



City of Leavenworth
100 N. 5th Street
Leavenworth, Kansas 66048

CITY COMMISSION REGULAR MEETING
COMMISSION CHAMBERS
TUESDAY, FEBRUARY 10, 2026 6:00 P.M.

Welcome to your City Commission Meeting – Please turn off or silence all cell phones during the meeting
Meetings are available for viewing on YouTube

CALL TO ORDER – Pledge of Allegiance Followed by Silent Meditation

AWARDS & PROCLAMATIONS:

1. Mayor's Award
2. Susan B. Anthony Day Proclamation

(pg. 02)

OLD BUSINESS:

Consideration of Previous Meeting Minutes:

3. Minutes from January 27, 2026 Regular Meeting

Action: Motion (pg. 03)

Second Consideration Ordinances:

4. Second Consideration Ordinance No. 8276 For Special Use Permit to Allow In-Home Daycare at 1922 5th Ave

Action: Roll Call Vote (pg. 09)

NEW BUSINESS:

Public Comment: *Public comment is limited to 3 minutes per speaker. In the interest of time, we ask that groups wishing to speak limit their public comment to one presenter. This is an opportunity for the City Commission to hear the thoughts of the public prior to conducting official City business. The Mayor, City Commission, and City staff have been asked not to respond to those giving public comment, and action may not be taken by the Commission on public comment items. The Mayor may direct staff to follow-up with specific individuals after the meeting. When speaking, please state your name and address. A signup sheet will be provided in the commission chambers for anyone wishing to speak.*

General Items:

5. Mayor's Appointments

Action: Motion (pg. 12)

Bids, Contracts and Agreements:

6. Consider Award of Bid for 2026 Pavement Management Project – Micro-Surfacing Program

Action: Motion (pg. 13)

Consent Agenda:

Claims for January 23, 2026 through February 5, 2026, in the amount of \$2,650,086.75; Net amount for Payroll # 2 effective January 23, 2026 in the amount of \$436,361.39 (Includes Police & Fire Pension in the amount of \$7,966.80).

Action: Motion

Other:

Adjournment

Action: Motion

City of Leavenworth, Kansas



Proclamation

WHEREAS, During the year 2026, the Leavenworth County Historical Society recognizes the achievements and contributions made in Leavenworth for the Women's Suffrage Movement that promoted social and political change; and

WHEREAS, Susan B. Anthony, women's rights activist and sister of Colonel Daniel R. Anthony, first visited Leavenworth in January 1865, advocating the rights of both freed slaves and women, and was a resident in Leavenworth when President Abraham Lincoln was assassinated. Her brother owned the Leavenworth Times; and

WHEREAS, Leavenworth was the largest city in Kansas in 1867, when it became the first state in The Union to offer a popular referendum on women's suffrage. Susan B. Anthony campaigned here, along with national women's suffrage activists such as Elizabeth Cady Stanton; and

WHEREAS, Susan B. Anthony successfully led the campaign for women's municipal suffrage in Kansas in 1887, the first State to do so. The bill was signed by Gov. John A. Martin on February 15. She returned to Leavenworth in 1894 for the second state campaign along with other suffrage and state leaders, Rev. Anna H. Shaw, Carrie Catt Chapman, Anna Diggs and Laura Johns; and

WHEREAS, The nephew of Miss Anthony, Daniel R. Anthony, Jr., voted for the 19th Amendment as a Kansas Congressman and in 1923, introduced the Equal Rights Amendment in Congress.

NOW, THEREFORE, I, Nancy D. Bauder, Mayor of the City of Leavenworth, Kansas hereby proclaim February 15, 2026 as:

Susan B. Anthony Day in Leavenworth

and to be annually recognized in subsequent years. I urge all citizens to become familiar with the unique history, services and benefits offered in Leavenworth, the first city of Kansas.

IN WITNESS WHEREOF, I set my hand and have affixed the Great Seal of the City of Leavenworth, Kansas this tenth day of February in the year of two-thousand and twenty-six.

Nancy D. Bauder, Mayor

ATTEST:

Sarah Bodensteiner, CMC, City Clerk



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

City Commission Regular Meeting
Commission Chambers
Tuesday, January 27, 2026 6:00 p.m.

CALL TO ORDER - The Governing Body met for a regular meeting and the following commission members were present in the commission chambers: Mayor Nancy Bauder, Mayor Pro Tem Rebecca Hollister, Commissioners Sam Maxwell and Joe Wilson. Absent: Commissioner Holly Pittman.

Staff members present: City Manager Scott Peterson, Assistant City Manager Penny Holler, Planning & Community Development Director Kim Portillo, Police Chief Patrick Kitchens, Deputy Police Chief Maj. Dan Nicodemus, Public Works Director Brian Faust, WPC Superintendent Tim Guardado, WPC Assistant Superintendent Jon Lemke, Public Information Officer Melissa Bower, Assistant to the City Manager Trevor Cook, City Attorney David E. Waters and City Clerk Sarah Bodensteiner.

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

AWARDS AND PROCLAMATIONS:

Mayor's Award – Mayor Bauder presented the Mayor's Award of Community Service to Timothy Scanlon for his over 40 years of dedication and involvement in the St. Patrick's Day Parade and being a pillar of our community.

Black History Month – Mayor Bauder read the proclamation proclaiming the month of February as Black History Month. The proclamation was accepted by Lakei Evans of the Leavenworth Community Service Organization.

OLD BUSINESS:

Consideration of Previous Meeting Minutes:

Commissioner Maxwell moved to accept the minutes from the January 13, 2026 regular meeting. Commissioner Hollister seconded the motion and the motion was unanimously approved. Mayor Bauder declared the motion carried 4-0.

Second Consideration Ordinance:

Second Consideration Ordinance No. 8275 Rezoning 220, 226 and 232 Seneca Street from R-MF to CBD – Planning & Community Development Director Kim Portillo reviewed the Ordinance. There have been no changes since first introduced at the January 13, 2026 meeting.

Mayor Bauder called the roll and Ordinance No. 8275 was unanimously approved.

NEW BUSINESS:

Public Comment: (*Public comment on non-agenda items or receipt of petitions- limited to 2-3 minutes*)
None.

General Items:

Mayor's Appointments

Mayor Bauder moved to appoint to the Board of Zoning Appeals Christopher L'Heureux to an unexpired term ending May 1, 2028; to appoint to the Community Development Advisory Board Kelly Butler to an unexpired term ending August 31, 2028; and to appoint to the Parks & Community Activities Board Ralph Taylor to terms ending January 15, 2029. Commissioner Hollister seconded the motion and the motion was unanimously approved. Mayor Bauder declared the motion carried 4-0.

2026 Cereal Malt Beverage Licenses – City Clerk Sarah Bodensteiner presented for consideration the request to approve and issue a renewal of an off-premise 2026 Cereal Malt Beverage License for Star Gas at 788 Spruce Street. The Police Department performed the records check and approved the application for issuance of the Cereal Malt Beverage License.

Commissioner Maxwell moved to approve the Cereal Malt Beverage License for 2026 as presented. Commissioner Wilson seconded the motion and the motion was unanimously approved. Mayor Bauder declared the motion carried 4-0.

Resolutions:

Resolutions for Commonwealth Development Corporation Affordable Housing Project – Assistant City Manager Penny Holler presented that the City has been working with Commonwealth Development Corporation since 2024 on a multifamily affordable housing project for consideration under the Low Income Housing Tax Credits program from the Kansas Housing Resources Corp (KHRC). The proposed development would be submitted through KHRC for competitive award. As part of the 2026 submittal/application process, Commonwealth Development Corporation approached the City about providing local support for an application to the State for residential development on 2nd Avenue. The development would be 43 affordable housing units. Along with a resolution of support, KHRC requires that the local government waive development fees up to \$80,001 and indicate willingness to issue Industrial Revenue Bonds to exempt the tangible personal property and services purchased in connection with the construction of the project from sales tax. Ms. Holler introduced Danny DiFrancesco with Commonwealth Development Corporation who provided details about the project to the City Commission.

Commissioner Hollister moved to approve the 2026 Letter of Support for the Commonwealth Development Corporation Multifamily Housing Development at 2604 2nd Avenue. Commissioner Maxwell seconded the motion and the motion was unanimously approved. Mayor Bauder declared the motion carried 4-0.

Commissioner Bauder moved to adopt Resolution B-2414 a Resolution of Support of Low Income Housing Tax Credits and Fee Waiver for Commonwealth Development Corporation Multifamily Housing Development at 2604 2nd Avenue. Commissioner Wilson seconded the motion and the motion was unanimously approved. Mayor Bauder declared the motion carried 4-0.

Commissioner Bauder moved to adopt Resolution B-2415 a Non-Binding Resolution of Intent to Issue Industrial Revenue Bonds for the Commonwealth Development Corporation Multifamily Housing

Development. Commissioner Wilson seconded the motion and the motion was unanimously approved. Mayor Bauder declared the motion carried 4-0.

Bids, Contract and Agreements:

Consider Approval to Purchase Police Patrol Vehicles – Deputy Police Chief Maj. Dan Nicodemus presented for approval the purchase of four 2026 Dodge Durango Police Package SUV's that will replace existing patrol vehicles. Each year the Police Department reviews the police vehicle fleet and asks for replacement of vehicles with high mileage and/or for vehicles that are too cost prohibitive to repair and maintain. This usually equates to the replacement of approximately five vehicles per year, which renews the 24-vehicle police patrol fleet every five years. In preparation of the 2026 CIP police vehicle replacement plan, staff identified a need to replace four police patrol vehicles. Funds were allocated and approved in the amount of \$259,600 to replace the four vehicles. This amount covers the purchase of vehicles and equipment as well as removal and reinstallation of the equipment. Staff reviewed the current state contract and were also able to locate the same vehicles from a different dealer for a cost savings of \$1,256 per vehicle.

Commissioner Wilson moved to authorize the Police Department to purchase four (4) 2026 Dodge Durango AWD Police Pursuit SUV's from Landmark Dodge, in an amount not to exceed \$173,684.00. Commissioner Maxwell seconded the motion and the motion was unanimously approved. Mayor Bauder declared the motion carried 4-0.

Consider Approval to Purchase Ultraviolet Lamps for WWTP – Public Works Director Brian Faust and WPC Superintendent Tim Guardado presented for consideration approval to purchase 500 Low-Pressure, High-Volume Ultraviolet (UV) Lamps and associated parts to replace all lamps in Channel #1 of our Trojan 3000plus UV system. The ultraviolet disinfection system was placed in service in 2012. New lamps are warrantied for 12,000 hours or 36 months from the date of purchase. The current lamps installed in 2023 have 10,985 hours on them. These are third-party lamps from Epec Water and they are burning out faster than the original Trojan lamps. Although we have been receiving warranty replacement for the lamps, the system downtime and employee time to keep replacing them as they out is costly. In an effort to save on the cost of replacing lamps, the City has maintained a steady flow to UV system by installing variable speed drives for several pumps in our upstream pumps. This has resulted in less on and off cycles of the lamps meaning fewer hours and fewer chances of lamps and ballast burning out. Staff has also worked with Ray Lindsey Company to reprogram the lighting controller. This adjusts the number and intensity of the lamps that are on at any one time. These efforts have bought another couple of years on each channel. At this time, Staff would like to utilize Trojan Technologies lamps due to the performance of the lamps. Funding for this purchase will come from the Sewer Fund.

Commissioner Maxwell moved to approve the purchase of 500 UV Lamps with the associated parts and supplies from Ray Lindsey Company, in an amount not to exceed \$202,269.45. Commissioner Wilson seconded the motion and the motion was unanimously approved. Mayor Bauder declared the motion carried 4-0.

Consider Approval to Purchase Brine Maker and Storage Tanks – Public Works Director Brian Faust presented for consideration approval to purchase a brine maker and two brine storage tanks. The 2026 CIP included \$75,000 for the purchase of de-icing equipment. Department staff made the decision to utilize Sourcewell national pricing under the statutory authority of KSA 12-2901 for the cooperative purchase.

This program allows the City to purchase equipment that meets our needs while guaranteeing that standard governmental purchasing practices are followed. The bid includes delivery, training and installation. The brine maker comes with a 1-year warranty, and the tanks have a 10-year warranty. The purchase does come in under the budgeted amount, however additional costs will be incurred for electric and plumbing work needed at the site.

Commissioner Wilson moved to approve the purchase of a Camion BrineMaster Brine Maker Kit-BM3000 and two (2) 5200-gallon poly storage tanks from C&H Outdoor LLC, in an amount not to exceed \$55,329,57. Commissioner Maxwell seconded the motion and the motion was unanimously approved. Mayor Bauder declared the motion carried 4-0.

Consider Award of Bid for Ferrous Chloride for WPC - Public Works Director Brian Faust and WPC Superintendent Tim Guardado presented for consideration approval of the bid for WPC Chemical of Ferrous Chloride. The City rejected the bid for Ferrous Chloride on December 9, 2025 as the one bid received was double the budgeted amount. Ferrous chloride is added to the influent to help control odors from plant processes. The City received 3 bids when the item was rebid. The low bid submitted is less than per pound price of the 2025 chemical. Funds are available to cover the costs.

Commissioner Hollister moved to award the bid for Ferrous Chloride from Pennco, Inc., at a cost of \$1.61/lb., with an estimated total cost of \$53,140.00. Commissioner Wilson seconded the motion and the motion was unanimously approved. Mayor Bauder declared the motion carried 4-0.

Commissioner Maxwell stated he needed to recuse himself from the next item and took a seat in the audience.

Consider Award of Contract for 14th and Osage Stormwater Improvements Project – Public Works Director Brian Faust presented for consideration awarding the contract for the 14th and Osage Stormwater and Sanitary Improvements project. The Public Works Department was notified of a crossroad culvert collapse on May 16, 2022. After visiting the site it was determined that the existing corrugated metal pipe (CMP) was undersized and completely rusted through causing a sinkhole in the road pavement. The CMP in the alley directly north of Osage Street, has rusted to the point where it collapsed and required a temporary repair. The inlet box located on the south side of Osage Street was found to have two pool drain connections through the sidewall. Changes to water regulations concerning pool discharge require these hydro conduits to be re-routed to the sanitary sewer system to capture, convey and treat the discharge at our Wastewater Treatment Plant. The Public Works Department engaged Affinis Corp. Engineering for the design of the project. Project plans were prepared and the project was advertised for bid in the Leavenworth Times and at the City's online Procurement Portal. Bids were opened on January 21, 2026, with 3 bids being received. Work is expected to begin this spring and be completed within 45 calendar days. Funding for this project is available in the Stormwater Capital Fund, and as a portion of this project is associated with addressing a sanitary issue, the cost will be split between stormwater and sanitary funding.

Commissioner Hollister moved to authorize the Mayor to sign a construction services contract for the 14th and Osage Storm and Sanitary Storm and Sanitary Improvements with Linaweaer Construction Co., in the amount of \$150,705.00 with an additional 10% (or \$15,000) authorized for any needed change orders. Commissioner Wilson seconded the motion and the motion was unanimously approved. Mayor Bauder declared the motion carried 3-0.

Commissioner Maxwell returned to the dais and rejoined the meeting.

Consider Concurrence with KDOT Award of Bid for Downtown ADA Ramp Improvements Project - Public Works Director Brian Faust presented for consideration concurrence with the KDOT award of bid for the Downtown ADA Ramp Improvements Project. KDOT opened bids for this project on January 21, 2026. While KDOT will be the agency that officially awards the contract, our agreement with KDOT states that the award will be to the lowest responsible bidder upon concurrence in the award by the City. The City of Leavenworth submitted and was awarded a Transportation Alternatives (TA) grant application from KDOT for ADA ramp improvements in our downtown. The agreement with KDOT stated that they would be responsible for 100% of the construction and construction engineering (inspection) costs up to a maximum of \$629,750. If the costs came in higher, the city would fund the difference. The ADA ramp improvements will be at intersections between Broadway and Esplanade and Choctaw and Seneca. Based on the low bid submitted to KDOT, the city's share of construction and construction engineering will be \$0.00.

Commissioner Maxwell moved the City Commission concur with KDOT's recommendation to award the Downtown ADA Ramp Improvements Project to Julius Kaaz Construction and Olsson for construction engineering. Commissioner Hollister seconded the motion and the motion was unanimously approved. Mayor Bauder declared the motion carried 4-0.

First Consideration Ordinances:

First Consideration Ordinance for Special Use Permit to Allow In-Home Daycare at 1922 5th Ave – Planning & Community Development Director Kim Portillo presented for first consideration a Special Use Permit to allow the operation of an in-home Child Care Center located at 1922 5th Avenue. The property is currently zoned R1-6, High Density Single Family Residential District. Child Care Centers are allowed in the R1-6 zoning district with issuance of a Special Use Permit. The operator is temporarily licensed by the State of Kansas to care for a maximum of 12 children, dependent upon the ages of the children in care. The Child Care Center will operate Monday-Friday from 6:00 a.m.-5:11 p.m., and is housed on the main floor of the home. The space includes a front room, dining area, dedicated daycare play space, main bathroom, kitchen and fences outdoor play area. There are dedicated off-street areas in the front and back of the property for safe drop-off and picking up of passengers. The Planning Commission considered this item at their January 5, 2026 meeting and voted 5-0 to recommend approval of the Special Use Permit.

There was consensus by the Commission to place the ordinance on first consideration.

Consent Agenda:

Commissioner Wilson moved to approve Claims for January 9, 2026 through January 22, 2026, in the amount of \$2,404,463.12; Net amount for Payroll # 1 effective January 9, 2026 in the amount of \$431,522.10 (No Police & Fire Pension). Commissioner Maxwell seconded the motion and the motion was unanimously approved. Mayor Bauder declared the motion carried 4-0.

Other:

City Manager Scott Peterson:

- WWTP Master Plan is mostly complete and we are working to reduce the scope for cost
- Housing Analysis is underway and will bring that back in early spring

Commissioner Maxwell:

- Kudos to snow removal crew, they did a great job

Commissioner Hollister:

- Kudos to Penny for handling items while Scott was out
- Kudos to the snow removal team
- Asked a question about a traffic light at Eisenhower that is in Lansing but controlled by Leavenworth

Commissioner Wilson:

- Congrats to Scott on the new addition to his family
- Keep others in your thoughts in prayers

Mayor Bauder:

- Thanked Penny for her hard work while Scott was out
- Glad Scott is back
- Snow removal did a great job

Executive Session – Attorney-Client Privilege – Mayor Bauder moved the City Commission recess into executive session for 30 minutes for the purpose of discussing employee matters in consultation with an attorney which would be deemed privileged in the attorney-client relationship, pursuant to K.S.A. 75-4319 (b) 2. The City Commission, City Manager, and City Attorney will be present. The open meeting will resume in the City Commission Chambers at 7:32 p.m. Commissioner Maxwell seconded the motion and the motion was unanimously approved. Mayor Bauder declared the motion carried 4-0.

The City Commission returned to open session at 7:32 p.m.

Adjournment:

Commissioner Hollister moved to adjourn the meeting. Commissioner Wilson seconded the motion and the motion was unanimously approved and the meeting was adjourned.

Time Meeting Adjourned 7:32 p.m.

Minutes taken by City Clerk Sarah Bodensteiner, CMC

POLICY REPORT
SECOND CONSIDERATION ORDINANCE 8276
ALLOWING SPECIAL USE FOR AN IN HOME CHILD
CARE CENTER AT 1922 5TH AVENUE

FEBRUARY 10, 2026



Sarah Bodensteiner, CMC
City Clerk



Scott Peterson
City Manager

BACKGROUND:

At the January 27, 2026 City Commission regular meeting the City Commission reviewed and placed on first consideration:

**AN ORDINANCE ALLOWING A SPECIAL USE FOR AN IN HOME
CHILD CARE CENTER TO BE LOCATED AT 1922 5TH AVENUE IN THE
CITY OF LEAVENWORTH, KANSAS.**

There have been no changes to the ordinance since first introduced. Ordinance No. 8276 is now presented for second consideration and requires a roll call vote.

ATTACHMENTS:

- Ordinance No. 8276

(Summary Published in the Leavenworth Times on February 14, 2026)

ORDINANCE NO. 8276

AN ORDINANCE ALLOWING A SPECIAL USE FOR AN IN HOME CHILD CARE CENTER TO BE LOCATED AT 1922 5TH AVENUE IN THE CITY OF LEAVENWORTH, KANSAS.

WHEREAS, under Appendix A of the City of Leavenworth Code of Ordinances, Development Regulations of the City of Leavenworth, Kansas, Sec 2.04, the Governing Body of the City of Leavenworth is given the power to locate special uses in each zoning district by ordinance within said City; 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 5th day of January, 2026 in the Commission Room, 1st Floor of City Hall, 100 N. 5th Street, Leavenworth, Kansas. The official date and time set as was published in the Leavenworth Times newspaper on the 5th day of November, 2025 and mailed to all property owners within 200 feet of the said property were given notice of the public hearing; and

WHEREAS, upon a motion made, duly seconded, and passed, the City Planning Commission adopted findings of fact and recommended approval of the request for an in home child care center in the R1-6 (High Density Single Family Residential District) zoning district located at 1922 5th Avenue, Leavenworth, Kansas.

WHEREAS, upon a roll call vote duly passed, the Governing Body adopted the findings of fact and conclusions to allow special use for a child care center for the property described herein.

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

Section 1. That a special use permit be issued for an in home child care center on the following described property:

THE SOUTH 23 FEET OF LOT 7 AND THE NORTH 33.50 FEET OF LOT 8, BLOCK 20, REES DONIPHAN AND THORNTON'S ADDITION TO LEAVENWORTH, A SUBDIVISION IN THE CITY OF LEAVENWORTH, LEAVENWORTH COUNTY, KANSAS. And more commonly referred to as 1922 5th Avenue, Leavenworth, Kansas.

Section 2. That this special use permit is subject to the following:

- a.) A minimum of 1,200 square feet of open space 100% enclosed by a minimum 4' high fence or wall shall be provided and maintained in good condition;
- b.) A copy of the permanent Family Child Care Home License shall be provided annually upon renewal by the State of Kansas;
- c.) The operation shall be limited to a maximum of twelve (12) children; and

- d.) All playground equipment shall be within the enclosed fence area.
- e.) No additional home occupations may be carried out at the residence.
- f.) Annual payment of the Special Use Permit.

Section 3: That this Ordinance shall take effect and be in force from and after its passage by the Governing Body, and its summary publication once in the official City newspaper.

PASSED AND APPROVED by the Leavenworth City Commission of the City of Leavenworth, Kansas on this 10th day of February, 2026.

Nancy D. Bauder, Mayor

{Seal}

ATTEST:

Sarah Bodensteiner, CMC, City Clerk

MAYOR'S APPOINTMENTS

FEBRUARY 10, 2026

Mayor Bauder

"Move to

Appoint to the Grow Leavenworth County Development Corporation Board Phillip Parson to terms ending May 31, 2028.

Requires a second and vote by the Governing Body.

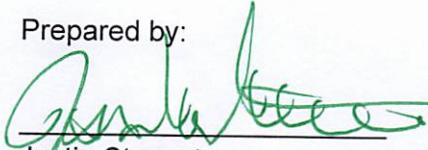
POLICY REPORT PWD NO. 26-10

CONSIDER APPROVAL OF LOW BID FOR
THE 2026 PAVEMENT MANAGEMENT PROJECT
(MICRO-SURFACING PROGRAM)

City Project 2025-009

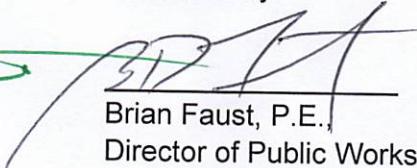
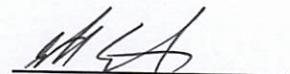
February 10, 2026

Prepared by:



Justin Stewart,
Project Manager

Reviewed by:


Brian Faust, P.E.,
Director of Public Works
Scott Peterson,
City Manager

ISSUE:

Consider the bid received and possible award of the 2026 Pavement Management – Micro-Surfacing and Crack Seal Program.

BACKGROUND:

Surface seals help extend the useful life of our streets by preserving pavements that are in fair to good condition. Applying a surface seal at the appropriate time (keeping the good roads good) is significantly less expensive than waiting until the pavement degrades further and a mill/overlay or reconstruction is required.

The streets were evaluated using both actual field observation and their Pavement Condition Index (PCI). Streets with a PCI of 55 or greater are considered good candidates for some type of surface treatment.

The components of the 2026 program include micro-surfacing (surface seal), mill and overlay, and reconstruction of concrete intersections. Inspection will be by City Staff.

The Micro-Surfacing and Crack Sealing Program for 2026 includes the streets highlighted on the attached map. City forces will trim limbs on the streets ahead of this year's program.

The project plans were prepared by staff, and the project was advertised for bid in the Leavenworth Times and at Euna Procurement. Bid results are shown below and in the attached bid tabulation. Like several surface preservation processes, micro-surfacing has a limited number of contractors that do this type of work.

Vance Brothers was the sole bidder and met all bidding requirements. Vance Brothers has completed both the granite seal and micro-surfacing programs for the City in previous years. The prior work was completed within the required timeframe and specifications. The company has done numerous micro-surfacing projects for other cities in Kansas and Missouri and has the experience to satisfactorily perform this work for the City of Leavenworth.

| Company | City | Base Bid |
|----------------------|-----------------|--------------|
| Vance Brothers, Inc. | Kansas City, MO | \$528,622.11 |
| Engineer's Estimate | | \$636,323.25 |

This project has an early start date of May 26, 2026 and a late start date of June 30, 2026. The contractor will have 60 calendar days to complete all the necessary work. The crack sealing and any required base patching will occur early (late May to June) while the actual micro-surfacing will likely occur after the completion of prep work.

The project was bid with a list of additional streets that could be added to the project with no change in unit prices. Staff made assumptions regarding the amount of full-depth base patching that would be needed on each road. If this patching is not needed, staff is requesting the ability to add streets to the project to maximum the available funding.

POLICY:

The City Commission generally awards a contract to the lowest bidder if the bid is less than the Engineer's estimate and whose evaluation by the City indicates that the award will be in the best interest of the City. While there was only one bidder, the bid was under the engineer's estimate, and the contractor is extremely well qualified for this work.

BUDGET IMPACT:

The 2026 budget included \$2.205M for the Pavement Management Program.

| | |
|-------------------------|------------------------|
| Micro-surfacing: | \$528,622 |
| Mill/Overlay: | \$1,500,000 (estimate) |
| Concrete Intersections: | \$200,000 (estimate) |
| Total (estimate): | \$2,228,622 (estimate) |

Staff will refine streets within the 2026 PMP to ensure the total cost is \$2.205M or less.

RECOMMENDATION:

Staff recommends that the City Commission award the 2026 Pavement Management – Micro-Surfacing and Crack Sealing Program to Vance Brothers for \$528,622.11 and authorize the Public Works Director to add additional streets, as funding permits, with the approval of the City Manager.

ATTACHMENTS:

Project Street Map

Bid Tab

CIP Sheet

The following streets shall be crack sealed and micro-surfaced under the Base Bid (See Attachment 1 – Map):

- Oxford Ct (Grand Ave. to Cul-de-sac)
- Wellington Dr. (Wellington Dr to Cul-de-sac)
- Militia Ct (Revolutionary Ct to Cul-de-sac)
- Green Ridge (Shrine Park to gate)
- S 16th St (Thornton to 335' S of Thornton)
- S 16th St (656' S of Thornton to 345' N of Santa Fe)
- N 10th Street (Pawnee St to Shawnee St)
- Tonganoxie Dr (337' SW of 20th St. to 130 SW of Shenandoah Dr)
- Ironmoulders St (Grand Ave. to Franklin St.)
- Central Ave. (Spruce St. to Ohio St.)
- Pawnee St. (5th Street to 7th Street)
- 20th St. (Lecompton Rd. to 19th St. Terr)
- S 14th St. (Quincy St to Cul-de-sac)
- S 19th St. (Spruce St. to Hight St.)
- Olive St. (19th St. to 18th St.)

Micro 2026

Legend

- Base Bid
- Alternate
- Leavenworth Boundary





CITY OF LEAVENWORTH

Project No. 2023-001

2026 Pavement Management Program Crack Seal and Micro-Surfacing
February 4, 2026

ENGINEER'S ESTIMATE

\$ 636,323.25

| BASE BID | | | | \$636,323.25 | | \$528,622.11 | |
|-----------------|--|----------|------|---------------------|---------------|----------------------|---------------|
| Item | Description | Quantity | Unit | Engineer's Estimate | | VANCE BROTHERS, INC. | |
| | | | | Unit Price | Extension | Unit Price | Extension |
| 1 | MOBILIZATION | 1.00 | LS | 35,000.00 | \$ 35,000.00 | 15,653.52 | \$ 15,653.52 |
| 2 | TRAFFIC CONTROL | 1.00 | LS | 20,000.00 | \$ 20,000.00 | 26,000.00 | \$ 26,000.00 |
| 3 | CRACK SEAL | 59007.00 | SY | 1.75 | \$ 103,262.25 | 1.80 | \$ 106,212.60 |
| 4 | MICRO SEAL | 59007.00 | SY | 4.50 | \$ 265,531.50 | 4.20 | \$ 247,829.40 |
| 5 | MICRO CRACK FILL | 1200.00 | LF | 20.00 | \$ 24,000.00 | 9.00 | \$ 10,800.00 |
| 6 | ASPHALTIC CONCRETE SURFACE COURSE KC APWA 5-01 | 64.84 | TONS | 300.00 | \$ 19,452.00 | 426.60 | \$ 27,660.74 |
| 7 | ASPHALTIC BASE COURSES KC APWA 5-01 (R&R) | 129.69 | TONS | 300.00 | \$ 38,907.00 | 313.20 | \$ 40,618.91 |
| 8 | 6" GRANULAR SUBBASE, AB-3 COMPACTED | 590.07 | SY | 100.00 | \$ 59,007.00 | 46.44 | \$ 27,402.85 |
| 9 | PERMANENT PAVEMENT MARKINGS, 6" WHITE (MULTI COMPONENT EPOXY) | 4818.00 | LF | 10.00 | \$ 48,180.00 | 1.86 | \$ 8,961.48 |
| 10 | PERMANENT PAVEMENT MARKINGS, 4" WHITE SKIP (MULTI COMPONENT EPOXY) | 1495.00 | LF | 1.50 | \$ 2,242.50 | 1.23 | \$ 1,838.85 |
| 11 | PERMANENT PAVEMENT MARKINGS, 4" YELLOW (MULTI COMPONENT EPOXY) | 10514.00 | LF | 1.50 | \$ 15,771.00 | 1.23 | \$ 12,932.22 |
| 12 | PERMANENT PAVEMENT MARKINGS, 12" YELLOW (MULTI COMPONENT EPOXY) | 50.00 | LF | 25.00 | \$ 1,250.00 | 21.68 | \$ 1,084.00 |
| 13 | PERMANENT PAVEMENT MARKINGS, 24" WHITE (MULTI COMPONENT EPOXY) | 18.00 | LF | 40.00 | \$ 720.00 | 43.35 | \$ 780.30 |
| 14 | PERMANENT PAVEMENT MARKINGS, LEFT TURN ARROW (MULTI COMPONENT EPOXY) | 4.00 | EACH | 750.00 | \$ 3,000.00 | 211.81 | \$ 847.24 |
| TOTAL BASE BID: | | | | \$ 636,323.25 | | \$ 528,622.11 | |

**Capital Improvements Program
2026 - 2030**
Streets Capital Projects Fund - Annual Pavement Management Program

Purpose / Description:

This allocation provides for the annual surface preservation (micro-surface/granite chip/seal, etc.), rehabilitation (mill/overlay with minor base patching), and reconstruction of the City's streets.

| Comments | Source | Year | Requested | Scheduled |
|--|-----------|------|----------------------|----------------------|
| Street resurfacing, projects are identified annually | Sales Tax | 2026 | \$ 2,205,000 | \$ 2,205,000 |
| " | " | 2027 | 2,315,300 | 2,315,300 |
| " | " | 2028 | 2,431,100 | 2,431,100 |
| Less allocation for 4th Street from Seneca to Metropolitan Grant Matching Project | | 2028 | (953,000) | (953,000) |
| " | " | 2029 | 2,552,700 | 2,552,700 |
| " | " | 2030 | 2,680,335 | 2,680,335 |
| | | | \$ 11,231,435 | \$ 11,231,435 |







