



**City of Leavenworth**  
100 N. 5<sup>th</sup> Street  
Leavenworth, Kansas 66048

**CITY COMMISSION REGULAR MEETING**  
**COMMISSION CHAMBERS**  
**TUESDAY, AUGUST 13, 2024 6:00 P.M.**

**Welcome to your City Commission Meeting – Please turn off or silence all cell phones during the meeting**  
*Meetings are televised everyday on Channel 2 at 6 p.m. and midnight and available for viewing on YouTube*

**CALL TO ORDER** – Pledge of Allegiance Followed by Silent Meditation

---

**OLD BUSINESS:**

**Consideration of Previous Meeting Minutes:**

1. Minutes from July 23, 2024 Regular Meeting and August 6, 2024 Special Meeting **Action:** Motion (pg. 02)

**Second Consideration Ordinance:**

2. Second Consideration Ordinance No. 8247 Denial of Special Use Permit at 1701 S. 4<sup>th</sup> Street  
**Action:** Roll Call Vote (pg. 12)
- 

**NEW BUSINESS:**

**Public Comment:** *(i.e. Items not listed on the agenda or receipt of petitions)-Public comment is limited to 2-3 minutes and no action will be taken by the Commission on public comment items - Please state your name and address. A signup sheet will be provided in the commission chambers for anyone wishing to speak.*

**Resolutions:**

3. Resolution B-2374 Camp Leavenworth Special Event Street Closure for Possession & Consumption of Alcohol  
**Action:** Motion (pg. 15)

**Bids, Contracts and Agreements:**

4. Consider Award of Contract for Skatepark Expansion Project **Action:** Motion (pg. 18)

**First Consideration Ordinances:**

5. First Consideration Ordinance to Levy Special Assessments for Nuisance Abatement Costs  
**Action:** Consensus (pg. 27)
- 

**Consent Agenda:**

Claims for July 19, 2024 through August 8, 2024, in the amount of \$1,859,546.44; Net amount for Payroll #15 effective July 26, 2024 in the amount of \$447,352.83 (Includes Police & Fire Pension in the amount of \$7,491.38).

**Action:** Motion

**Other:**

6. Executive Session – Attorney Client Privilege **Action:** Motion (pg. 33)

**Adjournment**

**Action:** Motion



**CALL TO ORDER** - The Governing Body met for a regular meeting and the following commission members were present in the commission chambers: Mayor Griff Martin, Mayor Pro-Tem Holly Pittman, Commissioners Nancy Bauder and Edd Hingula. Absent: Commissioner Jermaine Wilson.

**Staff members present:** Interim City Manager Patrick Kitchens, Assistant City Manager Penny Holler, Chief Building Inspector Harold Burdette, Finance Director Roberta Beier, Fire Chief Gary Birch, Deputy Fire Chief Mike Shore, Battalion Chief Chris Wolters, Public Works Director Brian Faust, Planning & Community Development Director Julie Hurley, Public Information Officer Melissa Bower, City Attorney David E. Waters and City Clerk Sarah Bodensteiner.

Mayor Martin asked everyone to stand for the pledge of allegiance followed by silent meditation.

**PROCLAMATIONS:**

**Leavenworth Farmers Market Week**– Mayor Martin read the proclamation recognizing the week of August 4-10, 2024 as Leavenworth Farmers Market Week. The proclamation was accepted by Austin Reynolds of the Leavenworth Farmers Market.

**OLD BUSINESS:**

**Consideration of Previous Meeting Minutes:**

Commissioner Bauder moved to accept the minutes from the July 9, 2024 regular meeting. Commissioner Pittman seconded the motion and the motion was unanimously approved. Mayor Martin declared the motion carried 4-0.

**NEW BUSINESS:**

Mayor Martin proposed moving Agenda Item No. 11 First Consideration Ordinance Special Use Permit related to a Solid Waste Facility at 1701 S 4<sup>th</sup> Street up the agenda to after Public Comment.

There was consensus among the City Commission to move up Agenda Item No. 11 on the agenda.

**Public Comment:** *(Public comment on non-agenda items or receipt of petitions- limited to 2-3 minutes)*

Charles Carlino, 712 N 18<sup>th</sup> St.:

- Expressed his dislike of the Transfer Station Special Use Permit proposal and read a prepared statement

Louis Klemp, 1816 Pine Ridge Dr.:

- Provided a handout
- Mentioned the history of Leavenworth
- Mentioned the Fort Leavenworth Army Museum request for funding

- Mentioned previous City Planners
- Mentioned businesses that have survived in Leavenworth

Tom Lauhon, 526 S. Hickory Trl., Lansing KS:

- Spoke against the Special Use Permit proposal

Darlene Derringer, 2229 Girard Ave.:

- Discussed the lack of on-street parking on her street

Annette Hamilton, 225 Pottawatomie St.:

- Spoke against the Special Use Permit proposal
- Urged the City Commission to vote no

Michael Langley, 406 N. Broadway:

- Spoke against the Special Use Permit proposal
- Urged the City Commission to vote no

Birgit Burggarf-Barron, 1020 9<sup>th</sup> Ave.:

- Spoke of her positive memories at Abeles Field
- Spoke against the Special Use Permit proposal

Donna Fletcher, 542 Nipper Lane:

- Mentioned her dislike of the Special Use Permit proposal
- Spoke against the feasibility study request from the U.S. Army Foundation as the local museums are not funded by the City, and not sure why the City should fund something for the Federal Government

### **First Consideration Ordinances:**

**First Consideration Ordinance Special Use Permit related to a Solid Waste Facility at 1701 S. 4<sup>th</sup> Street** – Planning & Community Development Director Julie Hurley presented for first consideration an ordinance related to a solid waste facility located at 1701 S. 4<sup>th</sup> Street. The applicant, Brothers Disposal, LLC, is requesting approval of a Special Use Permit to allow the operation of a solid waste facility at 1701 S. 4<sup>th</sup> Street. The property is commonly known as Abeles Field. Solid waste facilities are allowed in the I-2, Heavy Industrial zoning district, with approval of a Special Use Permit. The proposed facility would function as a transfer station, allowing for the collection of trash and recyclable materials from both commercial users, including the City of Leavenworth, and residents. The proposed facility would be accessed by an entrance on 2<sup>nd</sup> Street, no access would be provided from Poplar. Vehicles would first arrive at a scale house and scale where incoming debris would be weighed. Vehicles would then continue on to the citizen drop off area, recycling area, or to the transfer station building (for commercial trash trucks). Once trash had been deposited, vehicles would exit the facility onto 2<sup>nd</sup> Street. Commercial trash trucks will be directed to access the entrance on 2<sup>nd</sup> Street via Marion Street, to avoid an increase in traffic near the existing Stubby Park to the north. Trash brought by commercial trucks will be deposited into the transfer station building and loaded into a trailer. Each trailer holds 20 tons of waste, and once full, will be transported to the Hamm Waste Services landfill in Lawrence. The floor of the transfer station building will be concrete and will be cleaned daily, there will be no trash stored outside. New fencing will be installed along the property

lines bordering 4<sup>th</sup> Street and Poplar Street, as well as landscaping to include dense trees and shrubbery for screening purposes. The existing “Abeles Field” arch will be retained and maintained. The existing entrance from Poplar Street will be kept but secured with a gate to prevent traffic from entering or leaving the facility, and would only be used in the event that the 2<sup>nd</sup> Street entrance was inaccessible due to flooding or other unforeseen conditions. Anticipated hours of operation would be 7am-4pm on weekdays, and 7am-1pm on Saturdays. The Development Review Committee reviewed the proposed Special Use Permit on Thursday, May 9<sup>th</sup>. Access to the site and operations were the primary items discussed. The Commission may recommend issuance of a special use permit whenever it finds that: 1. The proposed special use complies with all applicable provisions of this ordinance. 2. The proposed special use at the specified location will contribute to and promote the economic development, welfare or convenience of the public. 3. The special use will not cause substantial injury to the value of other property in the neighborhood in which it is located. 4. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. The Planning Commission considered this item at their July 1, 2024 meeting. During the public hearing, 11 individuals spoke in opposition to the request, and one individual spoke in favor of the request. After 4 motions each resulted in a 2-2 vote, the Planning Commission failed to make a recommendation. KSA 12-757 states that if a Planning Commission fails to make a recommendation, that the Planning Commission “shall be deemed to have made a recommendation of disapproval”. Prior to the public hearing, notification was sent to property owners within 200’ of the subject property, as required by Kansas statute. After notification was sent, staff received comments from several individuals, which are included in the agenda packet. City Attorney David Waters reviewed the Golden Factors and the action options for the City Commission.

Robert Hancock of Brothers Disposal, applicant for the Special Use Permit:

- Part of the Leavenworth Community
- Played football at and coached his kids at Abeles Field
- Reviewed what a Transfer Station is and is not
- Mentioned the City currently takes the trash to a landfill in Shawnee
- Transfer Station acts just like a trash receptacle like at your home, it isn’t a dump
- Reviewed the vision of their proposal for commercial, residential and industrial uses
- Understand the strong emotions of residents regarding Abeles Field
- Property was rezoned to heavy industrial and it was approved
- Reviewed the other heavy industrial businesses/entities near the proposed facility
- Addressed concerns and misconceptions regarding this proposal
- This facility will not attract outside business from Kansas City and the like, it will be for the immediate area to use
- Idea is to receive debris, get it on the trailer and move it to the final destination, the landfill
- Reviewed the benefits the facility could bring to residents
- Could save the City on labor, maintenance, gas, travel times and overall costs
- Reviewed the Golden Factors that are used to determine an action such as this
- Everyone has the same goal; making use of the empty Abeles Field
- The project may not be what everyone wants, but there are people who are in favor of the proposal
- After the facilities footprint there will still be 7 acres of greenspace
- Addressed costs reasons why the City does not use the Leavenworth County Transfer Station

Rhonda Levinson, Bateman Law Group, legal counsel for Robert Hancock:

- During the Planning Commission heard a lot about how the project is a good idea but not in this spot
- Reviewed the location
- Mentioned benefits for both the City and residents
- Request is to follow the Golden Factors when deciding on this item

Commissioner Pittman:

- Asked if the emails received were from people within the 200' radius

Ms. Hurley:

- The emails included in the agenda packet were not from anyone within the 200' radius
- Cannot speak to any emails that may have been sent to the Commissioners

Commissioner Hingula:

- Asked if an environmental impact study been done yet
- Mentioned that he visited the Grandview Transfer Station and was surprised at how clean it was and was huge compared to what is being proposed
- There is also a subdivision to the east of that Transfer Station and they have made no complaints

Mr. Hancock:

- Per KDHE no environmental impact study is required as no garbage is being buried or dumped on the ground

Mayor Martin:

- Considered the Golden Factors and inclined to agree with the Planning Commission with the recommendation of denial

Commissioner Bauder requested a consensus on first consideration of the ordinance to adopt the recommendation of the Planning Commission and deny the issuance of a Special Use Permit to allow a Solid Waste Facility in the I-2 zoning district at 1701 S. 4th St., and move such ordinance to second consideration.

There was consensus by the Commission to place the ordinance to deny the issuance of a Special Use Permit to allow a Solid Waste Facility in the I-2 zoning district at 1701 S. 4th St. on first consideration.

### **General Items:**

#### **Mayor's Appointments**

Mayor Martin moved to appoint to the Board of Zoning Appeals Ron Bates Jr. to a term ending May 1, 2027, and to appoint to the Parks & Community Activities Board Charles (Chuck) Johnson to an unexpired term ending January 15, 2027. Commissioner Bauder seconded the motion and the motion was unanimously approved. Mayor Martin declared the motion carried 4-0.

**Presentation of 2023 Audit** – Finance Director Roberta Beier introduced Mark Stair, CPA from Hood and Associates CPAs, PC. Mr. Stair presented the 2023 Audit to the City Commission.

- Scope of the audit: annual comprehensive financial report and single audit
- No findings as far as compliance goes
- Conduct audit in accordance with Generally Accepted Auditing Standards, Government Auditing Standards and Uniform Guidance
- Plan and perform audit to obtain reasonable assurance that the basic financial statements are free of material misstatement
- Report on internal controls over financial reporting and compliance with laws and regulations
- Reviewed Auditing Standards Board of the American Institute of Certified Public Accountants (AICPA) information:
  - Illegal acts – None came to our attention as a result of performing our audit procedures
  - Changes in significant accounting policies – The City implemented Government Accounting Standards Board (GASB) Statement No. 96 Subscription-Based Information Technology Arrangement in 2023
  - No difficulties or disagreements with management
  - Cooperation – Full access to books and records
- Financial and Compliance Audit addresses 3 basic questions: are the financial statements free of material misstatements, are internal controls over financial reporting adequately designed and operating effectively, and finally, did the City of Leavenworth comply with the finance-related laws and regulations
- Discussed best practices (key employees and cross-training) and possible improvements in internal control noted in the conduct of the audit

**Request for Feasibility Study Funding Frontier Museum of the U.S. Army Foundation** – Assistant City Manager Penny Holler introduced Mr. George Pettigrew, Chairman of the Frontier Museum of the U.S. Army Foundation who presented to the City Commission a request of \$47,500 from the Frontier Museum of the U.S. Army Foundation for a feasibility study for a new museum outside the access gates of Fort Leavenworth. A local group pursuing this new museum have made efforts to move this project forward and have included conceptual drawings, fundraising, requests for governmental support and development of their website. The Leavenworth Board of County Commissioners approved a letter of support but no financial assistance has been pledged. The Kansas Department of Commerce approved tourism funds of \$47,500 for a feasibility study and professional renderings. That approval provided matching funds for the estimated \$90,000 cost. A feasibility study would provide estimated attendance and financial impacts that would help with project development and a capital campaign. The Frontier Museum of the U.S. Army Foundation has requested the City of Leavenworth fund the matching \$47,500. Additional items in the presentation included:

- Charitable organization, received 501c3 designation
- Provided a current list of partners
- Reviewed the proposed location between Sherman and Grant Gate
- 90,000 square foot facility
- Cost of facility \$72,000,000
- No gate, no guards, no cost and open to the public
- Desiring to put the visitor's center within the museum
- This will not be Buffalo Soldier Museum, it will be what Fort Leavenworth actually was, the development of America

- Not asking for a vote for any funds
- Asking for support to continue fundraising for this project
- A feasibility study is a basic tool to determine what this would bring to the community

Ms. Holler:

- CVB Manager and Mr. Pettigrew worked with Lt. Governor Tolland for the match grant
- Reviewed options with the Commission regarding the funding request
- CVB department has a grant program up to \$5,000 to help our local museums in Leavenworth, this request would not fit the CVB program

Commissioner Bauder:

- Would like to see the economic impact and it could bring other people to our local museums, great concept, looking forward to seeing the feasibility study

Commissioner Pittman:

- Asked what is the timeline, how long will it take to build

Mr. Pettigrew:

- Groundbreaking is planned for 2026-2027 at the latest; aggressive timeline, 18 month construction timeline

Mayor Martin:

- Asked where is your fundraising at with a price tag of \$72million dollars, how much money have you raised
- Like the idea of a museum of this caliber
- We'd be using reserve funds to provide these monies

Mr. Pettigrew:

- We're in what is called the silent phase, we are speaking with entities, individuals and groups/organization about investing/donating
- It's in the tens of millions

Ms. Holler:

- The CVB Reserve fund has adequate funding to cover this

Commissioner Pittman:

- Asked to table any decision until after the budget is finalized to see where it might fit into the budget
- Is there a timeline to get back to the State

Mr. Pettigrew:

- We don't have a deadline with the state but the funds won't be held at the State indefinitely

Commissioner Bauder moved to table this item to a future City Commission meeting. Hingula seconded the motion and motion was unanimously approved. Mayor Martin declared the motion carried 4-0.

The Mayor called for a 5 minute break.

The meeting resumed at 8:06 p.m.

### **Resolutions:**

**Resolution B-2373 Setting Public Hearing for Unsafe Fire Damaged Structure 3851 Tonganoxie Drive –** Chief Building Inspector Harold Burdette provided the background information. On May 24, 2024 the structure was significantly damaged by fire; city received check from insurance proceeds. This money is to be used by the City to either remove the structure if the owner decides not to address the issue, or be returned to the property owner once repairs are completed and the structure is ready for occupancy or the structure has been demolished by the owner. A public hearing is required to determine if the structure should be demolished or if the owners will commit to making improvements within a timeframe acceptable to the City Commission. This Resolution sets the Public Hearing date of September 10, 2024.

Commissioner Hingula moved to adopt Resolution B-2373 setting the public hearing for September 10, 2024 regarding the unsafe structure located at 3851 Tonganoxie Drive. Commissioner Bauder seconded the motion and the motion was unanimously approved. Mayor Martin declared the motion carried 4-0.

### **Bids, Contract and Agreements:**

**Consider Approval of Contract Change Order No. 1 for the City Hall Parking Lot & 7<sup>th</sup> Street Component of the 2023 Pavement Management Program –** Public Works Director Brian Faust presented for consideration approval of Contract Change Order No. 1 for the 2023 Pavement Management Project – City Hall Parking Lot & 7<sup>th</sup> Street. On June 13, 2023, the City Commission approved a construction contract with Baker Construction for the rehabilitation of the City Hall Parking Lot & N. 7<sup>th</sup> Street component of the 2023 Pavement Management Program. During the course of the project, it was necessary to have the contractor perform unforeseen extra work that was not anticipated. There were also project under-runs and over-runs of various line items. At the conclusion of the project, the total Final Change Order amount is \$109,265.09. Some of the major items included correcting drainage issues and poor curb inlet at City Hall, removal and replacement of curb inlets along N 7<sup>th</sup> Street, additional concrete pavement and additional concrete construction of ADA ramps, and curbs, gutters and sidewalks. The net impact of all the increases and decreases for this project is \$109,265.09, or 19.2% over the original bid. The additional funding will come from both the CIP Curb and Sidewalk Programs.

Commissioner Bauder moved to approve Change Order No. 1 with Baker Construction for the City Hall Parking Lot & N 7<sup>th</sup> Street component of the 2023 Pavement Management Program, in an amount not to exceed \$109,265.09. Commissioner Hingula seconded the motion and the motion was unanimously approved. Mayor Martin declared the motion carried 4-0.

**Consider Award of Bid for Fire Station No. 1 HVAC Replacement Project –** Deputy Fire Chief Mike Shore presented for consideration award of bid for the HVAC replacement project at Fire Station No. 1. Fire Station No. 1 is 24 years old and is currently utilizing the original air conditioning system. This system has reached the end of its projected useful life. Over the last several years we have had technicians out for costly repairs many times over each cooling season. A new air conditioning system will utilize a more efficient condenser with readily available refrigerant. Along with a new condenser, a new compatible A-coil



will need to be retrofitted into our air handler. The existing air handler also needs a new fan motor as well. The current system utilizes R-22 refrigerant. This refrigerant is now illegal to produce or import, and the remaining stock of the refrigerant is extremely expensive. The City's CIP included funds for the replacement of the HVAC equipment at Fire Station No. 1 in the amount of \$106,000.00, the received bid was for less than the budgeted amount.

Commissioner Pittman moved to approve the base bid of the Fire Station No. 1 HVAC Replacement Project and the additional option of replacing the air handler to D'Agostino Mechanical Contractors, Inc., in an amount not to exceed \$87,950.00. Commissioner Bauder seconded the motion and the motion was unanimously approved. Mayor Martin declared the motion carried 4-0.

**Request for Approval of Purchase of Fire Apparatus for the Fire Department** – Battalion Chief Chris Wolters presented a request to approve a purchase of a 75' Quint fire apparatus utilizing the Houston-Galveston Area Council Cooperative Purchasing Program. NFPA recommends apparatus replacement of 10-15 years and this would replace the 2009 Pierce 75' Quint that is 15 years old and has 104,133 miles on it. With this purchase, six of the seven apparatus' will be from one manufacturer. Having a standardized fleet assists with maintenance, driver operator familiarity and training. The Houston-Galveston Area Council Cooperative Purchasing Program was utilized to solicit price quotes in order to receive the most favorable of prices. The Houston-Galveston Area Council Cooperative Purchasing Program is administered by the Mid-America Regional Council. The request comes before the Commission now as lead times to build the apparatus have increased from 12-15 month to 48 months. Though the programmed amount in the City's 24-28 Capital Improvement Plan was only \$1,300,000, Staff anticipated a continued rise in prices and planned an adequate budget wedge in the 2025 Operating Budget to absorb the cost of this purchase.

Commissioner Hingula:

- Asked where is the overage in cost being paid from

Fire Chief Gary Birch:

- The Finance Department advised that they planned on an increase in price when budgeting and we have funds to cover it
- This gets us to lock in the price

Commissioner Bauder moved to approve the purchase of a Pierce 75' Aerial Truck through Conrad Fire Equipment utilizing the Houston-Galveston Area Council Cooperative Purchasing Program, in an amount not to exceed \$1,419,249.91. Commissioner Hingula seconded the motion and the motion was unanimously approved. Mayor Martin declared the motion carried 4-0.

**Consider Approval of Bid for State Rehabilitation Tax Credits** – Planning & Community Development Director Julie Hurley presented for consideration the proposal received from Commerce Bank in the amount of 90% or \$73,798.20 for the Kansas State Rehabilitation Tax Credits the City has in its possession totaling \$81,998.00 for the recent rehabilitation on the Old Union Depot (Riverfront Community Center). In March 2024, the City completed \$273,327.00 of qualifying expenditures for rehabilitation on the Old Union Depot, now known as the Riverfront Community Center. Because the building is listed on the National Register of Historic Places, the City applied for Kansas State Rehabilitation Tax Credits to help offset the cost of repairs. In April 2024, the City was notified that it had received a credit for 30% of the total project cost. Based on procedures the City used before, staff drafted a Request for Proposals (RFP) for the tax

credits, and solicited bids from financial entities. The RFP asked firms to indicate the maximum amount they would pay for the tax credits. The proceeds of the sale will be used to offset costs associated with the project.

Commissioner Pittman:

- Asked where does the money go

Ms. Hurley:

- Back into the budget to offset the project costs

Commissioner Hingula moved to accept the bid from Commerce Bank in the amount of \$73,798.20 for the purchase of Kansas State Rehabilitation Tax Credits. Commissioner Pittman seconded the motion and the motion was unanimously approved. Mayor Martin declared the motion carried 4-0.

**Consent Agenda:**

Commissioner Hingula moved to approve Claims for July 5, 2024 through July 18, 2024, in the amount of \$2,199,098.78; Net amount for Payroll #14 effective July 12, 2024 in the amount of \$415,332.10 (No Police & Fire Pension). Commissioner Bauder seconded the motion and the motion was unanimously approved. Mayor Martin declared the motion carried 4-0.

**Other:**

Interim City Manager Patrick Kitchens:

- Public invited to an Open House on August 7<sup>th</sup> for the First City Vision Zero Action Plan at the Riverfront Community Center

Commissioner Hingula:

- Excited for all the involved citizens

Mayor Martin:

- Appreciate all that came out tonight
- Good feedback from the budget survey
- Less than 2% of population responded

**Adjournment:**

Commissioner Hingula moved to adjourn the meeting. Commissioner Bauder seconded the motion and the motion was unanimously approved and the meeting was adjourned.

Time Meeting Adjourned 8:28 p.m.

Minutes taken by City Clerk Sarah Bodensteiner, CMC



CITY OF LEAVENWORTH  
100 N. 5th Street  
Leavenworth, Kansas 66048

City Commission Special Meeting  
Commission Chambers  
Tuesday, August 6, 2024 5:00 p.m.

---

**CALL TO ORDER** - The Governing Body met for a special meeting and the following commission members were present in the commission chambers: Mayor Pro-Tem Holly Pittman, Commissioners Nancy Bauder, Edd Hingula and Jermaine Wilson. Mayor Griff Martin arrived at the Special Meeting at 5:56 p.m.

**Staff members present:** Interim City Manager Patrick Kitchens, Human Resources Director Lona Lanter and City Clerk Sarah Bodensteiner.

**Open Special Meeting:**

Commissioner Bauder moved to open the special meeting. Commissioner Wilson seconded the motion and the motion was unanimously approved. Mayor Pro-Tem Pittman declared the motion carried 4-0.

**Executive Session – Personnel Matters of Non-Elected Personnel** – Mayor Pro-Tem Pittman moved to recess into executive session for a period of 60 minutes for the purpose of *discussion of a personnel matter, under the justification to discuss personnel matters of non-elected personnel* K.S.A. 75-4319 (b) 1. The City Commission, Human Resources Director, and Executive Search Firm will be present. The open meeting will resume in the City Commission Chambers at 6:05 p.m. Commissioner Wilson seconded the motion and the motion was unanimously approved. Mayor Pro-Tem Pittman declared the motion carried 4-0.

The City Commission returned to open session at 6:05 p.m.

**Adjournment:**

Commissioner Bauder moved to close and adjourn the special meeting. Commissioner Hingula seconded the motion and the motion was unanimously approved and the meeting was adjourned.

Time Meeting Adjourned 6:05 p.m.

Minutes taken by City Clerk Sarah Bodensteiner, CMC

**POLICY REPORT  
SECOND CONSIDERATION ORDINANCE 8247  
TO DENY THE ISSUANCE OF A SPECIAL USE PERMIT FOR A SOLID WASTE FACILITY IN THE I-2  
ZONING DISTRICT, LOCATED AT 1701 S. 4TH STREET**

AUGUST 13, 2024



---

Sarah Bodensteiner, CMC  
City Clerk



---

Patrick Kitchens  
Interim City Manager

**BACKGROUND:**

At the July 23, 2024 City Commission regular meeting the City Commission reviewed and placed on first consideration:

**AN ORDINANCE ADOPTING THE RECOMMENDATION OF THE PLANNING  
COMMISSION TO DENY THE ISSUANCE OF A SPECIAL USE PERMIT FOR A SOLID  
WASTE FACILITY IN THE I-2 ZONING DISTRICT, LOCATED AT 1701 S. 4TH STREET.**

There have been no changes to the ordinance since first introduced. Ordinance No. 8247 is now presented for second consideration and requires a roll call vote.

**ATTACHMENTS:**

- Ordinance No. 8247

*(Summary Published in the Leavenworth Times on August 17, 2024)*

**ORDINANCE NO. 8247**

**AN ORDINANCE ADOPTING THE RECOMMENDATION OF THE PLANNING COMMISSION TO DENY THE ISSUANCE OF A SPECIAL USE PERMIT FOR A SOLID WASTE FACILITY IN THE I-2 ZONING DISTRICT, LOCATED AT 1701 S. 4TH STREET.**

**WHEREAS**, Brothers Disposal, LLC, as applicant, and on behalf of Abele’s, LLC, as owner, filed with the City of Leavenworth, Kansas, an application for a special use permit (2024-14-SUP) to operate a solid waste facility at that certain real property commonly known and numbered as 1701 S. 4th Street, Leavenworth, Kansas, and more particularly described as parcel ID no. 052-101-01-0-10-04-001.00-0 (the “Property”); and

**WHEREAS**, the City Planning Commission, after fully complying with the requirements of the ordinances of the City of Leavenworth, Kansas held a public hearing on the 1st day of July, 2024, in the Commission Chambers, 1st Floor of City Hall, 100 N. 5th Street, Leavenworth, Kansas, the official date and time set out as was published in the Leavenworth Times newspaper; and mailed to all property owners within 200 feet of the said Property on the 6th day of June, 2024; and

**WHEREAS**, after conclusion of the public hearing, and following several motions properly made, seconded, and voted upon, the Planning Commission was not able to make a recommendation of either approval or disapproval of the special use permit, but pursuant to K.S.A. 12-757(d), if the Planning Commission fails to make a recommendation on a rezoning request (including special use permit applications), the Planning Commission shall be deemed to have made a recommendation of disapproval; and

**WHEREAS**, pursuant to K.S.A. 12-757(d), when the Planning Commission submits a recommendation of disapproval, the Governing Body of the City of Leavenworth, Kansas, may adopt such recommendation of disapproval by ordinance; and

**WHEREAS**, after consideration of the application, the evidence, and testimony presented to the Governing Body and/or the Planning Commission, including but not limited to those standards for issuance of a special use permit as set forth in Sec. 2.04 of the Development Regulations of the City, and for those reasons set forth in the staff reports and/or minutes or records of proceedings of the Planning Commission and/or the Governing Body, upon a motion made, duly seconded, and passed by a majority vote of the membership of the Governing Body, the Governing Body has determined to adopt the recommendation of disapproval from the Planning Commission and, with this ordinance, hereby denies the special use permit that is the subject of the above-described application as to the Property.

**NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LEAVENWORTH, KANSAS:**

**Section 1.** That the above-described recommendation of disapproval by the Planning Commission is hereby adopted such that a special use permit for a solid waste facility shall not be issued as to the Property.

**Section 2.** That this Ordinance shall take effect and be in force from and after its passage, approval, and publication in the official City newspaper of the City of Leavenworth, Kansas, as provided by law.

**PASSED AND APPROVED** by the Leavenworth City Commission on this 13th day of August, 2024.

---

Griff Martin, Mayor

**ATTEST:**

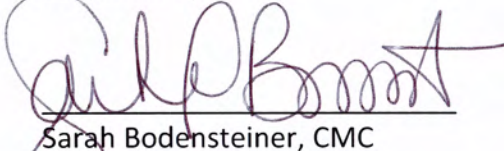
---

Sarah Bodensteiner, CMC, City Clerk

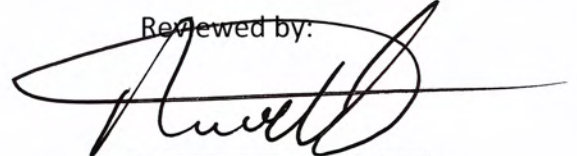
**POLICY REPORT  
CAMP LEAVENWORTH FESTIVAL 2024  
SEPTEMBER 20-21, 2024  
CONSIDER ADOPTION AND APPROVAL OF RESOLUTION B-2374 – ALCOHOLIC LIQUOR**

**AUGUST 13, 2024**

Prepared by:

  
Sarah Bodensteiner, CMC  
City Clerk

Reviewed by:

  
Patrick Kitchens  
Interim City Manager

**ISSUES:**

Consider approval of Resolution B-2374 approving a Special Event known as Camp Leavenworth Festival 2024 closing streets to motor vehicle traffic and allowing for the possession and consumption of alcoholic liquor.

The following streets will be closed during the hours of the festival per the resolution.

- Cherokee Street between 2<sup>nd</sup> Street and S. Esplanade Street
- Choctaw Street between 2<sup>nd</sup> Street and S. Esplanade Street
- S. Esplanade Street from Delaware Street south to 3 Mile Creek

These streets may be closed during additional times as deemed necessary by the Police Chief to allow for setup and breakdown.

The city is working with local vendors to provide and sell alcohol. The “alcohol friendly” area will be clearly marked within the boundaries of the festival.

**ACTIONS:**

Adopting and approving Resolution B-2374 as presented.

**ATTACHMENTS:**

Resolution B-2374

## RESOLUTION B-2374

### A RESOLUTION APPROVING A SPECIAL EVENT KNOWN AS CAMP LEAVENWORTH FESTIVAL 2024 SPONSORED BY THE CITY OF LEAVENWORTH AND PROMOTED BY O'NEILL EVENTS AND MARKETING.

**WHEREAS**, the City of Leavenworth, Kansas (the “City”) is approving a Special Event sponsored by the City known as Camp Leavenworth Festival 2024; and

**WHEREAS**, the City of Leavenworth has contracted with O’Neill Events & Marketing as the Festival Event Management.

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

**Section 1.** Pursuant to state law, alcoholic liquor may be consumed at a special event to be held on designated public streets, alleys, and sidewalks when a temporary permit has been issued by the Kansas Division of Alcoholic Beverage Control (ABC) and the governing body has approved the event as required by K.S.A 41-719 and amendments thereto.

**Section 2.** Having considered the request to allow the possession and consumption of alcoholic liquor, the governing body hereby approves the event to be held beginning at 5:00 p.m. on Friday, September 20, 2024 through 10:00 p.m. on Saturday, September 21, 2024, (excluding possession and consumption during the hours of 2:00 a.m. to 9:00 a.m.), provided the City of Leavenworth and alcohol vendors participating at the Camp Leavneworth Festival comply with all state laws and ordinances regulating alcoholic liquor.

**Section 3.** A portion or all of the following streets shall be closed to motor vehicle traffic during the dates and times identified in section 2:

- Cherokee Street between 2<sup>nd</sup> Street and Esplanade Street
- Choctaw Street between 2<sup>nd</sup> Street and Esplanade Street
- S. Esplanade Street from Delaware Street south to 3 Mile Creek

Pursuant to K.S.A. 41-719, the sponsor shall ensure that the area in which alcoholic liquor is possessed or consumed is clearly marked by signs, a posted map or other means (“Designated Barricaded Area”).

**Section 4.** Event attendees may purchase, possess and consume alcoholic beverages within the Designated Barricaded Area. Pursuant to K.S.A 41-719 no alcoholic liquor may be removed



from the Designated Barricaded Area or consumed inside vehicles while on public streets or alleys at the event.

**Section 5.** This Resolution shall take effect and be in force after its approval by the governing body.

**ADOPTED AND APPROVED** by the Governing Body on this 13th day of August 2024.

(SEAL)


\_\_\_\_\_  
Griff Martin, Mayor

ATTEST:

\_\_\_\_\_  
Sarah Bodensteiner, CMC, City Clerk

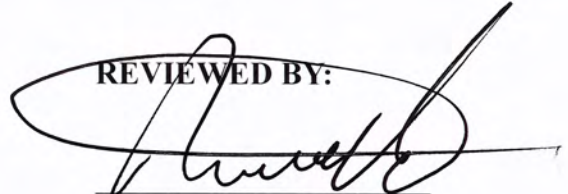
**POLICY REPORT NO. P&R 03-24**  
**Parks & Recreation Department**  
**Cody James Clark Skatepark Expansion**  
**August 13, 2024**

**PREPARED BY:**

  
Steve Grant  
Parks and Recreation Director

  
Brian Bailey  
Parks and Recreation Deputy Director

**REVIEWED BY:**

  
Patrick Kitchens  
Interim City Manager

**ISSUE:**

Review proposals received for the expansion of the existing Cody James Clark Skatepark.

**BACKGROUND:**

In 2009, the City installed the skatepark at the Sportsfield Park Sports Complex at 20<sup>th</sup> & Ottawa. When preparing the site, the area was graded out larger than the skatepark being installed, allowing for potential expansion to the east of the pad. This area graded out for potential expansion is approximately 40' x 70'.

At the February 20, 2024 study session, the City Commission discussed the possibility of expanding the skatepark in 2024. Staff presented potential expansion into the 40' x 70' graded out area and offered a concrete "bowl" as the best skate amenity to utilize this area. The City Commission discussed the expansion and possible ways to fund the project. After much discussion, the City Commission came to a consensus to utilize money originally appropriated in the 2024 CIP for playground and parking construction at Southside Park for the skatepark expansion project.

Staff publicized a Request for Proposals on Tuesday, July 16, 2024. Proposals were opened and reviewed on Tuesday, August 6, 2024. Staff received one proposal as follows:

<b>Bidder</b>	<b>Address (City/State)</b>	<b>Total Proposal NTE Price</b>
Sands Construction Co.	1284 Eisenhower Rd., Leavenworth, KS	\$151,000

**RECOMMENDATION:**

Staff recommends the proposal from Sands Construction Company in the amount not to exceed \$151,000 for construction of a concrete bowl at the existing Cody James Clark Skatepark.

**BUDGET IMPACT:**

There is \$252,000 in the 2024 CIP appropriated for the parking lot and playground construction at Southside Park to cover the cost of the skatepark expansion project.

**ATTACHMENTS:**

\*Bid Proposal

\*Bowl Layout and Design



**Cody Clark Skate Park Addition**

	Bowl 5' depth	unit	Quantity	bid unit	
1	Moblization	LS	1	\$ 25,000.00	\$ 25,000.00
2	Construction Staking	LS	1	\$ 3,200.00	\$ 3,200.00
3	Erosion control	LS	1	\$ 1,437.50	\$ 1,437.50
4	Excavation with export	CY	277	\$ 42.41	\$ 11,747.25
5	Base rock	TON	55	\$ 54.15	\$ 2,978.50
6	Storm 12" storm pipe	SY	318	\$ 37.09	\$ 11,793.25
7	Smooth inlet grate	EA	1	\$ 1,178.75	\$ 1,178.75
8	12" end section	EA	1	\$ 700.78	\$ 700.78
9	rip rap	SY	15	\$ 107.72	\$ 1,615.75
10	Concrete deck 5"reinforced 12" O.C. Each way	SF	1380	\$ 12.68	\$ 17,503.00
11	Concrete bowl 5" reinforced 12" O.C. Each way	SF	2016	\$ 24.63	\$ 49,662.75
12	Epoxy Coating	SF	2016	\$ 8.00	\$ 16,128.00
13	Steel grind rail imbeds	LF	175	\$ 21.03	\$ 3,680.00
14	Asphalt patching	SF	90	\$ 8.82	\$ 793.50
15	P&P Bonding	LS	1	\$ 3,000.00	\$ 3,000.00

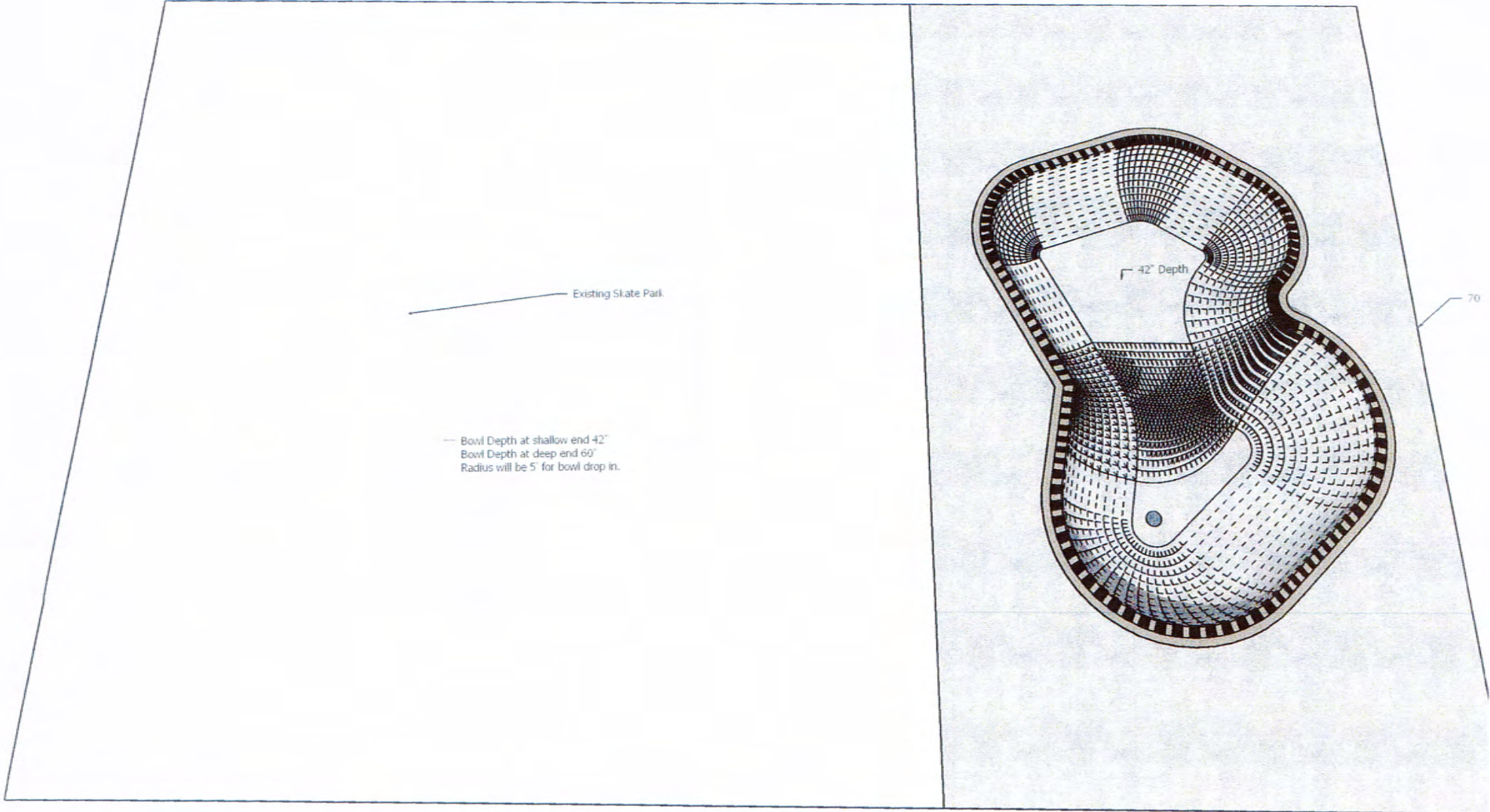
Base Bid	\$	<b>150,419.03</b>
NTE PRICE	\$	<b>151,000.00</b>
Allowance	\$	<b>580.97</b>

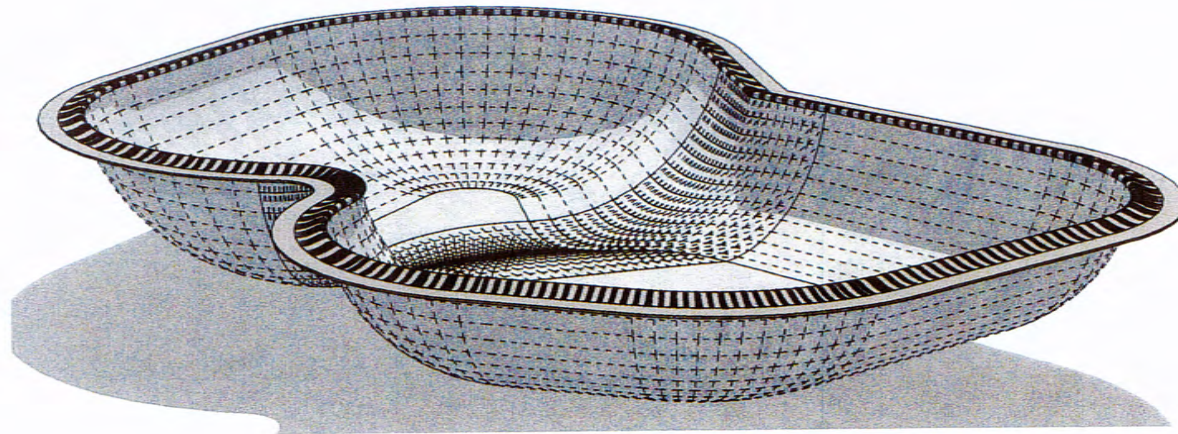
Deduct For oval Bowl in Lieu of designed bowl shape	\$ 3,500.00
Deduct for 8" pipe in Lieu of 12" pipe	\$ 1,590.00
Deduct for no Rip Rap at Creek	\$ 1,615.75
Deduct for 4" in reinforced Concrete.	\$ 3,396.00

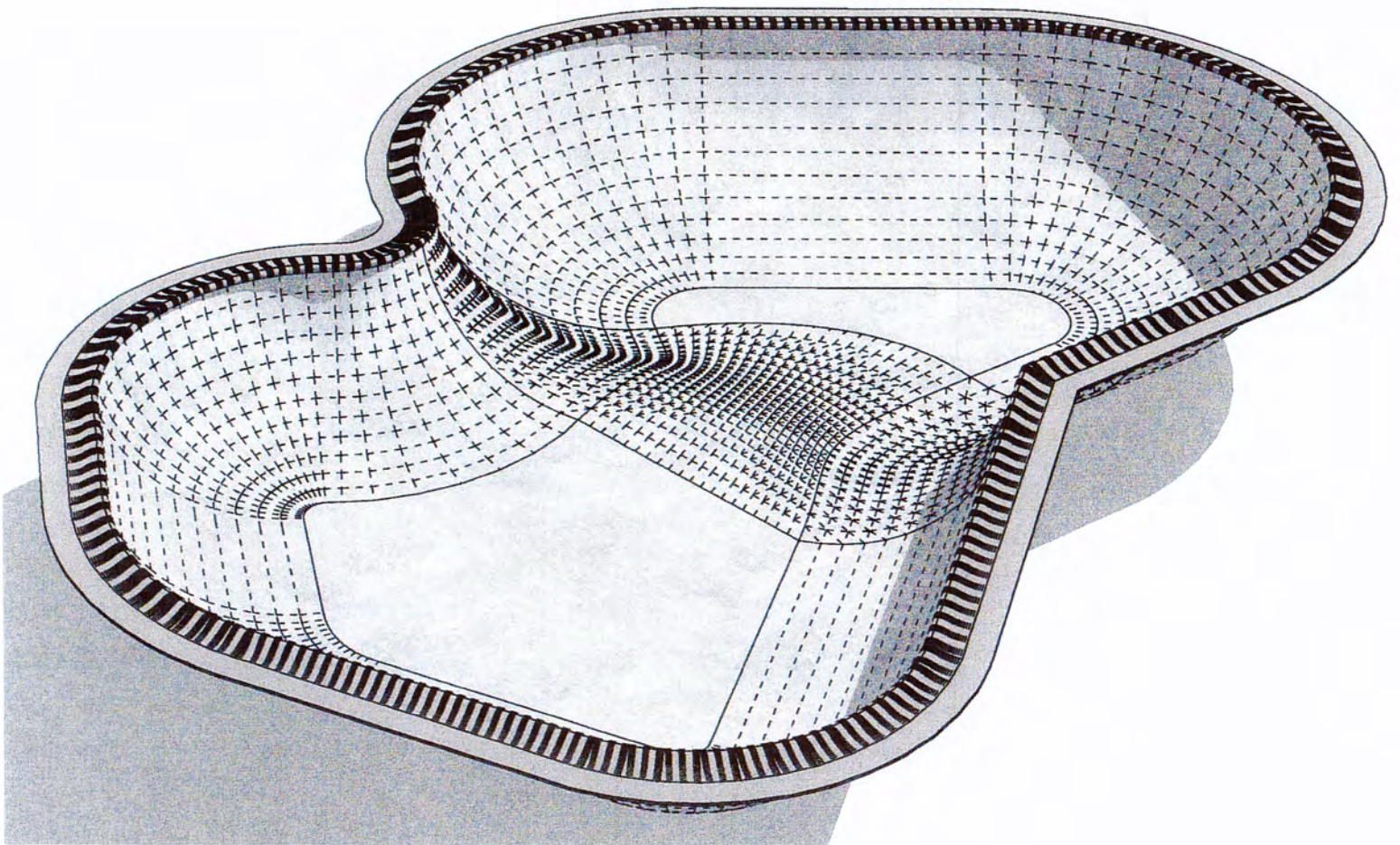
Optional Savings	\$	<b>10,101.75</b>
------------------	----	------------------

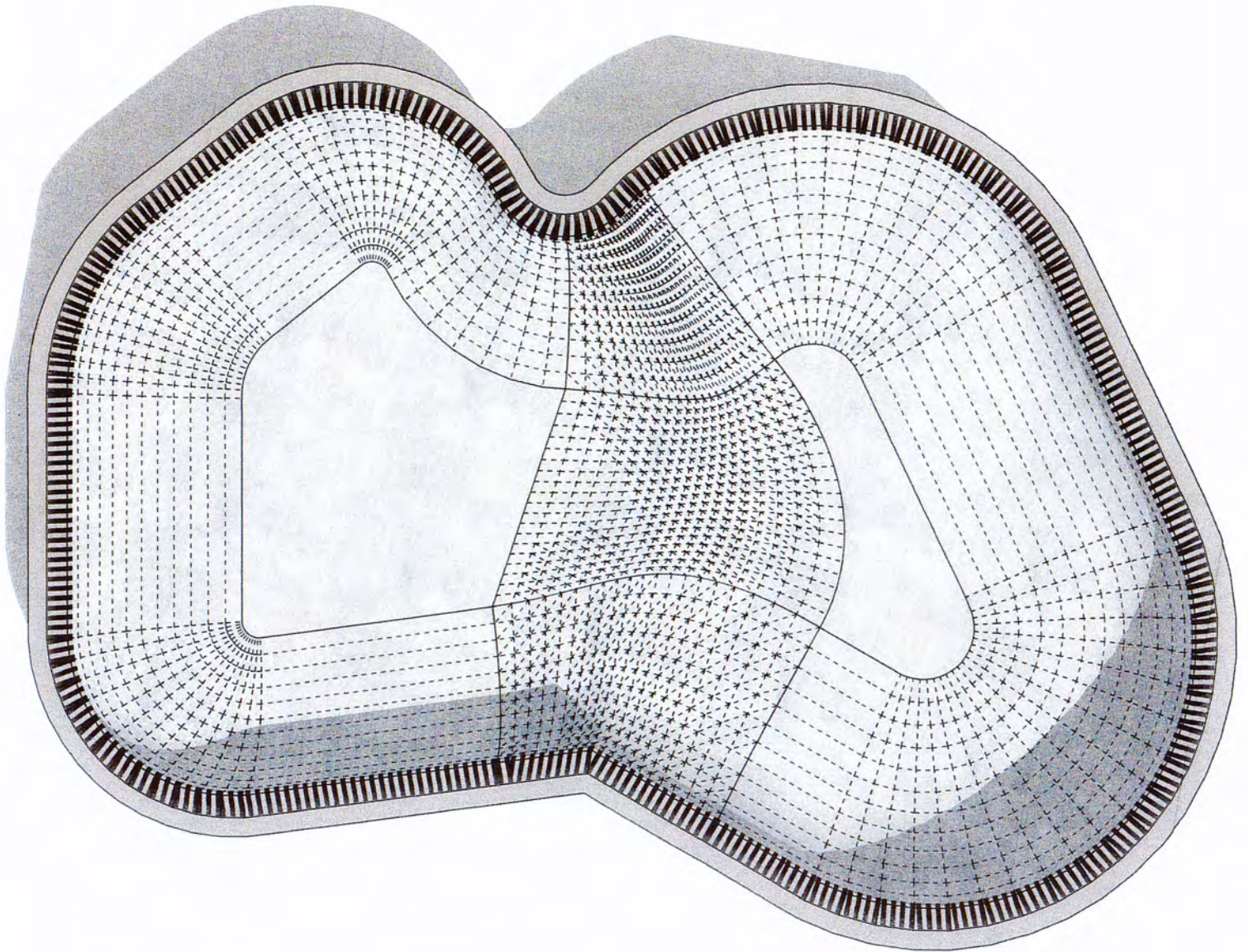


Estimator  
 Steve Sands Owner/Operator  
 913 240-3667 Cell  
[Steve@sandsconstlvn.com](mailto:Steve@sandsconstlvn.com)

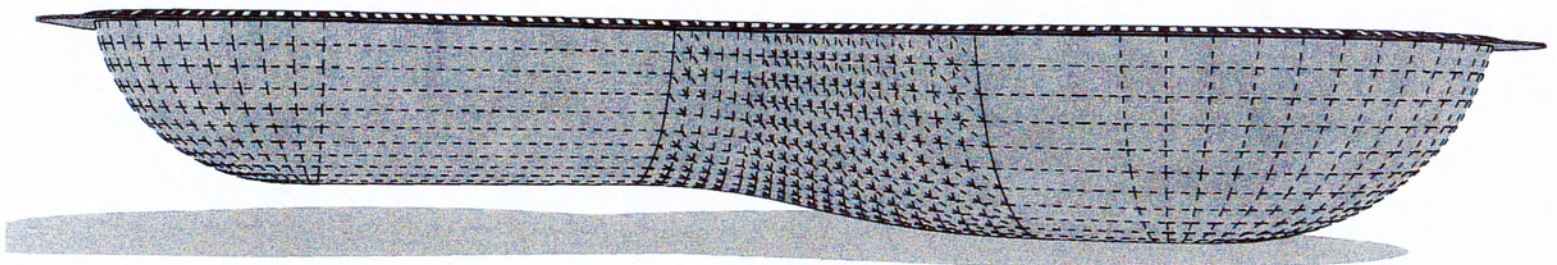












# 12" Storm pipe

↘ 318.942 ft



Threemile Creek

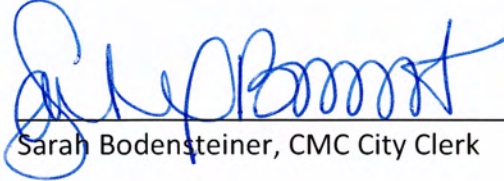


Sportsfield Pk Trl

12" Storm pipe  
318.94 ft

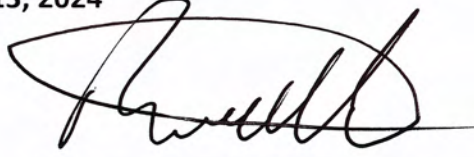
•  
2832.64 ft<sup>2</sup>

**POLICY REPORT  
FIRST CONSIDERATION ORDINANCE  
ORDINANCE TO LEVY SPECIAL ASSESSMENTS  
FOR NUISANCE ABATEMENT COSTS  
AUGUST 13, 2024**



---

Sarah Bodensteiner, CMC City Clerk



---

Patrick Kitchens, Interim City Manager

**ISSUE:**

Consider an ordinance to levy special assessments for the City's costs of abating nuisances such as mowing, tree removals, and lot cleanup and administrative fees.

**BACKGROUND:**

Chapter 28, Article I of the City Code of Ordinances provides the tools for the City to cut vegetation and weeds; it also provides for the collection of costs incurred.

The ordinance presented provides for the assessment of such costs that were billed between July 1, 2023 and July 1, 2024 and remain unpaid.

The owners of the properties listed on Exhibit A were billed for the charges and were given 30 days in which to compensate the City. In many cases, more than one mowing was required at the property.

**ACTION:**

Consensus by the Governing Body to place on first consideration.

**ATTACHMENTS:**

Draft Ordinance

(Published in the Leavenworth Times on \_\_\_\_\_)

**ORDINANCE NO. XXXX**

**AN ORDINANCE LEVYING AND ASSESSING SPECIAL ASSESSMENTS FOR CERTAIN LOTS, PIECES AND TRACTS OF LAND IN THE CITY OF LEAVENWORTH, LEAVENWORTH COUNTY, KANSAS, FOR THE PURPOSE OF PAYING THE COSTS OF ABATEMENT OF NUISANCES AND PRESCRIBING FOR PAYMENT AND COLLECTION OF SAID ASSESSMENTS.**

**WHEREAS**, by due and legal proceedings heretofore carried into effect by the City of Leavenworth, Kansas, certain nuisances have been abated; and

**WHEREAS**, several lots pieces, parcels and tracts of land hereinafter set forth are legally liable to pay the costs or proportionate costs hereof as provided by the Code of the City of Leavenworth, Kansas; and

**WHEREAS**, the cost of such abatement has been ascertained as provided by law and fixed and distributed and apportioned as in this ordinance set forth.

**NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LEAVENWORTH, KANSAS:**

**Section 1.** That for the purpose of paying the costs of abatement of nuisances in the City of Leavenworth, Kansas, there shall be and hereby is apportioned to be levied and assessed on and against several lots, pieces, parcels and tracts of land liable; therefore, special assessments hereinafter set out in such amounts, as are set out as follows:

**ATTACHED GRASS AND WEEDS NUISANCE ASSESSMENTS – EXHIBIT A**

**Section 2.** Such amounts so levied and assessed are set forth in Section 1 of this ordinance, shall be due and payable from and after publication of this ordinance, and the City Clerk shall certify same to the County Clerk for collection as other special assessments are collected and such amounts so certified shall be placed on the tax rolls and collected as special assessments.

**Section 3.** This Ordinance shall take effect and be in force from and after its passage, approval, and publication in the official city newspaper.

**PASSED and APPROVED** by the Governing Body on this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
Griff Martin, Mayor

{SEAL}

ATTEST:

\_\_\_\_\_  
Sarah Bodensteiner CMC, City Clerk

**CITY OF LEAVENWORTH, KANSAS**

**Tax Assessments  
7/1/2023 thru 7/1/2024**

EXHIBIT A

Owner	Address	Legal Desc	Parcel Id	Balance
AMNL ASSET COMPANY 2 LLC	1928 2ND AVE	REES' DONIPHAN&THORNTON'S, BLOCK 17, Lot 15	1010102022009000	\$237.94
COX, COLINDA	1809 4TH AVE	REES' DONIPHAN&THORNTON'S, BLOCK 15, Lot 8	1010102020005000	\$239.18
OWENS, ROBERT BRAD	1610 5TH AVE	REES' DONIPHAN&THORNTON'S, BLOCK 5, Lot 3	1010102007002000	\$216.20
H&P DEVELOPMENT LLC	1028 9TH AVE	BENZ'S SUBDIVISION, BLOCK 2, Lot 4	0773504009009000	\$221.62
ANGELL, LINDSEY & KAREN	2022 CAMBRIDGE ST	LARKIN EST RPLT PH#1, BLOCK 1, Lot 2	1020302002025000	\$380.90
WOLTER, JOSHUA D	1435 CENTRAL AVE	INSLEY & SHIRE'S SUB, BLOCK 5, S16'LT 42 & N20'LT 43	0773504030010000	\$189.88
GALDAMEZ, CARLOS & BUEZO, DANIA GRISELL	1405 CHEROKEE ST	WHITAKERS REPLAT CENTRAL, BLOCK 54, LTS 33 & 34 & W3' LT 35	0783401012002000	\$278.76
MEYERS, LISA	729 CHESTNUT ST	LATTA'S ADDITION, BLOCK 27, Lot 3	0773501030002000	\$756.84
BERVEILER, ESTHER (DEC'D)	1017 CHEYENNE ST	HANNON'S ADDITION, BLOCK 3, Lot 12 - 19	0772602010003000	\$800.00
THOMPSON, SHARI	924 COLUMBIA AVE	DAVIS, JAMES, ADD, S35, T08, R22E, BLOCK 4, PT SE1/4 BEG 234'S OF INTER OF S LI SPRUCE ST & W LI COLUMBIA AVE, S30', W180', N30', E180' TO POB	0773504004014000	\$201.26
KOCH, HENRY S	1001 DAKOTA ST	HANNON'S ADDITION, S26, T08, R22E, BLOCK 1, Lot 1 - 6	0772603102001000	\$300.00
THREE B'S - CDS LLC	800 EISENHOWER RD	PINE MEADOW PLACE, S14, T09, R22E, Lot TRACT A, ACRES 2.79	1061400001008240	\$400.00
JOHNSON, DANIEL	709 GARFIELD ST	BONNIE LEE ADDITION, BLOCK 2, Lot 5 - 8	1010201024002000	\$272.52
NEGRETTE, RYAN	1314 GRAND AVE	STILLING'S BLKS 12-17, BLOCK 13, Lot 38	0773503022010000	\$967.60
TALLEY, DAVID R & FREDAL	530 ISABELLE ST	STILLE'S 2ND SUB, BLOCK 1, Lot 9 - 10	1010102011012000	\$320.10
ALLRED, VANCE M	1009 KENTON ST	STILLING'S BLKS 4-8, S35, T08, R22E, BLOCK 6, N125.5' LTS 19 & 20	0773503010004000	\$223.70
SALGADO-IBARRA, ALONSO & MARTINEZ, EFRAI	739 KIOWA ST	DAY & MACAULAY'S SUB, S26, T08, R22E, BLOCK 100, Lot 27 - 30	0772604102007000	\$374.52
MOWERY, MICHAEL J & MARY A	306 LIMIT ST	SOUTHSIDE PARK SUB, BLOCK 38, LTS 12-16 & S1/2 VAC ALLEY ADJ	1010104017008000	\$650.00
HARRIS, JONATHAN RYAN	404 LIMIT ST	HALSEY HEIGHTS, BLOCK 6, Lot 12 - 15	1010104016011000	\$848.16
THOMPSON, KENRICK & GIOVANNIA	520 LINN ST	FACKLERS ADDITION, S36, T08, R21E, BLOCK 29, SLY58' LT 9 & PT LT 10 BEG SW COR; NLY58', ELY20', SELY12', SLY25.7', ELY17.1', SLY23.2', W TO POB	0773603031009000	\$280.30
C & C REAL ESTATE HOLDING CO LLC	50 LOGAN AVE	SOUTHSIDE PARK SUB, BLOCK 33, Lot 12	1010104013009000	\$623.82
NEGRETTE, RYAN	407 MAPLE ST	FACKLERS ADDITION, S36, T08, R22E, BLOCK 21, LTS 3 & 4 & NLY1/2 VAC ALLEY & PORTION MAPLE ST ADJ; BEG NW COR LT 4, NE45', NW15', NE45', SE165', SW90', NW150' TO POB	0773603036003000	\$759.80
BELL, WANDA ARLENE & BAILEY, KYLEA HOPE	411 MAPLE ST	FACKLERS ADDITION, BLOCK 21, LT 5 & NLY1/2 VAC ALLEY ADJ	0773603036004000	\$578.64
PURCHASE, JUSTIN R	108 MARION ST	SOUTHSIDE PARK SUB, BLOCK 4, LT 15 & S1/2 VAC ALLEY ADJ	1010104001009000	\$236.84

**CITY OF LEAVENWORTH, KANSAS**

**Tax Assessments  
7/1/2023 thru 7/1/2024**

EXHIBIT A

MILLER, MARY L	412 MIAMI ST	LEAVENWORTH,PLT ORIG, S25, T08, R22E, BLOCK 52, Lot 7	0772503301003000	\$2,040.36
TOTH, MARTIN Q	523 MIAMI ST	LEAVENWORTH,PLT ORIG, S25, T08, R22E, BLOCK 68, Lot 21 - 22	0772503304006000	\$596.04
AILIN, RACHEL RS	836 MIAMI ST	MIX'S SUBDIVISION, BLOCK 4, Lot 22 - 24	0772604305014000	\$724.26
BARNONE ESTATES LLC	513 N 11TH ST	EWING, ROELOFSON & CO., BLOCK 7, Lot 7	0772603014022000	\$170.34
NEXIA HOLDINGS, INC	431 N 12TH ST	CENTRAL SUBDIVISION, S26, T08, R22E, BLOCK 88, TR BLK 88 CENTRAL SUB; BEG INTER POTTAWATOMIE ST & 12TH ST; S27', W115', NWLY37.3', E143' TO POB & ABAN RR ROW ADJ	0772603016001000	\$424.80
KOCH, HENRY S	500 N 13TH ST	HERRIG'S REPLAT, S26, T08, R22E, BLOCK 89, PT HERRIG'S SUB; BEG NE COR INTER POTTAWATOMIE ST & 13TH ST, N194', SE280'(S), W204' TO POB & ABAN RR ROW ADJ (SCALED)	0772603012001000	\$816.88
JONES, HERBERT H & MARY A	501 N 13TH ST	CENTRAL SUBDIVISION, BLOCK 80, E210'(S) BLK 80 (SCALED)	0772603011005000	\$1,946.60
JL RESIDENTIAL LLC	206 N 16TH ST	HLASNEY REPLAT, BLOCK 1, Lot 5	0782704011008000	\$403.42
TONI, ANTHONY L & EVA A	336 N 20TH TER	BUSHMAN SUB, BLOCK 1, Lot 11	0782703003028000	\$1,615.65
ADVANCED SYSTEMS ADMINISTRATION INC	517 N 2ND ST	LEAVENWORTH,PLT ORIG, S25, T08, R22E, BLOCK 28, Lot 30 - 32	0772503103001000	\$280.10
CULBERTSON, JEFFREY A	304 N 3RD ST	LEAVENWORTH,PLT ORIG, S25, T08, R22E, BLOCK 26, N55' LT 14	0772503107016010	\$210.34
C & C REAL ESTATE HOLDING CO LLC	306 N 3RD ST	LEAVENWORTH,PLT ORIG, S25, T08, R22E, BLOCK 26, N55'LTS 15 & 16	0772503107014000	\$152.36
DSV SPV3 LLC	613 N 3RD ST	LEAVENWORTH,PLT ORIG, S25, T08, R22E, BLOCK 38, Lot 31 - 32	0772503206001000	\$218.42
BROWN, CRYSTAL	408 N 5TH ST	LEAVENWORTH,PLT ORIG, S25, T08, R22E, BLOCK 53, N1/2 LTS 15&16	0772503211011000	\$400.00
TABOR PROPERTIES LLC	703 N 8TH ST	EWING, ROELOFSON & CO., S26, T08, R22E, BLOCK 12, PT LTS 1-5; BEG SE COR LT 1 W130'(S), N110'(S), E110'(S), S105'(S), TO POB (SCALED)	0772604205022000	\$756.12
MAVERICK MAVEN RENOVATIONS LLC	1111 OLIVE ST	CENTRAL SUBDIVISION, S35, T08, R22E, BLOCK 35, W1/2 LT 4 & ALL LT 5 & E1/2 LT 6 (SCALED)	0773502041002000	\$246.36
ELLIOTT, TERRY D	225 OLIVE ST	CLARK & REES ADDITION, BLOCK 8, Lot 6	0773602046004000	\$224.52
ARROYO, GABRIEL	403 OLIVE ST	CLARK & REES ADDITION, BLOCK 20, Lot 2	0773602044002000	\$857.08
GOINGS, JUDITH I & MICHAEL	1005 OSAGE ST	EWING, ROELOFSON & CO., BLOCK 2, Lot 10 - 12	0772603403002000	\$323.10
HIGHFILL, GEORGE E	1017 OSAGE ST	EWING, ROELOFSON & CO., BLOCK 2, LT 15 & E10'LT 16	0772603403004000	\$747.00
MEDARIS, CATHY ANN	201 OSAGE ST	LEAVENWORTH,PLT ORIG, S25, T08, R22E, BLOCK 26, Lot 32	0772503107001000	\$1,590.38
ALTON, TRISHA	319 OSAGE ST	LEAVENWORTH,PLT ORIG, S25, T08, R22E, BLOCK 41, Lot 23	0772503213006000	\$161.62
OLD CANAL FINANCIAL	323 OSAGE ST	LEAVENWORTH,PLT ORIG, S25, T08, R22E, BLOCK 41, Lot 21	0772503213008000	\$558.70
RANDOLPH, EDWARD C	620 OSAGE ST	LEAVENWORTH,PLT ORIG, BLOCK 79, Lot 12 - 13	0772604109008000	\$219.08

**CITY OF LEAVENWORTH, KANSAS**

**Tax Assessments  
7/1/2023 thru 7/1/2024**

EXHIBIT A

CONWAY, RICHARD W	1015 OTTAWA ST	EWING, ROELOFSON & CO., BLOCK 4, Lot 15	0772603107005000	\$175.66
ASTORGA, MANUEL	1107 OTTAWA ST	EWING, ROELOFSON & CO., BLOCK 7, Lot 12	0772603014003000	\$175.80
STEVENSON, KIMBERLY & MENZEL, NONA	1938 OTTAWA ST	S27, T08, R22E, PT NE1/4SW1/4; BEG INTER N LI OTTAWA & E LI 20TH ST, N125', E120', S125', W120' TO POB LESS ROW	0782703001028010	\$2,104.90
ABELS PAINTING INC; SMART PROPERTY SERVI	426 OTTAWA ST	LEAVENWORTH,PLT ORIG, S25, T08, R22E, BLOCK 55, Lot 14	0772503205010000	\$861.48
CARLYSLE, BETTY & BILLY	934 OTTAWA ST	COCHRAN & MULLIGAN'S SUB, BLOCK 14, LT 39 COCHRAN & MULLIGAN'S SUB & LT 29 EWING,ROELOFSON & CO SUB (SCALED)	0772603105008000	\$1,302.08
PELTON, JOHNNY R & LINDA G	204 PAWNEE LN	BRIDGEPORT SUBDIVISION, S25, T08, R22E, BLOCK 2, Lot 5	0772502008019000	\$564.80
JEFFRIES, RICHARD L	525 PAWNEE ST	LEAVENWORTH,PLT ORIG, BLOCK 61, Lot 19 - 22	0772601407004000	\$1,170.48
JEFFRIES, RICHARD L	529 PAWNEE ST	LEAVENWORTH,PLT ORIG, BLOCK 61, Lot 17 - 18	0772601407005000	\$807.84
DWYER, ALLEN	733 PAWNEE ST	DAY & MACAULAY'S SUB, BLOCK 102, Lot 30	0772601409007000	\$3,489.17
NEGRETTE, RYAN	1028 POTTAWATOMIE ST	EWING, ROELOFSON & CO., BLOCK 4, LT 29 & W18' LT 30	0772603107012000	\$835.76
ALTON, TRISHA	1117 POTTAWATOMIE ST	EWING, ROELOFSON & CO., BLOCK 8, Lot 12	0772603015003000	\$323.92
ABDULLAH, MOHD ZAIHAM	429 POTTAWATOMIE ST	LEAVENWORTH,PLT ORIG, S25, T08, R22E, BLOCK 53, Lot 17 - 18	0772503211010000	\$500.00
BAILEY, MARIA	741 POTTAWATOMIE ST	WESTERN ADDITION, BLOCK 91, Lot 48 - 50	0772604110010000	\$2,760.75
CARLSON, ROBERT F	601 PROSPECT ST	DAY'S SUBDIVISION, BLOCK 18, Lot 1 - 2	0773603039001000	\$3,666.74
ABDULLAH, MOHD ZAIHAM	1128 QUINCY ST	STILLING'S BLKS 7-11, S35, T08, R22E, BLOCK 11, Lot 34 - 35	0773503018016000	\$229.10
WESLEY, MONTARIAL A & LAKISHA	213 S 10TH ST	CENTRAL SUBDIVISION, BLOCK 15, Lot 26	0773502010005000	\$1,959.16
SHEEDS, JOHN A III & PATTY ANN	401 S 10TH ST	CENTRAL SUBDIVISION, BLOCK 16, Lot 41 - 44	0773502011004000	\$592.66
CARROLL, JAMES R	707 S 10TH ST	CENTRAL SUBDIVISION, BLOCK 19, Lot 13 - 14	0773502034002000	\$245.66
STEPHENS, MC KINLEY IV	801 S 10TH ST	CENTRAL SUBDIVISION, BLOCK 20, Lot 11 - 12	0773502043001000	\$237.50
MULLIN, ALEXANDER GERARD	601 S 7TH ST	CLARK & REES ADDITION, BLOCK 32, Lot 8	0773602025006000	\$379.62
YSTUETA, WILLIAM F JR & YSTUETA, LINDA	665 SANTA FE ST	GREENAMYRE'S ADD, BLOCK 5, Lot 3	1010103016038000	\$366.38
TRAPP, NICOLE	800 SANTA FE ST	NEELY'S FOREST ADDITION, BLOCK 6, S23' LT 25 & ALL LT 26 & E1/2 VAC ALLEY ADJ	1010204007012000	\$281.51
WEST EAST ASSET MANAGEMENT LLC	422 SENECA ST	LEAVENWORTH,PLT ORIG, S25, T08, R22E, BLOCK 51, Lot 10 - 16	0772503305010000	\$523.50
DERRELL, MARY T	1215 SHAWNEE ST	WOLMAN PARK REPLAT, BLOCK 41, LT8 LESS S 6'	0773502004006000	\$195.48
PAYNE-HOWARD, LULA MAE	1720 SHAWNEE ST	GIST SURVEY, PT GIST SURVEY IN SE1/4;BEG 231'E & 30'N SW COR SE1/4, N110',E100',S110',W100'TO POB	0782704018011000	\$433.34

**CITY OF LEAVENWORTH, KANSAS**

**Tax Assessments  
7/1/2023 thru 7/1/2024**

EXHIBIT A

PAJAK, KELLY	1000 SHERMAN AVE	HALDERMAN'S SUBDIVISION, S35, T08, R22E, BLOCK 25, PT LTS 6-12 & VAC ALLEY BEG SE COR LT 11, N94.17', W136.5', S45'(S), SW20'(S), S125', NE170'(S) TO POB (SCALED)	0773502012012000	\$499.12
MESTA TEL AVIV LLC & ROSSINI ARIA LLC	700 SILVER LEAF ST	SHRINE PARK PUD, S11, T09, R22E, Lot 5	1011101004040050	\$475.46
MEYERS, LISA	651 SOUTH ST	REES' DONIPHAN&THORNTON'S, BLOCK 14, LT 1 & VAC ALLEY ADJ	1010102019001000	\$2,247.76
MEYERS, LISA	653 SOUTH ST	REES' DONIPHAN&THORNTON'S, BLOCK 14, LT2 & VAC ALLEY ADJ	1010102019001010	\$2,309.60
H&S PROPERTY INVESTMENTS LLC	1413 SPRUCE ST	SCHEER'S SUBDIVISION, CORR., BLOCK 2, Lot 3 - 4	0783404002002000	\$293.82
CLAYTON, LAURINE M	768 SPRUCE ST	LATTA'S ADDITION, S35, T08, R22E, BLOCK 1, Lot 38 - 39	0773501023017000	\$418.18
STEVENSON, KIMBERLY & MENZEL, NONA	1317 VILAS ST	HOLMAN'S SUBDIVISION, BLOCK 4, LT 10 & E1.43' LT 11	1010203007004000	\$991.80
MORCHY, ALEGRA	514 WALNUT ST	CLARK & REES ADDITION, BLOCK 25, E5' LT 12 & ALL LT 13 & W30'LT 14	0773602021009000	\$325.00
WRIGHT, MONTE L & SMITH, SINDY S	521 WALNUT ST	CLARK & REES ADDITION, BLOCK 26, Lot 6	0773602026004000	\$227.94
FISHERKELLER, WILLIAM	2404 WILSON AVE	SOUTHSIDE PARK SUB, S01, T09, R22E, BLOCK 17, LT 10 EXC BEG AT NW COR LT 10, S15',NE TO NE COR LT 10,W TO POB & ALL THAT PT OF LT 11 LYING N OF FENCE	1010104006009000	\$194.16
<b>Total:</b>				<b>\$58,208.24</b>



**EXECUTIVE SESSION  
ATTORNEY-CLIENT PRIVILEGE**

**AUGUST 13, 2024**

**CITY COMMISSION ACTION:**

**Motion:**

Move the City Commission recess into executive session for a period of \_\_\_\_\_ minutes for the purpose of *discussing a real property matter with the City Attorney, under the justification for consultation with an attorney for the public body or agency which would be deemed privileged in the attorney-client relationship* K.S.A. 75-4319 (b) 2. The City Commission, Interim City Manager, and City Attorney will be present. The open meeting will resume in the City Commission Chambers at \_\_\_\_\_ p.m.