

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
June 12, 2024
9:00 a.m.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE/MOMENT OF SILENT PRAYER
- III. ROLL CALL
- IV. PUBLIC COMMENT: Public Comment shall be limited to 15 minutes at the beginning of each meeting and limited to three minutes per person. Anyone wishing to make comments either on items on the agenda or not are encouraged to provide their comments in writing no later than 8:00 AM the Monday immediately preceding the meeting. These comments will be included in the agenda packet for everyone to access and review. This allows the Commission to have time to fully consider input and request follow up if needed prior to the meeting.
- V. ADMINISTRATIVE BUSINESS:
- VI. CONSENT AGENDA: The items on the Consent Agenda are considered by staff to be routine business items. Approval of the items may be made by a single motion, seconded, and a majority vote with no separate discussion of any item listed. Should a member of the Governing Body desire to discuss any item, it will be removed from the Consent Agenda and considered separately.
 - a) Approval of the minutes of the meeting of June 5, 2024
 - b) Approval of the schedule for the week June 17, 2024
 - c) Approval of the check register
 - d) Approve and sign the OCB's
- VII. FORMAL BOARD ACTION:

- a) Consider a motion to determine the annexation proposed by the city of Tonganoxie, Kansas embodied by Resolution 2-24-1, will hinder the proper growth and development of the area.
- b) Consider a motion to approve equipment as presented by Public Works be placed on the surplus list and sold on PurpleWave.
- c) Consider a motion approve the proposal and fee from Bliss Associates for on call real property appraisal services in accordance with FHWA right-of-way acquisition requirements.

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

- a) Executive session to discuss pending litigation

IX. ADJOURNMENT

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, June 10, 2024

Tuesday, June 11, 2024

Wednesday, June 12, 2024

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

Thursday, June 13, 2024

12:00 p.m. LCDC meeting

Friday, June 14, 2024

11:00 a.m. MARC Regional Assembly & Leadership Awards
• Sheraton Kansas City Hotel at Crown Center

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

*****June 5, 2024 *****

The Board of County Commissioners met in a regular session on Wednesday, June 5, 2024. Commissioner Culbertson, Commissioner Kaaz, Commissioner Mike Smith and Commissioner Doug Smith are present; Commissioner Stieben present by phone; Also present: Mark Loughry, County Administrator; David Van Parys, Senior County Counselor; Lisa Haack, LCDC Director; John Richmeier, Leavenworth Times

Residents: Dave Breuer, Joe Wilson

PUBLIC COMMENT:

There were no public comments.

ADMINISTRATIVE BUSINESS:

Mark Loughry requested the Board to reschedule the June 19th meeting due to Juneteenth.

It was the consensus of the Board to move the June 19th meeting to Thursday, June 20th.

Mr. Loughry gave the Board a brief update on the budget.

Commissioner Kaaz requested the Treasurer to attend the meeting next week.

Commissioner Doug Smith inquired if any new information has been received on the annexation request from Tonganoxie.

Mr. Loughry indicated he is not aware of any new communication after last week's discussion.

Commissioner Culbertson reported he spoke with the historical society about getting the Courthouse off the historical registry to reduce the cost of repairs.

A motion was made by Commissioner Kaaz and seconded by Commissioner Mike Smith to accept the consent agenda for Wednesday, June 5, 2024.

Motion passed, 5-0.

Mr. Loughry presented a request from Safe Sleep for funding in the amount of \$5,000.00.

A motion was made by Commissioner Doug Smith and seconded by Commissioner Culbertson to deny the funding request for Safe Sleep.

Motion passed, 3-2 Commissioners Kaaz and Mike Smith voting nay

Commissioners Culbertson and Mike Smith will meet with the city of Parkville regarding the 152 Bridge.

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

Motion passed, 5-0.

The Board adjourned at 9:24 a.m.

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, June 17, 2024

Tuesday, June 18, 2024

12:00 p.m. LCPA meeting

Wednesday, June 19, 2024 THE COURTHOUSE WILL BE CLOSED IN OBSERVANCE OF JUNETEENTH

Thursday, June 20, 2024

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

Friday, June 21, 2024

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

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

START DATE: 06/01/2024 END DATE: 06/07/2024

TYPES OF CHECKS SELECTED: * ALL TYPES

| | | P.O.NUMBER | CHECK# | | | | | | | |
|-------|----------------------|--------------------------------|--------|-----------|------------|----------------|--------------------------------|------------|-------------|----------|
| 4120 | ACE IMAGEWEAR | AAA LAUNDRY & LINEN SUPPLY CO | 342019 | 108920 AP | 06/07/2024 | 4-001-5-53-215 | 4013-01994 UNIFORM RENTALS | 83.76 | | |
| 4120 | ACE IMAGEWEAR | AAA LAUNDRY & LINEN SUPPLY CO | 342019 | 108920 AP | 06/07/2024 | 4-001-5-53-215 | 4013-01994 UNIFORM RENTALS | 83.76 | | |
| 4120 | ACE IMAGEWEAR | AAA LAUNDRY & LINEN SUPPLY CO | 342019 | 108920 AP | 06/07/2024 | 4-001-5-53-215 | 4013-01994 UNIFORM RENTALS | 83.76 | | |
| 4120 | ACE IMAGEWEAR | AAA LAUNDRY & LINEN SUPPLY CO | 342019 | 108920 AP | 06/07/2024 | 4-001-5-53-215 | 4013-01994 UNIFORM RENTALS | 92.83 | | |
| | | | | | | | | *** VENDOR | 4120 TOTAL | 344.11 |
| 20588 | ADVANTAGE | ADVANTAGE PRINTING | 342020 | 108921 AP | 06/07/2024 | 4-001-5-19-301 | 98 DIST CT CLERK ENVELOPES | 1,248.00 | | |
| 20588 | ADVANTAGE | ADVANTAGE PRINTING | 342020 | 108921 AP | 06/07/2024 | 4-001-5-19-301 | 98 DIST CT CLERK ENV (JUDGE LE | 88.00 | | |
| | | | | | | | | *** VENDOR | 20588 TOTAL | 1,336.00 |
| 2489 | BEDNAR, ROBERT | HONORABLE ROBERT BEDNAR | 342024 | 108925 AP | 06/07/2024 | 4-001-5-19-252 | DOMESTIC COURT PRO TEM | 3,000.00 | | |
| 2541 | BEST PLUMBING SPECIA | BEST PLUMBING SPECIALTIES, INC | 342025 | 108926 AP | 06/07/2024 | 4-001-5-07-357 | 65483 JAIL PLUMBING SUPPLIES | 364.88 | | |
| 283 | BUSETTI ROBERT | ROBERT BUSETTI | 342027 | 108928 AP | 06/07/2024 | 4-001-5-07-219 | DENTIST FOR INMATES | 350.00 | | |
| 156 | CONVERGEONE | CONVERGEONE INC | 342031 | 108932 AP | 06/07/2024 | 4-001-5-07-208 | AOSLVCO0001 SHF-SINGLEWIRE MAI | 4,932.00 | | |
| 8686 | EVERGY SIRENS | EVERGY KANSAS CENTRAL INC | 342002 | 163 | 06/05/2024 | 4-001-5-32-392 | ELEC SVC KPL BUILDING | 33.60 | | |
| 8686 | EVERGY SIRENS | EVERGY KANSAS CENTRAL INC | 342002 | 163 | 06/05/2024 | 4-001-5-33-392 | ELEC SVC 711 MARSHALL | 8,742.26 | | |
| | | | | | | | | *** VENDOR | 8686 TOTAL | 8,775.86 |
| 1011 | FEDEX | FEDEX | 342035 | 108936 AP | 06/07/2024 | 4-001-5-19-302 | 2389-5871-7 DIST CT TRANSPORTA | 47.28 | | |
| 81 | FULLER G | GARY L FULLER ATTY | 342037 | 108938 AP | 06/07/2024 | 4-001-5-09-231 | COURT APPT ATTORNEY - CONFLICT | 795.00 | | |
| 243 | GEOTAB | GEOTAB USA INC | 342038 | 108939 AP | 06/07/2024 | 4-001-5-05-271 | LEAV01 MAY GEOLOCATING SERVICE | 226.44 | | |
| 243 | GEOTAB | GEOTAB USA INC | 342038 | 108939 AP | 06/07/2024 | 4-001-5-06-222 | LEAV01 MAY GEOLOCATING SERVICE | 16.33 | | |
| 243 | GEOTAB | GEOTAB USA INC | 342038 | 108939 AP | 06/07/2024 | 4-001-5-11-271 | LEAV01 MAY GEOLOCATING SERVICE | 16.33 | | |
| 243 | GEOTAB | GEOTAB USA INC | 342038 | 108939 AP | 06/07/2024 | 4-001-5-31-230 | LEAV01 MAY GEOLOCATING SERVICE | 48.99 | | |
| 243 | GEOTAB | GEOTAB USA INC | 342038 | 108939 AP | 06/07/2024 | 4-001-5-41-271 | LEAV01 MAY GEOLOCATING SERVICE | 97.98 | | |
| 243 | GEOTAB | GEOTAB USA INC | 342038 | 108939 AP | 06/07/2024 | 4-001-5-53-220 | LEAV01 MAY GEOLOCATING SERVICE | 81.65 | | |
| | | | | | | | | *** VENDOR | 243 TOTAL | 487.72 |
| 6015 | GUERRA, JOSE-REIMB | JOSE GUERRA | 342040 | 108941 AP | 06/07/2024 | 4-001-5-11-211 | PER DIEM - DNAA CROSSX COURSE | 136.00 | | |
| 754 | HARRIS, JANA | JANA HARRIS | 342041 | 108942 AP | 06/07/2024 | 4-001-5-07-219 | JUNE MEDICAL SERVICE FOR INMAT | 6,250.00 | | |
| 4473 | HART'S COO | HART'S COOK PAINT & DECORATING | 342042 | 108943 AP | 06/07/2024 | 4-001-5-07-360 | PAINT FOR ATTORNEY CONF ROOM | 24.99 | | |
| 841 | HD ARMS LLC | HD ARMS LLC | 342043 | 108944 AP | 06/07/2024 | 4-001-5-07-356 | AMMUNITION REPAIRS TO GUNS | 335.00 | | |
| 22605 | HINCKLEY S | HINCKLEY SPRINGS | 342044 | 108945 AP | 06/07/2024 | 4-001-5-11-208 | 17137512660768 FILTRATION SYST | 44.99 | | |
| 99 | JUROR | | | | | | | | | |

warrants by vendor

TYPES OF CHECKS SELECTED: * ALL TYPES

P.O.NUMBER CHECK#

99 JUROR

warrants by vendor

START DATE: 06/01/2024 END DATE: 06/07/2024

TYPES OF CHECKS SELECTED: * ALL TYPES

| | | P.O.NUMBER | CHECK# | | | | | | | |
|-------|----------------------|--------------------------------|--------|-----------|------------|----------------|--------------------------------|------------|-------------|-----------|
| 99 | JUROR | | | | | | | | | |
| | | | | | | | | *** VENDOR | 99 TOTAL | 3,445.66 |
| 66366 | KANSAS GAS ACH | KANSAS GAS SERVICE | 342143 | 168 | 06/07/2024 | 4-001-5-05-215 | 510263944 1556921 09 GAS SERVI | | 52.32 | |
| 66366 | KANSAS GAS ACH | KANSAS GAS SERVICE | 342143 | 168 | 06/07/2024 | 4-001-5-05-215 | 5121422202006970 09 GAS SERVIC | | 99.24 | |
| 66366 | KANSAS GAS ACH | KANSAS GAS SERVICE | 342003 | 164 | 06/05/2024 | 4-001-5-14-220 | 510514745 1631910 36 GAS TRANS | | 102.43 | |
| | | | | | | | | *** VENDOR | 66366 TOTAL | 253.99 |
| 19903 | LANGUAGE L | LANGUAGE LINE SERVICES INC | 342111 | 109012 AP | 06/07/2024 | 4-001-5-19-221 | 9020533027 DIST CT INTERPRETER | | 3.00 | |
| 485 | MASTER'S TOUCH | THE MASTER'S TOUCH LLC | 341996 | 108913 AP | 06/05/2024 | 4-001-5-02-213 | CLERKS 2024 SB-13 POSTAGE ESTI | | 21,500.00 | |
| 485 | MASTER'S TOUCH | THE MASTER'S TOUCH LLC | 341996 | 108913 AP | 06/05/2024 | 4-001-5-02-213 | CLERKS 2024 SB-13 POSTAGE ESTI | | 2,811.17- | |
| | | | | | | | | *** VENDOR | 485 TOTAL | 18,688.83 |
| 2419 | MCKESSON MEDICAL SUR | MCKESSON MEDICAL SURGICAL | 342113 | 109014 AP | 06/07/2024 | 4-001-5-07-219 | 4227550 INMATE HEALTH SUPPLIES | | 179.32 | |
| 2419 | MCKESSON MEDICAL SUR | MCKESSON MEDICAL SURGICAL | 342113 | 109014 AP | 06/07/2024 | 4-001-5-07-219 | 4227550 INMATE HEALTH SUPPLIES | | 266.43 | |
| | | | | | | | | *** VENDOR | 2419 TOTAL | 445.75 |
| 2059 | MIDWEST OFFICE TECH | MIDWEST OFFICE TECHNOLOGY INC | 341997 | 108914 AP | 06/05/2024 | 4-001-5-01-201 | OPK595_K BOCC COPIES | | 560.46 | |
| 2666 | MISC REIMBURSEMENTS | TIFFANY MENDEZ | 342116 | 109017 AP | 06/07/2024 | 4-001-5-41-211 | REIM KTA FEES - TOPEKA CLASS | | 8.00 | |
| 60 | NUTRIEN AG SOLUTIONS | NUTRIEN AG SOLUTIONS,INC | 342119 | 109020 AP | 06/07/2024 | 4-001-5-53-305 | 1692697 GLV STAR PLUS 2X2 5GA | | 10,051.20 | |
| 2612 | QUALITY REPORTING | QUALITY REPORTING | 342122 | 109023 AP | 06/07/2024 | 4-001-5-11-255 | COST OF TRANSCRIPTS 21CR674 | | 472.00 | |
| 2612 | QUALITY REPORTING | QUALITY REPORTING | 342122 | 109023 AP | 06/07/2024 | 4-001-5-11-255 | COST OF TRANSCRIPTS 21CR674 | | 748.00 | |
| | | | | | | | | *** VENDOR | 2612 TOTAL | 1,220.00 |
| 1867 | REDWOOD TOXICOLOGY | REDWOOD TOXICOLOGY LABORATORY | 342123 | 109024 AP | 06/07/2024 | 4-001-5-11-301 | 308574 DRUG TESTING CUPS | | 276.34 | |
| 1042 | ROCK RIVER ARMS INC | ROCK RIVER ARMS INC | 342125 | 109026 AP | 06/07/2024 | 4-001-5-07-356 | 66048-LEA 6 TRIGGER KITS | | 414.00 | |
| 22331 | ROTH JOSEP | JOSEPH ROTH | 342126 | 109027 AP | 06/07/2024 | 4-001-5-41-270 | 2024 COMMERCIAL APPRAISALS, FI | | 1,600.00 | |
| 25081 | SHRED-IT | STERICYCLE, INC | 342127 | 109028 AP | 06/07/2024 | 4-001-5-07-208 | 1000710061 SHREDIT SERVICES | | 188.91 | |
| 4445 | T MOBILE | T-MOBILE USA, INC | 342129 | 109030 AP | 06/07/2024 | 4-001-5-05-210 | 974536189 EMS WIRELESS SERVICE | | 446.59 | |
| 608 | TRAVELERS | THE TRAVELERS INDEMNITY COMPAN | 342001 | 108918 AP | 06/05/2024 | 4-001-5-14-224 | 16P20731-ZLP DEDUCTIBLE BILLIN | | 9.50 | |
| 608 | TRAVELERS | THE TRAVELERS INDEMNITY COMPAN | 342001 | 108918 AP | 06/05/2024 | 4-001-5-14-224 | 16P20731-ZLP DEDUCTIBLE BILLIN | | 733.00 | |
| | | | | | | | | *** VENDOR | 608 TOTAL | 742.50 |

warrants by vendor

START DATE: 06/01/2024 END DATE: 06/07/2024

TYPES OF CHECKS SELECTED: * ALL TYPES

| | | | | P.O.NUMBER | CHECK# | | | | | | | | |
|-------|---------------------|--------------------------------|--------------|------------|-----------|------------|----------------|--------------------------------|----------------|-------------|------------|-----------|--------|
| 78 | VAN DVP REIMB | DAVID VAN PARYS | CO COUNSELOR | 342131 | 109032 AP | 06/07/2024 | 4-001-5-09-205 | MILEAGE TO LAWRENCE KS FOR CLE | | 46.50 | | | |
| 276 | WEX | WEX BANK | | 342140 | 165 | 06/07/2024 | 4-001-5-11-253 | CO ATTY - FUEL TO 5.23.24 | | 39.55 | | | |
| 276 | WEX | WEX BANK | | 342140 | 165 | 06/07/2024 | 4-001-5-14-331 | EMS - FUEL TO 5.23.24 | | 7,301.81 | | | |
| 276 | WEX | WEX BANK | | 342140 | 165 | 06/07/2024 | 4-001-5-14-332 | SHERIFF FUEL TO 5.23.24 | | 9,643.60 | | | |
| 276 | WEX | WEX BANK | | 342140 | 165 | 06/07/2024 | 4-001-5-14-334 | APPRAISER FUEL TO 5.23 | | 358.67 | | | |
| 276 | WEX | WEX BANK | | 342140 | 165 | 06/07/2024 | 4-001-5-14-335 | PLANNING FUEL TO 5.23.24 | | 60.33 | | | |
| | | | | | | | | | *** VENDOR | 276 TOTAL | 17,403.96 | | |
| 100 | WITNESS LIST | | | | | | | | | | *** VENDOR | 100 TOTAL | 169.96 |
| | | | | | | | | | TOTAL FUND 001 | | 83,189.48 | | |
| ----- | | | | | | | | | | | | | |
| 243 | GEOTAB | GEOTAB USA INC | | 342038 | 108939 AP | 06/07/2024 | 4-108-5-00-213 | LEAV01 MAY GEOLOCATING SERVICE | | 37.74 | | | |
| 1629 | KU PHYSICIANS | KANSAS UNIVERSITY PHYSICIANS I | | 342109 | 109010 AP | 06/07/2024 | 4-108-5-00-280 | C-10180 PRENATAL CLINICAL SVCS | | 1,800.00 | | | |
| 1629 | KU PHYSICIANS | KANSAS UNIVERSITY PHYSICIANS I | | 342109 | 109010 AP | 06/07/2024 | 4-108-5-00-280 | C-10180 PRENATAL CLINICAL SVCS | | 1,800.00 | | | |
| | | | | | | | | | *** VENDOR | 1629 TOTAL | 3,600.00 | | |
| 2666 | MISC REIMBURSEMENTS | SARA BEAUDRY | | 342114 | 109015 AP | 06/07/2024 | 4-108-5-00-211 | PER DIEM - IMM CONF WICHITA | | 104.00 | | | |
| 2666 | MISC REIMBURSEMENTS | TIFFANY BUSH | | 342115 | 109016 AP | 06/07/2024 | 4-108-5-00-211 | PER DIEM IMM CONF - WICHITA | | 104.00 | | | |
| | | | | | | | | | *** VENDOR | 2666 TOTAL | 208.00 | | |
| 276 | WEX | WEX BANK | | 342140 | 165 | 06/07/2024 | 4-108-5-00-304 | HEALTH DEPT FUEL TO 5.23 | | 96.41 | | | |
| 276 | WEX | WEX BANK | | 342140 | 165 | 06/07/2024 | 4-108-5-00-606 | HEALTH DEPT FUEL TO 5.23 | | 3.15 | | | |
| 276 | WEX | WEX BANK | | 342140 | 165 | 06/07/2024 | 4-108-5-00-610 | HEALTH DEPT FUEL TO 5.23 | | 14.63 | | | |
| | | | | | | | | | *** VENDOR | 276 TOTAL | 114.19 | | |
| | | | | | | | | | TOTAL FUND 108 | | 3,959.93 | | |
| ----- | | | | | | | | | | | | | |
| 1532 | KERIT | KERIT | | 342108 | 109009 AP | 06/07/2024 | 4-112-5-00-240 | 2024 FIRST HALF PREMIUM | | 199,039.00 | | | |
| | | | | | | | | | TOTAL FUND 112 | | 199,039.00 | | |
| ----- | | | | | | | | | | | | | |
| 24545 | CDW GOVERN | CDW GOVERNMENT INC | | 342029 | 108930 AP | 06/07/2024 | 4-115-5-00-409 | 3773122 UPS (UNINTERRUPTED POW | | 58.74 | | | |
| 24545 | CDW GOVERN | CDW GOVERNMENT INC | | 342029 | 108930 AP | 06/07/2024 | 4-115-5-00-409 | 3773122 UPS (UNINTERRUPTED POW | | 469.92 | | | |
| | | | | | | | | | *** VENDOR | 24545 TOTAL | 528.66 | | |
| | | | | | | | | | TOTAL FUND 115 | | 528.66 | | |
| ----- | | | | | | | | | | | | | |
| 24545 | CDW GOVERN | CDW GOVERNMENT INC | | 342029 | 108930 AP | 06/07/2024 | 4-119-5-00-401 | 3773122 LAPTOP MS GSA OFFICE S | | 1,104.20 | | | |
| | | | | | | | | | TOTAL FUND 119 | | 1,104.20 | | |
| ----- | | | | | | | | | | | | | |
| 276 | WEX | WEX BANK | | 342140 | 165 | 06/07/2024 | 4-123-5-00-301 | JCPG FUEL TO 5.23 | | 97.66 | | | |
| | | | | | | | | | TOTAL FUND 123 | | 97.66 | | |
| ----- | | | | | | | | | | | | | |
| 282 | AITKENS | AITKENS CONTRACTING LLC | | 342022 | 108923 AP | 06/07/2024 | 4-126-5-00-226 | ADT COMM CORR - HUD CLIENT SVC | | 50.00 | | | |
| 282 | AITKENS | AITKENS CONTRACTING LLC | | 342022 | 108923 AP | 06/07/2024 | 4-126-5-00-226 | ADT COMM CORR - HUD CLIENT SVC | | 50.00 | | | |
| | | | | | | | | | *** VENDOR | 282 TOTAL | 100.00 | | |
| 1220 | CULLIGAN OF GREATER | CULLIGAN OF GREATER KANSAS CIT | | 342032 | 108933 AP | 06/07/2024 | 4-126-5-00-225 | 1220762 ADT COMM CORR WATER CO | | 46.20 | | | |
| 243 | GEOTAB | GEOTAB USA INC | | 342038 | 108939 AP | 06/07/2024 | 4-126-5-00-221 | LEAV01 MAY GEOLOCATING SERVICE | | 16.33 | | | |
| 276 | WEX | WEX BANK | | 342140 | 165 | 06/07/2024 | 4-126-5-00-221 | ADT COMM CORR FUEL TO 5.23 | | 21.03 | | | |
| | | | | | | | | | TOTAL FUND 126 | | 183.56 | | |

warrants by vendor

TYPES OF CHECKS SELECTED: * ALL TYPES

| | | | P.O.NUMBER | CHECK# | | | | | |
|-------|----------------------|--------------------------------|------------|-----------|------------|----------------|--------------------------------|----------|----------|
| 2505 | INTRINSIC INTERVENTI | INTRINSIC INTERVENTIONS | 342046 | 108947 AP | 06/07/2024 | 4-127-5-00-3 | SMART SCREENS ANNUAL LICENSE | 250.00 | |
| | | | | | | | TOTAL FUND 127 | | 250.00 |
| 842 | CALIBRATED PRODUCTS | CALIBRATED PRODUCTS INC | 342028 | 108929 AP | 06/07/2024 | 4-133-5-00-360 | 6-5 REBUILT & TEST HYDRAULIC C | 1,407.43 | |
| 2509 | CENTRAL SALT, LLC | CENTRAL SALT, LLC | 342030 | 108931 AP | 06/07/2024 | 4-133-5-00-306 | 6-6 C00404 BULK DEICING SALT | 3,113.22 | |
| 8686 | EVERGY SIRENS | EVERGY KANSAS CENTRAL INC | 342142 | 167 | 06/07/2024 | 4-133-5-00-251 | 6-1 ELEC SVC NORTH END SALT DO | 32.52 | |
| 2588 | FOLEY EQUIPMENT | FOLEY EQUIPMENT | 342036 | 108937 AP | 06/07/2024 | 4-133-5-00-360 | 6-8 016993 PARTS | 1,016.02 | |
| 2588 | FOLEY EQUIPMENT | FOLEY EQUIPMENT | 342036 | 108937 AP | 06/07/2024 | 4-133-5-00-360 | 6-8 016993 PARTS | 84.08 | |
| 2588 | FOLEY EQUIPMENT | FOLEY EQUIPMENT | 342036 | 108937 AP | 06/07/2024 | 4-133-5-00-360 | 6-8 016993 PARTS | 710.26 | |
| | | | | | | | *** VENDOR 2588 TOTAL | | 1,810.36 |
| 243 | GEOTAB | GEOTAB USA INC | 342038 | 108939 AP | 06/07/2024 | 4-133-5-00-229 | LEAV01 MAY GEOLOCATING SERVICE | 1,280.54 | |
| 191 | HOME DEPOT | HOME DEPOT USA | 342045 | 108946 AP | 06/07/2024 | 4-133-5-00-360 | 6-9 1111680 PORTABLE STORAGE, | 349.00 | |
| 191 | HOME DEPOT | HOME DEPOT USA | 342045 | 108946 AP | 06/07/2024 | 4-133-5-00-440 | 6-9 1111680 PORTABLE STORAGE, | 104.38 | |
| | | | | | | | *** VENDOR 191 TOTAL | | 453.38 |
| 19474 | KANSAS COUNTRY STORE | KANSAS COUNTRY STORE | 342106 | 109007 AP | 06/07/2024 | 4-133-5-00-364 | 6-11 SAFETY BOOTS - TYLER EWER | 165.00 | |
| 8408 | KANSAS STA | KANSAS STATE HISTORICAL SOCIET | 342107 | 109008 AP | 06/07/2024 | 4-133-5-00-327 | 25 SURVEY REFERENCE REPORTS | 100.00 | |
| 2666 | MISC REIMBURSEMENTS | RICHARD ZULE | 342117 | 109018 AP | 06/07/2024 | 4-133-5-00-203 | 6-17 REIMB CDL | 37.75 | |
| 24 | NATIONAL SIGN | NATL SIGN CO INC | 342118 | 109019 AP | 06/07/2024 | 4-133-5-00-363 | 6-12 KSCLEA CLEAR TRANSFER TAP | 852.00 | |
| 11799 | O'REILLY A | O'REILLY AUTOMOTIVE | 342120 | 109021 AP | 06/07/2024 | 4-133-5-00-309 | 6-18 19615 FILTERS,PARTS,TIRES | 36.00 | |
| 11799 | O'REILLY A | O'REILLY AUTOMOTIVE | 342120 | 109021 AP | 06/07/2024 | 4-133-5-00-312 | 6-18 19615 FILTERS,PARTS,TIRES | 7.39 | |
| 11799 | O'REILLY A | O'REILLY AUTOMOTIVE | 342120 | 109021 AP | 06/07/2024 | 4-133-5-00-312 | 6-18 19615 FILTERS,PARTS,TIRES | 119.90 | |
| 11799 | O'REILLY A | O'REILLY AUTOMOTIVE | 342120 | 109021 AP | 06/07/2024 | 4-133-5-00-312 | 6-18 19615 FILTERS,PARTS,TIRES | 71.76 | |
| 11799 | O'REILLY A | O'REILLY AUTOMOTIVE | 342120 | 109021 AP | 06/07/2024 | 4-133-5-00-312 | 6-18 19615 FILTERS,PARTS,TIRES | 27.00 | |
| 11799 | O'REILLY A | O'REILLY AUTOMOTIVE | 342120 | 109021 AP | 06/07/2024 | 4-133-5-00-312 | 6-18 19615 FILTERS,PARTS,TIRES | 45.50 | |
| 11799 | O'REILLY A | O'REILLY AUTOMOTIVE | 342120 | 109021 AP | 06/07/2024 | 4-133-5-00-312 | 6-18 19615 FILTERS,PARTS,TIRES | 13.50 | |
| 11799 | O'REILLY A | O'REILLY AUTOMOTIVE | 342120 | 109021 AP | 06/07/2024 | 4-133-5-00-312 | 6-18 19615 FILTERS,PARTS,TIRES | 31.96 | |
| 11799 | O'REILLY A | O'REILLY AUTOMOTIVE | 342120 | 109021 AP | 06/07/2024 | 4-133-5-00-360 | 6-18 19615 FILTERS,PARTS,TIRES | 134.96- | |
| 11799 | O'REILLY A | O'REILLY AUTOMOTIVE | 342120 | 109021 AP | 06/07/2024 | 4-133-5-00-360 | 6-18 19615 FILTERS,PARTS,TIRES | 31.00 | |
| 11799 | O'REILLY A | O'REILLY AUTOMOTIVE | 342120 | 109021 AP | 06/07/2024 | 4-133-5-00-360 | 6-18 19615 FILTERS,PARTS,TIRES | 139.75 | |
| 11799 | O'REILLY A | O'REILLY AUTOMOTIVE | 342120 | 109021 AP | 06/07/2024 | 4-133-5-00-360 | 6-18 19615 FILTERS,PARTS,TIRES | 50.00- | |
| 11799 | O'REILLY A | O'REILLY AUTOMOTIVE | 342120 | 109021 AP | 06/07/2024 | 4-133-5-00-360 | 6-18 19615 FILTERS,PARTS,TIRES | 139.99 | |
| 11799 | O'REILLY A | O'REILLY AUTOMOTIVE | 342120 | 109021 AP | 06/07/2024 | 4-133-5-00-360 | 6-18 19615 FILTERS,PARTS,TIRES | 139.99- | |
| 11799 | O'REILLY A | O'REILLY AUTOMOTIVE | 342120 | 109021 AP | 06/07/2024 | 4-133-5-00-360 | 6-18 19615 FILTERS,PARTS,TIRES | 35.22 | |
| 11799 | O'REILLY A | O'REILLY AUTOMOTIVE | 342120 | 109021 AP | 06/07/2024 | 4-133-5-00-360 | 6-18 19615 FILTERS,PARTS,TIRES | 22.05 | |
| 11799 | O'REILLY A | O'REILLY AUTOMOTIVE | 342120 | 109021 AP | 06/07/2024 | 4-133-5-00-360 | 6-18 19615 FILTERS,PARTS,TIRES | 52.78 | |
| 11799 | O'REILLY A | O'REILLY AUTOMOTIVE | 342120 | 109021 AP | 06/07/2024 | 4-133-5-00-360 | 6-18 19615 FILTERS,PARTS,TIRES | 299.98 | |
| 11799 | O'REILLY A | O'REILLY AUTOMOTIVE | 342120 | 109021 AP | 06/07/2024 | 4-133-5-00-360 | 6-18 19615 FILTERS,PARTS,TIRES | 102.88 | |
| 11799 | O'REILLY A | O'REILLY AUTOMOTIVE | 342120 | 109021 AP | 06/07/2024 | 4-133-5-00-360 | 6-18 19615 FILTERS,PARTS,TIRES | 36.31 | |
| 11799 | O'REILLY A | O'REILLY AUTOMOTIVE | 342120 | 109021 AP | 06/07/2024 | 4-133-5-00-360 | 6-18 19615 FILTERS,PARTS,TIRES | 69.39 | |
| 11799 | O'REILLY A | O'REILLY AUTOMOTIVE | 342120 | 109021 AP | 06/07/2024 | 4-133-5-00-360 | 6-18 19615 FILTERS,PARTS,TIRES | 94.43 | |
| 11799 | O'REILLY A | O'REILLY AUTOMOTIVE | 342120 | 109021 AP | 06/07/2024 | 4-133-5-00-360 | 6-18 19615 FILTERS,PARTS,TIRES | 174.09- | |
| 11799 | O'REILLY A | O'REILLY AUTOMOTIVE | 342120 | 109021 AP | 06/07/2024 | 4-133-5-00-360 | 6-18 19615 FILTERS,PARTS,TIRES | 23.08 | |
| 11799 | O'REILLY A | O'REILLY AUTOMOTIVE | 342120 | 109021 AP | 06/07/2024 | 4-133-5-00-360 | 6-18 19615 FILTERS,PARTS,TIRES | 258.90 | |
| 11799 | O'REILLY A | O'REILLY AUTOMOTIVE | 342120 | 109021 AP | 06/07/2024 | 4-133-5-00-360 | 6-18 19615 FILTERS,PARTS,TIRES | 278.34 | |
| 11799 | O'REILLY A | O'REILLY AUTOMOTIVE | 342120 | 109021 AP | 06/07/2024 | 4-133-5-00-360 | 6-18 19615 FILTERS,PARTS,TIRES | 13.20 | |
| 11799 | O'REILLY A | O'REILLY AUTOMOTIVE | 342120 | 109021 AP | 06/07/2024 | 4-133-5-00-360 | 6-18 19615 FILTERS,PARTS,TIRES | 17.16 | |
| 11799 | O'REILLY A | O'REILLY AUTOMOTIVE | 342120 | 109021 AP | 06/07/2024 | 4-133-5-00-360 | 6-18 19615 FILTERS,PARTS,TIRES | 425.94 | |
| 11799 | O'REILLY A | O'REILLY AUTOMOTIVE | 342120 | 109021 AP | 06/07/2024 | 4-133-5-00-360 | 6-18 19615 FILTERS,PARTS,TIRES | 33.99 | |
| 11799 | O'REILLY A | O'REILLY AUTOMOTIVE | 342120 | 109021 AP | 06/07/2024 | 4-133-5-00-360 | 6-18 19615 FILTERS,PARTS,TIRES | 372.12- | |
| | | | | | | | *** VENDOR 11799 TOTAL | | 1,556.24 |
| 196 | OLSSON | OLSSON, INC | 342121 | 109022 AP | 06/07/2024 | 4-133-5-00-213 | 6-4 019-28310 PROF SVC TO 5.4. | 1,010.11 | |
| 1241 | VANCE BROS | VANCE BROS INC | 342132 | 109033 AP | 06/07/2024 | 4-133-5-00-362 | 6-16 437 SS-1H | 8,593.50 | |

warrants by vendor

TYPES OF CHECKS SELECTED: * ALL TYPES

| | | | | P.O.NUMBER | CHECK# | | | | | | |
|-------|----------------------|--------------------------------|--------|------------|------------|----------------|--------------------------------|----------------|-------------|-----------|--|
| 276 | WEX | WEX BANK | 342140 | 165 | 06/07/2024 | 4-133-5-00-304 | 6-3 UB WORKS FUEL TO 5.23 | 444.51 | | | |
| | | | | | | | | TOTAL FUND 133 | 20,856.56 | | |
| 1220 | CULLIGAN OF GREATER | CULLIGAN OF GREATER KANSAS CIT | 342032 | 108933 AP | 06/07/2024 | 4-136-5-00-203 | 1274542 WATER/COOLER SERVICE | 23.10 | | | |
| 1220 | CULLIGAN OF GREATER | CULLIGAN OF GREATER KANSAS CIT | 342032 | 108933 AP | 06/07/2024 | 4-136-5-00-223 | 1274542 WATER/COOLER SERVICE | 23.10 | | | |
| | | | | | | | | *** VENDOR | 1220 TOTAL | 46.20 | |
| 243 | GEOTAB | GEOTAB USA INC | 342038 | 108939 AP | 06/07/2024 | 4-136-5-00-221 | LEAV01 MAY GEOLOCATING SERVICE | 32.66 | | | |
| 2505 | INTRINSIC INTERVENTI | INTRINSIC INTERVENTIONS | 342046 | 108947 AP | 06/07/2024 | 4-136-5-00-203 | SMART SCREEN ANNUAL LICENSE | 125.00 | | | |
| 2505 | INTRINSIC INTERVENTI | INTRINSIC INTERVENTIONS | 342046 | 108947 AP | 06/07/2024 | 4-136-5-00-223 | SMART SCREEN ANNUAL LICENSE | 125.00 | | | |
| | | | | | | | | *** VENDOR | 2505 TOTAL | 250.00 | |
| 113 | SUMNERONE INC | SUMNERONE INC | 342128 | 109029 AP | 06/07/2024 | 4-136-5-00-223 | 50COL JUV COMM CORR - COPIES | 15.46 | | | |
| 113 | SUMNERONE INC | SUMNERONE INC | 342128 | 109029 AP | 06/07/2024 | 4-136-5-00-243 | 50COL JUV COMM CORR - COPIES | 15.48 | | | |
| 113 | SUMNERONE INC | SUMNERONE INC | 342128 | 109029 AP | 06/07/2024 | 4-136-5-00-301 | 50COL JUV COMM CORR - COPIES | 15.46 | | | |
| | | | | | | | | *** VENDOR | 113 TOTAL | 46.40 | |
| 276 | WEX | WEX BANK | 342140 | 165 | 06/07/2024 | 4-136-5-00-208 | JUV COMM CORR FUEL TO 5.23 | 10.52 | | | |
| 276 | WEX | WEX BANK | 342140 | 165 | 06/07/2024 | 4-136-5-00-221 | JUV COMM CORR FUEL TO 5.23 | 10.51 | | | |
| | | | | | | | | *** VENDOR | 276 TOTAL | 21.03 | |
| | | | | | | | | TOTAL FUND 136 | 396.29 | | |
| 243 | GEOTAB | GEOTAB USA INC | 342038 | 108939 AP | 06/07/2024 | 4-137-5-00-229 | LEAV01 MAY GEOLOCATING SERVICE | 306.46 | | | |
| 1780 | LEXECO | LEXECO | 342112 | 109013 AP | 06/07/2024 | 4-137-5-00-312 | 6-2 ROCK CRUSHING TO 5.31.24 | 109,161.25 | | | |
| 11799 | O'REILLY A | O'REILLY AUTOMOTIVE | 342120 | 109021 AP | 06/07/2024 | 4-137-5-00-320 | 6-5 19615 GASKET MATERIAL, SEL | 7.37 | | | |
| 11799 | O'REILLY A | O'REILLY AUTOMOTIVE | 342120 | 109021 AP | 06/07/2024 | 4-137-5-00-320 | 6-5 19615 GASKET MATERIAL, SEL | 23.88 | | | |
| | | | | | | | | *** VENDOR | 11799 TOTAL | 31.25 | |
| 1123 | POMPMIDWEST EFT | POMP'S TIRE SERVICE INC | 342141 | 166 | 06/07/2024 | 4-137-5-00-321 | 6-3 1960724 TIRES | 717.20 | | | |
| 1123 | POMPMIDWEST EFT | POMP'S TIRE SERVICE INC | 342141 | 166 | 06/07/2024 | 4-137-5-00-321 | 6-3 1960724 TIRES | 2,100.00 | | | |
| | | | | | | | | *** VENDOR | 1123 TOTAL | 2,817.20 | |
| 960 | TODD'S TIRE LLC | SKGFRTZ,LLC | 342130 | 109031 AP | 06/07/2024 | 4-137-5-00-321 | 6-4 TIRES | 113.00 | | | |
| | | | | | | | | TOTAL FUND 137 | 112,429.16 | | |
| 2621 | CAFE | TERRY BOOKER | 341993 | 108910 AP | 06/05/2024 | 4-145-5-00-256 | MEALS RESERVED | 13,897.00 | | | |
| 2621 | CAFE | TERRY BOOKER | 341993 | 108910 AP | 06/05/2024 | 4-145-5-00-256 | MEALS RESERVED | 11,212.50 | | | |
| | | | | | | | | *** VENDOR | 2621 TOTAL | 25,109.50 | |
| 243 | GEOTAB | GEOTAB USA INC | 342038 | 108939 AP | 06/07/2024 | 4-145-5-00-230 | LEAV01 MAY GEOLOCATING SERVICE | 538.89 | | | |
| 770 | POLL | BASEHOR UNITED METHODIST CHURC | 341998 | 108915 AP | 06/05/2024 | 4-145-5-00-246 | JUNE UTILITY STIPEND | 136.00 | | | |
| 770 | POLL | BASEHOR UNITED METHODIST CHURC | 341998 | 108915 AP | 06/05/2024 | 4-145-5-05-202 | JUNE UTILITY STIPEND | 56.00 | | | |
| 770 | POLL | BASEHOR UNITED METHODIST CHURC | 341998 | 108915 AP | 06/05/2024 | 4-145-5-07-202 | JUNE UTILITY STIPEND | 8.00 | | | |
| | | | | | | | | *** VENDOR | 770 TOTAL | 200.00 | |
| 865 | POLL | WEST HAVEN BAPTIST CHURCH | 341999 | 108916 AP | 06/05/2024 | 4-145-5-00-246 | JUNE UTILITY STIPEND | 136.00 | | | |
| 865 | POLL | WEST HAVEN BAPTIST CHURCH | 341999 | 108916 AP | 06/05/2024 | 4-145-5-05-202 | JUNE UTILITY STIPEND | 56.00 | | | |
| 865 | POLL | WEST HAVEN BAPTIST CHURCH | 341999 | 108916 AP | 06/05/2024 | 4-145-5-05-202 | JUNE UTILITY STIPEND | 8.00 | | | |
| | | | | | | | | *** VENDOR | 865 TOTAL | 200.00 | |
| 276 | WEX | WEX BANK | 342140 | 165 | 06/07/2024 | 4-145-5-00-304 | COA FUEL TO 5.23.24 | 4,805.76 | | | |
| | | | | | | | | TOTAL FUND 145 | 30,854.15 | | |
| 1819 | VLP | VICTOR L PHILLIPS CO | 342133 | 109034 AP | 06/07/2024 | 4-153-5-00-3 | 6-1 62824 CASE SV340B SKID STE | 14,830.25 | | | |
| | | | | | | | | TOTAL FUND 153 | 14,830.25 | | |
| 4640 | AMERICAN LAWN & FENC | AMERICAN LAWN & FENCE | 341991 | 108908 AP | 06/05/2024 | 4-160-5-00-212 | SOLID WASTE - REPAIR CUSTOMER | 3,150.00 | | | |
| 446 | EQUIPMENT SHARE | EQUIPMENT SHARE INC | 342034 | 108935 AP | 06/07/2024 | 4-160-5-00-213 | SHIMS FOR BACKHOE BUCKET | 23.50 | | | |
| 243 | GEOTAB | GEOTAB USA INC | 342038 | 108939 AP | 06/07/2024 | 4-160-5-00-215 | LEAV01 MAY GEOLOCATING SERVICE | 81.65 | | | |
| 7258 | L & R REFR | L & R REFRIGERATION SERVICE CO | 342110 | 109011 AP | 06/07/2024 | 4-160-5-00-208 | RECOVER CHARGE FOR 48 UNITS | 607.50 | | | |

TYPES OF CHECKS SELECTED: * ALL TYPES

| | | P.O.NUMBER | CHECK# | | | | | TOTAL FUND 160 | 3,862.65 |
|-------|----------------------|--------------------------------|--------|-----------|------------|----------------|--------------------------------|-----------------------|------------|
| 615 | KIMLEY-HORN | KIMLEY-HORN & ASSOCIATES, INC | 342145 | 1746 AP | 06/07/2024 | 4-171-5-02-201 | 6-1 SSRA TO 4.30.24 | 32,500.00 | |
| 196 | OLSSON | OLSSON, INC | 342146 | 1747 AP | 06/07/2024 | 4-171-5-00-201 | 6-3 019-28310 PROF SVC TO 5.4. | 1,629.00 | |
| 672 | SMH CONSULTANTS | SMH CONSULTANTS PA | 342147 | 1748 AP | 06/07/2024 | 4-171-5-01-201 | 6-2 HRRR TONG RD 187-189 TO 4. | 13,946.37 | |
| 672 | SMH CONSULTANTS | SMH CONSULTANTS PA | 342147 | 1748 AP | 06/07/2024 | 4-171-5-01-201 | 6-2 HRRR TONG RD 187-189 TO 4. | 3,167.45 | |
| | | | | | | | | *** VENDOR 672 TOTAL | 17,113.82 |
| | | | | | | | | TOTAL FUND 171 | 51,242.82 |
| 2138 | ABSOLUTE COMFORT TEC | ABSOLUTE COMFORT TECHNOLOGIES | 342018 | 108919 AP | 06/07/2024 | 4-174-5-00-210 | FT LEAV TOWER HVAC MAINT | 469.87 | |
| 1737 | AT&T-CAROL STREAM IL | AT&T | 341992 | 108909 AP | 06/05/2024 | 4-174-5-00-210 | 913 A38-0682 421 2 SERVICE TO | 428.18 | |
| 1737 | AT&T-CAROL STREAM IL | AT&T | 341992 | 108909 AP | 06/05/2024 | 4-174-5-00-210 | 913 A38-0682 421 2 SERVICE TO | 428.18 | |
| 1737 | AT&T-CAROL STREAM IL | AT&T | 341992 | 108909 AP | 06/05/2024 | 4-174-5-00-210 | 913 A38-0682 421 2 SERVICE TO | 428.18 | |
| | | | | | | | | *** VENDOR 1737 TOTAL | 1,284.54 |
| 8686 | EVERGY SIRENS | EVERGY KANSAS CENTRAL INC | 342002 | 163 | 06/05/2024 | 4-174-5-00-210 | ELEC SVC 3 TOWERS | 496.36 | |
| 8686 | EVERGY SIRENS | EVERGY KANSAS CENTRAL INC | 342002 | 163 | 06/05/2024 | 4-174-5-00-210 | ELEC SVC 3 TOWERS | 336.73 | |
| 8686 | EVERGY SIRENS | EVERGY KANSAS CENTRAL INC | 342002 | 163 | 06/05/2024 | 4-174-5-00-210 | ELEC SVC 3 TOWERS | 260.23 | |
| | | | | | | | | *** VENDOR 8686 TOTAL | 1,093.32 |
| 66366 | KANSAS GAS ACH | KANSAS GAS SERVICE | 342003 | 164 | 06/05/2024 | 4-174-5-00-210 | 510614745 2007004 82 GAS TRANS | 64.41 | |
| | | | | | | | | TOTAL FUND 174 | 2,912.14 |
| 840 | BATEMEN LAW GROUP | BATEMAN LAW GROUP LLC | 342023 | 108924 AP | 06/07/2024 | 4-176-5-00-206 | VTC DEFENSE ATTORNEY (INCEPTIO | 10,200.00 | |
| 840 | BATEMEN LAW GROUP | BATEMAN LAW GROUP LLC | 342023 | 108924 AP | 06/07/2024 | 4-176-5-00-206 | VTC DEFENSE ATTORNEY (INCEPTIO | 4,250.00 | |
| | | | | | | | | *** VENDOR 840 TOTAL | 14,450.00 |
| 203 | GREENFEATHER | DANNY SLUSSER AND TERRI RICKET | 341994 | 108911 AP | 06/05/2024 | 4-176-5-00-212 | SCRAM ALCOHOL MONITORING - VTC | 168.00 | |
| 207 | SUNFLOWER HEALING | KATHRYN KAY LUNA | 342000 | 108917 AP | 06/05/2024 | 4-176-5-00-205 | VTC MENTOR COORDINATOR | 1,300.00 | |
| | | | | | | | | TOTAL FUND 176 | 15,918.00 |
| 537 | LEAV TIMES | CHERRYROAD MEDIA INC | 341995 | 108912 AP | 06/05/2024 | 4-184-5-00-2 | 30313 NOTICE OF BID HP-36 | 20.97 | |
| | | | | | | | | TOTAL FUND 184 | 20.97 |
| 2570 | BOND ESCROW REFUND | J&L CUSTOM HOMES | 342026 | 108927 AP | 06/07/2024 | 4-503-5-00-2 | 6-1 REF ENTRANCE PERMITS 163RD | 100.00 | |
| 2570 | BOND ESCROW REFUND | J&L CUSTOM HOMES | 342026 | 108927 AP | 06/07/2024 | 4-503-5-00-2 | 6-1 REF ENTRANCE PERMITS 163RD | 100.00 | |
| 2570 | BOND ESCROW REFUND | J&L CUSTOM HOMES | 342026 | 108927 AP | 06/07/2024 | 4-503-5-00-2 | 6-1 REF ENTRANCE PERMITS 163RD | 100.00 | |
| | | | | | | | | *** VENDOR 2570 TOTAL | 300.00 |
| | | | | | | | | TOTAL FUND 503 | 300.00 |
| 451 | AETNA | AETNA LIFE INSURANCE COMPANY | 342021 | 108922 AP | 06/07/2024 | 4-510-2-00-939 | MAY PREMIUMS 108798268 | 343,095.53 | |
| 451 | AETNA | AETNA LIFE INSURANCE COMPANY | 342021 | 108922 AP | 06/07/2024 | 4-510-2-00-939 | MAY PREMIUMS 108798268 | 6,607.17 | |
| 451 | AETNA | AETNA LIFE INSURANCE COMPANY | 342021 | 108922 AP | 06/07/2024 | 4-510-2-00-939 | MAY PREMIUMS 108798268 | 823.36 | |
| 451 | AETNA | AETNA LIFE INSURANCE COMPANY | 342021 | 108922 AP | 06/07/2024 | 4-510-2-00-944 | MAY PREMIUMS 108798268 | 2,602.48 | |
| 451 | AETNA | AETNA LIFE INSURANCE COMPANY | 342021 | 108922 AP | 06/07/2024 | 4-510-2-00-944 | MAY PREMIUMS 108798268 | 178.28 | |
| 451 | AETNA | AETNA LIFE INSURANCE COMPANY | 342021 | 108922 AP | 06/07/2024 | 4-510-2-00-944 | MAY PREMIUMS 108798268 | 10.06 | |
| | | | | | | | | *** VENDOR 451 TOTAL | 353,316.88 |
| 1504 | DELTA DENTAL OF KS | DELTA DENTAL OF KANSAS | 342033 | 108934 AP | 06/07/2024 | 4-510-2-00-942 | 512269 DENTAL PREMIUMS - MAY | 19,323.72 | |
| 1504 | DELTA DENTAL OF KS | DELTA DENTAL OF KANSAS | 342033 | 108934 AP | 06/07/2024 | 4-510-2-00-942 | 512269 DENTAL PREMIUMS - MAY | 27.20 | |
| 1504 | DELTA DENTAL OF KS | DELTA DENTAL OF KANSAS | 342033 | 108934 AP | 06/07/2024 | 4-510-2-00-942 | 512269 DENTAL PREMIUMS - MAY | 1,796.96 | |
| | | | | | | | | *** VENDOR 1504 TOTAL | 21,147.88 |
| 758 | GUARDIAN | THE GUARDIAN LIFE INSURANCE CO | 342039 | 108940 AP | 06/07/2024 | 4-510-2-00-961 | MAY SHORT TERM DISABILITY PREM | 9,126.31 | |
| 1485 | RELIANCE STANDARD | RELIANCE STANDARD | 342124 | 109025 AP | 06/07/2024 | 4-510-2-00-962 | GL144512 MAY PREMIUMS | 1,586.10 | |
| 1485 | RELIANCE STANDARD | RELIANCE STANDARD | 342124 | 109025 AP | 06/07/2024 | 4-510-2-00-965 | GL144512 MAY PREMIUMS | 3,037.38 | |
| | | | | | | | | *** VENDOR 1485 TOTAL | 4,623.48 |

warrants by vendor

TYPES OF CHECKS SELECTED: * ALL TYPES

P.O.NUMBER CHECK#

TOTAL FUND 510 388,214.55

TOTAL ALL CHECKS 930,190.03

TYPES OF CHECKS SELECTED: * ALL TYPES

FUND SUMMARY

| | | |
|-----|-----------------------------------|------------|
| 001 | GENERAL | 83,189.48 |
| 108 | COUNTY HEALTH | 3,959.93 |
| 112 | EMPLOYEE BENEFIT | 199,039.00 |
| 115 | EQUIPMENT RESERVE | 528.66 |
| 119 | ROD TECHNOLOGY | 1,104.20 |
| 123 | JUVENILE CRIME PREVENTION | 97.66 |
| 126 | COMM CORR ADULT | 183.56 |
| 127 | COMM CORR ADULT NON GRANT | 250.00 |
| 133 | ROAD & BRIDGE | 20,856.56 |
| 136 | COMM CORR JUVENILE | 396.29 |
| 137 | LOCAL SERVICE ROAD & BRIDGE | 112,429.16 |
| 145 | COUNCIL ON AGING | 30,854.15 |
| 153 | PUBLIC WORKS,EQUIP.RESERVE FUND | 14,830.25 |
| 160 | SOLID WASTE MANAGEMENT | 3,862.65 |
| 171 | S TAX CAP RD PROJ: BONDS | 51,242.82 |
| 174 | 911 | 2,912.14 |
| 176 | VETERANS TREATMENT COURT (16.753) | 15,918.00 |
| 184 | HIGH PRAIRIE TWP TRAFFIC IMPACT | 20.97 |
| 503 | ROAD & BRIDGE BOND ESCROW | 300.00 |
| 510 | PAYROLL CLEARING | 388,214.55 |
| | TOTAL ALL FUNDS | 930,190.03 |

**CONSENT AGENDA 6-12-24
CKS 0601-0607**

**Leavenworth County
Request for Board Action**

Date: March 28, 2024

To: Board of County Commissioners

Cc: Mark Loughry; Misty Brown; Bill Noll; John Jacobson

From: David C. Van Parys

Department Head Approval: N/A

Additional Reviews as needed:

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

Action Requested: Determination of whether the annexation proposed by the City of Tonganoxie, Kansas, embodied by Resolution 02-24-01, will hinder the proper growth and development of the area. This determination by the board is required under K.S.A. 12-520c(a)(3).

Recommendation: It is recommended that the board find that the proposed annexation will hinder the proper growth and development of the area due to unresolved issues with the legal description of the proposed annexation area. The BOCC previously found the jurisdictional boundaries created by the proposed annexation would create issues relating to land use control, law enforcement, taxation and hinder the ingress and egress to the area proposed for annexation and cause concerns for future road maintenance.

Analysis: Resolution 02-24-01 of the city is the third such resolution covering the area bounded by U. S. 24-40 (Chieftain Road), Co. Rd. 1(Honey Creek Road) and 222nd Street. The first resolution was found by this board to hinder the proper growth and development of the area due to the limited scope of the proposed annexation. The City submitted a second resolution that proposed to annex the area identified by this board as being the proper extension of city boundaries in the area. However, the second resolution was found to hinder the proper growth and development of the area due to the creation of city boundaries that in some instances did not reach the rights of way of the existing roads. This proposed annexation resolution does not address the concerns previously noted by the board and creates the discrepancies and uncertainties that are identified above.

Alternatives: (1) Make the finding that the proposed annexation will not hinder the proper growth and development of the area; or (2) Table the matter for further study by the board and staff.

Budgetary Impact: Cannot be determined at this time due to the issues discussed above

- 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: (1) Copy of City Resolution No. 02-24-01; (2) Excerpt from 3/22/24 e-mail discussing issues created by the legal description and mapping submitted by the city and accompanying documents discussed in that e-mail.

CERTIFICATE

I hereby certify that the foregoing resolution is a true and correct certified copy of Resolution 02-24-01 and that said resolution was approved on February 5, 2024 by the governing body of the City of Tonganoxie, Kansas.



Daniel Porter, Acting City Clerk

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RESOLUTION NO. 02-24-01

THIRD RESOLUTION REQUESTING THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS TO MAKE A FINDING THAT ANNEXATION OF CERTAIN REAL PROPERTY NOT ADJOINING THE PRIMARY BOUNDARY OF THE CITY OF TONGANOXIE, KANSAS WILL NOT HINDER OR PREVENT THE PROPER GROWTH AND DEVELOPMENT OF THE AREA OR OF ANY OTHER INCORPORATED CITY LOCATED WITHIN LEAVENWORTH COUNTY, KANSAS, PURSUANT TO K.S.A. 12-520c.

WHEREAS, Robbins Acquisitions, Inc., a Kansas corporation ("RAI"), owns approximately 67.8 acres of land, part of which adjoins the southwestern city limits of the City of Tonganoxie, Kansas (the "City"), within the area generally bounded to the west by Chieftain Road (U.S. 24/40), to the north by Kansas Avenue, to the east by 222nd Street, and to the south by Honey Creek Road (County Road 1), as legally described on Exhibit A attached hereto and incorporated herein (the "RAI Land");

WHEREAS, Evergy Kansas Central, Inc., a Kansas corporation ("EKCI"), owns approximately 14.2 acres of land, as legally described on Exhibit A attached hereto and incorporated herein (the "EKCI Land"), and collectively with the RAI Land, the "Land"), which EKCI Land adjoins the RAI Land;

WHEREAS, on March 30, 2023, RAI filed with the City Clerk a written Petition and Consent to Annexation (the "Initial Petition") for the EKCI Land, which Initial Petition indicated that RAI and EKCI had entered into an Option to Purchase Real Estate for the EKCI Land;

WHEREAS, on October 16, 2023, the City's Governing Body adopted Resolution No. 10-23-03 (the "First Resolution") requesting the Board of County Commissioners of Leavenworth County, Kansas (the "BOCC") to make certain findings required by K.S.A. 12-520c(a)(3) because the EKCI Land is located approximately 20 feet southwest of the City's corporate limits, and does not adjoin the City's boundary line;

WHEREAS, on October 17, 2023, the City Clerk filed a certified copy of the First Resolution with the BOCC;

WHEREAS, on November 8, 2023, the BOCC considered the First Resolution and a report prepared by County staff, and thereafter found and determined that the proposed annexation by the City of solely the EKCI Land would hinder or prevent the proper growth and development of the area because it would not fully annex into the City the road right of way of 222nd Street, would hinder the extension of public utilities to the area, and would not create a natural and logical boundary for the City, and the BOCC recommended that the proper growth and development of the area would best be served by the annexation of additional area to include the full road rights-of-way now maintained by the County for those roads adjoining the area;

WHEREAS, on November 14, 2023, RAI conveyed the EKCI Land to EKCI;

WHEREAS, on November 15, 2023, RAI filed with the City Clerk a written Petition and Consent to Annexation (the "RAI Petition") for the RAI Land, a copy of which RAI Petition is attached hereto as **Exhibit B** and incorporated herein;

WHEREAS, on November 17, 2023, EKCI filed with the City Clerk a written Petition and Consent to Annexation (the "EKCI Petition", and collectively with the RAI Petition, the "Amended Petitions") for the EKCI Land, a copy of which EKCI Petition is attached hereto as **Exhibit B** and incorporated herein;

WHEREAS, the Amended Petitions include the additional area that the BOCC recommended for annexation to best serve the proper growth and development of the area;

WHEREAS, on November 20, 2023, the City's Governing Body passed Ordinance No. 1516 to annex the Land pursuant to K.S.A. 12-520(a)(7), and the western half of the 222nd Street right-of-way along the area where the eastern half of 222nd Street is already within the City's corporate limits pursuant to K.S.A. 12-520(e);

WHEREAS, on November 29, 2023, a summary of Ordinance No. 1516 was published in the *Tonganoxie Mirror* pursuant to K.S.A. 12-3007;

WHEREAS, on December 1, 2023, the City Clerk sent certified copies of Ordinance No. 1516 to the County Clerk, Register of Deeds, BOCC, County Administrator and County Counselor pursuant to K.S.A. 12-522;

WHEREAS, thereafter, the BOCC and/or County staff: (i) questioned whether the City properly annexed the Land pursuant to K.S.A. 12-520(a)(7) because the Land adjoins other land that was annexed by the City pursuant to K.S.A. 12-520c, and K.S.A. 12-520c(b) states that "[n]o land adjoining any land annexed by any city under the provisions of this section shall be deemed to be adjoining the city for the purpose of annexation under any other act or section of this act until the adjoining land or the land annexed under this section shall adjoin the remainder of the city by reason of the annexation of the intervening territory"; and (ii) indicated that the BOCC would not recognize the annexation and directed County staff to take no action that will validate the annexation to avoid any potential future tax, election, zoning and law enforcement issues;

WHEREAS, the Land includes the additional area that the BOCC recommended for annexation, but for the avoidance of doubt, the City's Governing Body adopted Resolution No. 01-24-01 (the "Second Resolution") on January 2, 2024 to request the BOCC make the findings required by K.S.A. 12-520c(a)(3);

WHEREAS, on January 3, 2024, the City Clerk filed a certified copy of the Second Resolution with the BOCC, and the City Attorney also hand-delivered a certified copy of the Second Resolution to the BOCC;

WHEREAS, on January 31, 2024, the BOCC considered the Second Resolution and a report prepared by County staff, and thereafter found and determined that the annexation would hinder or prevent the proper growth and development of the area because of an apparent gap in the legal description that would exclude the western half of 222nd

Street right-of-way along the area where the eastern half of 222nd Street is already within the City's corporate limits; and

WHEREAS, the City's Governing Body has deemed it advisable to pass this third Resolution to clarify the annexation area and again request the BOCC to make the findings required by K.S.A. 12-520c(a)(3).

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF TONGANOXIE, KANSAS:

Section 1. The Governing Body has deemed it advisable to grant the Amended Petitions for annexation of the Land, along with certain road right-of-way, all as legally described on **Exhibit C** attached hereto and incorporated herein, and in accordance with the following findings:

(a) The Land is located within the same county as the City, and the owners of the Land filed petitions requesting the City to annex the Land (K.S.A. 12-520c(a)(1)-(2)).

(b) "As a guide in determining the advisability of such annexation," K.S.A. 12-520a(e) sets forth the following factors:

(i) Extent to which any of the area is land devoted to agricultural use – the Leavenworth County Appraiser classifies the RAI Land as agricultural, and the EKCI Land as utilities. The RAI Land is currently vacant and undeveloped, and the City is not aware of any pending development plans. The EKCI Land is currently vacant and undeveloped as well, but EKCI intends to construct an electrical substation to improve electric service in the southern portion of Leavenworth County. The County's Comprehensive Plan identifies the proposed future land use/zoning of the Land as Planned Mixed Use (MXD).¹

(ii) Area of platted land relative to unplatted land – only the northern parcel of the RAI Land (approximately 51 acres) is unplatted. The

¹ Leavenworth County Comprehensive Plan pp.10-12, 75-76, 89 (Figure 5.2), available at [https://files.leavenworthcounty.gov/Department Planning%20&%20Zoning/Document%20Center/Comprehensive%20Plan%20Project/LVCO%20COMPREHENSIVE%20PLAN.pdf](https://files.leavenworthcounty.gov/Department%20Planning%20&%20Zoning/Document%20Center/Comprehensive%20Plan%20Project/LVCO%20COMPREHENSIVE%20PLAN.pdf). The County's Comprehensive Plan describes Mixed Use as follows:

The Mixed Use land use category includes existing and proposed areas for development retail, service, office, and industrial uses. Mixed Use is primarily designated along existing major corridors, including US 24/40 between Tonganoxie and Basehor, and as a way to introduce higher density development in areas of natural expansion for Baschor and Lansing. Mixed Use offers flexibility in density and land use. This category should provide for the daily needs of residents and visitors. Nodal development is an important consideration within this category; key interchanges and intersections within this category should be more densely developed. Given this land use category's proximity to major roadways, special consideration should be given to building design, access, parking, and landscaping, while minimizing any negative impacts on adjacent residential uses.

Id. at p.75.

remaining parcels of the RAI Land and the EKCI Land are currently platted. See legal descriptions on Exhibit A attached hereto.

(iii) Topography, natural boundaries, storm and sanitary sewers, drainage basins, transportation links or any other physical characteristics which may be an indication of the existence or absence of common interest of the city and the area proposed to be annexed – the Land is located west of the Tonganoxie Business Park ("TBP"), across 222nd Street. The City provides water and sanitary sewer utility services to the TBP, so these utilities are stubbed directly across the street from the Land. There are transportation links that connect the Land and the City, including: (A) U.S. 24/40, which bounds the Land to the west and runs through the City, east-west where U.S. 24/40 is also known as State Avenue, north-south where U.S. 24/40 is also known as West Street, and then northeast-southwest where U.S. 24/40 is also known as Chieftain Road; and (B) 222nd Street, which bounds the Land to the east and runs north-south from U.S. 24/40 (where U.S. 24/40 is also known as West Street) to I-70. As further evidence of the existence of a common interest of the City and the Land, the City and the County entered into Interlocal Agreements dated May 18, 2009 for (X) comprehensive and coordinated land use planning along certain portions of County Road 1; and (Y) City contribution of \$1,500,000 to County Road 1 improvements.

(iv) Extent and age of residential development in the area to be annexed and adjacent land within the city's boundaries – there is no existing residential development on the Land, but there is an existing residence on one parcel that adjoins the Land (which is not part of this annexation). There are residences on parcels across Chieftain Road (U.S. 24/40) to the west of the Land, and across 222nd Street to the southeast of the Land. The TBP is across 222nd Street to the east of the Land.

(v) Present population in the area to be annexed and the projected population growth during the next five years in the area proposed to be annexed – the Land currently has no population, but the Land presents opportunities for growth and development of the City due to its location and economic development activities within the TBP across 222nd Street to the east of the Land.

(vi) Extent of business, commercial and industrial development in the area – the Land is located west of the TBP, across 222nd Street. Within the TBP, the Unilock landscape design and paver business opened in 2018, the new Hill's Pet Nutrition facility opened in the fall of 2023, and a new DSM Nutritional Products facility is currently under construction and anticipated to open by the end of 2025.

(vii) Present cost, methods and adequacy of governmental services and regulatory controls in the area – as indicated above, City water

and sanitary sewer services are stubbed directly across 222nd Street from the Land, and EKCI intends to construct an electrical substation on the EKCI Land. The City has adequate governmental services and regulatory controls in the area.

(viii) Proposed cost, extent and the necessity of governmental services to be provided by the city proposing annexation and the plan and schedule to extend such services – as indicated above, City water and sanitary sewer services are stubbed directly across 222nd Street from the Land, and EKCI intends to construct an electrical substation on the EKCI Land. Any cost to the City to extend governmental services to the Land would be minimal.

(ix) Tax impact upon property in the city and the area – because the majority of the Land is classified for agricultural use, other than the EKCI Land which is classified for utilities, tax revenue available to the City will be minimal. Tax revenue is subject to change if the Land is rezoned and developed.

(x) Extent to which the residents of the area are directly or indirectly dependent upon the city for governmental services and for social, economic, employment, cultural and recreational opportunities and resources – as indicated above, there are currently no residents on the Land.

(xi) Effect of the proposed annexation on the city and other adjacent areas, including, but not limited to, other cities, sewer and water districts, improvement districts, townships or industrial districts and, subject to the provisions of K.S.A. 12-521a, and amendments thereto, fire districts – the Land is not included within any sewer or water district, improvement district, industrial district, or fire district. Other than the City, there are no townships or other cities near the Land. Annexation of the Land will improve electric service to the City and the southern portion of the County by way of the electrical substation proposed by EKCI.

(xii) Existing petitions for incorporation of the area as a new city or for the creation of a special district – there are no existing petitions for incorporation of the Land as a new city or special district.

(xiii) Likelihood of significant growth in the area and in adjacent areas during the next five years – development within the TBP could spur additional growth and development in surrounding areas, including the Land.

(xiv) Effect of annexation upon the utilities providing services to the area and the ability of those utilities to provide those services shown in the detailed plan – pursuant to K.S.A. 12-520b(c), the City is not required to develop a detailed plan for extension of utility service because the owners

of the Land submitted petitions to the City requesting annexation. As indicated above, however, City water and sanitary sewer services are stubbed directly across 222nd Street from the Land, and EKCI intends to construct an electrical substation on the EKCI Land. Annexation will improve utility service to the Land, and development of the intended electrical substation will improve electrical utility service to the southern portion of Leavenworth County.

(xv) Economic impact on the area – annexation will improve utility service to the Land, and EKCI's development of its intended electrical substation will improve electrical utility service to the southern portion of Leavenworth County. As noted above, development within the TBP could spur additional growth and development in surrounding areas, including the Land.

(xvi) Wasteful duplication of services – the City is not aware of any potential wasteful duplication of services as the Land is currently vacant and undeveloped.

Section 2. The Governing Body, having deemed it advisable to annex the Land, hereby respectfully requests the BOCC to find and determine that such annexation will not hinder or prevent the proper growth and development of the area or that of any other incorporated city located within the County, pursuant to K.S.A. 12-520c(a)(3). The Governing Body further respectfully requests the BOCC to make the requested findings within 30 days following receipt of a certified copy of this Resolution.

Section 3. The City Clerk is hereby directed to file a certified copy of this Resolution with the BOCC.

Section 4. The City Manager and other officials and representatives of the City, including the City Attorney, are hereby further authorized and directed to take such actions and to execute any other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 5. This Resolution shall be effective upon adoption by the Governing Body.

[Remainder of page intentionally left blank; signature page follows.]

**ADOPTED BY THE GOVERNING BODY OF THE CITY OF TONGANOXIE,
KANSAS, AND APPROVED BY THE MAYOR ON FEBRUARY 5, 2024.**

SEAL





David Frese, Mayor

ATTEST:



Daniel Porter, Acting City Clerk

EXHIBIT A

Legal Description – Land*

RAI Land

Lots 1 and 4, Harman Farms Replat, a replat of Lots 6, 7, and 8, Harman Farms Subdivision, Leavenworth County, Kansas.

and

All that part of the North Half of Section 20, Township 11 South, Range 21 East of the 6th P.M. in Leavenworth County, Kansas, lying South and East of the East right-of-way of U.S. Highway 24-40, less any part thereof taken or used for road purposes.

EKCI Land

Lot 3, Harman Farms Replat, a replat of Lots 6, 7, and 8, Harman Farms Subdivision, Leavenworth County, Kansas.

**These legal descriptions are from the deeds that vest title in each property owner.*

EXHIBIT B

RAI Petition and EKCI Petition

[Attached on following pages.]

**PETITION AND CONSENT TO ANNEXATION
INTO THE CITY OF
TONGANOXIE, KANSAS**

To: The Governing Body of the City of Tonganoxie, Kansas

The undersigned owners of record of the following described tract of real property hereby petition the Governing Body of the City of Tonganoxie, Kansas (the "City") to annex such land to the City pursuant to the laws of the State of Kansas. The land to be annexed is legally described in Attachment A, which is attached to this petition and incorporated by reference as if fully set forth herein.

The undersigned further warrants and guarantees that they are the only owners of record of the tract of property described in Attachment A.

Property Owner of Record: Robbins Acquisitions Inc.
495 Navajo Ln W. Lake Quivira, KS 66217
Address of Owner: _____

Property Owner signature: _____
(If property is owned by married couple, both must sign. If corporate or partnership entity holds title, please note authority to execute petition.)

STATE OF KANSAS)
LEAVENWORTH COUNTY)

BE IT REMEMBERED, that on this 15 day of November,
2023, before me, the undersigned, a Notary Public in and for the County and State
aforesaid, came Benjamin Robbins, who are/is personally known to me to be the
same person(s) who executed the above Petition, and such person(s) duly
acknowledged the execution of the same to be their free and voluntary act and deed.

Heather Holey
Notary Public



9-16-24
My Commission Expires

**S20, T11, R21E, ACRES 51.01, PT OF THE NE1/4, LYING E OF CHEIFTAIN RD Deed Book/Page 09 1/2310 09
1/1207 0652/0010 0652/0008 0652/0006 0654/0004 0650/1663 0637/0082 0598/1212 0546/0547**

HARMAN FARMS REPLAT, S20, T11, R21E, Lot 4, ACRES 10.6

HARMAN FARMS REPLAT, S20, T11, R21E, Lot 1, ACRES 6.23

**PETITION AND CONSENT TO ANNEXATION
INTO THE CITY OF
TONGANOXIE, KANSAS**

To: The Governing Body of the City of Tonganoxie, Kansas

The undersigned owners of record of the following described tract of real property hereby petition the Governing Body of the City of Tonganoxie, Kansas (the "City") to annex such land to the City pursuant to the laws of the State of Kansas. The land to be annexed is legally described in Attachment A, which is attached to this petition and incorporated by reference as if fully set forth herein.

The undersigned further warrants and guarantees that they are the only owners of record of the tract of property described in Attachment A.

Property Owner of Record: Evergy Kansas Central, Inc.

Address of Owner: 818 S Kansas Ave, Topeka, KS 66612

Property Owner signature: *[Handwritten Signature]*

(If property is owned by married couple, both must sign. If corporate or partnership entity holds title, please note authority to execute petition.)

STATE OF KANSAS)
LEAVENWORTH COUNTY)

BE IT REMEMBERED, that on this 17th day of November, 2011, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came [Handwritten Name], who are/is personally known to me to be the same person(s) who executed the above Petition, and such person(s) duly acknowledged the execution of the same to be their free and voluntary act and deed.

SARAH GOULD
Notary Public - State of Kansas
My Appointment Expires 11/11/12

[Handwritten Signature]

Petition And Consent To Annexation Into The City Of Tonganoxie, Kansas

Attachment A

Lot 3, Harman Farms Replat, a replat of Lots 6, 7, and 8, Harman Farms Subdivision, Leavenworth County, Kansas

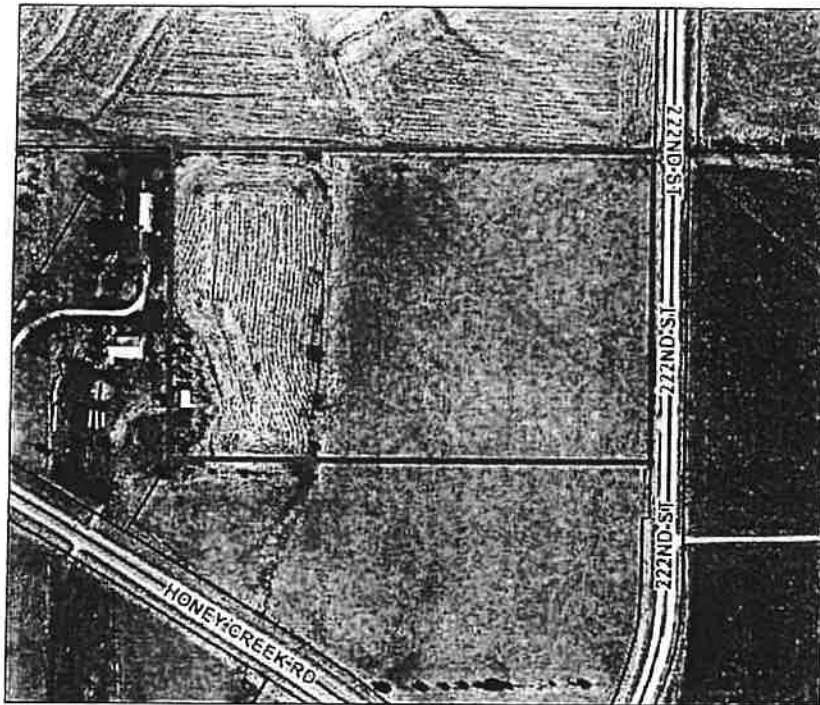


EXHIBIT C

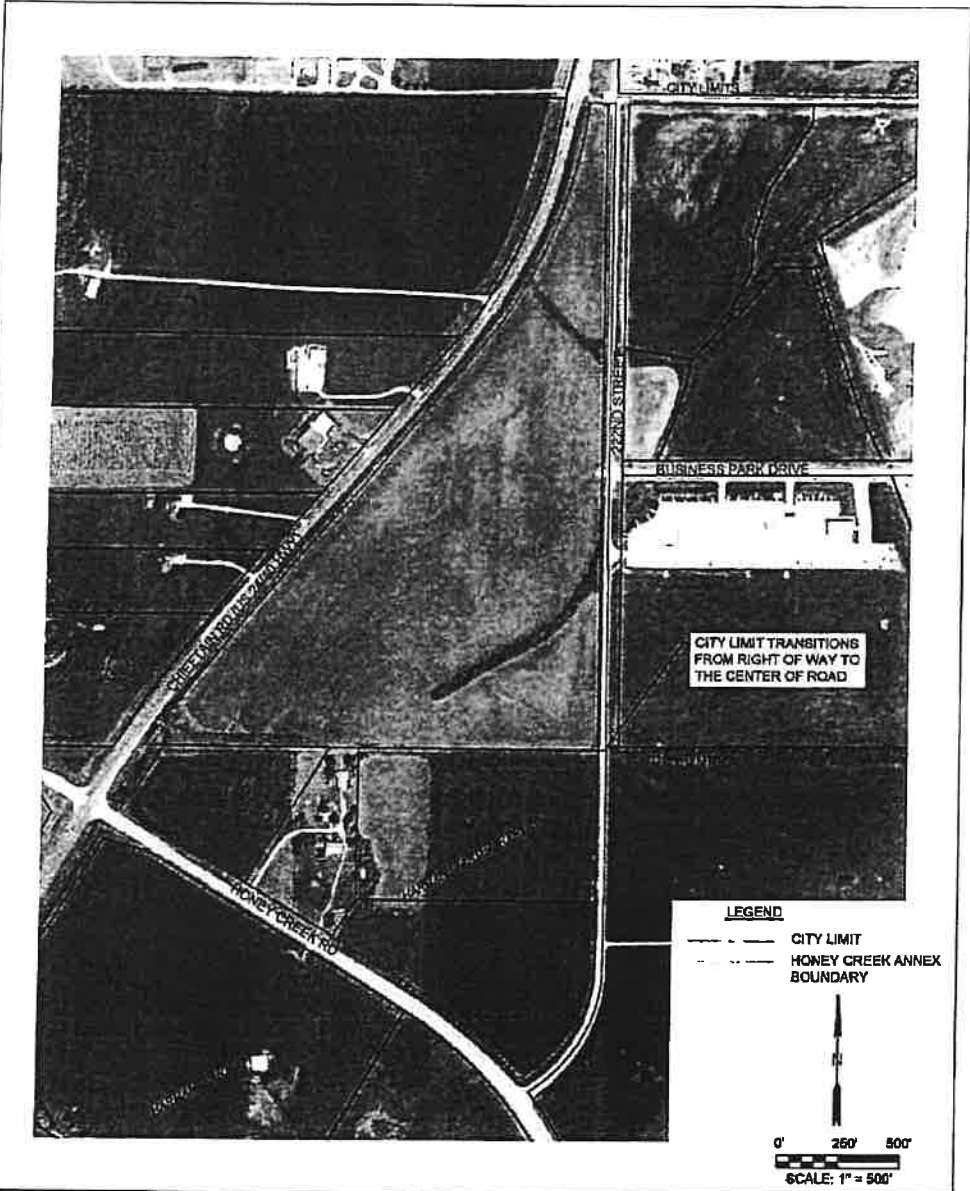
Legal Description – Annexation Area

Lots 1, 3 and 4, Harman Farms Replat, a replat of Lots 6, 7, and 8, Harman Farms Subdivision, Leavenworth County, Kansas.

and

All that part of the North Half of Section 20, Township 11 South, Range 21 East of the 6th P.M. in Leavenworth County, Kansas, lying South and East of the East right-of-way of U.S. Highway 24-40, less any part thereof taken or used for road purposes except for the adjacent right-of-way to the centerline of 222nd Street along the eastern boundary of this tract for a north-south distance of approximately 2,644 feet.

[See map attached on following page.]




| | | |
|---|------------------------|----------------------|
|  | CITY OF TONGANOXIE, KS | |
| | COUNTY | PROJECT NO: 24-1001L |
| | LEAVENWORTH | DATE: 03/01/2024 |

Exhibit C – Provides the legal description of the area to be annexed.

The first section of legal descriptions for Lots 1, 3, and 4 of Harman Roads replat does not match the depiction shown on the accompanying map on page 15. I have attached a copy of the Harman Farms Replat for reference. This replat clearly conveys property to the centerline of the roadway and the property within the road right-of-way easement was not excluded. Therefore, the legal description provided includes all of the road right-of-way along Lots 1, 3, and 4's frontage. The petition for annexation documents and the map on page 15 depict the taxable land as shown on the county appraisal GIS Interactive map that does not represent the extent of the legal description's ownership. In the county nearly all of properties extend to the centerline of the roadway and the county holds a roadway or right-of-way easement. Most counties own very little right-of-way in fee simple title. This fact was further researched by Dan Baumchen, the County Surveyor, to ensure the replat accurately represented the road easement records and condemnation cases that had occurred in this location and it was found to be accurate. In short, the legal description in this section goes to the centerline of the roadways and the map depicts it stopping at the right-of-way line.

The second legal description is not clear. It is also written in a manner that does not meet the standard of care for a licensed survey professional in the State of Kansas. It would not be an accepted legal description by the County Surveyor as part of our review process for recording surveys at the register of deeds in compliance with Kansas Surveying Minimum Standards or KSA 58-2009. There are two issues: First, once a legal description removes a portion of a property utilizing a "less any part" statement, a portion of the whole excluded area that was removed cannot be added back into the originally described tract using a second exception statement. The intent to add that portion of 222nd Street is clear looking at the map but is done in an ineffective way. In this legal description, the original description states that the tract is located south and east of US 24-40. This excluded all KDOT right of way. That leaves two road easement that may be left, Kansas Ave. on the North and 222nd Street on the East. The legal attempted to add 222nd Street back in. The map shows the annexation stopping at the south right-of-way of what was Kansas Ave on the north. This portion is never referenced in the legal and the map should have depicted it to the section line and does not. Second, the legal description is an aliquot part legal description that is written based on outdated information. Having a licensed surveyor write the legal based upon the attached survey of the area from 2013, that provides the information necessary for a meets and bounds description, would have been much clearer. Their second option would have been to deviate from the recorded legal description by removing the "less any part" statement that removed all right of way upfront and specifically stated that it excluded any right of way along the north property line that may exist for the removed roadway commonly known as Kansas Ave and included all right-of-way along the east line for the road commonly known as 222nd Street.

HARMAN FARMS REPLAT

A Replat of Lots 6, 7, and 8, HARMAN FARMS SUBDIVISION,
Lexington, Kentucky.

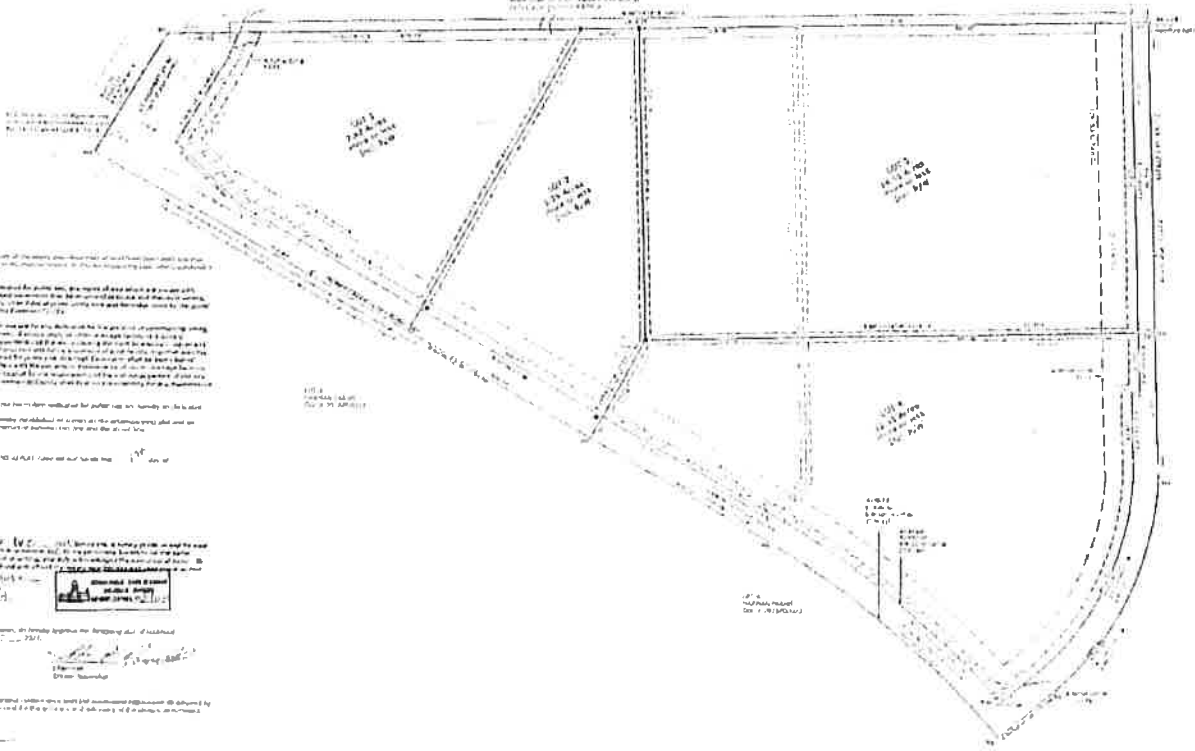
FINAL PLAT

Submitted to:
City of Lexington, Ky.
Planning Commission
City of Lexington, Ky.
City Council

Plan No. 130-2-190-6-02

Submitted by:
L. J. & M. E. HARMAN FARMS SUBDIVISION, Lexington, Kentucky.

Submitted by:
L. J. & M. E. HARMAN FARMS SUBDIVISION, Lexington, Kentucky.



1. The plat is subject to all laws of the State of Kentucky relating to the recording of plats and the recording of deeds.

2. The plat is subject to all laws of the State of Kentucky relating to the recording of plats and the recording of deeds.

3. The plat is subject to all laws of the State of Kentucky relating to the recording of plats and the recording of deeds.

4. The plat is subject to all laws of the State of Kentucky relating to the recording of plats and the recording of deeds.

5. The plat is subject to all laws of the State of Kentucky relating to the recording of plats and the recording of deeds.

6. The plat is subject to all laws of the State of Kentucky relating to the recording of plats and the recording of deeds.

7. The plat is subject to all laws of the State of Kentucky relating to the recording of plats and the recording of deeds.

8. The plat is subject to all laws of the State of Kentucky relating to the recording of plats and the recording of deeds.

9. The plat is subject to all laws of the State of Kentucky relating to the recording of plats and the recording of deeds.

10. The plat is subject to all laws of the State of Kentucky relating to the recording of plats and the recording of deeds.

11. The plat is subject to all laws of the State of Kentucky relating to the recording of plats and the recording of deeds.

12. The plat is subject to all laws of the State of Kentucky relating to the recording of plats and the recording of deeds.

13. The plat is subject to all laws of the State of Kentucky relating to the recording of plats and the recording of deeds.

14. The plat is subject to all laws of the State of Kentucky relating to the recording of plats and the recording of deeds.

15. The plat is subject to all laws of the State of Kentucky relating to the recording of plats and the recording of deeds.

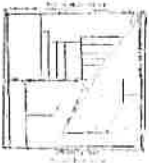
16. The plat is subject to all laws of the State of Kentucky relating to the recording of plats and the recording of deeds.

17. The plat is subject to all laws of the State of Kentucky relating to the recording of plats and the recording of deeds.

18. The plat is subject to all laws of the State of Kentucky relating to the recording of plats and the recording of deeds.

19. The plat is subject to all laws of the State of Kentucky relating to the recording of plats and the recording of deeds.

20. The plat is subject to all laws of the State of Kentucky relating to the recording of plats and the recording of deeds.



ALL OTHER DEEDS CERTAIN TO
AFFECT THE RIGHTS OF THE PARTIES TO THIS PLAT
SHALL BE RECORDED IN THE OFFICE OF THE CLERK OF COURTS
OF THE CITY OF LEXINGTON, KENTUCKY, PRIOR TO THE RECORDING
OF THIS PLAT.

APPROVED BY THE CITY OF LEXINGTON, KENTUCKY, ON THIS 15th DAY OF
MAY, 2010.



APPROVED BY THE CITY OF LEXINGTON, KENTUCKY, ON THIS 15th DAY OF
MAY, 2010.

Certificate of Survey

Survey Descriptions

North Tract:

A tract of land situated in a portion of the Northwest Quarter and the Southwest Quarter of Section 22, Township 11 South, Range 27 East of the 6th Principal Meridian, Lawrence County, Kansas, being South and East of the East right-of-way of U.S. Highway No. 24-42 and being South and East of Henry Creek Road, and East being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Kansas State Plane Coordinate System NAD 83.)

Commencing at the Northwest corner of the Southeast Quarter of said Section 20;

Thence South 88°15'37" East 23.86 feet, along the North line of the Southwest Quarter of said Section 20, to a point on the West right-of-way line of 22nd Street, as now established, and point also being the "True point of beginning";

Thence South 37°50'57" East 248.43 feet, along said West right-of-way line, to a jog in the West to said West right-of-way line, and point being on the North line of a permanent boundary line established by the Board of County Commissioners of Lawrence County as recited in a Warranty Deed recorded in Book 822 of Page 4;

Thence South 82°08'28" West 19.78 feet, along said jog in the West, to a point being a jog in the South to said West right-of-way line;

Thence South 01°51'51" East 134.18 feet, along said West right-of-way line, to the beginning of a curve concave to the Northwest having a radius of 540.00 feet;

Thence Southwesterly 490.01 feet, along said West right-of-way line and said curve to the right having a chord bearing of South 24°08'14" West 432.57 feet;

Thence South 50°26'06" West 26.41 feet along said West right-of-way line;

Thence North 82°21'25" West 58.33 feet South 82°21'25" West 58.33 feet = chord, along said West right-of-way line, to a point on the Southwesterly right-of-way line of Henry Creek Road, as established by permanent boundary lines in the Board of County Commissioners of Lawrence County as recited in a Warranty Deed recorded in Book 822 of Page 4, and point also being on a non-integer curve concave to the Southwest having a radius of 1,350.00 feet;

Thence Southwesterly 538.76 feet, along said Southwesterly right-of-way line and said curve to the left having a chord bearing of North 57°53'24" West 537.48 feet;

Thence North 80°44'31" West 1,231.27 feet along said Northwesterly right-of-way line;

Thence North 67°18'51" West 318.82 feet, along said Southwesterly right-of-way line, to a point on the Southwesterly right-of-way line of U.S. Highway No. 24-42, as established by permanent boundary lines in the Board of County Commissioners of Lawrence County as recited in a Warranty Deed recorded in Book 822 of Page 4;

Thence North 51°01'18" East 183.42 feet along said Southwesterly right-of-way line;

Thence North 23°34'51" East 53.15 feet, along said Southwesterly right-of-way line, to a point on the North line of the Northwest Quarter and the South line of the Northeast Quarter of said Section 20;

Thence southeasterly North 23°34'51" East 148.83 feet along said Southwesterly right-of-way line;

Thence North 37°40'28" East 308.28 feet along said Southwesterly right-of-way line;

Thence North 37°42'23" East 186.88 feet along said Southwesterly right-of-way line, to the beginning of a non-integer curve concave to the Northwest having a radius of 8,728.63 feet;

Thence Northwesterly 181.53 feet along said Northwesterly right-of-way line and said curve to the left having a chord bearing of North 28°52'27" East 183.22 feet;

Thence North 40°27'57" East 205.63 feet, along said Southwesterly right-of-way line, to a point being a jog in the Northwest in said Southwesterly right-of-way line;

Thence North 47°30'11" West 47.56 feet, along said Southwesterly right-of-way line, to a point being a jog in the Northwest in said Southwesterly right-of-way line and point also being 15.00 feet Northwesterly of and at right angles to the center line of a 170 foot wide right-of-way for the Union Pacific Railroad;

Thence North 40°21'34" East 158.77 feet, along said Southwesterly right-of-way line, and a line 33.00 feet Northwesterly of and parallel with and related center line, to a point being a jog in the Northwest in said Southwesterly right-of-way line;

Thence North 49°37'07" West 5.86 feet, along said Southwesterly right-of-way line, to a point being a jog in the Northwest in said Southwesterly right-of-way line and point also being 60.00 feet Northwesterly of and at right angles to the center line of a 100 foot wide right-of-way for the Union Pacific Railroad;

Thence North 40°21'36" East 483.25 feet, along said Southwesterly right-of-way line, and a line 40.00 feet Northwesterly of and parallel with said related center line, to the beginning of a curve concave to the Northwest having a radius of 1,812.56 feet;

Thence Northwesterly 488.71 feet, along said Southwesterly right-of-way line and said curve to the left being 40.00 feet Northwesterly of and parallel with said related center line having a chord bearing of North 37°21'24" East 488.31 feet, to the beginning of a non-integer curve concave to the Northwest having a radius of 1,812.56 feet;

Thence Northwesterly 183.37 feet, along said Southwesterly right-of-way line and said curve to the left being 40.00 feet Northwesterly of and parallel with said related center line having a chord bearing of North 37°41'48" East 177.48 feet, to a point on the East line of U.S. Highway No. 24-42, as now established;

Thence North 11°04'23" East 238.28 feet, along said Southwesterly right-of-way line, to a point on the North line of the Northwest Quarter of said Section 20;

Thence North 88°20'23" East 88.41 feet, along said North line, to a point on the West right-of-way line of said 22nd Street;

Thence South 01°50'34" East 2,886.53 feet, along said West right-of-way line, to the "True point of beginning" of the tract herein described, containing 3,778,830 square feet or 89,885 acres, more or less.

Subject to all easements and restrictions of record

Error of Closure = 1 372.88

South Tract:

A tract of land situated in a portion of the Southeast Quarter and the Southwest Quarter of Section 22, Township 11 South, Range 27 East of the 6th Principal Meridian, Lawrence County, Kansas, being South and East of the East right-of-way of U.S. Highway No. 24-42 and being South and East of Henry Creek Road, and East being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Kansas State Plane Coordinate System NAD 83.)

Commencing at the Southeast corner of the Southwest Quarter of said Section 20;

Thence South 88°34'09" West 31.28 feet, along the South line of the Southeast Quarter of said Section 20, to a point on the West right-of-way line of 22nd Street, as established by a permanent boundary line in the Board of County Commissioners of Lawrence County as recited in a Warranty Deed recorded in Book 822 of Page 4, and point also being the "True point of beginning";

Thence South 88°18'28" West 2,409.81 feet, along said South line, to the Southwest corner of the Southeast Quarter and the Southwest Quarter of said Section 20;

Thence South 88°18'28" West 817.31 feet, along the South line of the Southwest Quarter of said Section 20, to a point on the Southwesterly right-of-way line of U.S. Highway No. 24-42, as now established, and point also being 22.00 feet Northwesterly of and at right angles to the center line of a 170 foot wide right-of-way for the Union Pacific Railroad;

Thence North 27°22'47" East 1,277.81 feet, along said Southwesterly right-of-way line, and a line 43.90 feet Northwesterly of and parallel with said related center line, to a jog in the Northwest in said Southwesterly right-of-way line and point being on the South line of a permanent boundary line established by the Board of County Commissioners of Lawrence County as recited in a Warranty Deed recorded in Book 822 of Page 4;

Thence South 80°15'07" East 43.70 feet, along said jog in the Northwest and said South line, to a point being 348 feet in the Northwest in said Southwesterly right-of-way line;

Thence North 57°15'51" East 58.83 feet along said Southwesterly right-of-way line;

Thence North 10°09'00" East 174.70 feet, along said Southwesterly right-of-way line, to a point on the East line of the Southwest Quarter and the West line of the Northeast Quarter of said Section 20;

Thence southeasterly North 10°09'00" East 225.30 feet along said Southwesterly right-of-way line;

Thence North 21°15'51" East 200.28 feet along said Southwesterly right-of-way line;

Thence North 28°28'28" East 208.28 feet, along said Southwesterly right-of-way line, to a point on the Southwesterly right-of-way line of Henry Creek Road, as established by permanent boundary lines in the Board of County Commissioners of Lawrence County as recited in a Warranty Deed recorded in Book 822 of Page 4;

Thence South 78°44'24" East 181.27 feet along said Southwesterly right-of-way line;

Thence South 80°48'51" East 1,361.27 feet, along said Southwesterly right-of-way line, to the beginning of a curve concave to the Southwest having a radius of 1,940.00 feet;

Thence Southwesterly 1,244.84 feet, along said Southwesterly right-of-way line and said curve to the right having a chord bearing of South 37°01'50" East 1,479.71 feet, to a point on the East right-of-way line of said 22nd Street;

Thence South 01°50'34" East 2,118.08 feet (312.18 feet = chord), along said West right-of-way line, to the "True point of beginning" of the tract herein described, containing 4,975,840 square feet or 114,215 acres, more or less.

Subject to all easements and restrictions of record

Error of Closure = 1 1,258.46

Legal Descriptions

114 (added in Surveying Company
 678 (Corrected No. 23128-1384), dated June 21, 2011)

All that part of the South 1/2 of Section 20, Township 11, Range 27 East of the 6th P.M., Lawrence County, Kansas, being South and East of the East right-of-way of U.S. Highway No. 24-42, less any part thereof taken or used for road purposes,

LESS THE FOLLOWING:

A portion of the Southeast 1/4 of Section 20, Township 11 South, Range 27 East of the 6th Principal Meridian, Lawrence County, Kansas, being a portion of that corner 1/4 of said section as described in Book 822 of Page 4 of the Official Records of Lawrence County, Kansas as follows:

Commencing at the Northwest corner of said Southeast Quarter;

Thence on an assumed bearing of 128 degrees 09 minutes 42 seconds, a distance of 1,728.22 feet consistent with the East line of said Southeast 1/4 in the proposed right-of-way line and the point of beginning;

Thence on a non-integer curve to the right having a radius of 840.00 feet, a central angle of 28 degrees 53 minutes 11 seconds, whose chord bears on a bearing of 125 degrees 41 minutes 24 seconds, a distance of 1,212.84 feet;

Thence on a bearing of 240 degrees 00 minutes 00 seconds, a distance of 55.41 feet consistent with said proposed right-of-way line;

Thence on a bearing of 101 degrees 26 minutes 40 seconds, a distance of 24.20 feet consistent with said proposed right-of-way line;

Thence on a non-integer curve to the right having a radius of 1,000.00 feet, a central angle of 18 degrees 30 minutes 24 seconds, whose chord bears on a bearing of 111 degrees 10 minutes 48 seconds, a distance of 523.88 feet consistent with the East line of said Southeast 1/4;

Thence on a bearing of 128 degrees 09 minutes 42 seconds, a distance of 828.81 feet consistent with said East line and also

All that part of the North 1/2 of Section 20, Township 11, Range 27 East of the 6th P.M., Lawrence County, Kansas, being South and East of the East right-of-way of U.S. Highway No. 24-42, less any part thereof taken or used for road purposes.

Survey, Map & Abstracts
 Professional Land Surveyors
 1700 South Street, Topeka, Kansas 66602
 Phone: 785-233-1212
 Fax: 785-233-1213
 www.surveyors.com

Project - Harman Farm Partnership
 Certificate of Survey
 For: C/O Mr. Leslie Hubbel
 1700 South Street Topeka, Kansas 66602

SCHEDULE OF REVISIONS

| No. | Date | Description |
|-----|----------|-----------------|
| 1 | 06/21/11 | Original Survey |
| 2 | 06/21/11 | Final Survey |

Surveying Company
 1700 South Street Topeka, Kansas 66602
 Phone: 785-233-1212
 Fax: 785-233-1213
 www.surveyors.com

Leavenworth County Request for Board Action

Date: 6/3/2024

To: Board of County Commissioners

From: Public Works

Department Head Approval:

Additional Reviews as needed:

Budget Review Administrator Review Legal Review

Action Requested: We are requesting the approval to place the following equipment on the surplus list and subsequently sell the items on PurpleWave.

Equip #326 2005 Freightliner Roll Off Truck – Solid Waste
Equip #66 2014 Freightliner 108SD. Truck is non-operational
Equip #108 2019 Bobcat S650 Skid Steer
Equip #22 2014 Freightliner M2-108 Oil Distributor

Two Pallets of misc. tires
Various totes of filters that no longer fit our current equipment.

Recommendation: Approve

Analysis:

The equipment listed above have been replaced with the exception of # 66. The replacement for #66 is on order and will be delivered before year end.

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:

Additional Attachments:

Leavenworth County Request for Board Action

Date: June 6th, 2024

To: Board of County Commissioners

From: Public Works

Department Head Approval: WLN

Additional Reviews as needed:

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

Action Requested: Approve the proposal and fee from Bliss Associates for on-call real property appraisal services in accordance with FHWA right-of-way acquisition requirements.

Analysis: Public Works received four proposals for on-call appraisal services for federally funded projects. Any property with a value of greater than \$10,000 is required to have an appraisal completed prior to acquisition commencing. While all four applicants, Bliss Associates, Skeens Consulting Services, Valbridge Property Advisors, and Keller Craig & Associates, were strong, the selection committee is recommending Bliss Associates for contracting. They are the oldest most established of the firms and have a large staff of appraisers that will allow them to complete work on schedule. During condemnation hearings three appraisers are required to be selected. Public Works intends on using the three other firms to complete those appraisals if the judge overseeing the process approves. All four firms provided price ranges for their services and all four were competitive with overlapping price ranges that did not exceed \$3000 per appraisal.

Alternatives: Deny and use Olsson on-call

Budgetary Impact: Project Specific

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

Additional Attachments: Bliss Associates Proposal for Services



Bliss Associates, LLC
Real Estate Valuation
and Professional Services

www.Blissappraisal.com

1000 Walnut St, Suite 920
Kansas City, MO 64106
816-221-9100
816-221-9101 fax

May 21, 2024

Mr. Bill Noll, PS MPS CPM CFM
Public Works Director
Leavenworth County, Kansas
300 Walnut Street
Leavenworth, Kansas 66048

CC Email: bnoll@leavenworthcounty.gov

Dear Mr. Noll:

Thank you for contacting Bliss Associates, LLC regarding your appraisal needs. We are pleased to provide our response to Leavenworth County's request for on-call appraisal service proposals dated May 1, 2024.

We are honored by your consideration and, if selected, will work diligently to meet your needs in a professional and timely manner.

The appraisals and related services will conform to the State of Kansas regulation and rules, Uniform Standards of Professional Appraisal Practice (USPAP), and be completed in accordance with KDOT and Federal Highway Administration requirements as well as the administrative requirements of Leavenworth County.

We are uniquely qualified for this assignment given our experience, education, and depth of staff. The attached proposal summarizes information about the firm, our qualifications, and proposed fee schedule.

If you have any questions about this proposal, please contact me.

Thank you for considering Bliss Associates.

Sincerely,

Brian Reardon, MAI
President

Complete Name and Address of the Firm

Bliss Associates, LLC
1000 Walnut St., Ste. 920
Kansas City, Missouri 64106

816-221-9100
816-221-9101 fax

Point of Contact Info

Brian Reardon, MAI
Bliss Associates, LLC
1000 Walnut St., Ste. 920
Kansas City, Missouri 64106
breardon@blissappraisal.com
816-303-2225 direct

Company Profile

Bliss Associates, LLC, is the oldest and one of the largest real estate appraisal firms in the Kansas City Metropolitan area. The firm was founded in 1933 by George Bliss, one of the pioneers in the professionalization of real estate appraisal practice. The firm grew steadily under the guidance and leadership of his son, Curtis Bliss, the dean of the Kansas City area appraisers. The practice includes a total of 20 analysts and licensed or certified appraisers, 5 of whom hold the MAI designation from the Appraisal Institute. The firm was among the very early adapters of applying computer technology to appraisal practice, and now maintains one of the largest private sector databases of real estate records in the Midwest. This database, combined with the firm's depth of experience, expertise and technological savvy give it the unique ability to consistently deliver appraisal opinions its clients can trust at a reasonable cost.

Bliss Associates, LLC, was the first appraisal firm in the Midwest to computerize appraisals, first in the Midwest with email for appraisers, and one of the first in the appraisal industry with digital delivery (PDF). The firm moved its corporate headquarters in 2012 to a state-of-the-art facility in the Commerce Bank Building.

In the past five years, Bliss Associates, LLC, has performed thousands of valuations. The company holds membership in the KC Data Service, Heartland MLS, the National Association of Home Builders, and several area Chambers of Commerce. The company subscribes to the Marshall and Swift Cost Service, CoStar, LoopNet, County on-line services, and other specialized real estate publications. The firm exchanges comparable sales with local, regional, and national realtors, developers, appraisers, and assessors.

Resumes of the expected team members are attached.

"Any fool can make things bigger, more complex, and more violent. It takes a touch of genius-and a lot of courage-to move in the opposite direction." Albert Einstein

Expected Team Members (resumes attached)

- **Brian Reardon, MAI**
 - 25 years experience
 - KS License G-2504

- **Maurice Kancel**
 - 30 years experience
 - KS License G-1130

- **Thomas Witt**
 - 6 years experience
 - KS License G-3521

Relevant Project Experience

Bliss Associates, LLC has completed a variety of projects for local public agencies, political subdivisions and utilities throughout the Midwest. Emphasizing only a few of the recent project, some involving the Yellow Book Standards, we invite your consideration of the following:

1. 2024 – City of Lee’s Summit, Ward & Persels Intersection Improvement. (ROW and easement acquisition from 18 residential and commercial tracts, using the MoDOT Value Finding Appraisal Format.)
2. 2024 – City of Wichita, West Street Improvement Project. (ROW and easement acquisition from 11 improved and vacant tracts, using the KDOT short form reporting format).
3. 2021 – City of Raymore, Ward Road Improvement Project. (ROW and easements acquisition from 35 residential and vacant tracts, using MoDOT Value Finding Appraisal Format.)
4. 2020-2021 – the KC Levees Program\Argentine, Armourdale and CID levee units. (Partial and total acquisitions from 45 mostly industrial land or improved properties.) Local stakeholders and owners of the Kaw Valley Drainage District, the Unified Government of Wyandotte County and Kansas City, Kan. and the City of Kansas City, Mo. - worked with the U.S. Army Corps of Engineers (USACE) on this \$529 million project funded to completion by Congress through the Bipartisan Budget Act of 2018.
5. 2019 – City of Parkville, Route 9 Improvements, Parkville Missouri. (Thirty mixed residential, multi-family, commercial, and special purpose properties for roadway improvements.) Missouri Department of Transportation (MoDOT) Short Form and Standard Appraisal Reports.
6. 2019-2023 – City of Blue Springs, Water Main Relocation. (Temporary construction easement appraisals and negotiations for 25 tracts.
7. 2018-2019 – Kansas Highway 5 – Leavenworth Road Reconstruction Project. (Partial acquisitions from thirty commercial land or improved property appraisals using the KDOT Short Form reporting format.)
8. 2019 – Park Hill School District, North Coventry Avenue easements. (Partial acquisitions from three residential properties.)
9. 2018 – Board of Public Utilities, Transmission upgrade, Speaker Rd. Substation, Kansas City, Kansas. (Two tracts, total acquisitions).
10. 2017 – U.S. Army Corps of Engineers Project T – 831000.04, Topeka FRM South Levee unit modification, Topeka, Kansas. (Six tracts, Yellow Book Standard).
11. 2017 - KCP&L Iatan-Stranger Creek electrical transmission line project, Weston, Missouri. (Eight agricultural tracts for an overhead high-voltage transmission line expansion.)
12. 2016 – Turkey Creek Drainage Project. Acquisition of permanent storm sewer easement for the benefit of USACE. (One tract of commercial improved property using the KDOT “Standard Form” reporting format.)

Project Approach

The size of our staff allows parallel processing of the research, analysis, and report production of appraisals in any projects and necessary when multiple tracts are involved. The typical project will engage a research assistant, one or more state-certified appraisers for the inspections and analyses, and a senior appraiser that inspects, reviews, and manages the project. The team approach allows for much faster delivery of our appraisal reports.

Our valuation products range from land models to appraisal reports for condemnation appeals and everything in between them.

The experience component is based upon the company's history and the company's four senior staff members have over 160 years combined experience in the appraisal field.

With respect to project understanding, our goal is to keep things simple. By harnessing market data efficiently and capitalizing upon the tremendous knowledge base to process it, our valuations address legal questions head on and early. By having a quick and early grasp of any valuation issue disputes are greatly reduced – both condemnation and appeals of court-appointed awards.

"The most complicated skill is to be simple." Dejan Stojanovic

"Creativity isn't meant to introduce complexity it is expected to add simplicity." Amit Kalantri

"Simplicity is ultimately a matter of focus." Ann Voskamp

Market data is researched, analyzed, and reported in a Data Book when multiple appraisal are needed within a specific project.

Cost

Due to variations in the complexity of real estate, appraisal fees are typically quoted on a case by case basis once specific properties have been identified. The typical fee for a KDOT Short Form appraisal format ranges from \$1,000 to \$2,000, while the fee for a Standard Form appraisal can range from \$1,500 to \$3,000. Our recent experience with a project for the City of Wichita indicates that fees for the short form appraisal average about \$1,250.

I have also provided our typically hourly rates for on-call appraisal services:

| Personnel Type | Hourly Rate |
|----------------------------|------------------|
| Principal | \$ 175.00 |
| Senior Appraiser | \$ 150.00 |
| Appraiser | \$ 125.00 |
| Staff or Similar | \$ 100.00 |
| Technical/IT Personnel | \$ 75.00 |
| Marketing | \$ 40.00 |
| Administrative | \$ 60.00 |
| Average Hourly Rate | \$ 103.57 |



BRIAN REARDON, MAI

Certifications

- Designated Member of the Appraisal Institute (MAI), No. 426342
- Missouri State Certified General Real Estate Appraiser No. 2006030905
- Kansas State Certified General Real Estate Appraiser No. G-2504

Experience

- 23+ years commercial real estate appraisal experience
- Expert Valuation Witness in several jurisdictions including:
 - District Courts in Kansas:* Johnson County
 - Circuit Courts in Missouri:* Jackson County
 - Federal Bankruptcy Courts:* Wisconsin Western District, Missouri District
- Experience across a wide variety of property types including retail, industrial, office, multi-family and specialized property types
- Specialized appraisal experience includes lodging properties, golf courses, restaurants, mixed-use, commercial & residential subdivisions, specialized medical properties, historic tax credits, low income housing tax credits, USDA –RD, eminent domain and tax appeal
- Appraisals have been performed for lenders, attorneys, public and private agencies, principals, individuals and municipalities
- Right of Way Negotiations and Acquisitions performed for state agencies, municipalities, public works departments and school districts
- Professional Development Program Registry: Litigation

Professional Affiliations & Specialty Involvement

- National Chapter of the Appraisal Institute / Designated Member since 2010
- Director, Treasurer, Vice President – Kansas City Chapter of the Appraisal Institute: 2010 – 2013, 2014, 2015 respectively
- President – Kansas City Chapter of the Appraisal Institute: 2016
- Nominating Committee – 2017 & 2018
- 2009 Recipient of the Thavis Arnote Associate Achievement Award bestowed by the Kansas City Chapter of the Appraisal Institute

Advanced Course Work – Abridged

- Current: National USPAP Update
- 6/2023: The Cost Approach
- 6/2021: Commercial Land Valuation
- 12/2020: Business Practices and Ethics
- 6/2019: Appraisal of Assisted Living Facilities
- 5/2019: Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)
- 5/2017: Eminent Domain and Condemnation
- 5/2017: Introduction to Green Buildings: Principles & Concepts
- 5/2017: Appraising Convenience Stores
- 5/2013: Litigation Appraising: Specialized Topics and Applications
- 4/2013: The Appraiser as an Expert Witness: Preparation & Testimony
- 2/2013: Condemnation Appraising: Principles & Applications
- Advanced college coursework including Economics & Law, Advanced Financial Management, Financial Derivatives, Investment Analysis

Formal Education

- Bachelor of Science in Business Management, Major of Finance
Marquette University, Milwaukee, Wisconsin, 2000



MAURICE E. KANCEL

Certifications

- Kansas State Certified General Real Property Appraiser No. G-1130
- Missouri State Certified General Real Estate Appraiser No. 2000157387

Experience

- 30 (+) years commercial real estate appraisal experience with Bliss Associates, LLC
- 16 years comprehensive small business management and sales experience
- Expert valuation witness:
 - U.S. Bankruptcy Court, Division of Missouri*
 - U.S. Bankruptcy Court, Division of Kansas*
 - Kansas Court of Tax Appeals*
 - Wyandotte County District Court*
 - Leavenworth County District Court*
 - Miami County District Court*
 - Circuit Court of Jackson County*
 - Jackson County Real Estate Tax Board of Appeals*
 - Buchanan County District Court*

Formal Education

- BS Business Administration/Marketing 1972
Kansas State University, Manhattan, Kansas

Course Work & Seminars

- 2022, McKissock, Commercial Appraisal Review
- 2022, AI, National USPAP Update Seminar (2022-2023)
- 2021, McKissock, Complex Properties
- 2021, McKissock, Appraisal of Self Storage Facilities
- 2021, McKissock, The Basics of Expert Witness
- 2020, AI, National USPAP Update Seminar (2020-2021)
- 2019, McKissock, Uniform Appraisal Standards for Federal Land Acquisitions (2016)
- 2019, McKissock, Appraisal of Fast Food Facilities
- 2019, McKissock, Appraisal of Industrial Incubators
- 2018, McKissock, Appraisal of Limited Service Hotels
- 2018, AI, National USPAP Update Seminar (2018-2019)
- 2017, McKissock, Appraisal of Self Storage Facilities
- 2017, McKissock, Appraisal of Land Subject to Ground Leases
- 2016, McKissock, Appraisal of Assisted Living Facilities
- 2016, AI, National USPAP Update Seminar (2016-2017)
- 2015, McKissock, Expert Witness for Commercial Appraisers
- 2015, McKissock, Appraisal of Owner-Occupied Commercial Properties
- 2014, AI, National USPAP Update Seminar (2014-2015)
- 2014, AI, Business Practices and Ethics
- 2013, AI, The Appraiser as Expert Witness: Preparation and Testimony
- 2013, AI, Condemnation Appraising: Principles & Applications
- 2012, AI, Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets
- 2012, AI, Online Eminent Domain

Plus numerous upper level courses and seminars between 1992 - 2012



THOMAS M. WITT

Certification

- Missouri State Certified General Real Estate Appraiser No. 2022024081
- Kansas State Certified General Real Estate Appraiser No. G-3521

Experience

- Commercial Associate, Bliss Associates, LLC, Kansas City, Missouri – June 2022 to Present
- Real Estate Analyst, Bliss Associates, LLC, Kansas City, Missouri – May 2019 to June 2022
- Residential Real Estate Appraiser, Appraisal Pros, LLC, Overland Park, KS – April 2018 to May 2019

Formal Education

- Missouri State University- Bachelor of Science Major in Logistics and Supply Chain Management - 2016

Advanced Course Work

- Advanced College Coursework: Analytic Geometry & Calculus, Micro/Macroeconomics, Financial Accounting, Business Communications, Managerial Accounting, Business Statistics, Financial Management, Operations Management, Supply Chain Management & Sustainability, Management Decision Making, Strategic Management and Policy, Logistics Models

Appraisal Education

- Uniform Standards of Professional Appraisal Practice - McKissock Learning
- Basic Appraisal Procedures - McKissock Learning
- Basic Appraisal Principles - McKissock Learning
- Supervisor/ Trainee Course - McKissock Learning
- General Appraiser Income Approach I & II – McKissock Learning
- General Appraiser Sales Comparison Approach – McKissock Learning
- Statistics, Modeling, & Finance – McKissock Learning
- General Appraiser Site Valuation & Cost Approach – McKissock Learning
- General Appraiser Market Analysis Highest and Best Use – McKissock Learning
- General Report Writing & Case Studies – McKissock Learning
- Commercial Appraisal Review – McKissock Learning
- Expert Witness for Commercial Appraisers – McKissock Learning