



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

CITY COMMISSION STUDY SESSION
COMMISSION CHAMBERS
TUESDAY, JULY 21, 2026 6:00 P.M.

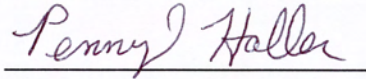
Welcome to your City Commission Study Session
Please turn off or silence all cell phones during the meeting
Meetings are available for viewing on YouTube

STUDY SESSION:

1. Frontier Museum of the U.S. Army Project Update (pg. 02)
2. Leavenworth VIBE Downtown Revitalization and Community Partnership Update (pg. 11)
3. Dangerous Structures Review and Assessment (pg. 48)
4. Sanitary Sewer and Stormwater Rate Discussion (pg. 55)

STAFF REPORT
Frontier Museum of the U.S. Army Project Update
July 21, 2026

Prepared By:



Penny Holler
Assistant City Manager

ISSUE:

The City provided \$47,500 from Convention and Visitors Bureau reserve funds to the Frontier Museum of the U.S. Army Foundation for a feasibility study and renderings. An update on the status of that project will be provided.

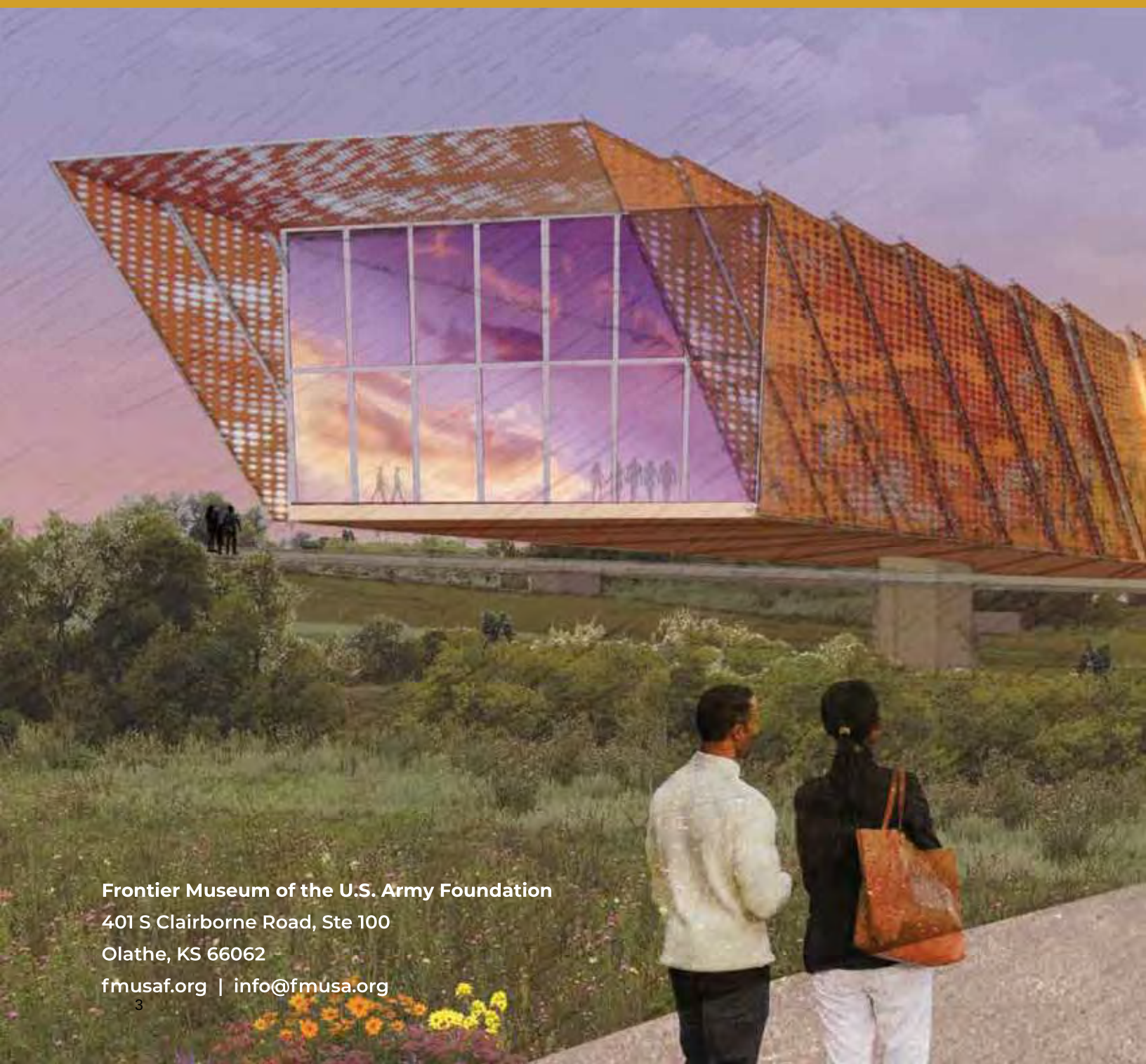
ATTACHMENT:

Case Study



FRONTIERS OLD AND NEW

A Campaign for the Frontier Museum of the U.S. Army Foundation



Frontier Museum of the U.S. Army Foundation
401 S Clairborne Road, Ste 100
Olathe, KS 66062
fmusaf.org | info@fmusa.org

The story of the American frontier is a story of America. Vast, promising, beckoning.

As America pushed west in the 1800s, Fort Leavenworth, Kansas was its gateway, an outpost at the edge of the unknown, from which the United States Army served as the federal government's principal agent of frontier expansion. From Fort Leavenworth, the Army would undertake its manifold mission of protecting settlers, exploring and surveying, building infrastructure, prosecuting military campaigns and developing the frontier.

Inevitably, the story of the American frontier is a story of the United States Army. Intrepid, determined, commanding. Tethered inexorably to the largest chapter of American expansion.

But it is more. It is a story that informs us about our journey westward. Of bold ambition, intersecting cultures, soaring achievement and lingering questions. Of diverse people groups and varying experiences.

The intertwined story of the American frontier and the United States is a story that is uniquely American. Inspiring, contentious, complex.

It's an invaluable, complicated story that speaks to the promise and fallibility of American aspiration. It is nearly two centuries old and ever evolving. It informs much about the American spirit and who we are as a people. It needs to be told, thoroughly and from every perspective.

As it will be, through a reimagined and vastly expanded Frontier Army Museum, intended to be re-named the Frontier Museum of the U.S. Army (the Museum).



A RICH HISTORY

Fort Leavenworth, opened in 1827, is the oldest continuously operating military installation west of the Mississippi River. In the early 1800s, Fort Leavenworth sat on a physical frontier at the geographical border between the eastern United States, Native American tribal lands, and unexplored prairies, mountains and deserts. Today, it supports professional military and civilian education and innovation, and is home to the Museum.

Now more than 80 years old, the Frontier Army Museum traces its origin to 1938, when the wagon shop at Fort Leavenworth closed and the horse-drawn vehicles were relocated and called the “Old Rolling Wheels Museum.”

A SPAN OF LIMITATIONS

It was officially recognized as a U.S. Army Museum in 1960 and, since then, has preserved and displayed one of the world’s finest collections of 19th century military artifacts. While today the Museum is the core U.S. museum focused on the story of the western American frontier, it is limited in its capacity to tell its story fully and to engage visitors imaginatively.

- At 23,000 square feet, the Frontier Army Museum can display less than 5 percent of the artifacts in its collection.
- The building does not offer an appropriate flow for the visitor experience. The structure is compartmentalized and, because of inherent complications, cannot be renovated appropriately.
- Perhaps most important, it is located inside the walls of Fort Leavenworth and is accessible only through approved access. This creates a physical and mental barrier that has resulted in monthly visits of only about 150 guests.

A NEW FRONTIER

The Frontier Army Museum of the U.S. Army now stands ready for its next phase, an ambitious rebirth, a project to create a stunning new facility on fifteen sprawling acres of land outside the gates of Fort Leavenworth but sufficiently proximate to underscore the Fort's, and the U.S. Army's, permanent place in the westward development of our nation.

This new Museum, at more than 90,000 square feet, will both honor and enrich its natural environment, oriented westward and rising 50 feet from its lowest to highest point. The building focuses westward, its design connoting movement, in natural landscape.

Open to the public and offering free admission, it will be designed to immerse visitors in the story of the American frontier, providing a curated journey that will create connection with the entirety of the frontier experience and all who were part of its story. Visitors will be greeted by a grand, open path leading into a long, expansive gallery and ultimately to a second-floor gallery that narrates the history of the frontier, creating a chronological journey mirroring the move across the American west. It engages the story of the frontier experientially, sequenced in its major chapters.

The Museum will include more than 28,000 square feet of exhibit space; nearly 5,000 square feet of onsite exhibit and collection storage; two classrooms totaling 1,500 square feet; a 900-square-foot research library; and a café and a gift shop. Staff offices and volunteer lounge also will be housed onsite.

Upon completion, it will stand as the only U.S. Army Museum with flexible, rotating space, child and adult learning centers, and audio and video labs. It will be as dynamic as the story it tells



A NEW OPPORTUNITY FOR INCLUSIVE STORYTELLING

Impressive though it is as a structure, the Museum will serve a deeper purpose. It will be the national focus for an unvarnished, comprehensive recounting of the story of the American frontier — the adventures, the achievements, the missteps. It will both honor and examine the leading role of the U.S. Army in the exploration and settling of the American West. Importantly, it also will provide the perspectives of and give voice to all who are part of that story — Native Americans, explorers ... everyone whose fortunes shaped, and were shaped by, the emerging American west.

It will offer and amplify a breadth of perspectives and accounts from all the cultural groups along the American frontier; celebrate the resilience reflected in the frontier spirit; provide for intersecting ideas; and provoke consideration of our collective, continuous American journey.

Through our storytelling, we will seek to inspire curiosity, conversation and a stronger sense of belonging and inclusivity. Multiple perspectives will weave together to reveal themes of history, culture and communities. At the Museum, every visitor will find themselves within the story of the American frontier. In reflecting on past chapters and perspectives, it seeks to open us to new ones.





THE CAMPAIGN

This will be a museum worthy of regional prominence and national — even global — attention, bringing to life one of the most critical chapters in our nation's history and offering new visibility and economic benefit for our region. To bring this new chapter for the Museum to life, and enshrine its story for generations to come, we are undertaking an ambitious capital campaign. Because the U.S. Army cannot engage in fundraising, we have established a new 501(c)(3) organization through which we will raise the funds needed to establish the Museum. Once successful, we would gift the facility to the U.S. Army.

To accomplish this ambitious undertaking, which will require \$100 million in funding, we are seeking private support of at least \$25 million with the remainder sought from public sources. Private donations will be critical to exhibiting public support for the new Museum and for ensuring that its full physical and educational aspirations can be met.

Monies raised privately would be used for multiple purposes:

Facility

Complete construction of the facility, with the availability of naming rights for certain public spaces at identified thresholds of giving.

Program, Arts and Grounds

Showcase the Museum's world-class collection and temporary exhibits, including artifacts and artwork. Offer ongoing educational programming that supports and augments the Museum's collection and visitor journey.

All funds raised in the campaign will support the construction of the new Museum and, later, programming. No campaign proceeds will be used for staff or operating costs.

THE TIME IS NOW FOR A TIMELESS STORY

As it did nearly 200 years ago, the frontier is calling. To recount its history and invite us into it. To inspire. To reflect and look forward.

A magnificent facility is ready to tell its timeless story ... with your support, engaging a new frontier.



OUR PARTNERS

Advantage Printing

Armed Forces Bank/Academy Bank

Artist of Record: Maretta Kennedy

Bateman Law Group, LLC

City of Leavenworth, Kansas

Combined Arms Center

Department of Commerce, State of Kansas

EAG Advertising & Marketing

JE Dunn Construction

Kinetic

Leavenworth County, Kansas

Leavenworth-Lansing Chamber of Commerce

Multistudio Architects

RER Services dba Small Business Solutions

U.S. Army Garrison - Fort Leavenworth

U.S. Army Center of Military History/Frontier Army Museum

**STUDY SESSION POLICY REPORT
LEAVENWORTH VIBE DOWNTOWN
REVITALIZATION AND COMMUNITY PARTNERSHIP UPDATE**

JULY 21, 2026

Representatives from The Leavenworth VIBE will provide an update on the organization's ongoing downtown beautification, placemaking, and community engagement initiatives. The presentation will highlight recent volunteer-led cleanup efforts, progress on public art projects, and coordination with downtown property owners and stakeholders.

The group will discuss future plans aimed at enhancing the downtown experience, including the development of public art installations and strategies to strengthen Leavenworth's identity as a destination for residents and visitors. The presentation will also identify opportunities for collaboration with the City, including potential infrastructure improvements, maintenance considerations, and downtown waste management solutions intended to support revitalization efforts.

The discussion is intended to inform the City Commission of current activities, gather feedback on proposed initiatives, and explore potential partnerships that align with the City's economic development, beautification, and community-building goals.

We would like to introduce our new community group The Leavenworth VIBE! The group consist of business and building owners in downtown along with awesome citizens who want to help revitalize our historic downtown.

The Leavenworth VIBE was created to help bridge the gap/lapse between businesses, citizens, local organizations and the city to create a vibrant, inviting, beautiful and engaging (VIBE) downtown. We hope to encourage our community to engage, shop, eat and spend time in our historic downtown as well as to attract new entrepreneurs.

Our first of many plans are to add art, beautiful plants, and to clean up streets, sidewalks, alley ways, and parking lots.

If you would like to learn more about The Leavenworth VIBE and all the exciting goals we have or would like to join us in our efforts, contact Bill Kerns or Renee at Karma. We will be hosting informative meetings on our goals and organizing the community work.

What we need: rockstar volunteers for cleanup, artist ready to paint, donated acrylic and latex paints, and paint brushes.

Not only will this spruce up our historical downtown before the World Cup visitors but will be a long standing effort to make downtown Leavenworth an inviting place to shop, live and have a business.

Thank you for taking the time to take a look!

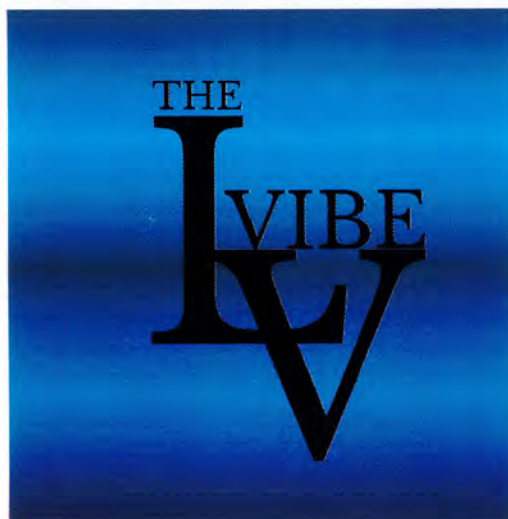
Bill Kerns

515-570-1762

Renee @ Karma Bakery and Deli

913-250-5213 or text 913-223-0178

Follow us on Facebook for updates! The Leavenworth VIBE



WINDOW ART LEAVENWORTH VIBE

Preliminary Brief

Purpose

- To enhance appearance of downtown Leavenworth.
- To promote use and occupancy of vacant buildings and storefronts.

Overview

LV VIBE intends to provide a channel to bring together building owners, businesses, artists, and the general public for their mutual benefit and guide participants in the basics of “how-to” get it done.

Building Owners

Bring a desire to enhance their property and encourage new tenants or potential sale of the property. Participate with artists in developing appropriate works and timeline for efforts.

Artists and Creatives

Work with LV VIBE to meet with building owners and develop an action plan for a particular building face.

Specifics of Window Art

- City regulations and guidelines prevent these art works from specifically advertising anything.
- Exact content will be as established between the building owner and the artist/creative.
- Work should be considered temporary as part of the project is to encourage new tenants.
- Work would generally be latex acrylic paint applied to window and or door glass.
 - Determine the design and make a preliminary sketch or layout.
 - Clean the glass for better adhesion and durability.
 - Mask adjacent surfaces and protect the sidewalk.
 - Apply the work.
 - Promote the work and effort.

ART ALLEY LEAVENWORTH VIBE

Concept & Plan
June 13, 2026

Purpose

- To increase awareness and VIBRANCE of our city and specifically Downtown Leavenworth
- To increase foot traffic in the area
- To awaken presently unused and abused spaces with interesting works of art
- To encourage citizens and visitors to enjoy new art experiences

Overview

LV VIBE intends to provide a channel to bring together building owners, businesses, artists, and the general public for their mutual benefit and guide participants in the basics of “how-to” get it done.

Building Owners

Bring a desire to enhance the appeal of our Downtown Leavenworth.

Artists and Creatives

Work with LV VIBE to meet with building owners and develop an action plan for a particular building face.

Specifics of Alley Art

- City regulations and guidelines prevent these art works from specifically advertising anything
- Exact content will be as established between the building owner and the artist/creative
- Work should be considered semi-permanent
- Work would generally be latex acrylic paint applied to existing wall surfaces
 - Follow predetermined historic preservation requirements of the building and area
 - Be aware of hazards of working in the alley
 - Develop a particular concept, theme, and specific image in a sketch or preliminary work
 - Properly prepare the surface per Leavenworth VIBE and historic requirements
 - Mask adjacent surfaces and protect the alley pavement surface
 - Apply the work
 - Promote the work and effort

Location

Proposed area of the “Art Alley” project described in this Concept & Plan is the space that is best describes as the service access and utility alley running parallel to and between Cherokee and Delaware streets between 4th and 6th streets. Refer to the attached map of the area.

City and State Requirements

Rear and side elevations of our Downtown Leavenworth buildings are considered as much a part of the building facade as the front face of the building per adopted city codes. Modifications to a building facade must be officially approved by the processes and procedures outlined within city codes. In our Downtown Leavenworth there are several classifications of buildings and facades that must be considered in planning the Art Alley project. Some structures are within a designated historic area and changes to buildings must comply with very specific requirements. Some structures are outside the designated historic area but the appearance of these building may impact nearby historic structures and so have to meet another set of requirements. Some structures and land are outside the historic area and having little visual impact on the historic structures, have only to comply with the core requirements of the city regulations. Refer to the attached map of the area.

In the planned area, buildings with existing paint on the exterior wall surfaces may be partially repainted, repainted in total, or repainted by a mural so long as the wall surface is maintained in an acceptable condition. Proposed changes must be submitted to the city for consideration and approval. This process is likely administrative in nature, at no cost to the applicant, and completed in a matter of days.

In the planned area, buildings with raw exposed masonry exterior wall surfaces may may be subject to a more in-depth review. Proposed changes must be submitted to the city for consideration and approval. This process may require an application fee, along with a formal review by the City Historic Preservation Commission.

Note

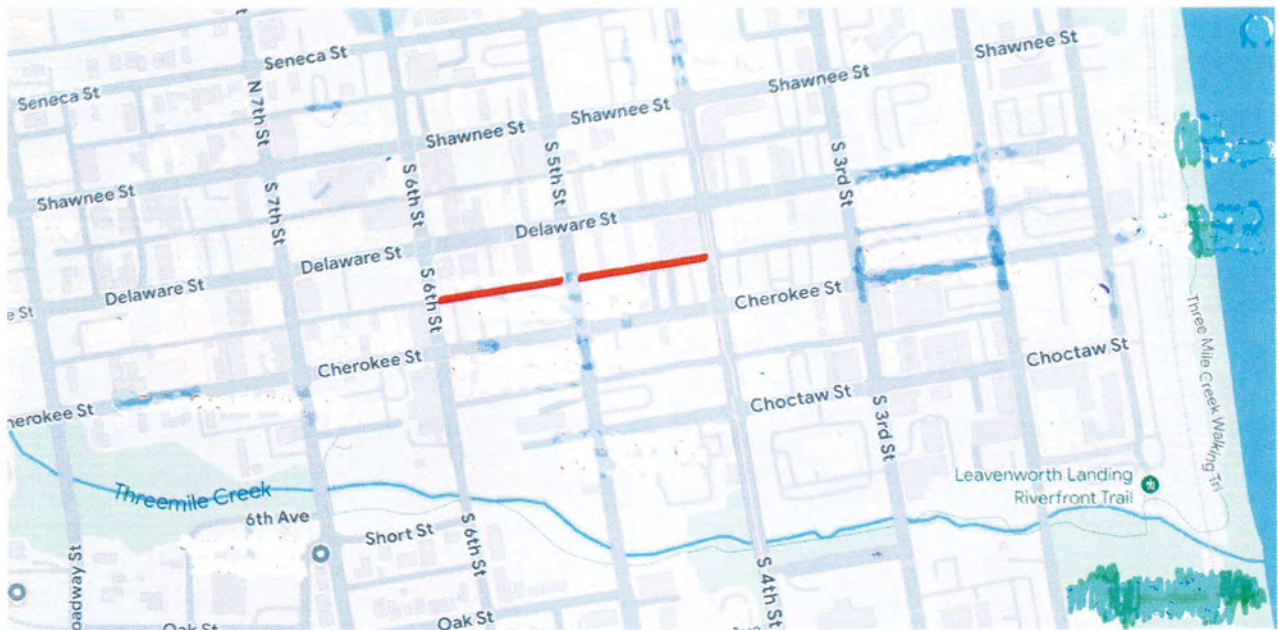
Leavenworth VIBE is currently preparing a document describing the details of the overall Art Alley plan. This document may be used as application and submittal, including the technical considerations requiring Historic Preservation Commission review, in lieu of building owners preparing and submitting individual applications.

Preservation Technology

Many older buildings suffer degradation of exterior walls. Spalling of exterior masonry wall surfaces usually stems from freezing of water or water vapor that is held within the brickwork or rock, just behind the outer surface. Localized erosion, cracking and separation of mortar in brickwork allows additional moisture infiltration. Moisture from inside the building migrates through the wall structure to cold exterior surfaces during cold weather causing additional surface breakdown. Preservation efforts usually include mortar tuck-pointing, brickwork replacement, resurfacing, or coating the exterior with an appropriate, approved sealants. Exterior sealants and paints must shed rain and snow while allowing interior vapor to escape.

Note

Leavenworth VIBE is coordinating a survey and condition assessment of exterior walls of several Downtown Leavenworth buildings by preservation professionals. Owners interested in having their building included in the survey and/or participating in the planned follow-up workshops should contact Leavenworth VIBE.



PROPOSED ART ALLEY

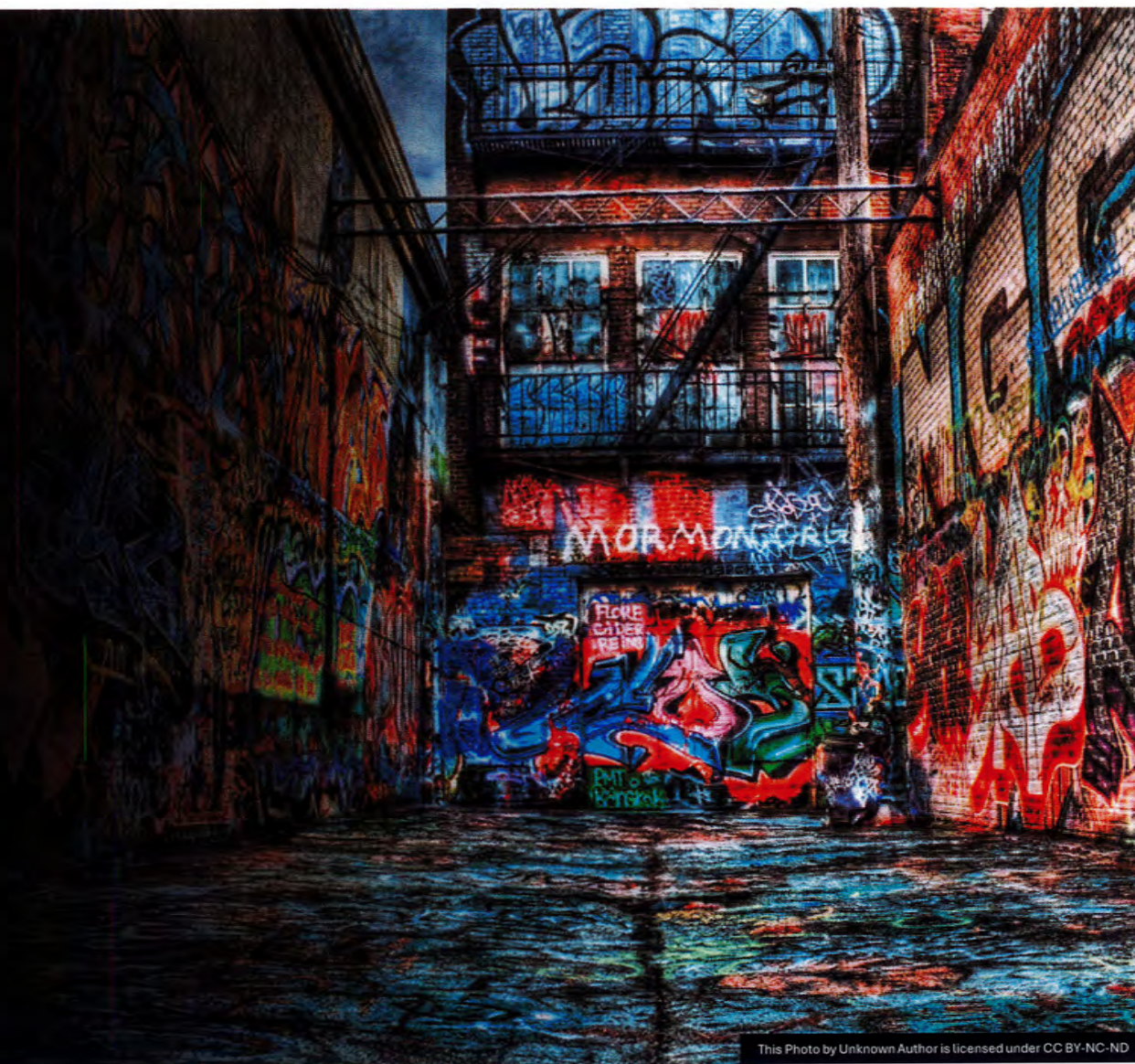
Design Elements

- Large scale wall murals
- Small scale embellishments
- Improved pavement surface
- Aesthetic lighting

ART ALLEY

Bringing a destination full of color
and life to downtown Historic
Leavenworth

The Leavenworth VIBE project 2026



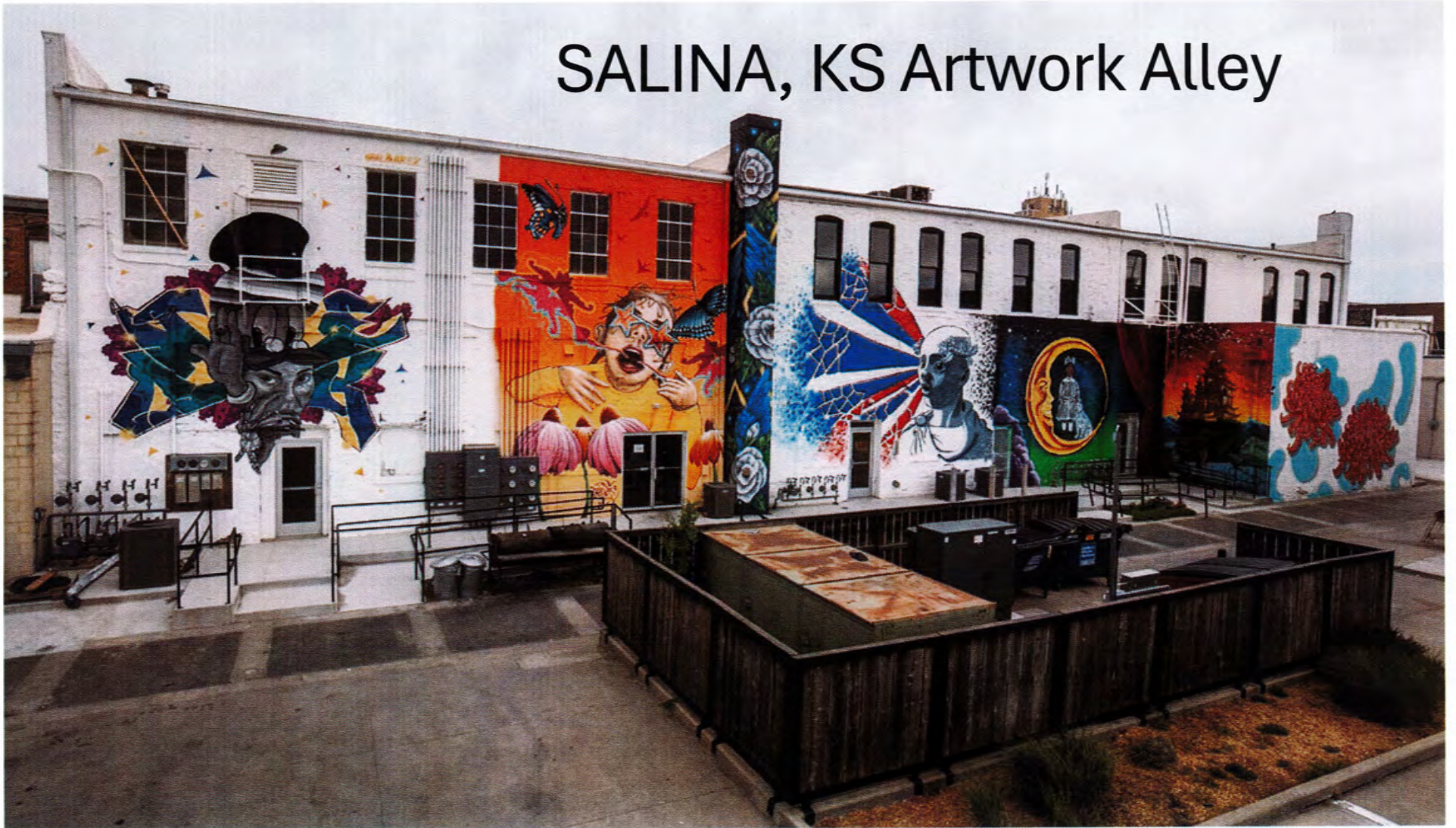
This Photo by Unknown Author is licensed under CC BY-NC-ND

Cities all over the nation bring positive messages and inspiration through Mural Art.
The Leavenworth VIBE would love to bring an Art Alley and Window art to our Historic Downtown.



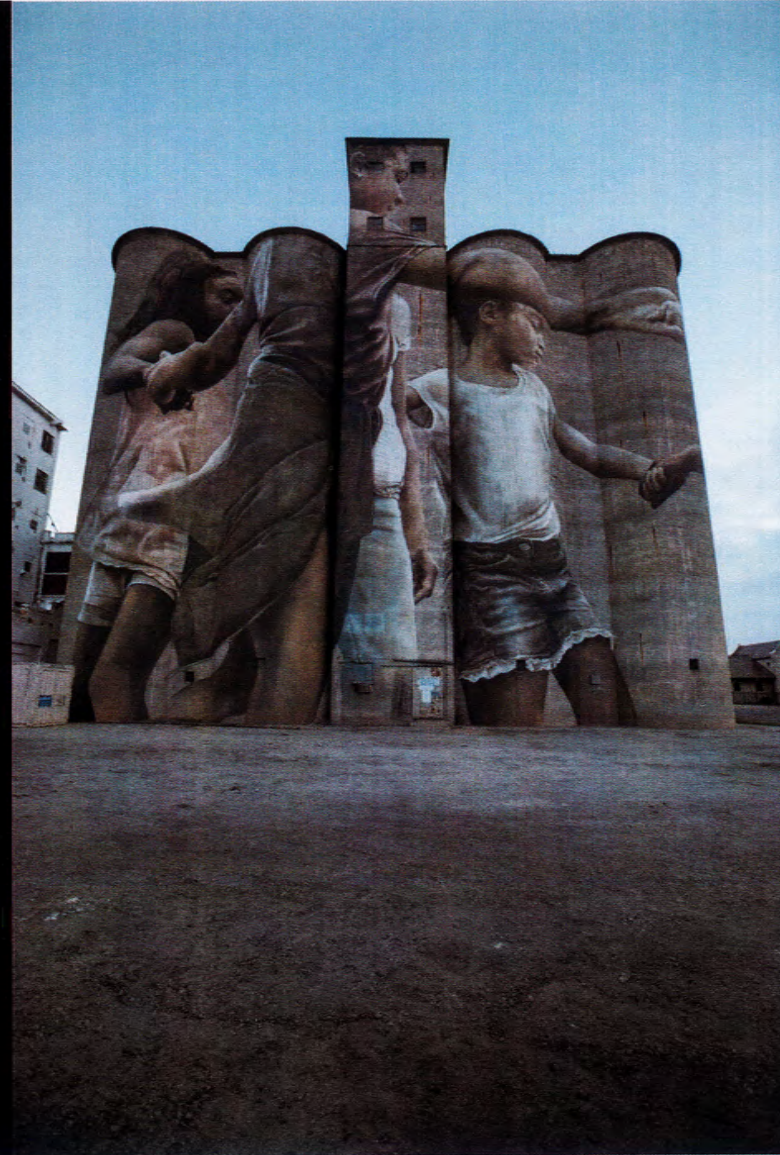
Sedalia, MO

SALINA, KS Artwork Alley



SALINA, KS

- Salina Kanvas
Art work
Project



Boulder, CO

Alley bands' music fills the air creating an "Alive" and "Engaging" downtown.



Salinaarts.com

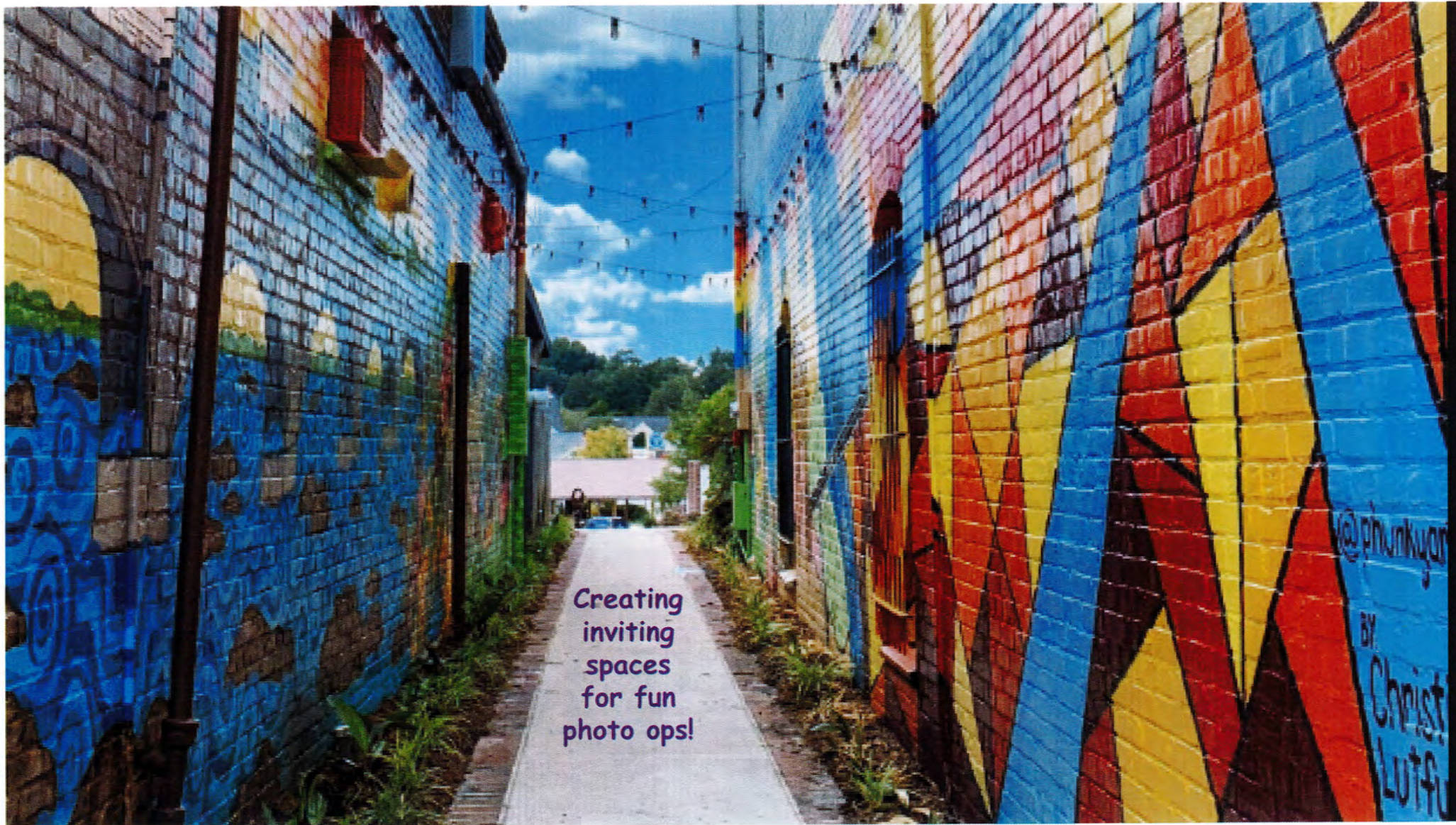


CrossRoads district, Kansas City



Adding Lights above to brighten it up during short daylight hour months.





Creating
inviting
spaces
for fun
photo ops!



Just imagine
how much
more inviting
and active
downtown
could be with
vacant building
windows
painted!



ART ALLEY INFRASTRUCTURE

LEAVENWORTH, KS

BUILDING (REAR) FACADE STUDY

REPORT

July 6, 2026

Background	2
Concept Development	3
Investigation and Recommendations	4

Prepared by:

Mike Dickey	ConProCo	Shawnee, KS
Garren Stickelman	M-E Solutions	Leavenworth, KS

Background

Initial concepts of an “Art Alley” in Downtown Leavenworth were discussed during a meeting of the informal group *Leavenworth VIBE*. Subsequent discussions with business, building owners, and city officials led to formulation of plans for a vibrant art installation.

Considerations

A specific area or spaces along a suitable central alley location

Space where art installation work could begin soon and grow over time

Displays that would be of interest to the public and draw visitors to our downtown

Displays that would comply with or be consistent with city regulations

Installation work that would meet applicable historic preservation requirements

Specific works and installation would be between building owners and individual artists

Efforts by *Leavenworth VIBE* would focus on necessary work to begin the process

Concept Development

Development of the “Art Alley” concept continued and found significant interest from building owners. Plans are moving forward for art installations in the alley between Cherokee and Delaware Streets, from Fourth Street to Sixth Street.



Alley building facades in the subject area were surveyed for physical condition and suitability. The survey revealed that much of the area is part of the Leavenworth City Historical Preservation District. Modifications to buildings within the district must comply with specific requirements. Condition of facades and historic modification requirements are noted in Investigation and Recommendations portions off this report.

Investigation
and
Recommendations

Property street address

Owner

Owners Address

Legal description of property

Description of alley facing facade

Recommendations.

401 to 407 Delaware (Unoccupied)

First National Bank of Omaha

1601 DODGE ST #STOP 3120 OMAHA, NE 68197

LEAVENWORTH, PLT ORIG , BLOCK 71 , Lot 6 Plat Book/Page 1A /1 Lot Width: 024.0 Lot Depth: 125.0

Deed Book/Page [0910/0689](#)

Two stories in height. Two existing murals on stucco surface. Remainder is modern off-white face brick in good condition.

Recommend leaving entire facade and existing mural “as is”.

409 to 415 Delaware

Leavenworth Heritage Church

409 DELAWARE ST LEAVENWORTH, KS 66048

LEAVENWORTH, PLT ORIG, S25, T08, R22E, BLOCK 48, Lot 25 - 28 Plat Book/Page 1A /1 Lot Width: 096.0 Lot Depth: 125.0 Deed Book/Page 09 /7197 [0781/0827 0535/0156](#)

3 stories with 2 story appendage. Early brick, with structural reinforcement. Multiple layers of paint. Fair condition.

**Recommend only installing art display on 2 story appendage and lower level of 3 story face.
Make minor surface repairs and spot or full prime coat with exterior grade latex primer.
New art installation work to use exterior grade acrylic latex paints.**

417 Delaware

Davis Funeral Chapel, Inc.
531 SHAWNEE ST LEAVENWORTH, KS 66048

LEAVENWORTH,PLT ORIG, S25, T08, R22E, BLOCK 48, Lot 24 Plat Book/Page 1A /1 Lot Width: 024.0 Lot Depth: 125.0
Deed Book/Page [0740/1443](#) [0632/1078](#) [0632/1077](#) [0620/1300](#) [0596/0547](#) 088D/0460

3 story with small 1 story appendage. Early brick. Multiple layers of paint. Good condition.

**Make minor surface repairs and spot or full prime coat with exterior grade latex primer.
New art installation work to use exterior grade acrylic latex paints.**

419 Delaware

Davis Funeral Chapel, Inc.
531 SHAWNEE ST LEAVENWORTH, KS 66048

LEAVENWORTH,PLT ORIG, S25, T08, R22E, BLOCK 48, Lot 23 Plat Book/Page 1A /1 Lot Width: 024.0 Lot Depth: 125.0 Deed Book/
Page [0779/0620](#) [0779/0619](#) [0751/0872](#) [0601/1866](#) [0621/0306](#)

3 story, small 1 or 2 story appendage. Early brick. Multiple layers of paint. Good condition.

**Make minor surface repairs and spot or full prime coat with exterior grade latex primer.
New art installation work to use exterior grade acrylic latex paints.**

421 to 425 Delaware

Leavenworth Masonic Building Assn

423 1/2 DELAWARE ST LEAVENWORTH, KS 66048'

LEAVENWORTH,PLT ORIG, S25, T08, R22E, BLOCK 48, Lot 20 - 22 Plat Book/Page 1A /1 Lot Width: 072.0 Lot Depth: 125.0 Deed Book Page [0370/0262](#)

3 stories. Early brick. Repointed with modern cement based mortar. Fair condition.

Make minor surface repairs and repoint where necessary with cement type mortar.

Prep under mural type work with elastomeric acrylic latex primer.

New art installation work to use exterior grade acrylic latex paints.

431 to 439 Delaware

Ronald R Booth Properties LLC

1909 GRAND AVE LEAVENWORTH, KS 66048-4219

LEAVENWORTH,PLT ORIG, S25, T08, R22E, BLOCK 48, Lot 17 - 19 Plat Book/Page 1A /1 Lot Width: 072.0 Lot Depth: 125.0 Deed Book/Page [0699/1597](#) [0662/0251](#) [0639/0768](#) [0505/0457](#) [0000/8493](#)

East portion. 2 stories. Early brick. Repointed with modern cement based mortar. Painted. Fair condition.

West portion. 2 stories. Early brick with lime mortar. Good condition.

East portion. Make surface repairs and repoint where necessary with cement type mortar. Prep and prime entire face with elastomeric acrylic latex primer. New art installation work to use exterior grade acrylic latex paints.

West portion. Prewash brick/masonry surfaces. Make minor surface repairs and repoint with restoration grade lime mortar. Prep entire masonry face and apply approved water vapor permeable protective system (as manufactured by PROSOCO).

Art installation work as a painted mural to be exterior grade acrylic latex paint over a maximum 45 percent of the overall wall surface.

These modifications to be submitted to City of Leavenworth Planning and Zoning Department for review by the Historic Preservation Committee.

501 to 503 Delaware

Leavenworth Offices LLC

4601 E DOUGLAS AVE #STE 150 WICHITA, KS 67218

LEAVENWORTH,PLT ORIG, S36, T08, R22E, BLOCK 71, E0.12'LT 30 & ALL LTS 31 & 32 Plat Book/Page 1A /1 Lot Width: 048.1 Lot Depth: 125.0 Deed Book/Page [0817/0483 0736/0532 0663/1885 0580/1777](#)

2 stories. Early brick with lime type mortar. Coated with bitumen based coating and covered with several layers of paint. Mortar deterioration is present over ten percent of the wall surface. Some bituminous coating has peeled. Some paint has deteriorated. There is some spalling of bricks. Wall is in fair condition.

**Remove peeling and loose coating and paint layers. Make surface repairs and repoint where necessary. Prep and prime entire face with elastomeric acrylic latex primer.
New art installation work to use exterior grade acrylic latex paints.**

503 to 509 Delaware

Wade, Kathleen A

505 DELAWARE ST LEAVENWORTH, KS 66048

LEAVENWORTH,PLT ORIG , BLOCK 71 , LT 29 & LT 30 EXC E0.12' Plat Book/Page 1A /1 Lot Width: 047.8 Lot Depth: 125.0 Deed Book/Page [0747/1322 0711/0594 0704/1373 0549/1941 0549/1939 0549/0549](#)

3 stories. Brick and stonework to 4 feet above pavement. Cast iron columns with concrete block infill of original windows. Painted brick at upper level with corrugated infill at original window openings. Good condition.

**Make minor surface repairs to brick, stone and blocks. Prep and prime paint block and raw surfaces with masonry grade primer. Prep and prime corrugated infill panels with elastomeric acrylic latex primer.
New art installation work to use exterior grade acrylic latex paints.**

511 Delaware

New Hope Assembly of God, Inc

511 DELAWARE ST LEAVENWORTH, KS 66048

LEAVENWORTH,PLT ORIG , BLOCK 71 , Lot 27 - 28 Plat Book/Page 1A /1 Lot Width: 048.0 Lot Depth: 125.0 Deed Book/
Page 10 /0914 [0772/2015 0708/0805 0708/0803 0655/0813 0506/1089](#)

3 stories. Brick and some stonework. Corrugated infill at upper window openings. Significant brick spalling and mortar degradation. Fair to poor condition.

Remove failed and heavily spalled brick. Make repairs to stabilize brick and mortar surfaces. Apply Prosoco Breathable Masonry Coating (BMC II) to stabilize and protect exterior wall surface.

Art installation work as a painted mural to be Prosoco Breathable Masonry Coating (BMC II). BMCII is available in colors for use in full wall mural type installations. Limit acrylic latex paints to 30 percent of the overall wall surface.

513 Delaware

PEL Real Estate LLC

11950 S ARBOR VW OLATHE, KS 66061

LEAVENWORTH,PLT ORIG , BLOCK 71 , Lot 26 Plat Book/Page 1A /1 Lot Width: 024.0 Lot Depth: 125.0 Deed Book/Page [0806/0714 0790/0386 0695/1699 0616/1976 0487/0206 0469/0632](#)

3 stories. Brick and some stonework. Miscellaneous infill at old wall openings. Significant brick spalling and mortar degradation. Evidence of previous repairs to collapsing walls. Fair to poor condition.

Remove failed and heavily spalled brick. Make repairs to stabilize brick and mortar surfaces. Apply Prosoco Breathable Masonry Coating (BMC II) to stabilize and protect exterior wall surface.

Art installation work as a painted mural to be Prosoco Breathable Masonry Coating (BMC II). BMCII is available in colors for use in full wall mural type installations. Limit acrylic latex paints to 30 percent of the overall wall surface.

515 Delaware

AREE LLC

624 KICKAPOO ST LEAVENWORTH, KS 66048

LEAVENWORTH,PLT ORIG , BLOCK 71 , Lot 23 - 25 Plat Book/Page 1A /1 Lot Width: 072.0 Lot Depth: 125.0 Deed Book/
Page [0774/1406](#) [0742/1072](#) [0741/0512](#) [0584/1508](#) [0566/1400](#) [0550/0159](#)

1-1/2 stories. Brick and infill work. Miscellaneous infill at old wall openings. Significant brick spalling and mortar degradation under plastered covering. Evidence of significant water ingress to masonry.

Remove loose and failed plasterwork and heavily spalled brick. Make repairs to stabilize brick and mortar surfaces. Apply Prosoco Breathable Masonry Coating (BMC II) to stabilize and protect exterior wall surface.

Art installation work as a painted mural to be Prosoco Breathable Masonry Coating (BMC II). BMCII is available in colors for use in full wall mural type installations. Limit acrylic latex paints to 30 percent of the overall wall surface.

West wall would benefit from similar repair and preservation.

521 Delaware

RL Property Company LLC

PO BOX 860073 SHAWNEE, KS 66286

LEAVENWORTH,PLT ORIG , BLOCK 71 , Lot 22 Plat Book/Page 1A /1 Lot Width: 024.0 Lot Depth: 125.0 Deed Book/Page [0915/0001](#)
[0575/0714](#) [0610/0565](#) [0610/0567](#)

3 stories. Brick and some pieced masonry work. Miscellaneous infill at old wall openings. Some brick spalling and mortar degradation. Fair condition.

Remove failed and spalled brickwork. Make repairs to stabilize brick and mortar surfaces. Apply Prosoco Breathable Masonry Coating (BMC II) to stabilize and protect exterior wall surface.

Art installation work as a painted mural to be Prosoco Breathable Masonry Coating (BMC II). BMCII is available in colors for use in full wall mural type installations. Limit acrylic latex paints to 30 percent of the overall wall surface.

East wall would benefit from similar repair and preservation.

523 to 527 Delaware

AREE LLC

624 KICKAPOO ST LEAVENWORTH, KS 66048

LEAVENWORTH,PLT ORIG , BLOCK 71 , Lot 19 - 21 Plat Book/Page 1A /1 Lot Width: 072.0 Lot Depth: 125.0 Deed Book/Page 11 /1047
[0825/0163 0786/1986 0559/2003 0559/1993 0504/0884 0501/0617 0559/2005 0559/1995](#)

4 stories. Brick and some pieced masonry work. Miscellaneous infill at old wall openings. Much of wall and old window openings have been covered with a corrugated steel wall system. Some brick spalling and mortar degradation is evident. Fair condition.

Remove failed and spalled brickwork. Make repairs to stabilize brick and mortar surfaces. Apply Prosoco Breathable Masonry Coating (BMC II) to stabilize and protect exterior wall surface.

Art installation work as a painted mural below the steel wall panels should be exterior grade acrylic latex paint.

529 Delaware

RDB Office Building LLC

529 DELAWARE ST LEAVENWORTH, KS 66048

LEAVENWORTH,PLT ORIG , BLOCK 71 , Lot 17 - 18 Plat Book/Page 1A /1 Lot Width: 048.0 Lot Depth: 125.0 Deed Book/Page [0967/1155](#)
[0911/0186 0804/1993 0724/0535 0650/0350 0576/0447](#)

3 stories. Brick and some stone work. Miscellaneous infill and repair work. Good condition.

Make repairs to stabilize brick and mortar surfaces. Apply Prosoco Breathable Masonry Coating (BMC II) to stabilize and protect exterior wall surface.

Art installation work as a painted mural to be Prosoco Breathable Masonry Coating (BMC II). BMCII is available in colors for use in full wall mural type installations. Limit acrylic latex paints to 30 percent of the overall wall surface.

416 Cherokee

Leavenworth Main Street Program

416 CHEROKEE ST LEAVENWORTH, KS 66048

LEAVENWORTH,PLT ORIG, S25, T08, R22E, BLOCK 48, Lot 9 Plat Book/Page 1A /1 Lot Width: 024.0 Lot Depth: 125.0 Deed Book/Page 08 /9554 08 /9553 [0923/2230 0691/1468 0558/0685](#)

2 stories in front, 1 at alley. East wall holds the large LEAVENWORTH mural. Mural is in good condition with some cracks and spalled masonry. Concrete block rear facade. There is a "ghost sign" on the rear facade that should be preserved. Good condition.

Make minor surface repairs to rock work and mural cracks.

Determine plan to preserve / conserve the ghost sign.

Prep and prime paint block and raw surfaces with masonry grade primer.

New art installation work to use exterior grade acrylic latex paint.

418 to 429 Cherokee

SPAGO 418 LLC

906 MADISON ST LEAVENWORTH, KS 66048

LEAVENWORTH,PLT ORIG, S25, T08, R22E, BLOCK 48, Lot 10 - 12 Plat Book/Page 1A /1 Lot Width: 072.0 Lot Depth: 125.0 Deed Book/Page [0921/2193 0607/1393 0622/0232](#)

Single story. Concrete block rear facade. Good condition.

Make minor surface repairs.

Prep and prime paint block and raw surfaces with masonry grade primer.

New art installation work to use exterior grade acrylic latex paint.

424 Cherokee

424 Cherokee St LLC

4133 EVERGREEN LN RICHFIELD, OH 44286

LEAVENWORTH, PLT ORIG, S25, T08, R22E, BLOCK 48, Lot 13 Plat Book/Page 1A /1 Lot Width: 024.0 Lot Depth: 125.0 Deed Book/Page 0715/0101 0682/1532 0478/0426

Single story. Concrete block rear facade. Some wood frame infill with siding. Good condition.

Make minor surface repairs.

Prep and prime paint block and raw surfaces with masonry grade primer.

New art installation work to use exterior grade acrylic latex paint.

426 Cherokee

Leavenworth County Historical Society INC

1128 5TH AVE LEAVENWORTH, KS 66048

LEAVENWORTH, PLT ORIG, S25, T08, R22E, BLOCK 48, Lot 14 Plat Book/Page 1A /1 Lot Width: 024.0 Lot Depth: 125.0 Deed Book/Page 08 /7610 0859/2053 0825/1000 0825/0896 0733/0195

Single story. Wood frame with siding. Good condition.

Make minor surface repairs.

Prep and prime paint surfaces with exterior grade primer.

New art installation work to use exterior grade acrylic latex paint.

223 South 5th Street

Envision Properties LLC

14168 MC INTYRE RD LEAVENWORTH, KS 66048

LEAVENWORTH,PLT ORIG, S25, T08, R22E, BLOCK 48, Lot 15 - 16 Plat Book/Page 1A /1 Lot Width: 048.0 Lot Depth: 125.0

Deed Book/Page [0714/0749 0644](#)/0172 [0635/0560 0575](#)/0718

2 story. Early brick. Multiple layers of paint. Good condition.

**Make minor surface repairs and spot or full prime coat with exterior grade latex primer.
New art installation work to use exterior grade acrylic latex paints.**

512 Cherokee

Collateral Services Properties INC

530 DELAWARE ST LEAVENWORTH, KS 66048

LEAVENWORTH,PLT ORIG , BLOCK 71 , Lot 1 - 4 Plat Book/Page 1A /1 Lot Width: 096.0 Lot Depth: 125.0 Deed Book/Page [0931/0837](#)

[0922/1059 0922/0809 0642/0672 088P/0109 0616/1535 0495/0252](#)

3 stories. Brick. Painted brick areas at old graffiti. Good condition.

**Make minor surface repairs to brick, stone and blocks. Prep and prime paint block and raw surfaces with masonry grade primer.
New art installation work to use exterior grade acrylic latex paints.**

508 Cherokee

Luna, Katheryn Kay

508 CHEROKEE ST, Leavenworth, KS 66048

LEAVENWORTH,PLT ORIG , BLOCK 71 , Lot 5 Plat Book/Page 1A /1 Lot Width: 024.0 Lot Depth: 125.0 Deed Book/Page 09 /3439
[0994/0936](#) [0994/0934](#) [0653/0934](#) [0653/0933](#) [0503/0938](#)

1 story. Painted stucco over brick. Some small degraded wall areas. Good condition.

**Make minor surface repairs to stucco plastering. Prep and prime paint surfaces with masonry grade primer.
New art installation work to use exterior grade acrylic latex paints.**

510 Cherokee

Advantage Rentals LLC

PO Box 510, Leavenworth. KS 66048. ???

LEAVENWORTH,PLT ORIG , BLOCK 71 , Lot 6 Plat Book/Page 1A /1 Lot Width: 024.0 Lot Depth: 125.0 Deed Book/Page [0910/0689](#)

1 story. Painted stucco over brick. Some small degraded wall areas. Good condition.

**Make minor surface repairs to stucco plastering. Prep and prime paint surfaces with masonry grade primer.
New art installation work to use exterior grade acrylic latex paints.**

West wall of building could also contribute to art mural program.

Leavenworth VIBE

ART ALLEY - Virtual Tour

North Side of Alley



401-407 Delaware



409-415 Delaware



417 & 419 Delaware



421-425 Delaware



431 Delaware



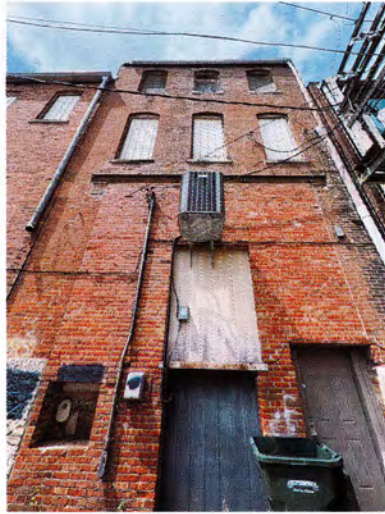
439 Delaware



501 Delaware



503-509 Delaware



511 Delaware



513 Delaware



515 Delaware



521 Delaware



523-527 Delaware



529 Delaware

South Side of Alley



East Face



North Face

416 Cherokee



418-420 Cherokee



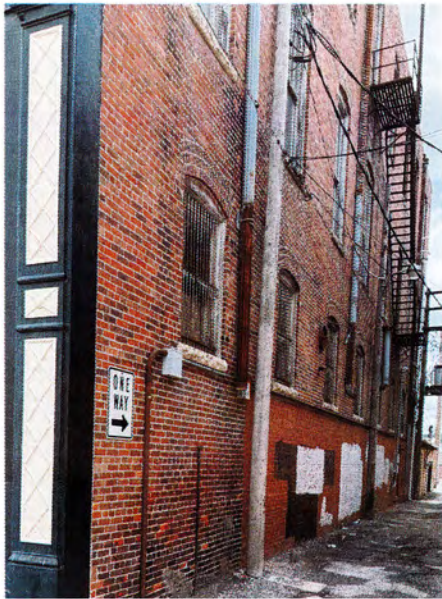
424 Cherokee



426 Cherokee



223 South 5th



220 South 5th

(Also listed as 512 Cherokee)



508 & 510 Cherokee

BONUS (600 Block)

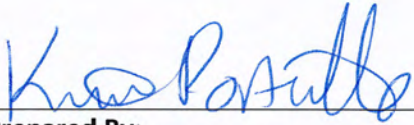


600 Cherokee

POLICY REPORT

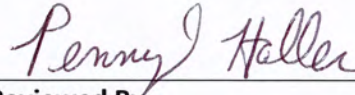
Dangerous Structures Review and Assessment

JULY 21, 2026



Prepared By:

Kim Portillo,
Director of Planning and
Community Development



Reviewed By:

Scott Peterson,
City Manager

DISCUSSION

The City Commission, through its powers under Chapter 10, Article XI (Unsafe or Dangerous Structures) of the Code of Ordinances, has requested that City staff annually develop an inventory of unsafe and dangerous structures for review and potential removal through demolition. These structures are assessed to be in an unsafe and dangerous physical condition, abandoned, have a blighting influence, or pose a threat to the public health, safety and welfare of the City.

STRUCTURES FOR CONSIDERATION

Staff has compiled a list of structures which have been evaluated based upon the criterion established for unsafe and dangerous structures. In accordance with Kansas Statute, structures are deemed unfit for human use or habitation if conditions exist in such structures which are dangerous or injurious to the health, safety or morals of the occupants of such buildings or other residents within the City of Leavenworth, or which have a blighting influence on properties in the area.

The following structures have been evaluated based on the criteria outlined within Kansas Statute and are hereby presented for consideration:

1. **1430 9th Avenue**– Single family house
2. **733 Pawnee Street** – Single family house
3. **426 Ottawa Street** – Single family house
4. **1938 Ottawa Street** – Single family house
5. **741 Pottawatomie Street** – Single family house
6. **1317 Vilas Street** – Single family house
7. **336 S. 20th Terrace** – Single family house
8. **207 S. 13th Street** – Garage
9. **1126 Osage Street** – Garage
10. **1205 S. 15th Street** – Single family house
11. **2001 Broadway Street** – Single family house

Pending this review by the City Commission, staff will prepare a resolution to set a public hearing for the structures. Prior to approval of the Resolution setting the public hearing, staff will prepare a Remediation

Agreement for each property and notify property owners, giving property owners the opportunity to make needed repairs.

1430 9 th Ave	
733 Pawnee St	

426 Ottawa St



1938 Ottawa St



741 Pottawatomie
St



1317 Vilas St



336 S 20th Ter



207 S 13th St



1126 Osage St



1205 S 15th St



2001 Broadway St

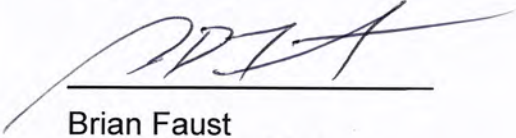


WORK SESSION
Sanitary Sewer and Stormwater Rate Discussion

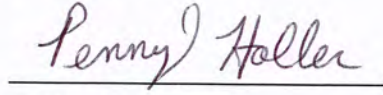
July 21, 2026

Prepared By:

Reviewed By:



Brian Faust
Public Works Director



Penny Holler,
Assistant City Manager

BACKGROUND – Sanitary:

The City of Leavenworth will need to design and construct a new Wastewater Treatment Facility in the near future to address both our aging facility and federally mandated discharge limits. The estimated cost for this project is projected to be \$120 million. Funding a project of this magnitude dictates that the city look at all possible options, including grants and low interest loans from both the Federal and State levels. Even with grant funding, a significant portion of the project will be funded by the sale of bonds. To cover the cost of the bonds, sanitary sewer rates will need to increase.

Options include:

- A significant rate increase (double the current rate) in 2027 with smaller yearly increases in subsequent years.
- A yearly rate increase (approximately 11.5%) starting in 2027 through 2032 with smaller increases starting in 2033 to address inflation/operational costs.
- A rate increase (less than 11.5%) starting in 2027 with a more significant increase in 2032.

Tonight, Mr. Gregory Vahrenberg, Managing Director with Raymond James is participating in the discussion to provide insight into how the city can address this large project.

BACKGROUND – Stormwater:

The city adopted a stormwater fee that took effect in 2018. The fee for a single-family residential property was set at \$84/year. Commercial and industrial properties are charged a higher rate. These rates have not increased since they were adopted despite a dramatic increase in construction costs and an increasing failure rate in our stormwater conveyance system. Using the construction cost index published by Engineering News Record (ENR), the stormwater fee would need to increase by approximately 36% to have the same purchasing power in 2026 as we did in 2018.

Options include:

- Increase the fee by 36% - from \$84 to \$114 for residential with a similar increase for commercial and industrial properties.
- Increase the fee by a lesser amount to help cover a portion of the increased cost.
- Keep the rates unchanged.

ATTACHMENTS:

- Draft Financing Analysis



Draft Financing Analysis

Raymond James Public Finance

June 2, 2026

Gregory M. Vahrenberg
Managing Director
Public Finance / Debt Investment Banking
T 800.398.6101 // M.816.509.5451
Fax 833.887.8729
11551 Ash Street, Suite 250
Leawood, KS 66211
greg.vahrenberg@raymondjames.com

RAYMOND JAMES

FINANCING COMPARISON

Comparison of financing structures

City of Leavenworth, Kansas \$120 Million Wastewater Treatment Facility Project Comparison of Financing Structures

Scenario: 100% Rate Increase 2027, Level Increase Thereafter		
	General Obligation Bonds	Project Revenue Bonds (COPs)
Bond TIC	4.299%	4.491%
Total Debt Service	\$153,728,296	\$180,749,825
Additional Rate Increase Needed	1.75%	3.17%
Debt Service Coverage Ratio	1x	1.2x
Debt Service Reserve Fund?	No	Yes

Scenario: Larger Rate Increases 2027-32, Smaller Level Increase Thereafter		
	General Obligation Bonds	Project Revenue Bonds (COPs)
Bond TIC	4.299%	4.491%
Total Debt Service	\$198,499,190	\$224,638,667
Rate Increase 2027-2032	11.50%	14.55%
Rate Increase 2033-2050	4.60%	4.90%
Debt Service Coverage Ratio	1x	1.2x
Debt Service Reserve Fund?	No	Yes

RAYMOND JAMES

DRAFT FINANCING ANALYSIS – PHASE I // REVENUE BONDS

Draft financing analysis – Phase I // revenue bonds

SOURCES AND USES OF FUNDS

City of Leavenworth, Kansas
Waterworks System Revenue Bonds, Series 2028
(Wastewater Treatment Project Phase I)
Estimated Market Rates as of May 29, 2026, Assumes 'A' Rating

Dated Date 01/15/2028
Delivery Date 01/15/2028

Sources:

Bond Proceeds:	
Par Amount	2,990,000.00
Premium	161,905.65
	<u>3,151,905.65</u>

Uses:

Project Fund Deposits:	
Project Fund	2,800,000.00
Other Fund Deposits:	
Debt Service Reserve Fund	245,250.00
Cost of Issuance:	
Other Cost of Issuance	75,000.00
Delivery Date Expenses:	
Underwriter's Discount	29,900.00
Other Uses of Funds:	
Additional Proceeds	1,755.65
	<u>3,151,905.65</u>

RAYMOND JAMES

Draft financing analysis – Phase I // revenue bonds

BOND DEBT SERVICE

City of Leavenworth, Kansas
Waterworks System Revenue Bonds, Series 2028
(Wastewater Treatment Project Phase I)
Estimated Market Rates as of May 29, 2026, Assumes 'A' Rating

Dated Date 01/15/2028
Delivery Date 01/15/2028

Period Ending	Principal	Coupon	Interest	Debt Service	Bond Balance	Total Bond Value
09/01/2028	60,000	5.000%	93,852.78	153,852.78	2,930,000	2,930,000
09/01/2029	95,000	5.000%	146,500.00	241,500.00	2,835,000	2,835,000
09/01/2030	100,000	5.000%	141,750.00	241,750.00	2,735,000	2,735,000
09/01/2031	105,000	5.000%	136,750.00	241,750.00	2,630,000	2,630,000
09/01/2032	110,000	5.000%	131,500.00	241,500.00	2,520,000	2,520,000
09/01/2033	115,000	5.000%	126,000.00	241,000.00	2,405,000	2,405,000
09/01/2034	125,000	5.000%	120,250.00	245,250.00	2,280,000	2,280,000
09/01/2035	130,000	5.000%	114,000.00	244,000.00	2,150,000	2,150,000
09/01/2036	135,000	5.000%	107,500.00	242,500.00	2,015,000	2,015,000
09/01/2037	140,000	5.000%	100,750.00	240,750.00	1,875,000	1,875,000
09/01/2038	150,000	5.000%	93,750.00	243,750.00	1,725,000	1,725,000
09/01/2039	155,000	5.000%	86,250.00	241,250.00	1,570,000	1,570,000
09/01/2040	165,000	5.000%	78,500.00	243,500.00	1,405,000	1,405,000
09/01/2041	175,000	5.000%	70,250.00	245,250.00	1,230,000	1,230,000
09/01/2042	180,000	5.000%	61,500.00	241,500.00	1,050,000	1,050,000
09/01/2043	190,000	5.000%	52,500.00	242,500.00	860,000	860,000
09/01/2044	200,000	5.000%	43,000.00	243,000.00	660,000	660,000
09/01/2045	210,000	5.000%	33,000.00	243,000.00	450,000	450,000
09/01/2046	220,000	5.000%	22,500.00	242,500.00	230,000	230,000
09/01/2047	230,000	5.000%	11,500.00	241,500.00		
	2,990,000		1,771,602.78	4,761,602.78		

RAYMOND JAMES

Draft financing analysis – Phase I // revenue bonds

BOND PRICING

City of Leavenworth, Kansas
Waterworks System Revenue Bonds, Series 2028
(Wastewater Treatment Project Phase I)
Estimated Market Rates as of May 29, 2026, Assumes 'A' Rating

Bond Component	Maturity Date	Amount	Rate	Yield	Price	Yield to Maturity	Call Date	Call Price	Premium (-Discount)
Serial Bonds:									
	09/01/2028	60,000	5.000%	3.010%	101.224				734.40
	09/01/2029	95,000	5.000%	3.070%	103.038				2,886.10
	09/01/2030	100,000	5.000%	3.140%	104.652				4,652.00
	09/01/2031	105,000	5.000%	3.260%	105.904				6,199.20
	09/01/2032	110,000	5.000%	3.390%	106.838				7,521.80
	09/01/2033	115,000	5.000%	3.480%	107.704				8,859.60
	09/01/2034	125,000	5.000%	3.570%	108.369				10,461.25
	09/01/2035	130,000	5.000%	3.700%	108.566				11,135.80
	09/01/2036	135,000	5.000%	3.780%	108.906				12,023.10
	09/01/2037	140,000	5.000%	3.860%	109.090				12,726.00
	09/01/2038	150,000	5.000%	4.000%	107.921	C 4.074%	09/01/2037	100.000	11,881.50
	09/01/2039	155,000	5.000%	4.080%	107.259	C 4.204%	09/01/2037	100.000	11,251.45
	09/01/2040	165,000	5.000%	4.180%	106.440	C 4.332%	09/01/2037	100.000	10,626.00
	09/01/2041	175,000	5.000%	4.210%	106.195	C 4.391%	09/01/2037	100.000	10,841.25
	09/01/2042	180,000	5.000%	4.280%	105.627	C 4.471%	09/01/2037	100.000	10,128.60
	09/01/2043	190,000	5.000%	4.380%	104.822	C 4.565%	09/01/2037	100.000	9,161.80
	09/01/2044	200,000	5.000%	4.490%	103.945	C 4.656%	09/01/2037	100.000	7,890.00
	09/01/2045	210,000	5.000%	4.610%	102.999	C 4.747%	09/01/2037	100.000	6,297.90
	09/01/2046	220,000	5.000%	4.740%	101.985	C 4.837%	09/01/2037	100.000	4,367.00
	09/01/2047	230,000	5.000%	4.870%	100.983	C 4.921%	09/01/2037	100.000	2,260.90
2,990,000									161,905.65

Dated Date	01/15/2028
Delivery Date	01/15/2028
First Coupon	09/01/2028
Par Amount	2,990,000.00
Premium	161,905.65
Production	3,151,905.65
Underwriter's Discount	-29,900.00
Purchase Price	3,122,005.65
Accrued Interest	104.414905%
Net Proceeds	3,122,005.65

RAYMOND JAMES

Draft financing analysis – Phase I // revenue bonds

BOND SUMMARY STATISTICS

City of Leavenworth, Kansas
Waterworks System Revenue Bonds, Series 2028
(Wastewater Treatment Project Phase I)
Estimated Market Rates as of May 29, 2026. Assumes 'A' Rating

Dated Date	01/15/2028
Delivery Date	01/15/2028
Last Maturity	09/01/2047
Arbitrage Yield	4.276470%
True Interest Cost (TIC)	4.491462%
Net Interest Cost (NIC)	4.627440%
All-In TIC	4.775783%
Average Coupon	5.000000%
Average Life (years)	11.850
Duration of Issue (years)	8.794
Par Amount	2,990,000.00
Bond Proceeds	3,151,905.65
Total Interest	1,771,602.78
Net Interest	1,639,597.13
Total Debt Service	4,761,602.78
Maximum Annual Debt Service	245,250.00
Average Annual Debt Service	242,595.10
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	10.000000
Total Underwriter's Discount	10.000000
Bid Price	104.414905

Bond Component	Par Value	Price	Average Coupon	Average Life
Serial Bonds	2,990,000.00	105.415	5.000%	11.850
	2,990,000.00			11.850

	TIC	All-In TIC	Arbitrage Yield
Par Value	2,990,000.00	2,990,000.00	2,990,000.00
+ Accrued Interest			
+ Premium (Discount)	161,905.65	161,905.65	161,905.65
- Underwriter's Discount	-29,900.00	-29,900.00	
- Cost of Issuance Expense		-75,000.00	
- Other Amounts			
Target Value	3,122,005.65	3,047,005.65	3,151,905.65
Target Date	01/15/2028	01/15/2028	01/15/2028
Yield	4.491462%	4.775783%	4.276470%

RAYMOND JAMES

DRAFT FINANCING ANALYSIS – PHASE II // REVENUE BONDS

Draft financing analysis – Phase II // revenue bonds

SOURCES AND USES OF FUNDS

City of Leavenworth, Kansas
Waterworks System Revenue Bonds, Series 2029
(Wastewater Treatment Project Phase II)
Estimated Market Rates as of May 29, 2026, Assumes 'A' Rating

Dated Date 01/15/2029
Delivery Date 01/15/2029

Sources:

Bond Proceeds:	
Par Amount	7,400,000.00
Premium	399,131.70
	<u>7,799,131.70</u>

Uses:

Project Fund Deposits:	
Project Fund	7,000,000.00
Other Fund Deposits:	
Debt Service Reserve Fund	622,250.00
Cost of Issuance:	
Other Cost of Issuance	100,000.00
Delivery Date Expenses:	
Underwriter's Discount	74,000.00
Other Uses of Funds:	
Additional Proceeds	2,881.70
	<u>7,799,131.70</u>

Draft financing analysis – Phase II // revenue bonds

BOND DEBT SERVICE

City of Leavenworth, Kansas
Waterworks System Revenue Bonds, Series 2029
(Wastewater Treatment Project Phase II)
Estimated Market Rates as of May 29, 2026, Assumes 'A' Rating

Dated Date 01/15/2029
Delivery Date 01/15/2029

Period Ending	Principal	Coupon	Interest	Debt Service	Bond Balance	Total Bond Value
09/01/2029	155,000	5.000%	232,277.78	387,277.78	7,245,000	7,245,000
09/01/2030	255,000	5.000%	362,250.00	617,250.00	6,990,000	6,990,000
09/01/2031	270,000	5.000%	349,500.00	619,500.00	6,720,000	6,720,000
09/01/2032			336,000.00	336,000.00	6,720,000	6,720,000
09/01/2033	285,000	5.000%	336,000.00	621,000.00	6,435,000	6,435,000
09/01/2034	300,000	5.000%	321,750.00	621,750.00	6,135,000	6,135,000
09/01/2035	315,000	5.000%	306,750.00	621,750.00	5,820,000	5,820,000
09/01/2036	330,000	5.000%	291,000.00	621,000.00	5,490,000	5,490,000
09/01/2037	345,000	5.000%	274,500.00	619,500.00	5,145,000	5,145,000
09/01/2038	365,000	5.000%	257,250.00	622,250.00	4,780,000	4,780,000
09/01/2039	380,000	5.000%	239,000.00	619,000.00	4,400,000	4,400,000
09/01/2040	400,000	5.000%	220,000.00	620,000.00	4,000,000	4,000,000
09/01/2041	420,000	5.000%	200,000.00	620,000.00	3,580,000	3,580,000
09/01/2042	440,000	5.000%	179,000.00	619,000.00	3,140,000	3,140,000
09/01/2043	460,000	5.000%	157,000.00	617,000.00	2,680,000	2,680,000
09/01/2044	485,000	5.000%	134,000.00	619,000.00	2,195,000	2,195,000
09/01/2045	510,000	5.000%	109,750.00	619,750.00	1,685,000	1,685,000
09/01/2046	535,000	5.000%	84,250.00	619,250.00	1,150,000	1,150,000
09/01/2047	560,000	5.000%	57,500.00	617,500.00	590,000	590,000
09/01/2048	590,000	5.000%	29,500.00	619,500.00		
	7,400,000		4,477,277.78	11,877,277.78		

RAYMOND JAMES

Draft financing analysis – Phase II // revenue bonds

BOND PRICING

City of Leavenworth, Kansas
Waterworks System Revenue Bonds, Series 2029
(Wastewater Treatment Project Phase II)
Estimated Market Rates as of May 29, 2026, Assumes 'A' Rating

Bond Component	Maturity Date	Amount	Rate	Yield	Price	Yield to Maturity	Call Date	Call Price	Premium (-Discount)
Serial Bonds:									
	09/01/2029	155,000	5.000%	3.010%	101.224				1,897.20
	09/01/2030	255,000	5.000%	3.070%	103.038				7,746.90
	09/01/2031	270,000	5.000%	3.140%	104.652				12,560.40
	09/01/2033	285,000	5.000%	3.390%	106.838				19,488.30
	09/01/2034	300,000	5.000%	3.480%	107.704				23,112.00
	09/01/2035	315,000	5.000%	3.570%	108.369				26,362.35
	09/01/2036	330,000	5.000%	3.700%	108.566				28,267.80
	09/01/2037	345,000	5.000%	3.780%	108.906				30,725.70
	09/01/2038	365,000	5.000%	3.860%	109.090				33,178.50
	09/01/2039	380,000	5.000%	4.000%	107.921 C	4.074%	09/01/2038	100.000	30,099.80
	09/01/2040	400,000	5.000%	4.080%	107.259 C	4.204%	09/01/2038	100.000	29,036.00
	09/01/2041	420,000	5.000%	4.180%	106.440 C	4.332%	09/01/2038	100.000	27,048.00
	09/01/2042	440,000	5.000%	4.210%	106.195 C	4.391%	09/01/2038	100.000	27,258.00
	09/01/2043	460,000	5.000%	4.280%	105.627 C	4.471%	09/01/2038	100.000	25,884.20
	09/01/2044	485,000	5.000%	4.380%	104.822 C	4.565%	09/01/2038	100.000	23,386.70
	09/01/2045	510,000	5.000%	4.490%	103.945 C	4.656%	09/01/2038	100.000	20,119.50
	09/01/2046	535,000	5.000%	4.610%	102.999 C	4.747%	09/01/2038	100.000	16,044.65
	09/01/2047	560,000	5.000%	4.740%	101.985 C	4.837%	09/01/2038	100.000	11,116.00
	09/01/2048	590,000	5.000%	4.870%	100.983 C	4.921%	09/01/2038	100.000	5,799.70
7,400,000									399,131.70

Dated Date	01/15/2029	
Delivery Date	01/15/2029	
First Coupon	09/01/2029	
Par Amount	7,400,000.00	
Premium	399,131.70	
Production	7,799,131.70	105.393672%
Underwriter's Discount	-74,000.00	-1.000000%
Purchase Price	7,725,131.70	104.393672%
Accrued Interest		
Net Proceeds	7,725,131.70	

RAYMOND JAMES

Draft financing analysis – Phase II // revenue bonds

BOND SUMMARY STATISTICS

City of Leavenworth, Kansas
Waterworks System Revenue Bonds, Series 2029
(Wastewater Treatment Project Phase II)
Estimated Market Rates as of May 29, 2026, Assumes 'A' Rating

Dated Date	01/15/2029
Delivery Date	01/15/2029
Last Maturity	09/01/2048
Arbitrage Yield	4.290800%
True Interest Cost (TIC)	4.502848%
Net Interest Cost (NIC)	4.636909%
All-In TIC	4.652133%
Average Coupon	5.000000%
Average Life (years)	12.101
Duration of Issue (years)	8.950
Par Amount	7,400,000.00
Bond Proceeds	7,799,131.70
Total Interest	4,477,277.78
Net Interest	4,152,146.08
Total Debt Service	11,877,277.78
Maximum Annual Debt Service	622,250.00
Average Annual Debt Service	605,125.96
Underwriter's Fees (per \$1000)	
Average Takedown	10.000000
Other Fee	
Total Underwriter's Discount	10.000000
Bid Price	104.393672

Bond Component	Par Value	Price	Average Coupon	Average Life
Serial Bonds	7,400,000.00	105.394	5.000%	12.101
	7,400,000.00			12.101

	TIC	All-In TIC	Arbitrage Yield
Par Value	7,400,000.00	7,400,000.00	7,400,000.00
+ Accrued Interest			
+ Premium (Discount)	399,131.70	399,131.70	399,131.70
- Underwriter's Discount	-74,000.00	-74,000.00	
- Cost of Issuance Expense		-100,000.00	
- Other Amounts			
Target Value	7,725,131.70	7,625,131.70	7,799,131.70
Target Date	01/15/2029	01/15/2029	01/15/2029
Yield	4.502848%	4.652133%	4.290800%

RAYMOND JAMES

DRAFT FINANCING ANALYSIS – PHASE III // REVENUE BONDS

Draft financing analysis – Phase III // revenue bonds

SOURCES AND USES OF FUNDS

City of Leavenworth, Kansas
Waterworks System Revenue Bonds, Series 2031
(Wastewater Treatment Project Phase III)
Estimated Market Rates as of May 29, 2026, Assumes 'A' Rating

Dated Date 01/15/2031
Delivery Date 01/15/2031

Sources:

Bond Proceeds:	
Par Amount	118,610,000.00
Premium	5,431,614.65
	124,041,614.65

Uses:

Project Fund Deposits:	
Project Fund	110,200,000.00
Other Fund Deposits:	
Debt Service Reserve Fund	12,404,161.47
Cost of Issuance:	
Other Cost of Issuance	250,000.00
Delivery Date Expenses:	
Underwriter's Discount	1,186,100.00
Other Uses of Funds:	
Additional Proceeds	1,353.18
	124,041,614.65

Draft financing analysis – Phase III // revenue bonds

BOND DEBT SERVICE

City of Leavenworth, Kansas
Waterworks System Revenue Bonds, Series 2031
(Wastewater Treatment Project Phase III)
Estimated Market Rates as of May 29, 2026, Assumes 'A' Rating

Dated Date 01/15/2031
Delivery Date 01/15/2031

Period Ending	Principal	Coupon	Interest	Debt Service	Bond Balance	Total Bond Value
09/01/2031			3,723,036.11	3,723,036.11	118,610,000	118,610,000
09/01/2032			5,930,500.00	5,930,500.00	118,610,000	118,610,000
09/01/2033	135,000	5.000%	5,930,500.00	6,065,500.00	118,475,000	118,475,000
09/01/2034	565,000	5.000%	5,923,750.00	6,488,750.00	117,910,000	117,910,000
09/01/2035	1,035,000	5.000%	5,895,500.00	6,930,500.00	116,875,000	116,875,000
09/01/2036	1,545,000	5.000%	5,843,750.00	7,388,750.00	115,330,000	115,330,000
09/01/2037	2,120,000	5.000%	5,766,500.00	7,886,500.00	113,210,000	113,210,000
09/01/2038	2,745,000	5.000%	5,660,500.00	8,405,500.00	110,465,000	110,465,000
09/01/2039	3,430,000	5.000%	5,523,250.00	8,953,250.00	107,035,000	107,035,000
09/01/2040	4,185,000	5.000%	5,351,750.00	9,536,750.00	102,850,000	102,850,000
09/01/2041	5,005,000	5.000%	5,142,500.00	10,147,500.00	97,845,000	97,845,000
09/01/2042	5,895,000	5.000%	4,892,250.00	10,787,250.00	91,950,000	91,950,000
09/01/2043	6,865,000	5.000%	4,597,500.00	11,462,500.00	85,085,000	85,085,000
09/01/2044	7,930,000	5.000%	4,254,250.00	12,184,250.00	77,155,000	77,155,000
09/01/2045	9,070,000	5.000%	3,857,750.00	12,927,750.00	68,085,000	68,085,000
09/01/2046	10,320,000	5.000%	3,404,250.00	13,724,250.00	57,765,000	57,765,000
09/01/2047	11,670,000	5.000%	2,888,250.00	14,558,250.00	46,095,000	46,095,000
09/01/2048	13,355,000	5.000%	2,304,750.00	15,659,750.00	32,740,000	32,740,000
09/01/2049	15,495,000	5.000%	1,637,000.00	17,132,000.00	17,245,000	17,245,000
09/01/2050	17,245,000	5.000%	862,250.00	18,107,250.00		
	118,610,000		89,389,786.11	207,999,786.11		

Draft financing analysis – Phase III // revenue bonds

BOND PRICING

City of Leavenworth, Kansas
Waterworks System Revenue Bonds, Series 2031
(Wastewater Treatment Project Phase III)
Estimated Market Rates as of May 29, 2026, Assumes 'A' Rating

Bond Component	Maturity Date	Amount	Rate	Yield	Price	Yield to Maturity	Call Date	Call Price	Premium (-Discount)
Serial Bonds:									
	09/01/2033	135,000	5.000%	3.140%	104.652				6,280.20
	09/01/2034	565,000	5.000%	3.260%	105.904				33,357.60
	09/01/2035	1,035,000	5.000%	3.390%	106.838				70,773.30
	09/01/2036	1,545,000	5.000%	3.480%	107.704				119,026.80
	09/01/2037	2,120,000	5.000%	3.570%	108.369				177,422.80
	09/01/2038	2,745,000	5.000%	3.700%	108.566				235,136.70
	09/01/2039	3,430,000	5.000%	3.780%	108.906				305,475.80
	09/01/2040	4,185,000	5.000%	3.860%	109.090				380,416.50
	09/01/2041	5,005,000	5.000%	4.000%	107.921 C	4.074%	09/01/2040	100.000	396,446.05
	09/01/2042	5,895,000	5.000%	4.080%	107.259 C	4.204%	09/01/2040	100.000	427,918.05
	09/01/2043	6,865,000	5.000%	4.180%	106.440 C	4.332%	09/01/2040	100.000	442,106.00
	09/01/2044	7,930,000	5.000%	4.210%	106.195 C	4.391%	09/01/2040	100.000	491,263.50
	09/01/2045	9,070,000	5.000%	4.280%	105.627 C	4.471%	09/01/2040	100.000	510,368.90
	09/01/2046	10,320,000	5.000%	4.380%	104.822 C	4.565%	09/01/2040	100.000	497,630.40
	09/01/2047	11,670,000	5.000%	4.490%	103.945 C	4.656%	09/01/2040	100.000	460,381.50
	09/01/2048	13,355,000	5.000%	4.610%	102.999 C	4.747%	09/01/2040	100.000	400,516.45
	09/01/2049	15,495,000	5.000%	4.740%	101.985 C	4.837%	09/01/2040	100.000	307,575.75
	09/01/2050	17,245,000	5.000%	4.870%	100.983 C	4.921%	09/01/2040	100.000	169,518.35
118,610,000									5,431,614.65

Dated Date 01/15/2031
Delivery Date 01/15/2031
First Coupon 09/01/2031

Par Amount 118,610,000.00
Premium 5,431,614.65

Production 124,041,614.65 104.579390%
Underwriter's Discount -1,186,100.00 -1.000000%

Purchase Price 122,855,514.65 103.579390%
Accrued Interest

Net Proceeds 122,855,514.65

RAYMOND JAMES

Draft financing analysis – Phase III // revenue bonds

BOND SUMMARY STATISTICS

City of Leavenworth, Kansas
Waterworks System Revenue Bonds, Series 2031
(Wastewater Treatment Project Phase III)
Estimated Market Rates as of May 29, 2026. Assumes 'A' Rating

Dated Date	01/15/2031
Delivery Date	01/15/2031
Last Maturity	09/01/2050
Arbitrage Yield	4.487282%
True Interest Cost (TIC)	4.660130%
Net Interest Cost (NIC)	4.762528%
All-In TIC	4.679651%
Average Coupon	5.000000%
Average Life (years)	15.073
Duration of Issue (years)	10.681
Par Amount	118,610,000.00
Bond Proceeds	124,041,614.65
Total Interest	89,389,786.11
Net Interest	85,144,271.46
Total Debt Service	207,999,786.11
Maximum Annual Debt Service	18,107,250.00
Average Annual Debt Service	10,597,215.26
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	10.000000
Total Underwriter's Discount	10.000000
Bid Price	103.579390

Bond Component	Par Value	Price	Average Coupon	Average Life
Serial Bonds	118,610,000.00	104.579	5.000%	15.073
	118,610,000.00			15.073

	TIC	All-In TIC	Arbitrage Yield
Par Value	118,610,000.00	118,610,000.00	118,610,000.00
+ Accrued Interest			
+ Premium (Discount)	5,431,614.65	5,431,614.65	5,431,614.65
- Underwriter's Discount	-1,186,100.00	-1,186,100.00	
- Cost of Issuance Expense			
- Other Amounts			
Target Value	122,855,514.65	122,605,514.65	124,041,614.65
Target Date	01/15/2031	01/15/2031	01/15/2031
Yield	4.660130%	4.679651%	4.487282%

DRAFT FINANCING ANALYSIS – PHASE III // REVENUE BONDS // CASH
CONTRIBUTION

Draft financing analysis – Phase III // revenue bonds // cash contribution

SOURCES AND USES OF FUNDS

City of Leavenworth, Kansas
Waterworks System Revenue Bonds, Series 2031
(Wastewater Treatment Project Phase III)
Estimated Market Rates as of May 29, 2026, Assumes 'A' Rating
Cash Contribution due to Large Rate Increase

Dated Date 01/15/2031
Delivery Date 01/15/2031

Sources:

Bond Proceeds:	
Par Amount	96,800,000.00
Premium	4,777,276.70
	<u>101,577,276.70</u>

Other Sources of Funds:	
City Cash Contribution	20,000,000.00
	<u>121,577,276.70</u>

Uses:

Project Fund Deposits:	
Project Fund	110,200,000.00
Other Fund Deposits:	
Debt Service Reserve Fund	10,157,727.67
Cost of Issuance:	
Other Cost of Issuance	250,000.00
Delivery Date Expenses:	
Underwriter's Discount	968,000.00
Other Uses of Funds:	
Additional Proceeds	1,549.03
	<u>121,577,276.70</u>

Draft financing analysis – Phase III // revenue bonds // cash contribution

BOND DEBT SERVICE

City of Leavenworth, Kansas
Waterworks System Revenue Bonds, Series 2031
(Wastewater Treatment Project Phase III)
Estimated Market Rates as of May 29, 2026, Assumes 'A' Rating
Cash Contribution due to Large Rate Increase

Dated Date 01/15/2031
Delivery Date 01/15/2031

Period Ending	Principal	Coupon	Interest	Debt Service	Bond Balance	Total Bond Value
09/01/2031			3,038,444.44	3,038,444.44	96,800,000	96,800,000
09/01/2032	1,290,000	5.000%	4,840,000.00	6,130,000.00	95,510,000	95,510,000
09/01/2033	1,300,000	5.000%	4,775,500.00	6,075,500.00	94,210,000	94,210,000
09/01/2034	1,595,000	5.000%	4,710,500.00	6,305,500.00	92,615,000	92,615,000
09/01/2035	1,925,000	5.000%	4,630,750.00	6,555,750.00	90,690,000	90,690,000
09/01/2036	2,275,000	5.000%	4,534,500.00	6,809,500.00	88,415,000	88,415,000
09/01/2037	2,650,000	5.000%	4,420,750.00	7,070,750.00	85,765,000	85,765,000
09/01/2038	3,050,000	5.000%	4,288,250.00	7,338,250.00	82,715,000	82,715,000
09/01/2039	3,485,000	5.000%	4,135,750.00	7,620,750.00	79,230,000	79,230,000
09/01/2040	3,945,000	5.000%	3,961,500.00	7,906,500.00	75,285,000	75,285,000
09/01/2041	4,440,000	5.000%	3,764,250.00	8,204,250.00	70,845,000	70,845,000
09/01/2042	4,975,000	5.000%	3,542,250.00	8,517,250.00	65,870,000	65,870,000
09/01/2043	5,545,000	5.000%	3,293,500.00	8,838,500.00	60,325,000	60,325,000
09/01/2044	6,150,000	5.000%	3,016,250.00	9,166,250.00	54,175,000	54,175,000
09/01/2045	6,795,000	5.000%	2,708,750.00	9,503,750.00	47,380,000	47,380,000
09/01/2046	7,490,000	5.000%	2,369,000.00	9,859,000.00	39,890,000	39,890,000
09/01/2047	8,230,000	5.000%	1,994,500.00	10,224,500.00	31,660,000	31,660,000
09/01/2048	9,260,000	5.000%	1,583,000.00	10,843,000.00	22,400,000	22,400,000
09/01/2049	10,730,000	5.000%	1,120,000.00	11,850,000.00	11,670,000	11,670,000
09/01/2050	11,670,000	5.000%	583,500.00	12,253,500.00		
	96,800,000		67,310,944.44	164,110,944.44		

RAYMOND JAMES

Draft financing analysis – Phase III // revenue bonds // cash contribution

BOND PRICING

City of Leavenworth, Kansas
Waterworks System Revenue Bonds, Series 2031
(Wastewater Treatment Project Phase III)
Estimated Market Rates as of May 29, 2026, Assumes 'A' Rating
Cash Contribution due to Large Rate Increase

Bond Component	Maturity Date	Amount	Rate	Yield	Price	Yield to Maturity	Call Date	Call Price	Premium (-Discount)
Serial Bonds:									
	09/01/2032	1,290,000	5.000%	3.070%	103.038				39,190.20
	09/01/2033	1,300,000	5.000%	3.140%	104.652				60,476.00
	09/01/2034	1,595,000	5.000%	3.260%	105.904				94,168.80
	09/01/2035	1,925,000	5.000%	3.390%	106.838				131,631.50
	09/01/2036	2,275,000	5.000%	3.480%	107.704				175,266.00
	09/01/2037	2,650,000	5.000%	3.570%	108.369				221,778.50
	09/01/2038	3,050,000	5.000%	3.700%	108.566				261,263.00
	09/01/2039	3,485,000	5.000%	3.780%	108.906				310,374.10
	09/01/2040	3,945,000	5.000%	3.860%	109.090				358,600.50
	09/01/2041	4,440,000	5.000%	4.000%	107.921 C	4.074%	09/01/2040	100.000	351,692.40
	09/01/2042	4,975,000	5.000%	4.080%	107.259 C	4.204%	09/01/2040	100.000	361,135.25
	09/01/2043	5,545,000	5.000%	4.180%	106.440 C	4.332%	09/01/2040	100.000	357,098.00
	09/01/2044	6,150,000	5.000%	4.210%	106.195 C	4.391%	09/01/2040	100.000	380,992.50
	09/01/2045	6,795,000	5.000%	4.280%	105.627 C	4.471%	09/01/2040	100.000	382,354.65
	09/01/2046	7,490,000	5.000%	4.380%	104.822 C	4.565%	09/01/2040	100.000	361,167.80
	09/01/2047	8,230,000	5.000%	4.490%	103.945 C	4.656%	09/01/2040	100.000	324,673.50
	09/01/2048	9,260,000	5.000%	4.610%	102.999 C	4.747%	09/01/2040	100.000	277,707.40
	09/01/2049	10,730,000	5.000%	4.740%	101.985 C	4.837%	09/01/2040	100.000	212,990.50
	09/01/2050	11,670,000	5.000%	4.870%	100.983 C	4.921%	09/01/2040	100.000	114,716.10
96,800,000									4,777,276.70

Dated Date	01/15/2031	
Delivery Date	01/15/2031	
First Coupon	09/01/2031	
Par Amount	96,800,000.00	
Premium	4,777,276.70	
Production	101,577,276.70	104.935203%
Underwriter's Discount	-968,000.00	-1.000000%
Purchase Price	100,609,276.70	103.935203%
Accrued Interest		
Net Proceeds	100,609,276.70	

RAYMOND JAMES