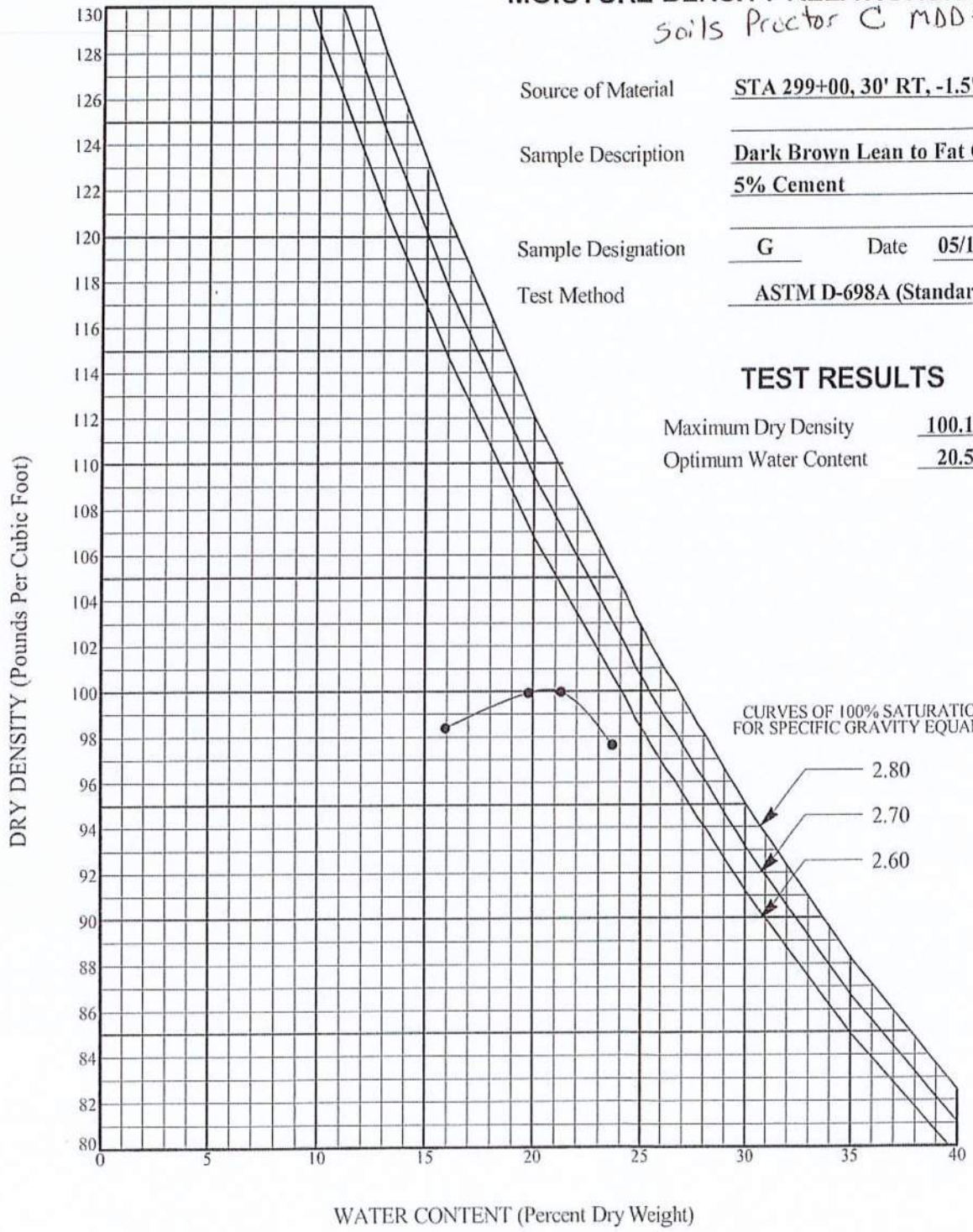
Your Source for Geotechnical and Materials Engineering

Approved By: MJW

Project No.: D18T2070

# MOISTURE-DENSITY RELATIONSHIP

soils Proctor C MDD = 97.9



Source of Material STA 299+00, 30' RT, -1.5'

Sample Description Dark Brown Lean to Fat Clay  
5% Cement

Sample Designation G Date 05/18/18

Test Method ASTM D-698A (Standard)

## TEST RESULTS

Maximum Dry Density 100.1 pcf  
Optimum Water Content 20.5 %

CURVES OF 100% SATURATION FOR SPECIFIC GRAVITY EQUAL TO:

2.80  
2.70  
2.60

PROCTOR - NEW D18T2070 - 147TH ST.GPJ 5/18/18 © 2012 GeoSource

**King's Construction**  
147th Street  
Leavenworth County, Kansas

**GEO SOURCE**  
Your Source for Geotechnical and Materials Engineering

Approved By: MJW

Project No.: D18T2070



May 19, 2022

Leavenworth County, KS  
Attn: Bill Noll  
300 Walnut Street, Suite 007  
Leavenworth, KS 66048

Re: Geotechnical Subgrade Comparison Letter for 158<sup>th</sup> Street  
Olsson Project Number: 019-2831  
158<sup>th</sup> Street, Between K32 and Kansas Ave, Leavenworth County

We understand 158<sup>th</sup> Street in Leavenworth County between K32 and Kansas Ave is presently being removed and replaced and widened. Based on information provided by the contractor (Linaweaver Construction, LLC), soft soils were encountered during construction resulting in a halt of work on the site. The contractor hired Kruger Technologies (KTI) to visit the site and provide observations and recommendations (attached) for subgrade remediation based solely on the observations made from the site visit. This is because a Geotechnical Engineering Report was not performed for this project. The field report from KTI indicated that the subgrade was soft and wet, and 6 inches of deflection was noted when a proofroll was attempted. As such, KTI preliminarily recommended removing 12 inches of on-site soils and replacing the material with two 6-inch lifts of KDOT AB-3 baserock compacted to 95 percent of the material's standard dry density with the possibility of adding geogrid at the base, if necessary. Additionally, McAfee Henderson Solutions (MHS) has provided a report (attached) indicating that the contractor has provided two options to repair the pavement subgrade, with (OPTION 1) consisting of the recommendation from KTI presented above. The second option (OPTION 2), as presented by MHS, consists of incorporating 5 percent Portland Cement Concrete into the upper 12 inches of the subgrade.

We have evaluated the two options listed above based solely on how each option would be assessed in the 1993 AASHTO Guide for the Design of Pavement Structures<sup>(1)</sup>. In the AASHTO pavement design methodology, the subgrade improvements listed above would be assigned a structural layer coefficient. The structural layer coefficient, as defined by the AASHTO design guide<sup>(2)</sup>, is the empirical relationship between the structural number of a pavement structure and layer thickness, which indicates the relative ability of a material to function as a structural component of a pavement. As such, each of the two options can be directly compared.

Based on the AASHTO Design Guide<sup>(2)</sup>, a structural layer coefficient of 0.10 would be applicable for a granular subbase. In addition, a structural layer coefficient of 0.10 would also be applicable for a soil-cement subbase. As such, the 12 inches of baserock (without geogrid) would be equivalent (based solely on structural layer coefficients) to the 12 inches of soil-cement.

Please note that this letter is intended solely to evaluate the two subgrade improvements presented above based entirely on the 1993 AASHTO Guide for the Design of Pavement Structures<sup>(1)</sup>. In our opinion, at this time, there is not enough information available to determine which option listed above is better suited for this site or if another option, not listed, would be more appropriate. To determine the proper subgrade stabilization required, we recommend a

geotechnical evaluation be performed, including soil borings, laboratory testing and an engineering evaluation of said field and laboratory results.

This letter was prepared under the direction and supervision of a Professional Engineer registered in the State of Kansas with the firm of **Olsson, Inc.** The conclusions and recommendations contained in this letter is based on generally accepted, professional, geotechnical engineering practices at the time of the letter, within the geographic area. No warranty, express or implied, is intended or made.

Sincerely,  
**Olsson, Inc.**



Ian A. Dillon, PE  
Senior Geotechnical Engineer

- (1) *AASHTO Guide for Design of Pavement Structures 1993*, American Association of State Highway and Transportation Officials, 1993.
- (2) *AASHTO Pavement Thickness Design Guide*.