Bourbon County Commission Meeting

Meeting Agenda

October 26, 2026, 5:30 PM - 8:30 PM
210 S National Ave, Fort Scott, KS 66701, US

I. **Call Meeting to Order**

   a. **Pledge of Allegiance**

II. **Prayer - Allen**

III. **Introductions**

IV. **Approval of Agenda**

V. **Approval of Minutes**

VI. **Approval of Accounts Payable $ $78,932.08 • Hampton Inn — $129.32 • Hometown — $69.75 • New Grill — $63.74**

VII. **Executed Documents for Record**

VIII. **Public Comments**

IX. **Executive Session K.S.A. 75-4319 (b)( ) Subject:**

   a. **Executive Session K.S.A. 75-4319 (b)(1) Subject: - Allen**

X. **Department Updates**

   a. **Security Cameras - Maint - Krom**

XI. **Old Business**

   a. **Asbestos Report - Beerbower**

   b. **Well Testing - Milburn**

   c. **HR - End of Contract Letter - signing of new contract - Milburn**

   d. **Policy pertaining to use of county property for personal use - Milburn**

XII. **New Business**

a. **108 W. 2nd Street**

b. **Grant Opportunity - Milburn**

c. **Transportation letter of support - Casey brown- milburn**

d. **Transportation Letter of support - Becky Gray -Milburn**

e. **Benefit Contribution Review - Milburn**

f. **Kansas Association of Counties Membership - Motley**

XIII. **Commission Comments**

XIV. **Future Agenda Topics**

XV. **Adjournment**

Bourbon County Commission Meeting

Meeting Minutes

October 19, 2026, 5:30 PM - 8:30 PM
210 S National Ave, Fort Scott, KS 66701, US

Call Meeting to Order

Chair Motley called the meeting to order at the Bourbon County Commission meeting room, 210 S National Ave, Fort Scott, KS.

Present: Commissioner Samuel Tran (D1), Commissioner David Beerbower (D2), Commissioner Joe Allen (D3), Commissioner Gregg Motley (D4), Commissioner Mika Milburn-Kee (D5) /County Clerk Ann Clarkson, Curtis Major, Linda Klein, Klein, Mike Wunderly, Tim Emmerson, Mandy Shoemaker, Ronnie Brown, Clint Walker, Rachel Walker, Jason Silvers, Jared Pollock , Billy Pitts, Keri Timon, Tanner Odell, Clay Campbell, Bob Reed, Deb Lust, Marlon Merida, Millie Lipscom

Approval of Agenda

Motley moved Item XI.a (the PVD compliance call) to follow Public Comments, with Public Comments to be interrupted at 5:45 PM for the call. Commissioner Beerbower asked that the Sheriff's Office personnel executive session be postponed until the following week and that the Backhoe Bid be struck from Old Business. Range Road was added under New Business, and the Treasurer's quarterly reports were added under Department Updates as Item XI.c.

> Motion to approve the agenda as amended was made by Commissioner Beerbower and seconded by Commissioner Allen. The motion carried by voice vote with no opposition noted.

Approval of Minutes

> Motion to approve the minutes of October 5 and October 9, 2026 was made by Chair Motley and seconded by Commissioner Milburn-Kee. The motion carried by voice vote with no opposition noted.

Approval of Accounts Payable $428,742.99 and $259,024.30

Commissioner Beerbower reported that the October 9 accounts payable total had not been fully added and corrected it from $334,783.98 to $428,742.99. Commissioner Tran questioned three credit card charges on page 1 of the report: Hometown ($69.75), New Grill ($63.74) and a Hampton Inn charge (about $129). He asked whether such purchases were appropriate for local travel and noted two meal charges on the same day. He asked that commissioners review documents before approving payment. Commissioner Milburn-Kee stated the charges could be pulled until invoices were obtained.

> Motion to approve accounts payable of $428,742.99, less $129.32, $69.75 and $63.74, was made by Commissioner Tran and seconded by Commissioner Beerbower. The motion carried by voice vote.

Later in the meeting, Commissioner Tran flagged fund 108, items 4116 and 4117 (page 225 of the attached document), each $1,219.15 and billed consecutively, as possible duplicate billing. Commissioner Motley stated staff would check on it between meetings.

Executed Documents for Record

Commissioner Motley noted that the executed documents from the prior meeting were included in the agenda packet.

Public Comments

Tanner Odell, Bob Reed, Kyle Schnicles and Clay Campbell spoke in support of Public Works Director Kenny Allen and Assistant Kyle in connection with rumored personnel action. Speakers described a HR visit and, said county employees had long used the county garage for personal vehicles, and cited employee concerns about insurance costs and pay. Public comment was interrupted for the scheduled KDOR call.

Executive Session K.S.A. 75-4319 (b)( ) Subject:

a. Executive Session K.S.A. 75-4319 (b)(1) Subject: Employee Benefits - Jeremy and Don

> Commissioner _Milburn-Kee____ motioned pursuant to KSA 75-4319(b)(1) that the Commission recess into an executive session for __10_ minutes to discuss matters of __non-elected personnel matters to protect their privacy relating to insurance __ Specifically dealing with __insurance claims__. Included in the executive session will be the _5 Commissioners Jeremy Bowman, Don Doherty and Christie Mitchell__, We will recess to the executive session room at _6:31__pm and return to the commission room at _6:41pm_. Motion was seconded by Commissioner __Motley__ and the motion _____Passed with all 5 commissioners voting in favor_____.
>
> Commissioner __Milburn-Kee____ motioned to return to normal session at _6:41___. __No__ action. Motion was seconded by _Commissioner Motley__ and the motion _Passed with all 5 Commissioners voting in favor_.

Mr. Doherty stated his firm would continue developing options and comparisons for the commission.

c. Executive Session K.S.A. 75-4319 (b)(1) Subject: Employee Performance- Tran

> Commissioner __Tran____ motioned pursuant to KSA 75-4319(b)(1) that the Commission recess into an executive session for _15__ minutes to discuss matters of ___non-elected personnel matters to protect their privacy Specifically dealing with ___duty Performance,_____. Included in the executive session will be the _5 Commissioners_, We will recess to the executive session room at _6:44__pm and return to the commission room at _6:59_. Motion was seconded by Commissioner _Beerbower_ and the motion _Passed with all 5 Commissioners voting in favor__.
>
> Commissioner _Tran_____ motioned to return to normal session at _6:59__. _With action. Motion was seconded by __Milburn_ and the motion __Passed with all 5 Commissioners voting in favor_.

The commission returned to regular session with action.

> Motion to authorize Commissioner Motley to sign the payroll change document reflecting the consensus reached in executive session was made by Commissioner Tran and seconded by Milburn. The motion carried.
>
> Commissioner __Tran____ motioned pursuant to KSA 75-4319(b)(1) that the Commission recess into an executive session for _20_ minutes to discuss matters of _individual non-elected personnel to protect their privacy___Specifically dealing with ___duty performance__. Included in the executive session will be the __5 commissioners___, We will recess to the executive session room at _7:01__pm and return to the commission room at __7:21__. Motion was seconded by Commissioner __Beerbower__ and the motion __Passed with all 5 commissioners voting in favor__.

> Commissioner __Tran__ motioned to return to normal session at _7:21__. __no_ action. Motion was seconded by __Milburn_ and the motion _Passed with all 5 commissioners voting in favor_.

a. PVD Compliance Call @5:45 - KDOR- Mike Dollman

Mike Dollman of the Kansas Department of Revenue, Property Valuation Division (PVD), presented the 2026 substantial compliance results by speakerphone, as required by K.S.A. 79-1404(b). Bourbon County received a total score of 63.1 out of 100 and was found out of substantial compliance; 75 is required.

- Statistical: The county earned 21.1 of 50 points. The residential median was 77.7% (required range 90–110%), but the residential COD of about 18 met the standard of under 20. The commercial median was 66.5% and the commercial COD was 40.6, both out of compliance. The study used 112 valid residential sales and 19 commercial sales.
- Procedural: The county earned 47 of 50 points. One point was lost for inconsistent construction-class coding on non-building components (codes 162/163), and one point for web soil survey data not updated or submitted late.
- Statutory: A 5-point deduction was assessed because the market trend analysis was not published at least 10 days before mailing of the change-of-value notices.
- Appeals: County appeal counts were low .

Mr. Dollman said low values were the primary driver. He expressed confidence in new County Appraiser Danielle and said PVD would give a new appraiser a year to acclimate. PVD was not mandating specific actions, but he noted increased statehouse interest in counties out of compliance and said the county could face another call next year. Commissioner Milburn-Kee asked about sale validation, the age of sales used and trend adjustments. Mr. Dollman explained that PVD validates sales itself, that the county may appeal sale validity, and that the study reflects prior-year sales.

b. Transfer station - Diane - Tran

Landfill Manager Diana Ballou stated the transfer station's backhoe was worn out and its backup was no better, and she asked for direction. Commissioner Beerbower noted the backhoe bid had been removed from the agenda because it was previously voted down. Motley preferred to address the purchase in January so a first payment could be budgeted in 2028 and to repair the backup in the meantime. Commissioner Tran urged a formal equipment replacement and maintenance plan from each department. Commissioner Motley noted the Baker Tilly contract includes a depreciation and replacement schedule being developed at no added cost. Commissioner Beerbower cited a $96,000 carryover in 2025, concerns about the equipment, and the need for an equipment reserve plan.

On rates, commissioners expressed support for raising out-of-town fees, with Commissioner Milburn stating she would not support an in-town increase, and asked Ms. Ballou to bring a recommendation. Commissioners Beerbower and Motley stated opposition to opening the station on county holidays, and Commissioner Beerbower raised concerns about single-person Saturday staffing. No action was taken.

c. Treasurer's quarterly reports

> Motion to approve the Treasurer's quarterly reports by Commissioner Motley stating he had reviewed them seconded by Commissioner Beerbower. The motion carried by voice vote.

New Business

a. Revising of Resolution 21-26 to address meetings that fall on BBCO approved Holidays - Clerk Clarkson

The resolution was revised so meetings falling on a county-paid holiday are held on the next business day. Commissioner Beerbower also requested striking Section 3(a), which called for alternating regular meetings and work sessions, and reverting to regular meetings with work sessions and special meetings as needed.

> Motion to approve the resolution as amended, including striking Section 3(a), was made by Chair Motley and seconded by Commissioner Beerbower. The motion carried by voice vote.

b. CIC accounting import - Milburn

Commissioner Milburn-Kee presented a roughly $1,200 software license for an interface between the PayEntry payroll export and CIC accounting software, so payroll posts correctly by department. Chair Motley said payroll entries had been out of balance , the last four payrolls had not been entered, and the county risked a poor audit; Commissioner Tran supported the patch as the least disruptive immediate fix.

> Motion to sign the licensing agreement for the payroll interface import and export was made by Commissioner Milburn-Kee and seconded by _Commissioner Motley_. The motion carried by voice vote.

c. PO Period of Performance Verizon - Milburn

Commissioner Milburn-Kee presented an updated Verizon agreement with better terms. Commissioner Beerbower recommended issuing an RFP to shop other carriers, and Commissioner Tran noted the one-year term. The contract's contact (Susan Walker) was replaced with Clerk Clarkson's information.

> Motion to allow Commissioner Motley to sign the updated Verizon contract was made by Commissioner Milburn-Kee and seconded. The motion carried by voice vote.

The commission discussed the county's lack of administrative access to the Verizon account.

> Motion to allow each elected official or department head, or their designee, to have administrative rights with Verizon Wireless to add and delete phone lines, obtain replacement phones was made by Commissioner Beerbower, as amended to include department heads, and seconded by Commissioner Allen. The motion carried by voice vote.

Commissioner Milburn-Kee noted the motion must be sent to Verizon on county letterhead to make the change, and Beerbower noted departments will be contacted to name their administrators.

d. TEC Remote Support Change - Milburn

TEC will begin charging $60 per machine per year for remote access. The Health Department and hospital camera systems were dropped from the list, leaving the voicemail computer and the you tube live-streaming computer.

> Motion to continue the service agreement at $60 per device for the county phone system voicemail computer and the streaming computer was made by Commissioner Milburn-Kee and seconded by Commissioner Beerbower. The motion carried by voice vote.

e. Bourbon County Conservation District - Motley

Deb Lust, Treasurer, and Ronnie Brown, Vice President, of the Bourbon County Conservation District requested an additional $5,000 above the budgeted $20,000. The Kansas Water Fund would match it 2-to-1, producing about $50,000 to be spent locally on cost-share conservation work.

> Motion to increase the county's commitment to the Conservation District by $5,000 was made by Commissioner Motley and seconded by _Commissioner Tran_. The motion carried by voice vote.

Range Road

Commissioner Tran reported constituent concerns about Range Road, including potholes at the bridge transition, exposed limestone, a broken guardrail, school bus traffic, and Valley Road and the Osage bridge. He said road issue reports submitted on the county website received no replies. Commissioner Milburn also reported communication issues with Public works. Commissioner Beerbower suggested working out the communication process with the Public Works Director.

> Motion to establish department updates with the Public Works Director on the first and third Mondays of each month was made by Commissioner Beerbower and seconded. The motion carried by voice vote.

Old Business

a. HR- RFP Review

Commissioner Milburn-Kee presented HR support she had found through the county's insurance provider at no added cost and asked that it be considered. Commissioner Allen moved to award the RFP Contract for the local HR consultant (referred to as Millie, Mrs. Litzskum) for one year. Commissioner Tran objected on grounds of process and impartiality: he said the proposals should have been evaluated through a source selection against the performance work statement, that one proposal was disqualified, and that a provider could face familiarity and bias concerns. Commissioner Motley and Commissioner Beerbower supported Commissioner Allen. Exchanges among commissioners became tense. With Commissioner Tran objecting on grounds of process and noting the performance work statement also noting 2 commissioners that wanted her on biases before commission discussion. Milburn noted concerns with Mrs. Litzskum not wanting the contract with HR to cross into the newspaper.

> Motion to award the RFP Contract for the local HR consultant Millie for one year was made by Commissioner Allen and seconded by Commissioner Motley. The motion carried 3-2, with Commissioner Tran and Milburn opposed.

b. Benefit Contribution Review - Milburn

Not taken up.

c. Well Testing - Milburn

Not taken up.

e. Asbestos Report - Beerbower

Not taken up.

f. Auction update - Allen

Commissioner Allen reported the county auction on GovDeals went live that day and will end the following Monday.

g. Election Space in Commission Room- Beerbower

Commissioner Beerbower stated early voting began that day in the commission room and equipment had to be removed for each meeting. He arranged with Brad Atkins to use the Fort Scott City Hall commission room, with streaming to YouTube to be confirmed.

> Motion to hold meetings at Fort Scott City Hall on October 26 and November 2, 2026 was made by Commissioner Beerbower and seconded_. The motion carried by voice vote.

Commission Comments

Commissioner Beerbower reported that the new courthouse facility would go live Wednesday, but a ceiling collapse caused by a roof leak required ServiceMaster cleanup and a roof tarp costing $6,500, which will put the project over budget. Commissioner Milburn-Kee shared constituent complaints about road signage, bridge visibility and Public Works time and vehicle use as well as personal vehicles being maintained on county equipment and cautioned about potential conflicts between the chosen HR contractor and the newspaper. Commissioner Tran said he believed the HR decision was predetermined by 3 commissioners and shared the decision was already made by the 3 of you before you came to the table. Can I prove it? No. But your action says speaks louder than words. The fact that the 3 of you are locked up in barrel for every 1 of these votes speaks loudly, and I'm not the 1 saying this. People are calling me and telling me this, and I'm paying attention. I think it's wrong what you guys are doing; Commissioner Motley disagreed with his statements.

Adjournment

The meeting was adjourned.

_____ Commissioner

_____ Commissioner

_____ Commissioner

ATTEST: _____ Commissioner

_____ _____ Commissioner

County Clerk

Selection Criteria: Vendor =
Bank =
Batch =
Due Date = 10/23/2026
Invoice Date =

Open Invoices By Department Summary

Bourbon County

Invoice	PO	Vendor Name	Purchase Description	Account Charged	Invoice Amt
Dept: 00 Non-Departmental					
Fund: 052 COUNTY TREASURER MOTOR FUND					
755091		LAKELAND OFFICE SYSTEM	MONTHLY BASE SERVICE AGREEMENT	COPIER SUPPLIES	$201.98
		Fund: 052 - COUNTY TREASURER MOTOR FUND Invoice Count and Total:		**1**	**$201.98**
Fund: 062 ELECTION					
1757501		LYNETTA FISHER	DONUTS FOR ELECTION WORKERS	ELECTION COMMODITIES	$27.15
2102148		FORT SCOTT TRIBUNE	AD# 5420729 10.03.26 ELECTION, LEGALS	ELECTION CONTRACTUAL SVCS	$444.00
2102148		FORT SCOTT TRIBUNE	AD# 5420730 10.10.26 ELECTION, LEGALS	ELECTION CONTRACTUAL SVCS	$444.00
		Fund: 062 - ELECTION Invoice Count and Total:		**3**	**$915.15**
Fund: 064 EMPLOYEE BENEFIT					
2501185		MASA	AMBULANCE/LAND&AIR INSURANCE	Payroll Clearing Account	$665.00
EQUITABLE 10.12.26		Equitable	VISION INSURANCE 10.12.26 OCT & NOV	BENEFIT HEALTH INSURANCE	$1,105.67
KC LIFE-20		KC LIFE	ER LIFE INS 10.13.26	CONTRACTUAL SERVICES	$508.36
LEGAL SHIELD-21		PPLSI-LEGAL SHIELD	LEGAL INSURANCE	Payroll Clearing Account	$235.30
METLIFE-13		METLIFE- GROUP BENEFITS	EE LIFE INSURANCE 10.15.26	BENEFIT HEALTH INSURANCE	$73.95
NORTHWESTERN MUTUAL		Northwestern Mutual	EE LIFE INS 10.15.26	Payroll Clearing Account	$30.52
		Fund: 064 - EMPLOYEE BENEFIT Invoice Count and Total:		**6**	**$2,618.80**
Fund: 093 ROD-TECH FUND					
08/18/26		Modern Copy Systems	NEW COPIER	EXPENSE DISBURSEMENT	$5,136.00
		Fund: 093 - ROD-TECH FUND Invoice Count and Total:		**1**	**$5,136.00**
Fund: 108 LANDFILL					

Invoice	PO	Vendor Name	Purchase Description	Account Charged	Invoice Amt
Dept: 00 Non-Departmental					
Fund: 108 LANDFILL					
32654		ALLEN COUNTY PUBLIC WORKS	MSW 10/8 - 10/14/26	LANDFILL CONTRACTUAL SVCS	$5,287.45
59443		K & K AUTO PARTS INC.	O RING/FITTING/HOSES	LANDFILL COMMODITIES	$64.00
PS210155831		FOLEY EQUIPMENT CO.	HOSES/COUPLINGS/SEAL	LANDFILL COMMODITIES	$115.03
			Fund: 108 - LANDFILL Invoice Count and Total:	**3**	**$5,466.48**
Fund: 120 COUNTY SHERIFF/CORRECTIONAL					
10/14/2026		EVERGY	293 E 20th	SEKRCC CONTRACTUAL	$5,497.75
304671		BROOKS-JEFFREY MARKETING INC.	WEBSITE & APP UPGRADE	SEKRCC COMMODITIES	$99.92
3335093026		BTX KS INC	INMATE MEDICAL	SEKRCC CONTRACTUAL	$78.00
42869805		JOHNSON CONTROLS	ANNUAL SERVICE CHARGE	SEKRCC CONTRACTUAL	$1,208.64
493648		HENRY KRAFT, INC.	SUPPLIES	SEKRCC COMMODITIES	$350.11
54538845		JOHNSON CONTROLS	FIRE ALARM REPAIR	SEKRCC CONTRACTUAL	$7,586.54
6155493460		VERIZON WIRELESS	ACCT# 00005 BBSO SHERIFF'S OFFICE	SEKRCC CONTRACTUAL	$40.01
653283-100326		ENTERPRISE FM TRUST	CUSTOMER # 653283 FLEET MANAGEMENT	SHERIFF CONTRACTUAL	$17.80
INV-107223		FLOCK GROUP, INC.	Camera Protection Plan x5	SHERIFF CONTRACTUAL	$638.70
			Fund: 120 - COUNTY SHERIFF/CORRECTIONAL Invoice Count and Total:	**9**	**$15,517.47**
Fund: 220 ROAD AND BRIDGE					
01-229030		R & R EQUIPMENT COMPANY	SOLENOID AND SWITCHES REPAIR #192	ROAD & BRIDGE CONTRACTUAL SVC	$480.13
0198-424850		O'REILLY AUTO PARTS	MOUNT PASTE/AIR CHUCK	ROAD & BRIDGE COMMODITIES	$21.96
0198-424857		O'REILLY AUTO PARTS	FUEL FILTER	ROAD & BRIDGE COMMODITIES	$17.00
0198-425177		O'REILLY AUTO PARTS	BRAKE SHOES/WHEEL CYLINDER/DRUM PRO KIT #112	ROAD & BRIDGE COMMODITIES	$79.15
0198-425233		O'REILLY AUTO PARTS	WHEEL CYLINDER EXCHANGE #112	ROAD & BRIDGE COMMODITIES	$2.41
1220044730		POMP'S TIRE SERVICE, INC	BALANCING COMPOUND	ROAD & BRIDGE COMMODITIES	$210.00
168 10/9/26		HEARTLAND REC, INC.	ELM CREEK ELECTRIC	ELM CREEK CONTRACTUAL	$619.46

Invoice	PO	Vendor Name	Purchase Description	Account Charged	Invoice Amt
Dept: 00 Non-Departmental					
Fund: 220 ROAD AND BRIDGE					
288970		MAYCO ACE HARDWARE	UTILITY SCRAPER/HOOK KNIFE	ROAD & BRIDGE COMMODITIES	$14.18
456062		LOCKWOOD MOTOR SUPPLY, INC.	SHOP TOWELS	ROAD & BRIDGE COMMODITIES	$17.99
58683		K & K AUTO PARTS INC.	DOUBLE BRAKE DRUMS/THREADLOCKER #155	ROAD & BRIDGE COMMODITIES	$100.64
58973		K & K AUTO PARTS INC.	SILICONE #141	ROAD & BRIDGE COMMODITIES	$22.80
59458		K & K AUTO PARTS INC.	LUBE CAP/PLUG #192	ROAD & BRIDGE COMMODITIES	$7.95
59459		K & K AUTO PARTS INC.	LUBE CAP/PLUG RETURN	ROAD & BRIDGE COMMODITIES	($2.00)
59524		K & K AUTO PARTS INC.	BATTERIES #52	ROAD & BRIDGE COMMODITIES	$462.00
6155493459		VERIZON WIRELESS	ACCT #00003 IPADS	ROAD & BRIDGE CONTRACTUAL SVC	$20.02
PC210025022		FOLEY EQUIPMENT CO.	BOLT/BEARING RETURN	ROAD & BRIDGE COMMODITIES	($181.39)
SS310057818		FOLEY EQUIPMENT CO.	POWER BY THE HOUR 9/14 - 10/14/26 #62	ROAD & BRIDGE CONTRACTUAL SVC	$829.40
SS310057819		FOLEY EQUIPMENT CO.	POWER BY THE HOUR 9/14 - 10/14/26 #53	ROAD & BRIDGE CONTRACTUAL SVC	$386.84
			Fund: 220 - ROAD AND BRIDGE Invoice Count and Total:	**18**	**$3,108.54**
Fund: 222 ROAD & BRIDGE SALES TAX FUND					
01-229030		R & R EQUIPMENT COMPANY	SOLENOID AND SWITCHES REPAIR #192	R&B SALES TAX CONTRACTUAL SVCS	$480.12
0198-425076		O'REILLY AUTO PARTS	OIL FILTER/OIL #1	R&B SALES TAX COMMODITIES	$56.43
39305		ALIGNMENT SERVICES	TIE ROD/ALIGNMENT #73	R&B SALES TAX CONTRACTUAL SVCS	$179.29
455993		LOCKWOOD MOTOR SUPPLY, INC.	ANTIFREEZE/COOLANT #146	R&B SALES TAX COMMODITIES	$155.46
456005		LOCKWOOD MOTOR SUPPLY, INC.	COUPLER REPAIR KIT #T153	R&B SALES TAX COMMODITIES	$21.61
6801G		HAMMERSON CORPORATION	SAND 166.54 TONS @ $38.00	R&B SALES TAX COMMODITIES	$6,328.52
X100959112:01		MIDWAY STERLING TRUCK CENTER	EVAPORATOR CORE/COMPRESSOR/CONDENSER #145	R&B SALES TAX COMMODITIES	$1,099.00
			Fund: 222 - ROAD & BRIDGE SALES TAX FUND Invoice Count and Total:	**7**	**$8,320.43**

Invoice	PO	Vendor Name	Purchase Description	Account Charged	Invoice Amt
Dept: 00 Non-Departmental					
Fund: 370 BOND SALES TAX - COUNTY JAIL					
51827		ADVANTAGE COMPUTER ENTERPRISES	COMPUTERS FOR REMOTE COURT	Jail Sales Tax Commodity	$6,825.00
51831		ADVANTAGE COMPUTER ENTERPRISES	BUILDING MATERIALS FOR WALL OPENING CONFIGURATION SETUP & TRAVEL	CONTRACTUAL SERVICES	$2,402.76
51832		ADVANTAGE COMPUTER ENTERPRISES	CONFIGURATION & SETUP-MOUNTING A TV IN COURTROOM A,B, & C	CONTRACTUAL SERVICES	$600.00
		Fund: 370 - BOND SALES TAX - COUNTY JAIL Invoice Count and Total:		**3**	**$9,827.76**
Fund: 387 ADDICTION SETTLEMENT FUND					
10/19/26		PATH OF EASE ASSOCIATION	REIMBURSEMENT FOR AUTO INSURANCE-PROGRESSIVE	CAPITAL OUTLAY	$1,410.00
		Fund: 387 - ADDICTION SETTLEMENT FUND Invoice Count and Total:		**1**	**$1,410.00**
		Dept: 00 - Non-Departmental Invoice Count and Total:		**52**	**$52,522.61**

Invoice	PO	Vendor Name	Purchase Description	Account Charged	Invoice Amt
Dept: 04 COUNTY ATTORNEY					
Fund: 001 GENERAL FUND					
78931		KARPEL SOLUTIONS	PBK ANNUAL-MAINTENANCE/HOSTING/E-DISCOVERY	ATTORNEY CONTRACTUAL SVCS	$12,150.00
			Fund: 001 - GENERAL FUND Invoice Count and Total:	**1**	**$12,150.00**
			Dept: 04 - COUNTY ATTORNEY Invoice Count and Total:	**1**	**$12,150.00**

Invoice	PO	Vendor Name	Purchase Description	Account Charged	Invoice Amt
Dept: 07 COURTHOUSE MAINTENANCE					
Fund: 001 GENERAL FUND					
214647751		ULINE	HEAVY DUTY STEEL DRUM DOLLY-55 GALLON	GENERAL COMMODITIES	$218.78
SC RECEIPT 10/18/26		KROM, LAURA	TWO BOXES OF 3 GALLON TRASH BAGS W/HANDLES	GENERAL COMMODITIES	$43.95
			Fund: 001 - GENERAL FUND Invoice Count and Total:	**2**	**$262.73**
			Dept: 07 - COURTHOUSE MAINTENANCE Invoice Count and Total:	**2**	**$262.73**

Invoice	PO	Vendor Name	Purchase Description	Account Charged	Invoice Amt
Dept: 11 EMERGENCY PREPAREDNESS					
Fund: 001 GENERAL FUND					
167 10/09/2026		HEARTLAND REC, INC.	130th St & Tomahawk/125th	EM. PREP. CONTRACTUALSVCS	$100.99
			Fund: 001 - GENERAL FUND Invoice Count and Total:	**1**	**$100.99**
			Dept: 11 - EMERGENCY PREPAREDNESS Invoice Count and Total:	**1**	**$100.99**

Invoice	PO	Vendor Name	Purchase Description	Account Charged	Invoice Amt
Dept: 24 AMBULANCE SERVICE					
Fund: 375 AMBULANCE SERVICE					
10/16/26		FORT SCOTT RIDES LLC	TWO TIRES BALANCED-EMS 2	VEHICLE MAINTENANCE	$30.00
145025		BOURBON COUNTY ROAD & BRIDGE D	EMS DIESEL FUEL	DIESEL FUEL	$2,258.16
145026		BOURBON COUNTY ROAD & BRIDGE D	EMS GASOLINE	FUEL	$1,758.85
23562001		HAMILTON MEDICAL, INC.	T1 CIRCUIT 180 & VALVE B/20	MEDICAL SUPPLIES	$1,013.07
399058		KIRKLAND WELDING SUPPLIES, INC	OXYGEN	OXYGEN	$18.00
5475667		MORRIS & DICKSON CO. LLC	MEDICATION	MEDICATION	$187.64
86397874		BOUND TREE MEDICAL, LLC.	MEDICAL SUPPLIES	MEDICAL SUPPLIES	$561.97
			Fund: 375 - AMBULANCE SERVICE Invoice Count and Total:	**7**	**$5,827.69**
			Dept: 24 - AMBULANCE SERVICE Invoice Count and Total:	**7**	**$5,827.69**

Invoice	PO	Vendor Name	Purchase Description	Account Charged	Invoice Amt
Dept: 43 COURTHOUSE GENERAL					
Fund: 001 GENERAL FUND					
1906456712		CINTAS CORPORATION LOC. 459	BLUE NITRL GLOVES-2XL	COMMODITIES	$50.00
260587a-0		APEX ENVIROMENTAL CONSULTANTS, INC.	ASBESTOS SAMPLING, PCM AMBIENT AIR MONITORING, CONSULTING SERVICES-COURTHOUSE AND 108 W 2ND STREET	CONTRACTUAL SERVICES	$2,124.80
2630283128 10/12/26		EVERGY	221S JUDSON	CONTRACTUAL SERVICES	$159.01
4280107796		CINTAS CORPORATION LOC. 459	JANITORIAL SUPPLIES	COMMODITIES	$415.90
4283131164		CINTAS CORPORATION LOC. 459	MATS, CLEANING PRODUCTS	COMMODITIES	$444.58
4286174985		CINTAS CORPORATION LOC. 459	JANITORIAL SUPPLIES (TOILET TISSUE,CLEANERS, SANITIZERS, DISINFECTANTS, DUST MOPS, DRAIN SERVICE, MOPS, SOAP SERVICE, TRASH CAN LINERS 3 GALLON, HAND TOWELS	COMMODITIES	$423.48
9385861355		CINTAS CORPORATION LOC. 459	TOILET COVERS	COMMODITIES	$85.80
9389937965-1		CINTAS CORPORATION LOC. 459	FREIGHT CHARGE BALANCE DUE	COMMODITIES	$8.13
9391551327		CINTAS CORPORATION LOC. 459	CANLINERS 100 COUNT BLACK	COMMODITIES	$56.36
			Fund: 001 - GENERAL FUND Invoice Count and Total:	**9**	**$3,768.06**
			Dept: 43 - COURTHOUSE GENERAL Invoice Count and Total:	**9**	**$3,768.06**

Invoice	PO	Vendor Name	Purchase Description	Account Charged	Invoice Amt
Dept: 44 HUMAN RESOURCES					
Fund: 001 GENERAL FUND					
508		HR SOLUTIONS ON CALL, LLC	CUSTOM MONTHLY SUPPORT PACKAGE	CONTRACTUAL SERVICES	$4,300.00
			Fund: 001 - GENERAL FUND Invoice Count and Total:	**1**	**$4,300.00**
			Dept: 44 - HUMAN RESOURCES Invoice Count and Total:	**1**	**$4,300.00**

Invoice	PO	Vendor Name	Purchase Description	Account Charged	Invoice Amt

Invoice Count by Dept: 73 **Grand Total: $78,932.08**

Open Invoices - Dept/Fund. Totals

Dept	Fund		Amount
00	**Non-Departmental**		
	052	COUNTY TREASURER MOTOR FUN	$201.98
	062	ELECTION	$915.15
	064	EMPLOYEE BENEFIT	$2,618.80
	093	ROD-TECH FUND	$5,136.00
	108	LANDFILL	$5,466.48
	120	COUNTY SHERIFF/CORRECTIONAL	$15,517.47
	220	ROAD AND BRIDGE	$3,108.54
	222	ROAD & BRIDGE SALES TAX FUND	$8,320.43
	370	BOND SALES TAX - COUNTY JAIL	$9,827.76
	387	ADDICTION SETTLEMENT FUND	$1,410.00
			$52,522.61
04	**COUNTY ATTORNEY**		
	001	GENERAL FUND	$12,150.00
			$12,150.00
07	**COURTHOUSE MAINTENANCE**		
	001	GENERAL FUND	$262.73
			$262.73
11	**EMERGENCY PREPAREDNESS**		
	001	GENERAL FUND	$100.99

Invoice	PO	Vendor Name	Purchase Description	Account Charged	Invoice Amt
				$100.99	
24		**AMBULANCE SERVICE**			
		375 AMBULANCE SERVICE		$5,827.69	
				$5,827.69	
43		**COURTHOUSE GENERAL**			
		001 GENERAL FUND		$3,768.06	
				$3,768.06	
44		**HUMAN RESOURCES**			
		001 GENERAL FUND		$4,300.00	
				$4,300.00	
			Grand Total:	**$78,932.08**	

Bourbon County Quarterly Treasurer Report
For the Period 07/01/2026-09/30/2026

Description	Beg Bal	Receipt	Expenses	End Bal
	$	$	$	$
001 - GENERAL FUND	1,111,041.06	398,282.31	(751,703.19)	757,620.18
014 - ATTORNEY TRUST	$	$	$	$
FUND	1,929.10	8.62	-	1,937.72
	$	$	$	$
016 - APPRAISERS	110,088.92	17,367.91	(32,294.67)	95,162.16
017 - APPRAISER -	$	$	$	$
RESERVE FUND	20,788.64	-	-	20,788.64
	$	$	$	$
024 - BRIDGE & CULVERT	6,032.52	704.31	-	6,736.83
026 - COMP EQUIP	$	$	$	$
RESERVE FUND	33,466.64	-	-	33,466.64
027 - GENERAL				
EQUIPMENT RESERVE	$	$	$	$
FUND	39,763.61	-	-	39,763.61
052 - COUNTY				
TREASURER MOTOR	$	$	$	$
FUND	32,076.11	39,915.07	(15,723.49)	56,267.69
053 - RESERVE FUND -	$	$	$	$
COUNTY ATTORNEY	11,170.87	-	-	11,170.87
	$	$	$	$
056 - DELINQ PP TAX	906.42	144.91	(295.58)	755.75
	$	$	$	$
058 - DELINQ R.E. SALES	127,497.97	-	-	127,497.97
060 - DIVERSION	$	$	$	$
APPLICATION FEE FUND	49,479.64	5,700.00	(543.80)	54,635.84
	$	$	$	$
062 - ELECTION	75,800.58	6,917.15	(25,692.26)	57,025.47
063 - ELECTION RESERVE	$	$	$	$
FUND	293.00	1,650.00	(1,650.00)	293.00
	$	$	$	$
064 - EMPLOYEE BENEFIT	1,406,850.96	177,436.39	(238,859.47)	1,345,427.88
	$	$	$	$
070 - EXCISE TAX	5,010.96	-	-	5,010.96

072 - SOUTHWIND EXTENSION DISTRICT	$ -	$ 16,421.05	$ (16,421.05)	$ -
078 - FIRE DIST 2	$ -	$ 2,373.85	$ (2,373.85)	$ -
080 - FIRE DIST 3	$ -	$ 19,893.92	$ (19,893.92)	$ -
082 - FIRE DIST 4	$ -	$ -	$ -	$ -
084 - FIRE DIST 5	$ -	$ 8,565.18	$ (8,565.18)	$ -
090 - GAME LICENSE	437.00	696.50	(696.50)	437.00
092 - HERITAGE TRUST FUND	$ 23,343.00	$ 2,082.00	$ -	$ 25,425.00
093 - ROD-TECH FUND	$ 63,642.67	$ 4,164.00	$ -	$ 67,806.67
094 - TREASURER - TECH FUND	$ 18,650.42	$ 1,041.00	$ -	$ 19,691.42
095 - CLERK - TECH FUND	$ 18,511.03	$ 1,041.00	$ -	$ 19,552.03
097 - SPECIAL LAW ENFORCEMENT	$ 69,716.97	$ 7,960.00	$ (1,690.00)	$ 75,986.97
100 - INSUFFICIENT FUND CHECKS	$ (15,493.57)	$ 882.54	$ (950.54)	$ (15,561.57)
102 - ISOLATED & COMP TAX	$ 242,852.29	$ 391,339.96	$ (399,814.14)	$ 234,378.11
108 - LANDFILL	$ 280,058.48	$ 221,285.72	$ (183,262.38)	$ 318,081.82
114 - MENTAL HEALTH	$ 31,449.41	$ 4,165.42	$ -	$ 35,614.83
116 - MENTAL DISABILITY	$ 22,118.56	$ 3,927.06	$ -	$ 26,045.62
120 - COUNTY SHERIFF/CORRECTIONAL	$ 780,416.67	$ 210,448.58	$ (449,326.77)	$ 541,538.48
200 - NOXIOUS WEED	$ 112,746.11	$ 21,253.09	$ (36,768.11)	$ 97,231.09
202 - NOXIOUS WEED EQUIPMENT FUND	$ 15,119.09	$ -	$ -	$ 15,119.09

204 - PROSECUTOR TRAINING	$ 17,909.93	$ 232.51	$ -	$ 18,142.44
212 - R.E. REDEMPTIONS	$ 143,920.29	$ 57,068.78	$ (58,949.10)	$ 142,039.97
220 - ROAD AND BRIDGE	$ 405,173.62	$ 281,909.22	$ (473,040.39)	$ 214,042.45
222 - ROAD & BRIDGE SALES TAX FUND	$ 894,589.66	$ 404,916.54	$ (407,441.19)	$ 892,065.01
224 - ROAD & BRIDGE SP. IMPROVEMENT	$ 601,957.71	$ -	$ (8,756.50)	$ 593,201.21
225 - CAP IMP - ELM CREEK	$ -	$ -	$ -	$ -
226 - RV TAX	$ 10,382.03	$ 11,384.17	$ (12,172.15)	$ 9,594.05
228 - SEVERANCE TAX	$ 518.41	$ -	$ -	$ 518.41
234 - S.E.K. LIBRARY GENERAL	$ -	$ 7,282.14	$ (7,282.14)	$ -
236 - S.E.K. LIBRARY EMP BEN	$ -	$ 500.89	$ (500.89)	$ -
237 - SHERIFF FEDERAL FORFEIT FUND	$ 25,142.47	$ -	$ -	$ 25,142.47
238 - SPEC ALCOHOL & DRUG	$ 701.45	$ 13.15	$ -	$ 714.60
240 - SPECIAL BRIDGE	$ 5,070.99	$ 643.99	$ -	$ 5,714.98
244 - SPECIAL PARKS & RECR	$ 874.93	$ -	$ -	$ 874.93
246 - SPEC PROSECUTOR TRUST-FORFEITU	$ 84,782.35	$ -	$ -	$ 84,782.35
247 - SHERIFF'S TRUST-FORFEITURE	$ 45.30	$ 7,200.00	$ (7,200.00)	$ 45.30
248 - SPECIAL ROAD MACHINERY	$ 10,829.53	$ -	$ -	$ 10,829.53
250 - STRAY ANIMAL	$ 1,042.57	$ -	$ -	$ 1,042.57
256 - STATE ED BUILDING	$ -	$ 10,467.10	$ (10,467.10)	$ -

257 - SHRF TRUST FORFEITURE 7/1/19	$ 28,894.71	$ 385.00	$ (9,646.91)	$ 19,632.80
258 - STATE INST BLDG.	$ -	$ 5,233.53	$ (5,233.53)	$ -
260 - STATE MOTOR FUND	$ 13,771.09	$ 215,918.65	$ (215,742.06)	$ 13,947.68
261 - STATE DRIVERS LICENSE FUND	$ 667.00	$ -	$ -	$ 667.00
262 - STATE MOTOR VEH INSP FEES	$ 1,340.50	$ -	$ -	$ 1,340.50
267 - NEIGHBORHOOD REVIT HOLDING FND	$ 1,410.44	$ -	$ (425.40)	$ 985.04
268 - TAX ACCOUNT	$ 404,328.57	$ 806,591.90	$ (873,181.33)	$ 337,739.14
271 - REDFIELD RURITAN FUND	$ -	$ -	$ -	$ -
274 - VEHICLE TAX	$ 412,340.99	$ 728,785.75	$ (742,458.56)	$ 398,668.18
275 - COMMERCIAL VEHICLE FEES	$ 31,060.93	$ 3,874.71	$ (3,266.48)	$ 31,669.16
276 - WATERSHED #98	$ -	$ 3,331.75	$ (3,331.75)	$ -
278 - WATERSHED #102	$ -	$ 7,204.32	$ (7,204.32)	$ -
280 - HOSPITAL DIST #1-LINN CO	$ -	$ -	$ -	$ -
282 - USD 234 GENERAL	$ -	$ 64,854.52	$ (64,854.52)	$ -
284 - USD 234 EMP BEN	$ -	$ 974.57	$ (974.57)	$ -
286 - USD 234 CAP OUTLAY	$ -	$ 71,534.85	$ (71,534.85)	$ -
288 - USD 234 GEN SUPP	$ -	$ 133,660.27	$ (133,660.27)	$ -
290 - USD 234 RECREATION	$ -	$ 18,024.71	$ (18,024.71)	$ -
292 - USD 234 BOND & INT	$ -	$ 87,990.67	$ (87,990.67)	$ -

294 - USD 235 GENERAL	$ -	$ 5,204.55	$ (5,204.55)	$ -
296 - USD 235 GEN-SUPP	$ -	$ 25,817.85	$ (25,817.85)	$ -
297 - USD 235 CAP OUTLAY	$ -	$ 10,228.19	$ (10,228.19)	$ -
298 - USD 235 BOND & INT	$ -	$ 4,048.70	$ (4,048.70)	$ -
300 - USD 248 GENERAL	$ -	$ 23.67	$ (23.67)	$ -
302 - USD 248 GEN SUPP	$ -	$ 20.06	$ (20.06)	$ -
304 - USD 248 PUB REC	$ -	$ 1.17	$ (1.17)	$ -
306 - USD 248 BOND & INT	$ -	$ 10.60	$ (10.60)	$ -
308 - USD 248 CAP OUTLAY	$ -	$ 9.47	$ (9.47)	$ -
310 - USD 346 GENERAL	$ -	$ 1,004.45	$ (1,004.45)	$ -
312 - USD 346 GEN SUPP	$ -	$ 3,844.61	$ (3,844.61)	$ -
314 - USD 346 CAP OUTLAY	$ -	$ 1,661.20	$ (1,661.20)	$ -
316 - USD 346 BOND & INT	$ -	$ 1,879.67	$ (1,879.67)	$ -
320 - COMM COLLEGE GENERAL	$ -	$ 312,945.03	$ (312,945.03)	$ -
330 - FT SCOTT GENERAL	$ -	$ 179,140.76	$ (179,140.76)	$ -
334 - FT SCOTT LIBRARY	$ -	$ 26,971.51	$ (26,971.51)	$ -
336 - FT SCOTT LIB EMP BEN	$ -	$ -	$ -	$ -
342 - FT SCOTT IND DEV	$ -	$ -	$ -	$ -
344 - FT SCOTT SPEC ASSESS	$ -	$ -	$ -	$ -

354 - FT SCOTT FIRE EQUIP	$ -	$ 9,897.39	$ (9,897.39)	$ -
356 - FT SCOTT BOND & INT	$ -	$ 116.58	$ (116.58)	$ -
358 - SEWER REPAYMENT-LAKE FT SCOTT	$ 17,875.01	$ 6,769.89	$ -	$ 24,644.90
367 - NRP COUNTY FEE FUND	$ -	$ -	$ -	$ -
370 - BOND SALES TAX - COUNTY JAIL	$ 2,289,858.90	$ 279,158.95	$ (669,274.27)	$ 1,899,743.58
374 - BLUE CROSS BLUE SHEILD	$ -	$ -	$ -	$ -
375 - AMBULANCE SERVICE	$ 132,988.67	$ 262,914.54	$ (186,865.43)	$ 209,037.78
377 - EMS EQUIPMENT RESERVE FUND	$ -	$ -	$ -	$ -
384 - ARPA	$ -	$ -	$ -	$ -
385 - MERCY MEDICAL BUILDING	$ 23,474.53	$ -	$ -	$ 23,474.53
387 - ADDICTION SETTLEMENT FUND	$ 71,073.28	$ -	$ (1,596.45)	$ 69,476.83
396 - REGISTERED OFFENDER TECH FEE	$ -	$ 1,030.00	$ -	$ 1,030.00
397 - CONCEAL CARRY ACCOUNT	$ 3,762.33	$ 97.50	$ -	$ 3,859.83
398 - OFFENDER REGISTRATION	$ 50,932.67	$ 2,410.00	$ -	$ 53,342.67
399 - EMERGENCY SERVICES SALES TAX	$ 56,139.44	$ 174,474.33	$ (166,872.36)	$ 63,741.41
400 - BRONSON GENERAL	$ -	$ 3,531.97	$ (3,531.97)	$ -
408 - BRONSON LIBRARY	$ -	$ 769.02	$ (769.02)	$ -
414 - FULTON GENERAL	$ -	$ 1,972.24	$ (1,972.24)	$ -

418 - FULTON BOND & INT	$ -	$ 22.48	$ (22.48)	$ -
420 - MAPLETON GENERAL	$ -	$ 361.51	$ (361.51)	$ -
422 - REDFIELD GENERAL	$ -	$ 821.98	$ (821.98)	$ -
431 - REDFIELD - SEWER	$ -	$ -	$ -	$ -
432 - UNIONTOWN GENERAL	$ -	$ 7,255.88	$ (7,255.88)	$ -
441 - UNIONTOWN - SPECIAL ASSMT	$ -	$ -	$ -	$ -
442 - DRYWOOD GENERAL	$ -	$ 535.35	$ (535.35)	$ -
444 - DRYWOOD LIGHT DIST	$ -	$ 116.96	$ (116.96)	$ -
446 - FRANKLIN GENERAL	$ -	$ 208.22	$ (208.22)	$ -
450 - FREEDOM GENERAL	$ -	$ 67.61	$ (67.61)	$ -
452 - MARION GENERAL	$ -	$ 1,853.20	$ (1,853.20)	$ -
466 - MARMATON GENERAL	$ -	$ 1.88	$ (1.88)	$ -
468 - MARMATON CEMETERY	$ -	$ 3,606.23	$ (3,606.23)	$ -
470 - MILLCREEK GENERAL	$ -	$ 402.05	$ (402.05)	$ -
472 - OSAGE GENERAL	$ -	$ 88.85	$ (88.85)	$ -
476 - PAWNEE GENERAL	$ -	$ 227.10	$ (227.10)	$ -
478 - PAWNEE CEMETERY	$ -	$ 631.14	$ (631.14)	$ -
480 - SCOTT GENERAL	$ -	$ 0.17	$ (0.17)	$ -
482 - SCOTT CEMETERY	$ -	$ 239.87	$ (239.87)	$ -

484 - TIMBERHILL GENERAL	$ -	$ 26.58	$ (26.58)	$ -
488 - AVONDALE	$ -	$ 41.99	$ (41.99)	$ -
490 - BARNESVILLE	$ -	$ 154.60	$ (154.60)	$ -
492 - CENTERVILLE-WEST PLAINS	$ -	$ 1,207.41	$ (1,207.41)	$ -
494 - CHAPEL GROVE	$ -	$ 188.13	$ (188.13)	$ -
496 - CLARKSBURG	$ -	$ 488.88	$ (488.88)	$ -
498 - DAYTON	$ -	$ 110.25	$ (110.25)	$ -
500 - GLENDALE	$ -	$ 221.66	$ (221.66)	$ -
502 - LATH BRANCH	$ -	$ 430.83	$ (430.83)	$ -
504 - MAPLE GROVE	$ -	$ 206.89	$ (206.89)	$ -
506 - OSAGA	$ -	$ 96.62	$ (96.62)	$ -
508 - PLEASANT VIEW	$ -	$ 532.93	$ (532.93)	$ -
510 - ROSEDALE	$ -	$ 134.97	$ (134.97)	$ -
512 - TWEEDY	$ -	$ 135.78	$ (135.78)	$ -
514 - WEST LIBERTY	$ -	$ 284.11	$ (284.11)	$ -
516 - ZION	$ -	$ 51.53	$ (51.53)	$ -
518 - TIMBERHILL CEMETERY	$ -	$ 413.56	$ (413.56)	$ -
	$ 10,438,625.43	$ 5,832,772.33	$ (7,044,738.69)	$ 9,226,659.07

A detailed statement of expenditures are available for public inspection at the County Clerk's office. Copies are available upon request.

Bourbon County
Treasurer

Bourbon County Clerk

Chairman of the
Commission

Fund Status Report

Bourbon County

Report Selection Criteria:

Selected Fund Type: ALL
Include Encumbrances? NO
Include Pri Yr Liabilities? NO
Printed in Alpha by Fund Name? NO
Exclude Additional Cash? NO
Include Pending Cash? NO

Fiscal Year: 2026
From Period: 7
To Period: 9

From Date: 7/1/2026
Thru Date: 9/30/2026
Option: Date Range

Exclude Transfers Breakdown? NO

Selected Funds :

	Beginning Balance	Receipts	Disbursements	Transfers	Ending Balance
General Fund (01)					
001 - GENERAL FUND	$1,111,041.06	$398,282.31	($751,703.19)	$0.00	$757,620.18
060 - DIVERSION APPLICATION FEE FU	$49,479.64	$5,700.00	($543.80)	$0.00	$54,635.84
100 - INSUFFICIENT FUND CHECKS	($15,493.57)	$882.54	($950.54)	$0.00	($15,561.57)
*** Fund Type Total ***	$1,145,027.13	$404,864.85	($753,197.53)	$0.00	$796,694.45
Special Purpose Funds (02)					
016 - APPRAISERS	$110,088.92	$17,367.91	($32,294.67)	$0.00	$95,162.16
017 - APPRAISER - RESERVE FUND	$20,788.64	$0.00	$0.00	$0.00	$20,788.64
024 - BRIDGE & CULVERT	$6,032.52	$704.31	$0.00	$0.00	$6,736.83
026 - COMP EQUIP RESERVE FUND	$33,466.64	$0.00	$0.00	$0.00	$33,466.64
027 - GENERAL EQUIPMENT RESERVE F	$39,763.61	$0.00	$0.00	$0.00	$39,763.61
052 - COUNTY TREASURER MOTOR FUN	$32,076.11	$39,915.07	($15,723.49)	$0.00	$56,267.69
053 - RESERVE FUND - COUNTY ATTOR	$11,170.87	$0.00	$0.00	$0.00	$11,170.87
062 - ELECTION	$75,800.58	$6,917.15	($25,692.26)	$0.00	$57,025.47
063 - ELECTION RESERVE FUND	$293.00	$1,650.00	($1,650.00)	$0.00	$293.00
064 - EMPLOYEE BENEFIT	$1,406,850.96	$177,436.39	($238,859.47)	$0.00	$1,345,427.88
093 - ROD-TECH FUND	$63,642.67	$4,164.00	$0.00	$0.00	$67,806.67
094 - TREASURER - TECH FUND	$18,650.42	$1,041.00	$0.00	$0.00	$19,691.42
095 - CLERK - TECH FUND	$18,511.03	$1,041.00	$0.00	$0.00	$19,552.03
097 - SPECIAL LAW ENFORCEMENT	$69,716.97	$7,960.00	($1,690.00)	$0.00	$75,986.97
114 - MENTAL HEALTH	$31,449.41	$4,165.42	$0.00	$0.00	$35,614.83
116 - MENTAL DISABILITY	$22,118.56	$3,927.06	$0.00	$0.00	$26,045.62
120 - COUNTY SHERIFF/CORRECTIONA	$780,416.67	$210,448.58	($449,326.77)	$0.00	$541,538.48
200 - NOXIOUS WEED	$112,746.11	$21,253.09	($36,768.11)	$0.00	$97,231.09
202 - NOXIOUS WEED EQUIPMENT FUN	$15,119.09	$0.00	$0.00	$0.00	$15,119.09
220 - ROAD AND BRIDGE	$405,173.62	$281,909.22	($473,040.39)	$0.00	$214,042.45
222 - ROAD & BRIDGE SALES TAX FUND	$894,589.66	$404,916.54	($407,441.19)	$0.00	$892,065.01

Report Selection Criteria:

Selected Fund Type: ALL	**Fiscal Year:** 2026	**From Date:** 7/1/2026
Include Encumbrances? NO		
Include Pri Yr Liabilities? NO	**From Period:** 7	**Thru Date:** 9/30/2026
Printed in Alpha by Fund Name? NO		
Exclude Additional Cash? NO	**To Period:** 9	**Option:** Date Range
Include Pending Cash? NO	**Exclude Transfers Breakdown?** NO	

Selected Funds :

	Beginning Balance	Receipts	Disbursements	Transfers	Ending Balance
224 - ROAD & BRIDGE SP. IMPROVEME	$601,957.71	$0.00	($8,756.50)	$0.00	$593,201.21
225 - CAP IMP - ELM CREEK	$0.00	$0.00	$0.00	$0.00	$0.00
238 - SPEC ALCOHOL & DRUG	$701.45	$13.15	$0.00	$0.00	$714.60
240 - SPECIAL BRIDGE	$5,070.99	$643.99	$0.00	$0.00	$5,714.98
244 - SPECIAL PARKS & RECR	$874.93	$0.00	$0.00	$0.00	$874.93
248 - SPECIAL ROAD MACHINERY	$10,829.53	$0.00	$0.00	$0.00	$10,829.53
250 - STRAY ANIMAL	$1,042.57	$0.00	$0.00	$0.00	$1,042.57
271 - REDFIELD RURITAN FUND	$0.00	$0.00	$0.00	$0.00	$0.00
367 - NRP COUNTY FEE FUND	$0.00	$0.00	$0.00	$0.00	$0.00
370 - BOND SALES TAX - COUNTY JAIL	$2,289,858.90	$279,158.95	($669,274.27)	$0.00	$1,899,743.58
374 - BLUE CROSS BLUE SHEILD	$0.00	$0.00	$0.00	$0.00	$0.00
375 - AMBULANCE SERVICE	$132,988.67	$262,914.54	($186,865.43)	$0.00	$209,037.78
377 - EMS EQUIPMENT RESERVE FUND	$0.00	$0.00	$0.00	$0.00	$0.00
384 - ARPA	$0.00	$0.00	$0.00	$0.00	$0.00
385 - MERCY MEDICAL BUILDING	$23,474.53	$0.00	$0.00	$0.00	$23,474.53
387 - ADDICTION SETTLEMENT FUND	$71,073.28	$0.00	($1,596.45)	$0.00	$69,476.83
396 - REGISTERED OFFENDER TECH FE	$0.00	$1,030.00	$0.00	$0.00	$1,030.00
397 - CONCEAL CARRY ACCOUNT	$3,762.33	$97.50	$0.00	$0.00	$3,859.83
398 - OFFENDER REGISTRATION	$50,932.67	$2,410.00	$0.00	$0.00	$53,342.67
399 - EMERGENCY SERVICES SALES TA	$56,139.44	$174,474.33	($166,872.36)	$0.00	$63,741.41
*** Fund Type Total ***	$7,417,173.06	$1,905,559.20	($2,715,851.36)	$0.00	$6,606,880.90
Business Funds (03)					
108 - LANDFILL	$280,058.48	$221,285.72	($183,262.38)	$0.00	$318,081.82
358 - SEWER REPAYMENT-LAKE FT SC	$17,875.01	$6,769.89	$0.00	$0.00	$24,644.90
*** Fund Type Total ***	$297,933.49	$228,055.61	($183,262.38)	$0.00	$342,726.72
Trust Funds (05)					
014 - ATTORNEY TRUST FUND	$1,929.10	$8.62	$0.00	$0.00	$1,937.72

Report Selection Criteria:

Selected Fund Type:	ALL		
Include Encumbrances?	NO	**Fiscal Year:** 2026	**From Date:** 7/1/2026
Include Pri Yr Liabilities?	NO	**From Period:** 7	**Thru Date:** 9/30/2026
Printed in Alpha by Fund Name?	NO		
Exclude Additional Cash?	NO	**To Period:** 9	**Option:** Date Range
Include Pending Cash?	NO	**Exclude Transfers Breakdown?** NO	

Selected Funds :

	Beginning Balance	Receipts	Disbursements	Transfers	Ending Balance
204 - PROSECUTOR TRAINING	$17,909.93	$232.51	$0.00	$0.00	$18,142.44
237 - SHERIFF FEDERAL FORFEIT FUND	$25,142.47	$0.00	$0.00	$0.00	$25,142.47
246 - SPEC PROSECUTOR TRUST-FORF	$84,782.35	$0.00	$0.00	$0.00	$84,782.35
247 - SHERIFF'S TRUST-FORFEITURE	$45.30	$7,200.00	($7,200.00)	$0.00	$45.30
257 - SHRF TRUST FORFEITURE 7/1/19	$28,894.71	$385.00	($9,646.91)	$0.00	$19,632.80
*** Fund Type Total ***	$158,703.86	$7,826.13	($16,846.91)	$0.00	$149,683.08
Agency Funds - Cities (06)					
330 - FT SCOTT GENERAL	$0.00	$179,140.76	($179,140.76)	$0.00	$0.00
334 - FT SCOTT LIBRARY	$0.00	$26,971.51	($26,971.51)	$0.00	$0.00
336 - FT SCOTT LIB EMP BEN	$0.00	$0.00	$0.00	$0.00	$0.00
342 - FT SCOTT IND DEV	$0.00	$0.00	$0.00	$0.00	$0.00
344 - FT SCOTT SPEC ASSESS	$0.00	$0.00	$0.00	$0.00	$0.00
354 - FT SCOTT FIRE EQUIP	$0.00	$9,897.39	($9,897.39)	$0.00	$0.00
356 - FT SCOTT BOND & INT	$0.00	$116.58	($116.58)	$0.00	$0.00
400 - BRONSON GENERAL	$0.00	$3,531.97	($3,531.97)	$0.00	$0.00
408 - BRONSON LIBRARY	$0.00	$769.02	($769.02)	$0.00	$0.00
414 - FULTON GENERAL	$0.00	$1,972.24	($1,972.24)	$0.00	$0.00
418 - FULTON BOND & INT	$0.00	$22.48	($22.48)	$0.00	$0.00
420 - MAPLETON GENERAL	$0.00	$361.51	($361.51)	$0.00	$0.00
422 - REDFIELD GENERAL	$0.00	$821.98	($821.98)	$0.00	$0.00
431 - REDFIELD - SEWER	$0.00	$0.00	$0.00	$0.00	$0.00
432 - UNIONTOWN GENERAL	$0.00	$7,255.88	($7,255.88)	$0.00	$0.00
441 - UNIONTOWN - SPECIAL ASSMT	$0.00	$0.00	$0.00	$0.00	$0.00
*** Fund Type Total ***	$0.00	$230,861.32	($230,861.32)	$0.00	$0.00
Agency Funds - Townships (07)					
442 - DRYWOOD GENERAL	$0.00	$535.35	($535.35)	$0.00	$0.00
444 - DRYWOOD LIGHT DIST	$0.00	$116.96	($116.96)	$0.00	$0.00

Report Selection Criteria:

Selected Fund Type: ALL	**Fiscal Year:** 2026	**From Date:** 7/1/2026
Include Encumbrances? NO		
Include Pri Yr Liabilities? NO	**From Period:** 7	**Thru Date:** 9/30/2026
Printed in Alpha by Fund Name? NO		
Exclude Additional Cash? NO	**To Period:** 9	**Option:** Date Range
Include Pending Cash? NO	**Exclude Transfers Breakdown?** NO	

Selected Funds :

	Beginning Balance	Receipts	Disbursements	Transfers	Ending Balance
446 - FRANKLIN GENERAL	$0.00	$208.22	($208.22)	$0.00	$0.00
450 - FREEDOM GENERAL	$0.00	$67.61	($67.61)	$0.00	$0.00
452 - MARION GENERAL	$0.00	$1,853.20	($1,853.20)	$0.00	$0.00
466 - MARMATON GENERAL	$0.00	$1.88	($1.88)	$0.00	$0.00
468 - MARMATON CEMETERY	$0.00	$3,606.23	($3,606.23)	$0.00	$0.00
470 - MILLCREEK GENERAL	$0.00	$402.05	($402.05)	$0.00	$0.00
472 - OSAGE GENERAL	$0.00	$88.85	($88.85)	$0.00	$0.00
476 - PAWNEE GENERAL	$0.00	$227.10	($227.10)	$0.00	$0.00
478 - PAWNEE CEMETERY	$0.00	$631.14	($631.14)	$0.00	$0.00
480 - SCOTT GENERAL	$0.00	$0.17	($0.17)	$0.00	$0.00
482 - SCOTT CEMETERY	$0.00	$239.87	($239.87)	$0.00	$0.00
484 - TIMBERHILL GENERAL	$0.00	$26.58	($26.58)	$0.00	$0.00
518 - TIMBERHILL CEMETERY	$0.00	$413.56	($413.56)	$0.00	$0.00
*** Fund Type Total ***	$0.00	$8,418.77	($8,418.77)	$0.00	$0.00
Agency Funds - Schools (08)					
282 - USD 234 GENERAL	$0.00	$64,854.52	($64,854.52)	$0.00	$0.00
284 - USD 234 EMP BEN	$0.00	$974.57	($974.57)	$0.00	$0.00
286 - USD 234 CAP OUTLAY	$0.00	$71,534.85	($71,534.85)	$0.00	$0.00
288 - USD 234 GEN SUPP	$0.00	$133,660.27	($133,660.27)	$0.00	$0.00
290 - USD 234 RECREATION	$0.00	$18,024.71	($18,024.71)	$0.00	$0.00
292 - USD 234 BOND & INT	$0.00	$87,990.67	($87,990.67)	$0.00	$0.00
294 - USD 235 GENERAL	$0.00	$5,204.55	($5,204.55)	$0.00	$0.00
296 - USD 235 GEN-SUPP	$0.00	$25,817.85	($25,817.85)	$0.00	$0.00
297 - USD 235 CAP OUTLAY	$0.00	$10,228.19	($10,228.19)	$0.00	$0.00
298 - USD 235 BOND & INT	$0.00	$4,048.70	($4,048.70)	$0.00	$0.00
300 - USD 248 GENERAL	$0.00	$23.67	($23.67)	$0.00	$0.00
302 - USD 248 GEN SUPP	$0.00	$20.06	($20.06)	$0.00	$0.00

Report Selection Criteria:

Selected Fund Type: ALL	**Fiscal Year:** 2026	**From Date:** 7/1/2026
Include Encumbrances? NO		
Include Pri Yr Liabilities? NO	**From Period:** 7	**Thru Date:** 9/30/2026
Printed in Alpha by Fund Name? NO		
Exclude Additional Cash? NO	**To Period:** 9	**Option:** Date Range
Include Pending Cash? NO	**Exclude Transfers Breakdown?** NO	

Selected Funds :

	Beginning Balance	Receipts	Disbursements	Transfers	Ending Balance
304 - USD 248 PUB REC	$0.00	$1.17	($1.17)	$0.00	$0.00
306 - USD 248 BOND & INT	$0.00	$10.60	($10.60)	$0.00	$0.00
308 - USD 248 CAP OUTLAY	$0.00	$9.47	($9.47)	$0.00	$0.00
310 - USD 346 GENERAL	$0.00	$1,004.45	($1,004.45)	$0.00	$0.00
312 - USD 346 GEN SUPP	$0.00	$3,844.61	($3,844.61)	$0.00	$0.00
314 - USD 346 CAP OUTLAY	$0.00	$1,661.20	($1,661.20)	$0.00	$0.00
316 - USD 346 BOND & INT	$0.00	$1,879.67	($1,879.67)	$0.00	$0.00
320 - COMM COLLEGE GENERAL	$0.00	$312,945.03	($312,945.03)	$0.00	$0.00
*** Fund Type Total ***	$0.00	$743,738.81	($743,738.81)	$0.00	$0.00
Agency Funds - Cemeteries (09)					
488 - AVONDALE	$0.00	$41.99	($41.99)	$0.00	$0.00
490 - BARNESVILLE	$0.00	$154.60	($154.60)	$0.00	$0.00
492 - CENTERVILLE-WEST PLAINS	$0.00	$1,207.41	($1,207.41)	$0.00	$0.00
494 - CHAPEL GROVE	$0.00	$188.13	($188.13)	$0.00	$0.00
496 - CLARKSBURG	$0.00	$488.88	($488.88)	$0.00	$0.00
498 - DAYTON	$0.00	$110.25	($110.25)	$0.00	$0.00
500 - GLENDALE	$0.00	$221.66	($221.66)	$0.00	$0.00
502 - LATH BRANCH	$0.00	$430.83	($430.83)	$0.00	$0.00
504 - MAPLE GROVE	$0.00	$206.89	($206.89)	$0.00	$0.00
506 - OSAGA	$0.00	$96.62	($96.62)	$0.00	$0.00
508 - PLEASANT VIEW	$0.00	$532.93	($532.93)	$0.00	$0.00
510 - ROSEDALE	$0.00	$134.97	($134.97)	$0.00	$0.00
512 - TWEEDY	$0.00	$135.78	($135.78)	$0.00	$0.00
514 - WEST LIBERTY	$0.00	$284.11	($284.11)	$0.00	$0.00
516 - ZION	$0.00	$51.53	($51.53)	$0.00	$0.00
*** Fund Type Total ***	$0.00	$4,286.58	($4,286.58)	$0.00	$0.00

Report Selection Criteria:

Selected Fund Type: ALL	**Fiscal Year:** 2026	**From Date:** 7/1/2026
Include Encumbrances? NO		
Include Pri Yr Liabilities? NO	**From Period:** 7	**Thru Date:** 9/30/2026
Printed in Alpha by Fund Name? NO		
Exclude Additional Cash? NO	**To Period:** 9	**Option:** Date Range
Include Pending Cash? NO	**Exclude Transfers Breakdown?** NO	

Selected Funds :

	Beginning Balance	Receipts	Disbursements	Transfers	Ending Balance
Agency Funds - Extension Dist (10)					
072 - SOUTHWIND EXTENSION DISTRIC	$0.00	$16,421.05	($16,421.05)	$0.00	$0.00
228 - SEVERANCE TAX	$518.41	$0.00	$0.00	$0.00	$518.41
*** Fund Type Total ***	$518.41	$16,421.05	($16,421.05)	$0.00	$518.41
Agency Funds - Watersheds (11)					
276 - WATERSHED #98	$0.00	$3,331.75	($3,331.75)	$0.00	$0.00
278 - WATERSHED #102	$0.00	$7,204.32	($7,204.32)	$0.00	$0.00
*** Fund Type Total ***	$0.00	$10,536.07	($10,536.07)	$0.00	$0.00
Agency Funds - Fire Districts (12)					
078 - FIRE DIST 2	$0.00	$2,373.85	($2,373.85)	$0.00	$0.00
080 - FIRE DIST 3	$0.00	$19,893.92	($19,893.92)	$0.00	$0.00
082 - FIRE DIST 4	$0.00	$0.00	$0.00	$0.00	$0.00
084 - FIRE DIST 5	$0.00	$8,565.18	($8,565.18)	$0.00	$0.00
*** Fund Type Total ***	$0.00	$30,832.95	($30,832.95)	$0.00	$0.00
Agency Funds - Hospital Dist. (13)					
280 - HOSPITAL DIST #1-LINN CO	$0.00	$0.00	$0.00	$0.00	$0.00
*** Fund Type Total ***	$0.00	$0.00	$0.00	$0.00	$0.00
Agency Funds - Regional Lib. (14)					
234 - S.E.K. LIBRARY GENERAL	$0.00	$7,282.14	($7,282.14)	$0.00	$0.00
236 - S.E.K. LIBRARY EMP BEN	$0.00	$500.89	($500.89)	$0.00	$0.00
*** Fund Type Total ***	$0.00	$7,783.03	($7,783.03)	$0.00	$0.00
Agency Funds - State Funds (15)					
256 - STATE ED BUILDING	$0.00	$10,467.10	($10,467.10)	$0.00	$0.00
258 - STATE INST BLDG.	$0.00	$5,233.53	($5,233.53)	$0.00	$0.00
*** Fund Type Total ***	$0.00	$15,700.63	($15,700.63)	$0.00	$0.00

Fund Status Report

Bourbon County

Report Selection Criteria:

Selected Fund Type: ALL
Include Encumbrances? NO
Include Pri Yr Liabilities? NO
Printed in Alpha by Fund Name? NO
Exclude Additional Cash? NO
Include Pending Cash? NO

Fiscal Year: 2026
From Period: 7
To Period: 9

From Date: 7/1/2026
Thru Date: 9/30/2026
Option: Date Range

Exclude Transfers Breakdown? NO

Selected Funds :

	Beginning Balance	Receipts	Disbursements	Transfers	Ending Balance
Agency Funds - Other (16)					
090 - GAME LICENSE	$437.00	$696.50	($696.50)	$0.00	$437.00
092 - HERITAGE TRUST FUND	$23,343.00	$2,082.00	$0.00	$0.00	$25,425.00
260 - STATE MOTOR FUND	$13,771.09	$215,918.65	($215,742.06)	$0.00	$13,947.68
261 - STATE DRIVERS LICENSE FUND	$667.00	$0.00	$0.00	$0.00	$667.00
262 - STATE MOTOR VEH INSP FEES	$1,340.50	$0.00	$0.00	$0.00	$1,340.50
*** Fund Type Total ***	$39,558.59	$218,697.15	($216,438.56)	$0.00	$41,817.18
Agency Funds - Distributable (17)					
056 - DELINQ PP TAX	$906.42	$144.91	($295.58)	$0.00	$755.75
058 - DELINQ R.E. SALES	$127,497.97	$0.00	$0.00	$0.00	$127,497.97
070 - EXCISE TAX	$5,010.96	$0.00	$0.00	$0.00	$5,010.96
102 - ISOLATED & COMP TAX	$242,852.29	$391,339.96	($399,814.14)	$0.00	$234,378.11
212 - R.E. REDEMPTIONS	$143,920.29	$57,068.78	($58,949.10)	$0.00	$142,039.97
226 - RV TAX	$10,382.03	$11,384.17	($12,172.15)	$0.00	$9,594.05
267 - NEIGHBORHOOD REVIT HOLDING	$1,410.44	$0.00	($425.40)	$0.00	$985.04
268 - TAX ACCOUNT	$404,328.57	$806,591.90	($873,181.33)	$0.00	$337,739.14
274 - VEHICLE TAX	$412,340.99	$728,785.75	($742,458.56)	$0.00	$398,668.18
275 - COMMERCIAL VEHICLE FEES	$31,060.93	$3,874.71	($3,266.48)	$0.00	$31,669.16
*** Fund Type Total ***	$1,379,710.89	$1,999,190.18	($2,090,562.74)	$0.00	$1,288,338.33
*** Report Total ***	$10,438,625.43	$5,832,772.33	($7,044,738.69)	$0.00	$9,226,659.07

Docusign Envelope ID: D2CC1144-00CC-8191-8220-C35499DC2BE7

Exhibit – B#1055-26-12

Annual Peopleware Agreement by and between Computer Information Concepts, Inc. (CIC) and Bourbon County, Kansas, dated August 2026

PRODUCTS / SERVICES TO BE PROVIDED:

Description	Qty	Net
Software / Transition		
CIC Payroll Interface (Import and Export) – Annual Fee		
Software / License	1	$1,200.00
Implementation Management (Hours)	2	360.00
Estimated Annual Support - $1,200.00		
TOTAL PRODUCTS / SERVICES NET PRICE		**$1,560.00**

EXPENSES

Miscellaneous Expenses, i.e. travel, mileage, lodging, meals, etc., at cost, will be paid by Customer upon receipt of a separate CIC invoice.

ACCEPTANCE / PAYMENT TERMS:

To complete the ordering process, please:

Mail a signed copy of this Exhibit along with your initial payment of $780.00 to 2843 31st Avenue, Greeley, Colorado 80631.

Your final payment of $780.00 will then be due and payable upon our satisfactory delivery of the Products / Services.

SCHEDULED DELIVERY:

It is anticipated the Products / Services will be delivered / provided within ninety (90) days after CIC's receipt of the signed Exhibit.

Failure to execute within twenty (20) days will render this Exhibit null and void.

Signed by:
By: Melayna R. Clark-Rael
DGAE6B8838AG48A...
Computer Information Concepts, Inc.

10/21/2026
Exhibit Date

Signed by:
By:
Customer

10/21/2026
Acceptance Date

County Budget Certification to Conservation District

In accordance with the provisions of K.S.A. 2-1907b (Conservation District Law), the commissioners of Bourbon County, Kansas hereby certify that a budget of $_____ has been approved for the Bourbon County Conservation District for calendar year 2027.

$ 25,000.00 from the county's general fund and/or

$ _____ from a special mill levy and/or

$ _____ from other county funds (type of other funds _____)

for a total conservation district allocation of $ 10,250.00 in calendar year 2027.

Adopted by the county governing body on the 19th day of October, 2026.

COUNTY CLERK OF BOURBON COUNTY KANSAS

Signed: _____, **County Clerk**

Conservation District Budget Certification to Division of Conservation

(Complete this section after conservation district adopts final budget)

In accordance with the provisions of K.S.A. 2-1907c (Conservation District Law), the _____ County Conservation District's Board of Supervisors hereby certifies that the commissioners of _____ County, Kansas, have approved an allocation of $ _____ for district operations in calendar year 2027.

A 2027 budget of $ _____ in total expenditures has been adopted by the conservation district Board of Supervisors on the _____ day of _____, 2026.

Signed: _____, **District Manager**

Following adoption of the district's final budget by the Board of Supervisors, upload this completed form in CSIMS under "County & District Certifications" by November 1, 2026. Do not combine the upload with any other forms.

Kansas
Department of Agriculture
Division of Conservation

verizon

GSA-Multiple Award Schedule #47QTCA20D00B5 Short Form Purchase Order

Date:	October 9, 2026	
Vendor/ Address:	Verizon Wireless, 10170 Junction Drive, Annapolis Junction, MD 20701	
Vendor Email:	VZWFederal.Implementations@VerizonWireless.com	
Phone:	1.800.561.6227	Fax: 1.866.227.4978
Agency Name:	Bourbon County	
Billing Information:	210 S NATIONAL AVE FORT SCOTT, KS 66701	Existing Verizon Wireless Account Number/s (if applicable) ECPD:5830248 Account(s):0242379870-00003 / -00005 / -00007 / -00010 / -00011 / -00012
Payment Terms:	Net 30	
Description of Goods/Services; Pricing:	Cellular service on the accounts listed above (or attached) totaling 150 units to be purchased under the rate plans and terms and conditions of **GSA Multiple Award Schedule Number 47QTCA20D00B5** which are incorporated by reference Rate Plan(s): Various	
Term:	Month 10 Day 9 , 2026 for # 12 months through 2027 Year	
Funds Authorized: *total for full term/ period of performance*	Monthly Access Fees for service on 150 Lines (Estimated) $7500.00 Equipment charge(s) on 150 Lines (Estimates) $ 30,000.00 Total Amount Funded for Access and Equipment Fees on 150 lines (Estimate) $ 120,000.00 Plus applicable fees, taxes and charges	
Equipment (Open Market):	All devices, accessories or other products not available on the Schedule Price List for **Contract No. 47QTCA20D00B5** are purchased "Open Market." (List Equipment, if applicable)	
Additional Service Items (Open Market) *List price plan name and monthly access rate for each plan being added*	"Open Market" items are incidental products/services added by Customer for administrative convenience that are not available on the GSA Multiple Award Schedule. "Open Market" items must directly support the Schedule items ordered, cannot be the primary purpose of the order and costs are small when compared to items ordered from the Schedule. The Government is responsible for meeting any applicable requirements for purchasing "Open Market" items. **The items noted below are not listed on the GSA Multiple Award Schedule Contract No. 47QTCA20D00B5 and are being ordered as "Open Market" items:**	
Miscellaneous:	Specify Phones, Delivery, Etc.:	
Authorized By:	**By signing below, I certify that I have legal authority to bind the listed government agency, that my agency is authorized to purchase under the GSA Multiple Award Schedule and all products/services purchased are solely for authorized government use.** THE SCHEDULE CONTRACT STRICTLY PROHIBITS ANY RESELLING OF PRODUCTS/ SERVICES PURCHASED UNDER THIS ORDER.	
Customer Acceptance: *Electronic signatures are acceptable*	Agency Name: Bourbon County Signature of Authorized Official: _____ Date: 10/19/2024 Printed or typed name: ~~Susan Walker~~ Ann Clarke Printed or typed title: County Clerk Email Address: COUNTYCLERK@BOURBONCOUNTYKS.ORG Phone number: ~~(620) 224-4683~~ 620.223.3800 Ext 191	

For Verizon Wireless internal use only: Approval: _____ Date: 10/19/2026

Bourbon County Commission Meeting

Meeting Minutes

September 28, 2026, 5:30 PM - 8:30 PM
210 S National Ave, Fort Scott, KS 66701, US

Bourbon County Commission Meeting

Monday, September 28, 2026 at 5:30 PM 210 S National Ave, Fort Scott, KS 66701, US

Attendance

Attendance Commissioner Milburn, Commissioner Allen, Commissioner Tran, Commissioner Beerbower, Clerk Clarkson , Clint Walker, Rachel Walker, Commissioner Motley, Nelson Blythe, Marlon Merida, Kenny Allen, Jason Silvers, Rolland with Murphy Tractor

Approval Of Agenda

Commissioners discussed additions and subtractions adding moving Kenny Allen - for a transfer request adding Indigent Cremation , backhoe bids and removing KC Crown, Commissioner Milburn reported that it takes a vote of the commission to remove items from the agenda.

Approval Of Minutes

Motion by Commissioner Milburn to approve minutes for September 21, 2026 as written , motion second all approved

Approval Of Accounts Payable $190,321.80 $15,421.96

Commissioner Milburn made a motion to approve 9/25/26 ap totaling $190,321.80 all approved. Commissioner Milburn explained that the ap for the week of 9/18/2026 did not have all transactions on the report that was approved by the commission. the approved amount for the week of the 18th was 581,360.08 and the full approval amount was 596,782.04 a difference of the 15,421.96. currently the treasurer is working to sort out the expenses that were additional to generate a report for the commission and commission would have within the next week from the treasurer. Milburn moved to approve the difference for 9/18/2026 of 15,421.96 Beerbower second all approved.

Public Comments

Clint Walker spoke in Public comments about tag fee cost and made comment of cost being a quarter of the car cost. Mr Walker also questioned the charge on KORA

Motion to authorize Commissioner Motley to sign the EMPG grant application was made by Commissioner Milburn-Kee and seconded. The motion carried.

c. Kenny Allen - Motley

Motion to transfer $325,000 from Road and Bridge Sales Tax Fund (222) to Road and Bridge Fund (220) to cover payroll and work performed on hard surface roads was made by Commissioner Motley and seconded by Commissioner Beerbower. The motion carried.

an indigent cremation expense for William Watson in the amount of $1,750 was approved to be paid from the general fund.

New Business

a. Murphy Tractor Rep Roland - Milburn

Commissioner Milburn-Kee introduced Roland Hammond, Regional Product Support Manager for Murphy Tractor, noting she had contacted the company after being unable to obtain adequate service descriptions from county departments. She acknowledged that Murphy Tractor's detailed follow-up regarding crusher training, calibrations, and employee attendance contributed to a significant production increase from 400 tons per day to 3,600 tons per day.

Mr. Hammond emphasized Murphy Tractor's commitment to proactive communication, transparent service processes, and partnership with the county. The Commission encouraged Mr. Hammond to connect directly with Road and Bridge Director Kenny Allen.

b. TEC Phone Prompts - Milburn

Commissioner Milburn-Kee reported that investigation into the county's phone system revealed that the current prompt configuration directs callers to the County Clerk's office due to order of prompt, creating an excessive overflow burden. The TEC representative offered to reprogram the prompts at no charge. The Commission approved allowing Commissioner Milburn-Kee to coordinate the reprogramming with TEC.

Motion to authorize Commissioner Milburn-Kee to direct TEC to revise the county phone prompt order was made by Commissioner Milburn-Kee and seconded. The motion carried.

c. Allen County Appraiser MOU

Commissioner Milburn-Kee presented a revised Memorandum of Understanding with Allen County for the sharing of appraiser services, modified to a monthly billing structure at the recommendation of county legal counsel. The primary benefit of the MOU is shared insurance costs.

Motion to approve the Allen County Appraiser MOU and transmit it to Allen County was made by Commissioner Milburn-Kee and seconded. The motion carried.

d. Bourbon County Clay Request - Allen

Commissioner Allen reported that Bourbon County Clay (the Freeman family) requested the Commission's endorsement to submit an ornament on behalf of Bourbon County for the Kansas Governor's Christmas tree competition through the Kansas Association of Counties.

Motion to authorize Bourbon County Clay to complete and submit the Kansas Association of Counties ornament entry representing Bourbon County was made by Commissioner Allen and seconded. The motion carried.

Old Business

a. Purchasing Policy - Milburn

Future Agenda Topics

The following items were identified for future agendas: backhoe bids, IT security training for employees (pending information from Stronghold), HR RFP responses, and a courthouse construction and warehouse move update.

Adjournment

Motion to adjourn was made and seconded. The motion carried

Commissioner

Commissioner

Commissioner

Commissioner

Commissioner

ATTEST:

County Clerk

COUNTY CLERK OF BOURBON COUNTY KANSAS

Bourbon County Commission Special Meeting to address cancellation and reschedule of 10/12/2026 Columbus Day Holiday Meeting

Meeting Minutes

October 9, 2026, 12:15 PM - 12:30 PM
210 South National Avenue, Fort Scott, KS 66701, US

Present: Commissioner Samuel Tran (District 1), Commissioner Mika Milburn-Kee, Commissioner Joe Allen , Commissioner Gregg Motley, County Clerk Ann Clarkson, Laura Krom, Clint Walker, Rachel Walker, Anne Dare, Michael Hoyt

Address cancellation and reschedule of 10/12/2026 Columbus Day Holiday Meeting

The Commission discussed how to handle the meeting scheduled for October 12, 2026. Commissioner Tran asked that the cancellation and the rescheduling be handled as separate actions. Commissioner Milburn-Kee stated that a rescheduled regular meeting was preferable to a special meeting if the meeting should be rescheduled, because members of the commission often add items or request changes.

The Commission considered Wednesday, October 14, as a replacement date. Some commissioners had conflicts on other dates, including the 13th and 15th. Commissioner Tran contacted the party that had reserved the conference room and confirmed that the room was unavailable on the 14th. The Commission also noted that the Clerk did not object to holding accounts payable for one week.

Commissioner Tran noted that critical items previously discussed in executive session would be delayed another week, and he reminded the members that the Commission speaks with one voice. A commissioner stated that those items could wait until the 19th. Commissioner Milburn-Kee stated that the delay was not preferred and all other dates were unavailable.

> Motion to cancel the October 12, 2026, meeting in its entirety and to meet again on October 19, 2026, was made by Commissioner Motley and seconded by Commissioner Milburn-Kee. The motion carried by voice vote, with no opposition noted.

Adjournment

> Motion to adjourn was made by Commissioner Milburn-Kee. Motion was second by Commissioner Tran The motion carried by voice vote.

Bourbon County Commission Meeting

Meeting Minutes

October 5, 2026, 5:30 PM - 8:30 PM
210 S National Ave, Fort Scott, KS 66701, US

Present: Commissioner Gregg Motley (D4), Commissioner Joe Allen (D3), Commissioner David Beerbower (D2), Commissioner Mika Milburn-Kee (D5), Commissioner Samuel Tran (D1), Bob Johnson (County Counselor)Ann Clarkson (Clerk) Kevin Allen Brian Murphy, Kevin Davidson, Clinton Walker, Rachel Walker, Jean Tucker, Roger Harris, Marlon Merida, Jason Silvers, Teri Hulsey

Approval of Agenda

Motion to approve the agenda was made by Commissioner Motley and seconded by Commissioner Allen. The motion carried unanimously.

Approval of Minutes

Motion to approve the minutes of September 28, 2026 as written was made by Commissioner Milburn-Kee and seconded by Commissioner Beerbower. The motion carried unanimously.

Approval of Accounts Payable

Motion to approve accounts payable was made by Commissioner Beerbower and seconded by Commissioner Allen. The motion carried unanimously.

August Financials

Motion to approve the August financials was made by Commissioner Allen and seconded by Commissioner Beerbower. The motion carried unanimously.

AP Corrections from 9/18/26

Motion to approve the AP corrections from September 18, 2026 was made by Commissioner Allen and seconded by Commissioner Beerbower. The motion carried unanimously.

Tax Role Corrections

Motion to approve the tax roll corrections was made by Commissioner Beerbower and seconded by Commissioner Motley. The motion carried unanimously.

Executed Documents for Record

Commissioner Motley noted that executed documents from the previous week are included in the agenda packet.

Executive Session K.S.A. 75-4319 (b)( )

Executive Session K.S.A. 75-4319 (b)(1) Subject: Employee Performance

HR RFP

Commissioner Allen reported that the HR RFP closes on October 7, 2026. Three to four responses have been received, including two from corporations and one from an individual. Responses will be distributed to commissioners for review prior to the next meeting, at which a decision will be made. A discussion arose regarding adherence to RFP stipulations; County Counselor Johnson and Commissioner Tran advised that significant deviations from RFP requirements could expose the county to legal protest. No action was taken.

Backhoe Bid

Commissioner Beerbower brought the previously received backhoe bids back before the Board, noting that all five vendors had confirmed their pricing remained valid with updated dates. Commissioner Beerbower moved to accept bids for a 2026, 2025, 2024, 2022, and 2018 CAT backhoe in succession; none of the motions received a second. No action was taken. Discussion arose regarding the possibility of soliciting an additional bid from Murphy Equipment. County Counselor Johnson advised that if the Board wished to seek new bids, it would be fairest and most transparent to rebid entirely rather than add a single vendor. Commissioner Tran suggested a non-binding market analysis as an alternative approach to gathering pricing information without triggering formal bid requirements.

New Business

Distribution of Tobacco – Dr. Roger K. Harris

Dr. Roger K. Harris of Eagles in Osprey LLC appeared before the Board to request a letter of support for his application to the state for a tobacco distribution license, including the required bond. Dr. Harris noted that his operation is a small business in a HUBZone, and that state tobacco tax revenues would benefit state coffers while local sales tax revenues would benefit the county.

> Motion to authorize Commissioner Motley to sign the letter of support on behalf of the Board was made by Commissioner Milburn-Kee and seconded by Commissioner Motley. The motion carried unanimously.

Future Agenda Topics

The following items were identified for inclusion on the next meeting agenda: property auction, HR RFP review, Becky Gray letter of support for transportation, insurance, purchasing policy, transfer station follow-up, executive session continuation (personnel matter), and backhoe bids.

Adjournment

> Motion to adjourn was made by Commissioner Tran and seconded by Commissioner Motley. The motion carried unanimously.

Commissioner

Commissioner

Commissioner

Commissioner

Commissioner

ATTEST:

County Clerk

COUNTY CLERK OF BOURBON COUNTY KANSAS

Bourbon County Agenda Citizen Attendance

10-19-24

Please sign in so we know who is attending our meetings and how you can be reached if we need to followup.

Full Name - Please Print Clearly	Phone Number or email
CURTIS MAJOR	—
Linda Klein	
[illegible] Klein	
Mike [illegible]	
TIM [illegible] Morgan	
Mandy Shoemaker	
Ronnie Brown	
Clint Walker	
Rachel Walker	
Jason Silvers	
Jared Pollack	
Bill [illegible]	
[illegible]	
Kevin Jameson	
Tim O'Rear	
[illegible]	
Bob Lee	
Deb Lust	
Marlon Mardc	
MillieLipscomb	

TECHNOLOGY PROPOSAL

Bourbon County Courthouse

SURVEILLANCE System · Quote # 14577-26

INAalert
Technology Products and Service
PO BOX 96 · 112 N Main
Ellinwood, KS 67526

Contact:	Address:	Contract #:	Prepared By:	Date Prepared
Laura Krom	**210 S National Ave, Fort Scott, KS**	**State Contract — 57661**	**Jayce Christiansen - jayce.christiansen@inaalert.com**	**July 30, 2026** State Contract

CAMERAS & ACCESSORIES — $59,124.97

QTY	MODEL / PART #	DESCRIPTION	UNIT COST	LINE TOTAL
16	**5.0C-H6M-D1-IR**	5MP H6M Indoor Mini Dome IR Camera with 2.9mm Lens	**$659.01**	**$10,544.16**
2	**12.0C-H6A-FE-360-DO1-IR**	12.0C-H6A-FE-360-DO1-IR	**$1,648.50**	**$3,297.00**
32	**5.0C-H6SL-DO1-IR**	5MP H6SL Outdoor IR Dome Camera with 3.4-10.5mm Lens	**$1,048.99**	**$33,567.68**
2	**15C-H5A-3MH**	H5A Multisensor 15MP Camera Module 3.3-5.7mm	**$2,419.20**	**$4,838.40**
1	**10.0C-H6ADH-DO1-IR**	2x 5MP H6A Dual Head Camera. Outdoor camera with built-in IR	**$2,098.95**	**$2,098.95**
1	**NPTA-1201**	Pendant NPT Adapter	**$73.50**	**$73.50**
1	**Parapet Mount**	Universal Roof Parapet Mount	**$116.10**	**$116.10**
1	**H5AMH-AD-PEND1**	Outdoor pendant mount adapter, must order one of WLMT-1001 or NPTA-1001 and one of H5AMH-DO-COVR1	**$209.24**	**$209.24**
2	**WLMT-1001**	Pendant wall arm adapter, for use with H5AMH-AD-PEND1.	**$127.39**	**$254.78**
2	**H5AMH-DO-COVR1**	Dome bubble and cover, for outdoor surface mount or pendant mount, clear.	**$209.24**	**$418.48**
1	**CRNMT-1001**	Aluminum corner mounting bracket, compatible with WLMT-1001.	**$152.25**	**$152.25**
2	**H4AMH-AD-IRIL1**	Optional IR illuminator ring, for use with H5AMH-DO-COVR1.	**$408.87**	**$817.74**
2	**POE90U-1BT**	PoE injector 802.3bt 90W Single Port	**$299.97**	**$599.94**
32	**H6SL-BO-SHLD1**	H6SL-BO-SHLD1	**$63.00**	**$2,016.00**
1	**PLMT-1001**	Aluminum pole mounting bracket, compatible with WLMT-1001.	**$120.75**	**$120.75**

STORAGE & SOFTWARE — $13,655.10

QTY	MODEL / PART #	DESCRIPTION	UNIT COST	LINE TOTAL
1	**IL-MTWD-U5G3-48T-16**	IronLink Mid-Tower U5 GPU Ready W11 48TB	**$5,705.10**	**$5,705.10**
53	**UNITY8-STD**	Unity Standard camera channel	**$150.00**	**$7,950.00**

CABLING & INFRASTRUCTURE — $1,860.00

QTY	MODEL / PART #	DESCRIPTION	UNIT COST	LINE TOTAL
3000	**66-246-2B**	Cat6 Indoor Plenum 23-4P UTP-CMP SOL BC FEP/FRPVC DATAGAIN Blue Reel-In-A-Box (per ft)	**$0.62**	**$1,860.00**

LABOR & SERVICES — $19,000.00

QTY	SERVICE TYPE	DESCRIPTION	UNIT COST	LINE TOTAL
100	**Installation**	Hardware Installation & Software Configuration	**$190.00**	**$19,000.00**

Currency: USD

State Contract — 10% Product Discount	**-$7,464.01**
Subtotal	$ 86,176.06
Shipping & Handling	
Sales Tax %	
Total	**$ 86,176.06**

Pricing valid until August 14, 2026. Pricing is subject to change based on manufacturer availability after this date.

SCOPE OF WORK

This proposal includes all necessary hardware, software, and labor to install a new Avigilon Unity video surveillance system for Bourbon County. The system is designed to provide comprehensive video surveillance coverage of the courthouse interior, exterior entry points, and surrounding grounds.

• Three (3) 5MP indoor mini dome cameras in the basement covering the archives hallway, the elevator control hall, and the sheriff's storage corridor

• Three (3) cameras on the first floor — one (1) 12MP fisheye providing 360-degree coverage of the main hallway, and two (2) 5MP indoor mini domes covering the corridor to the jail and the computer room (Suite 12)

• Four (4) cameras on the second floor — one (1) 12MP fisheye providing 360-degree coverage of the main hallway, and three (3) 5MP indoor mini domes covering the elevator corridor at the Register of Deeds, the hallway at Public Works and the vault, and the hallway at the County Clerk and Treasurer offices

• Three (3) 5MP indoor mini dome cameras at the Commission level covering the Commission Room entrance and hallway and the elevator exit to the main lobby

• Four (4) 5MP indoor mini dome cameras on the third floor covering the elevator landing at Probate Court, the checkpoint at the District Court Room entry, the stairwell corridor, and the Judges Chambers corridor

• One (1) 5MP indoor mini dome camera covering the server room

Seven (7) 5MP outdoor IR dome cameras covering the building exterior — northwest corner, north entrance, northeast corner, center courtyard, sally port approach and drive (2), and the District Court entrance

• One (1) 24MP multisensor camera on the west side providing wide-area coverage of the S Judson St parking lot

• One (1) 16MP dual head camera on the south side providing 180-degree coverage of the south parking area

• One (1) IronLink recording server with 36TB of storage to support approximately thirty (30) days of video retention

Twenty-seven (27) Avigilon Unity Enterprise camera channel licenses

All cameras will be professionally mounted, aimed, and configured to provide optimal field of view and recording performance based on site conditions.

INA Alert technicians will coordinate with the designated point of contact during installation to review and confirm final camera positioning and fields of view prior to project completion. Upon completion of the installation, system training will be provided to ensure designated personnel are familiar with system operation and basic functionality.

Any changes to this scope of work may result in an adjustment to the final project price.

PAYMENT OPTIONS

ONE-TIME PAYMENT

$86,176.06

OR 5-YEAR PAYMENT PLAN

$1,743.22/mo

60 months · 7.9% APR

Please Indicate: ☐ Accept ☐ Decline

*Financing terms shown are estimates and will be finalized with our Business Office upon acceptance.

APPROVED BY (CUSTOMER)

SIGNATURE

PRINTED NAME

TITLE

DATE

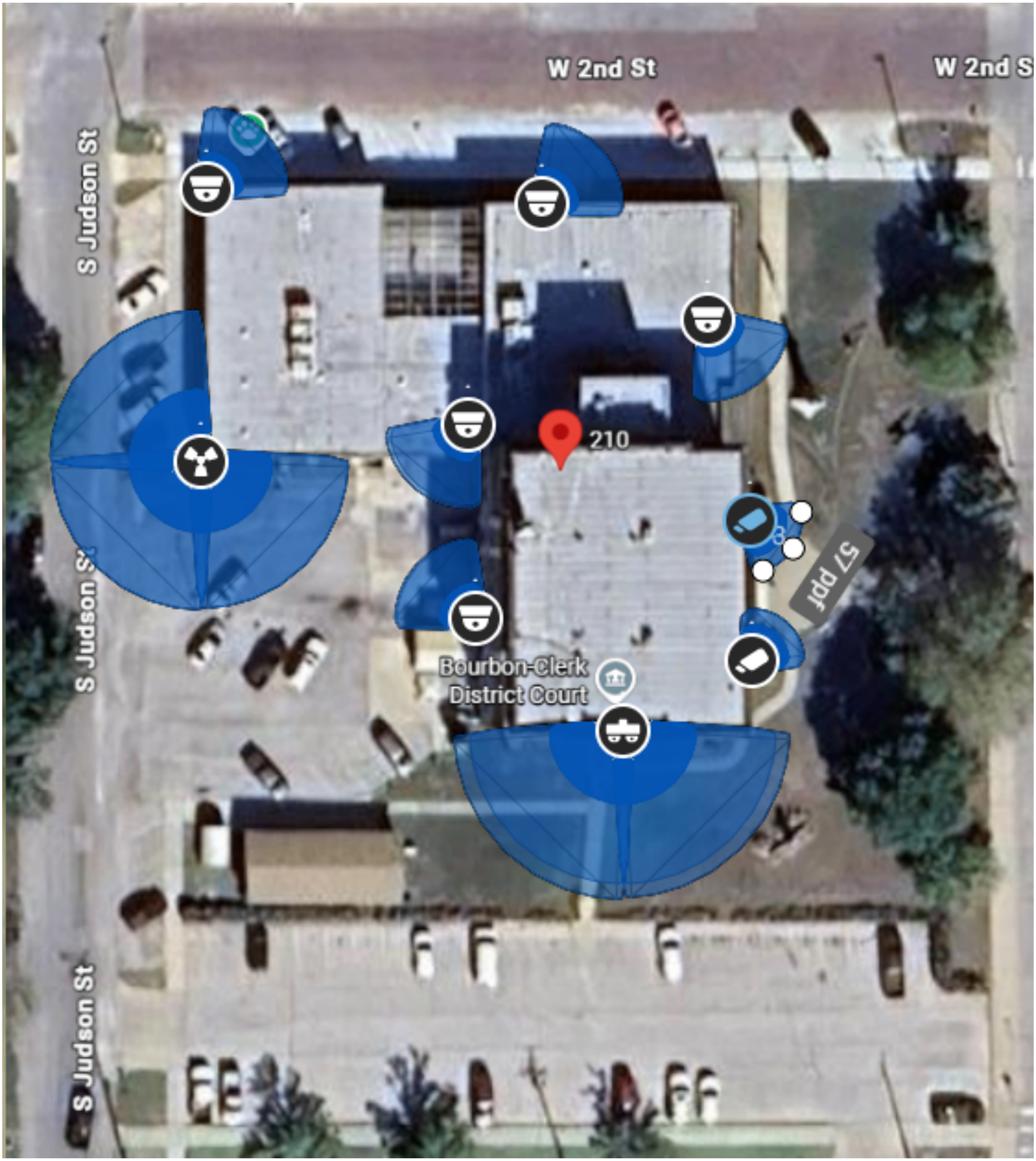
INA ALERT, INC. REPRESENTATIVE

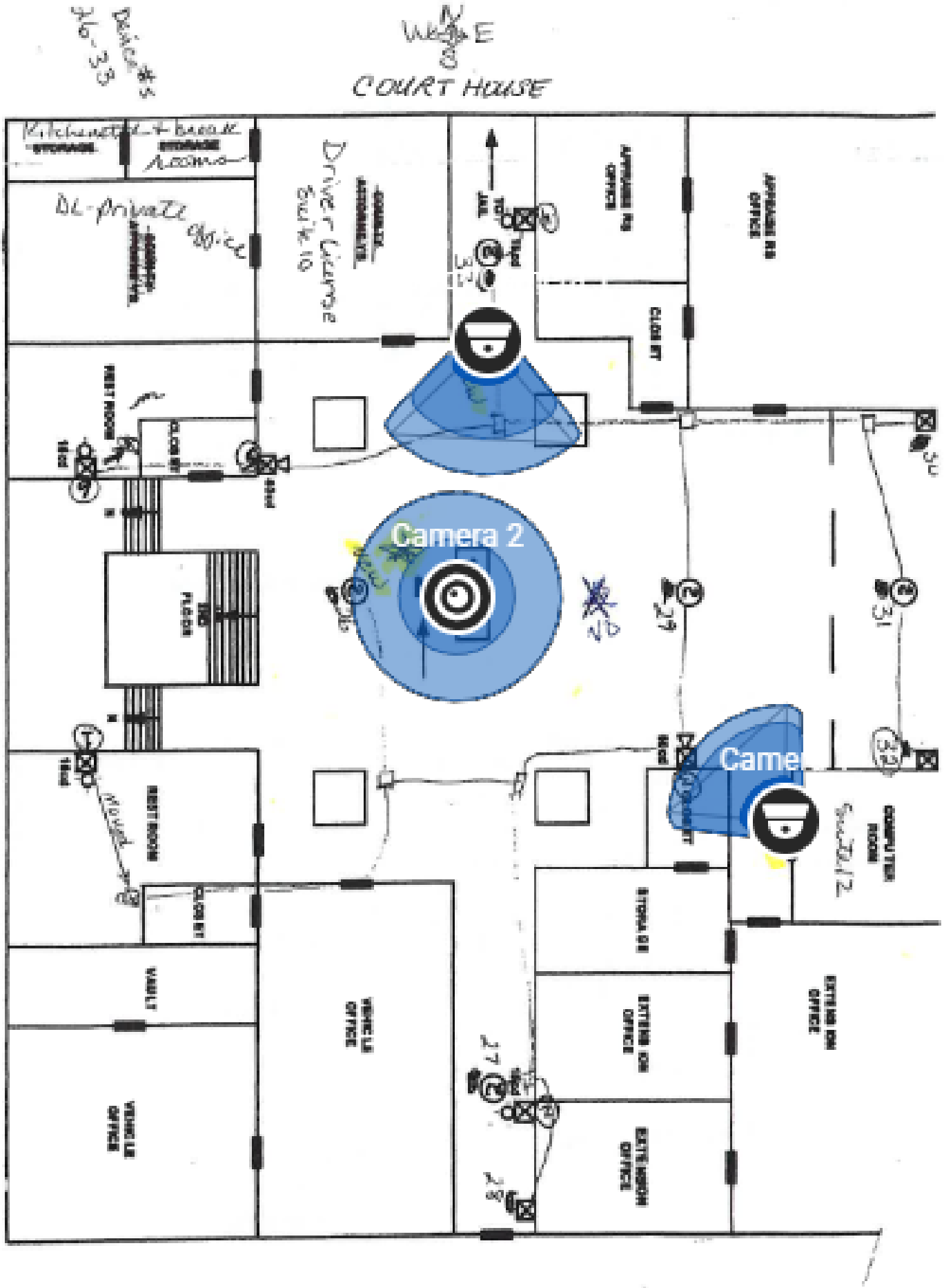
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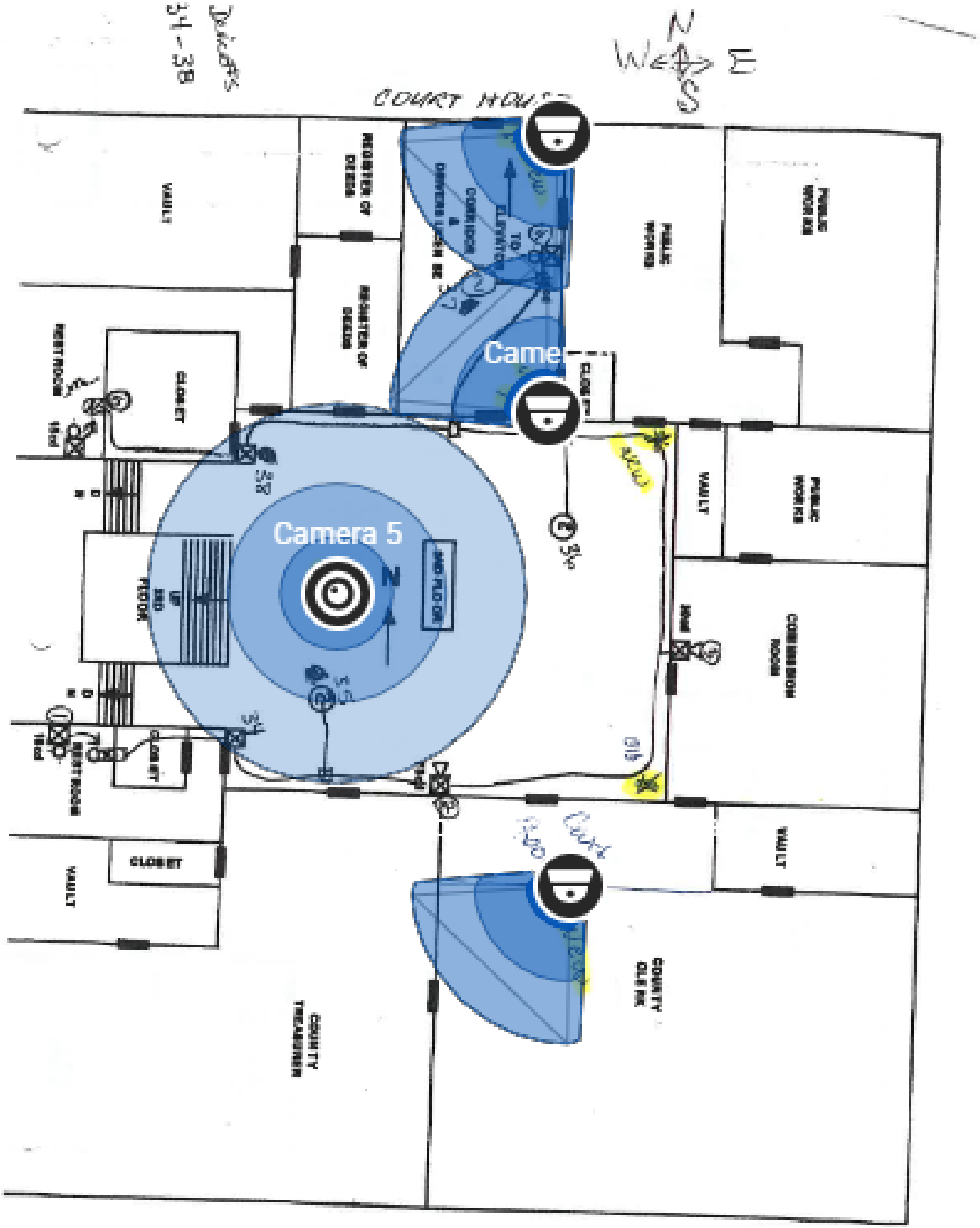
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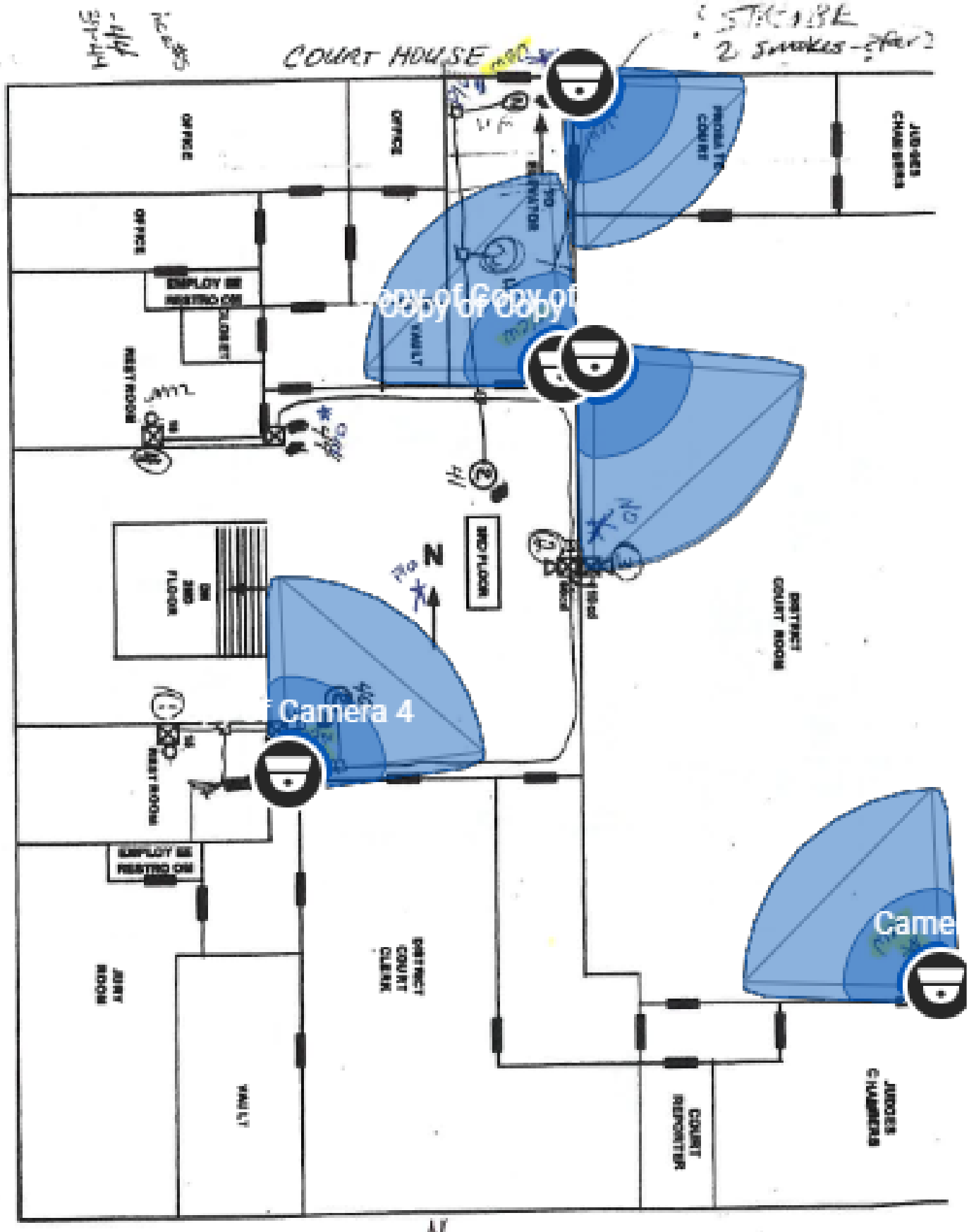
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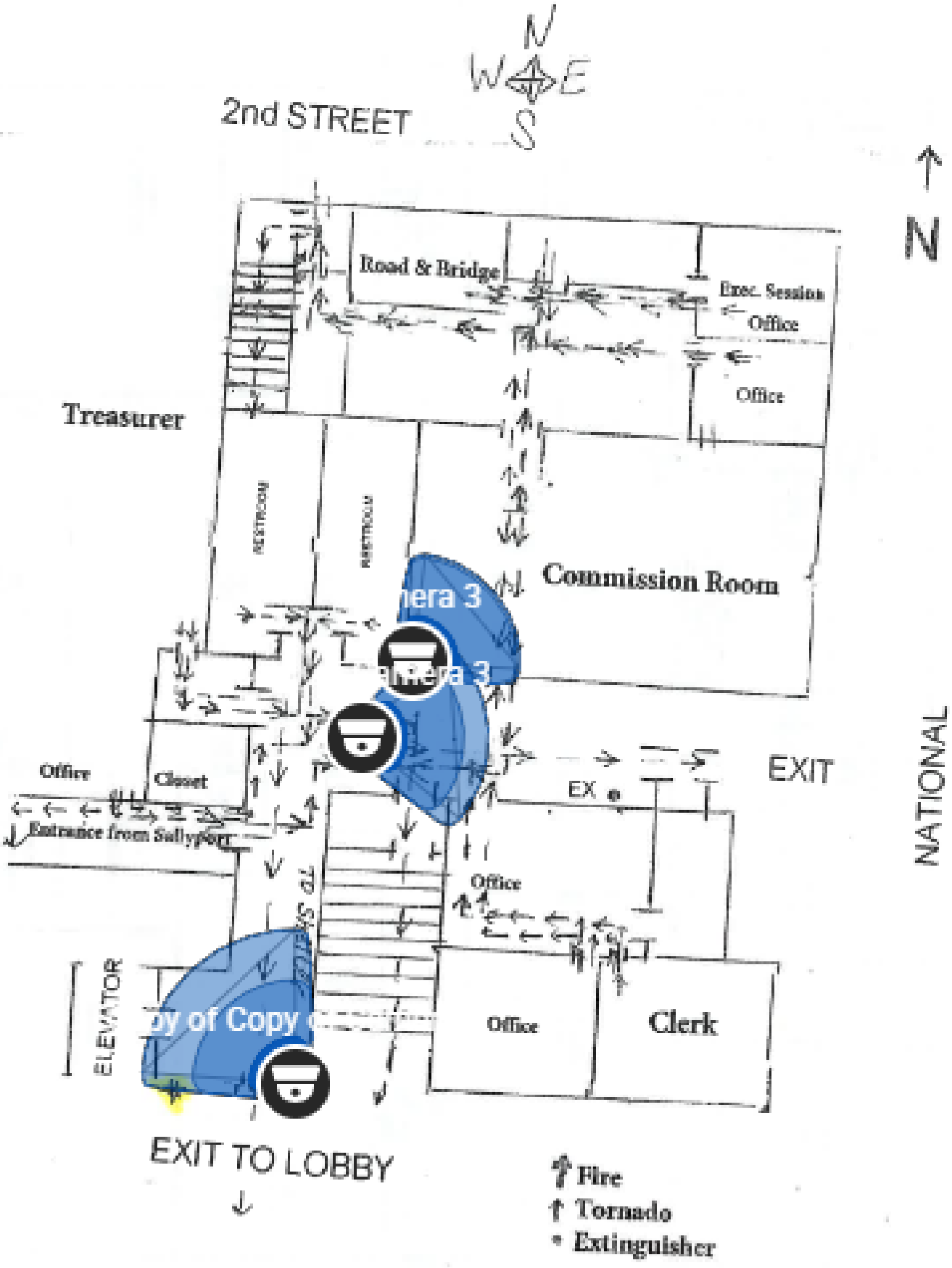
DATE


W 2nd St
W 2nd S
S Judson St
S Judson St
S Judson St
210
57 ppf
Bourbon-Clerk
District Court


COURT HOUSE
Camera 2
Camera 1


Camera 5
VAULT
CLOSET
PUBLIC ROOM
COURTROOM
COUNTY TREASURER
COUNTY CLERK


COURT HOUSE
OFFICE
OFFICE
OFFICE
EMPLOY EE RESTRO OM
REST ROOM
VAULT
3RD FLOOR
DISTRICT COURT ROOM
Camera 4
EMPLOY EE RESTRO OM
JURY ROOM
DISTRICT COURT CLERK
VAULT
COURT REPORTER
JUDGES CHAMBERS


N
W E
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2nd STREET
N
Road & Bridge
Exec. Session
Office
Office
Treasurer
RESTROOM
RESTROOM
Commission Room
Office
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EXIT TO LOBBY
Fire
Tornado
Extinguisher

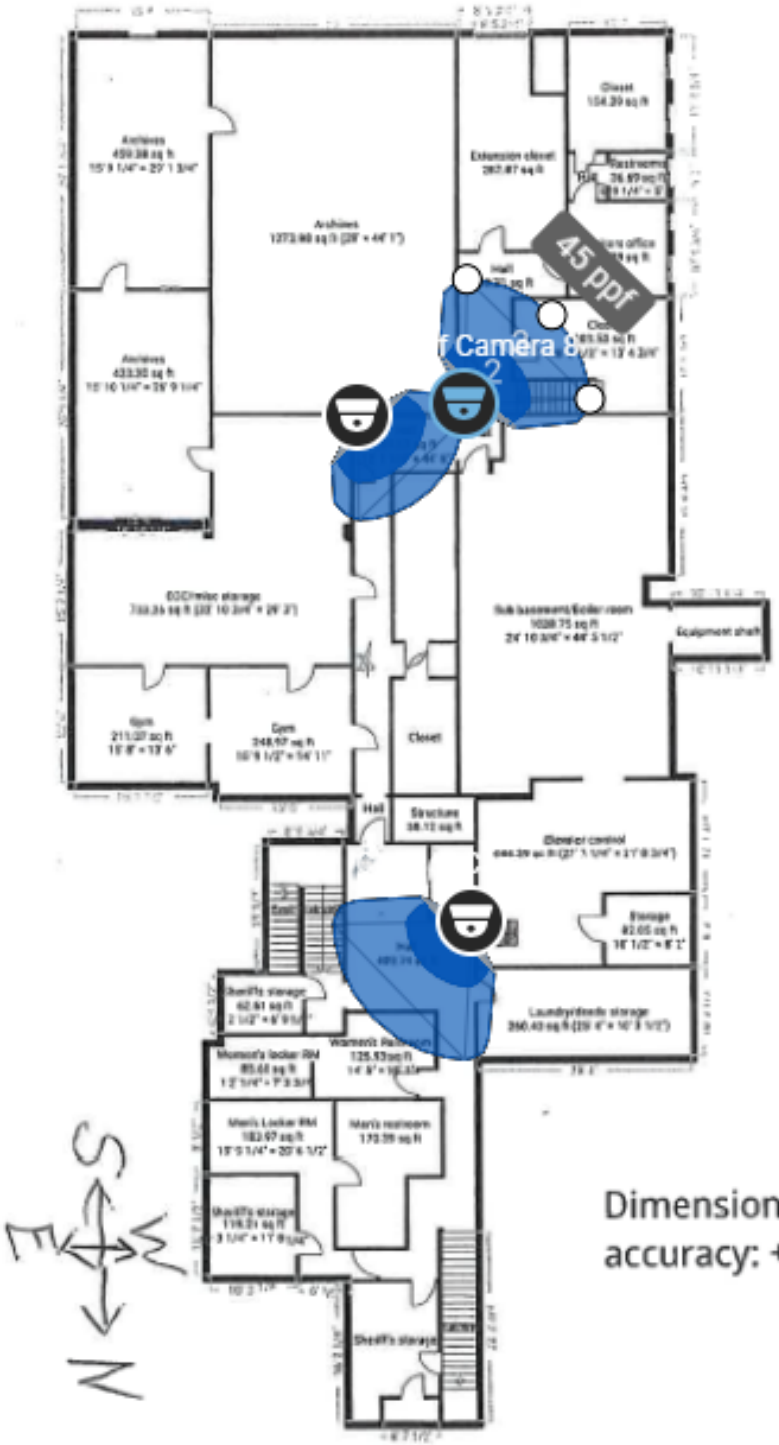
Bourbon county courthouse

204 South National Avenue, 66701 Fort Scott, Kansas, US
TOTAL AREA: 18106.86 sq ft · LIVING AREA: 17005.84 sq ft · FLOORS: 2 · ROOMS: 86

magicplan

▼ Basement level 1

TOTAL AREA: 9327.02 sq ft · LIVING AREA: 8265.32 sq ft · ROOMS: 37



Dimensional accuracy: +/- 1ft

THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY AND ACCURACY OF DIMENSIONS.

0' 8' 16' 24' 32'
1:238

xar

TERMS & CONDITIONS

1. Agreement & Acceptance
This proposal, together with any attached exhibits and specifications, constitutes the Agreement between INA Alert, Inc. ("Contractor") and the Customer and becomes binding upon written acceptance by both parties. Pricing is valid for fifteen (15) days unless otherwise stated in writing.

2. Scope of Work
Contractor shall provide the equipment and services described in the accepted proposal. Any materials, services, or labor not specifically identified are excluded and may require a written change order approved by both parties prior to execution.

3. Pricing, Taxes & Freight
All pricing is based on current manufacturer costs at the time of quotation. Applicable sales tax, shipping, freight, permit fees, and regulatory costs are estimated and will be invoiced at actual cost if different from quoted amounts. Contractor reserves the right to adjust pricing in the event of manufacturer price increases prior to equipment procurement.

4. Payment Terms
Unless otherwise agreed in writing, fifty percent (50%) of the total contract amount is due upon execution of this Agreement, twenty-five percent (25%) is due prior to commencement of installation, and the remaining twenty-five percent (25%) is due upon substantial completion. Equipment may be delivered on-site prior to installation. If the project extends beyond thirty (30) days from the start of installation, Contractor may issue progress invoices based on work completed. Equipment designated as drop-shipped and not including installation services requires one hundred percent (100%) payment prior to procurement and shipment, unless alternative terms are expressly provided under an applicable state contract or agreed to in writing by both parties. Financing terms outlined in the proposal are estimates only, and final financing terms, rates, and payment schedules will be coordinated and confirmed through the Business Office upon acceptance.

5. Site Conditions & Customer Responsibilities
Customer shall provide safe and reasonable access to all work areas and ensure required power, network infrastructure, internet service, and phone lines are installed and operational prior to installation. Customer is responsible for rental costs of lifts or specialized equipment unless otherwise stated. If deficiencies in existing systems or infrastructure are identified, additional labor or materials may be required and will be addressed through a written change order.

6. Equipment Installation & Ship-to-Site Items
Equipment quoted as ship-only is the responsibility of the Customer to install. If Contractor is requested to provide additional on-site services not included in the original scope, standard labor rates will apply.

7. Delivery & Delays
Contractor shall not be liable for delays resulting from manufacturer supply chain issues, acts of God, labor shortages, governmental action, or other circumstances beyond its reasonable control.

8. Substantial Completion
Substantial completion occurs when the system is installed, configured, and operational in accordance with the accepted scope of work. Minor punch list items shall not delay final payment.

9. Late Payments
Invoices are due within thirty (30) days of the billing date. Any balance not paid within thirty (30) days may accrue a service charge of three percent (3%) per month, or the maximum rate permitted by law, beginning on the thirty-first (31st) day, calculated on the outstanding balance.

10. Limitation of Liability
Contractor's total liability under this Agreement shall not exceed the total amount paid under this Agreement. Contractor shall not be liable for indirect, incidental, consequential, or special damages.

11. Warranty
Manufacturer warranties apply to all equipment provided. Contractor warrants installation labor for ninety (90) days from substantial completion unless otherwise specified in writing.

TECHNOLOGY PROPOSAL

Bourbon County Courthouse

SURVEILLANCE System · Quote # 14686-26

INA alert
Technology Products and Service
PO BOX 96 · 112 N Main
Ellinwood, KS 67526

Contact: **Laura Krom**

Address: **210 S National Ave, Fort Scott, KS**

Contract #: **State Contract — 57661**

Prepared By: **Jayce Christiansen - jayce.christiansen@inaalert.com**

Date Prepared **July 30, 2026**
State Contract

CAMERAS & ACCESSORIES — $61,591.17

QTY	MODEL / PART #	DESCRIPTION	UNIT COST	LINE TOTAL
16	**5.0C-H6M-D1-IR-30**	5MP H6M IR Indoor Minidome; Alta 30 days	**$629.00**	**$10,064.00**
2	**360-W-30**	Alta A5 360 White - 12MP - 30 days	**$1,468.95**	**$2,937.90**
32	**5.0C-H6SL-DO1-IR-30**	5MP H6SL Outdoor IR Dome Camera with 3.4-10.5mm lens; Alta 30 Day	**$1,199.00**	**$38,368.00**
2	**15C-H5A-3MH-30**	5MP 3 head H5A Multisensor Camera; Alta 30 Day	**$2,549.00**	**$5,098.00**
1	**10.0C-H6ADH-DO1-IR-30**	10MP H6A Dual Head; Alta 30 Days	**$1,999.00**	**$1,999.00**
1	**Parapet Mount**	Universal Roof Parapet Mount	**$116.10**	**$116.10**
1	**NPTA-1201**	Pendant NPT Adapter	**$73.50**	**$73.50**
2	**WLMT-1001**	Pendant wall arm adapter, for use with H5AMH-AD-PEND1.	**$127.39**	**$254.78**
2	**H5AMH-AD-PEND1**	Outdoor pendant mount adapter, must order one of WLMT-1001 or NPTA-1001 and one of H5AMH-DO-COVR1	**$209.24**	**$418.48**
2	**H5AMH-DO-COVR1**	Dome bubble and cover, for outdoor surface mount or pendant mount, clear.	**$209.24**	**$418.48**
2	**POE90U-1BT**	PoE injector 802.3bt 90W Single Port	**$299.97**	**$599.94**
2	**CRNMT-1001**	Aluminum corner mounting bracket, compatible with WLMT-1001.	**$152.25**	**$304.50**
2	**H4AMH-AD-IRIL1**	Optional IR illuminator ring, for use with H5AMH-DO-COVR1.	**$408.87**	**$817.74**
1	**PLMT-1001**	Pole mount for large pendant WLMT-1001	**$120.75**	**$120.75**

STORAGE & SOFTWARE — $26,447.00

QTY	MODEL / PART #	DESCRIPTION	UNIT COST	LINE TOTAL
53	**AWA-CLD-3Y**	Alta Video License 3 years	**$499.00**	**$26,447.00**

CABLING & INFRASTRUCTURE — $1,240.00

QTY	MODEL / PART #	DESCRIPTION	UNIT COST	LINE TOTAL
2000	**66-246-2B**	Cat6 Indoor Plenum 23-4P UTP-CMP SOL BC FEP/FRPVC DATAGAIN Blue Reel-In-A-Box (per ft)	**$0.62**	**$1,240.00**

LABOR & SERVICES — $19,000.00

QTY	SERVICE TYPE	DESCRIPTION	UNIT COST	LINE TOTAL
100	**Installation**	Hardware Installation & Software Configuration	**$190.00**	**$19,000.00**

Currency: USD

State Contract — 10% Product Discount	**-$8,927.82**
Subtotal	$ 99,350.35
Shipping & Handling	_____
Sales Tax %	_____
Total	**$ 99,350.35**

Pricing valid until August 14, 2026. Pricing is subject to change based on manufacturer availability after this date.

SCOPE OF WORK

This proposal includes all necessary hardware, software, and labor to install a new Avigilon Alta cloud-managed video surveillance system for Bourbon County. The system is designed to provide comprehensive video surveillance coverage of the courthouse interior, exterior entry points, and surrounding grounds.

- Three (3) 5MP indoor mini dome cameras in the basement covering the archives hallway, the elevator control hall, and the sheriff's storage corridor

- Three (3) cameras on the first floor - one (1) 12MP Alta A5 360 camera providing 360-degree coverage of the main hallway, and two (2) 5MP indoor mini domes covering the corridor to the jail and the computer room (Suite 12)

- Four (4) cameras on the second floor - one (1) 12MP Alta A5 360 camera providing 360-degree coverage of the main hallway, and three (3) 5MP indoor mini domes covering the elevator corridor at the Register of Deeds, the hallway at Public Works and the vault, and the hallway at the County Clerk and Treasurer offices

- Three (3) 5MP indoor mini dome cameras at the Commission level covering the Commission Room entrance and hallway and the elevator exit to the main lobby

- Four (4) 5MP indoor mini dome cameras on the third floor covering the elevator landing at Probate Court, the checkpoint at the District Court Room entry, the stairwell corridor, and the Judges Chambers corridor

- One (1) 5MP indoor mini dome camera covering the server room

- Seven (7) 5MP outdoor IR dome cameras covering the building exterior - northwest corner, north entrance, northeast corner, center courtyard, sally port approach and drive (2), and the District Court entrance

- One (1) 15MP multisensor camera on the west side providing wide-area coverage of the S Judson St parking lot

- One (1) 10MP dual head camera on the south side providing 180-degree coverage of the south parking area

- Cloud-managed recording through the Avigilon Alta platform with thirty (30) days of video retention per camera - no on-premise recording server required

All cameras will be professionally mounted, aimed, and configured to provide optimal field of view and recording performance based on site conditions.

INA Alert technicians will coordinate with the designated point of contact during installation to review and confirm final camera positioning and fields of view prior to project completion. Upon completion of the installation, system training will be provided to ensure designated personnel are familiar with system operation and basic functionality.

Any changes to this scope of work may result in an adjustment to the final project price.

PAYMENT OPTIONS

ONE-TIME PAYMENT

$99,350.35

OR 5-YEAR PAYMENT PLAN

$2,009.72/mo

60 months · 7.9% APR

Please Indicate: ☐ Accept ☐ Decline

*Financing terms shown are estimates and will be finalized with our Business Office upon acceptance.

APPROVED BY (CUSTOMER)

SIGNATURE

PRINTED NAME

TITLE

DATE

INA ALERT, INC. REPRESENTATIVE

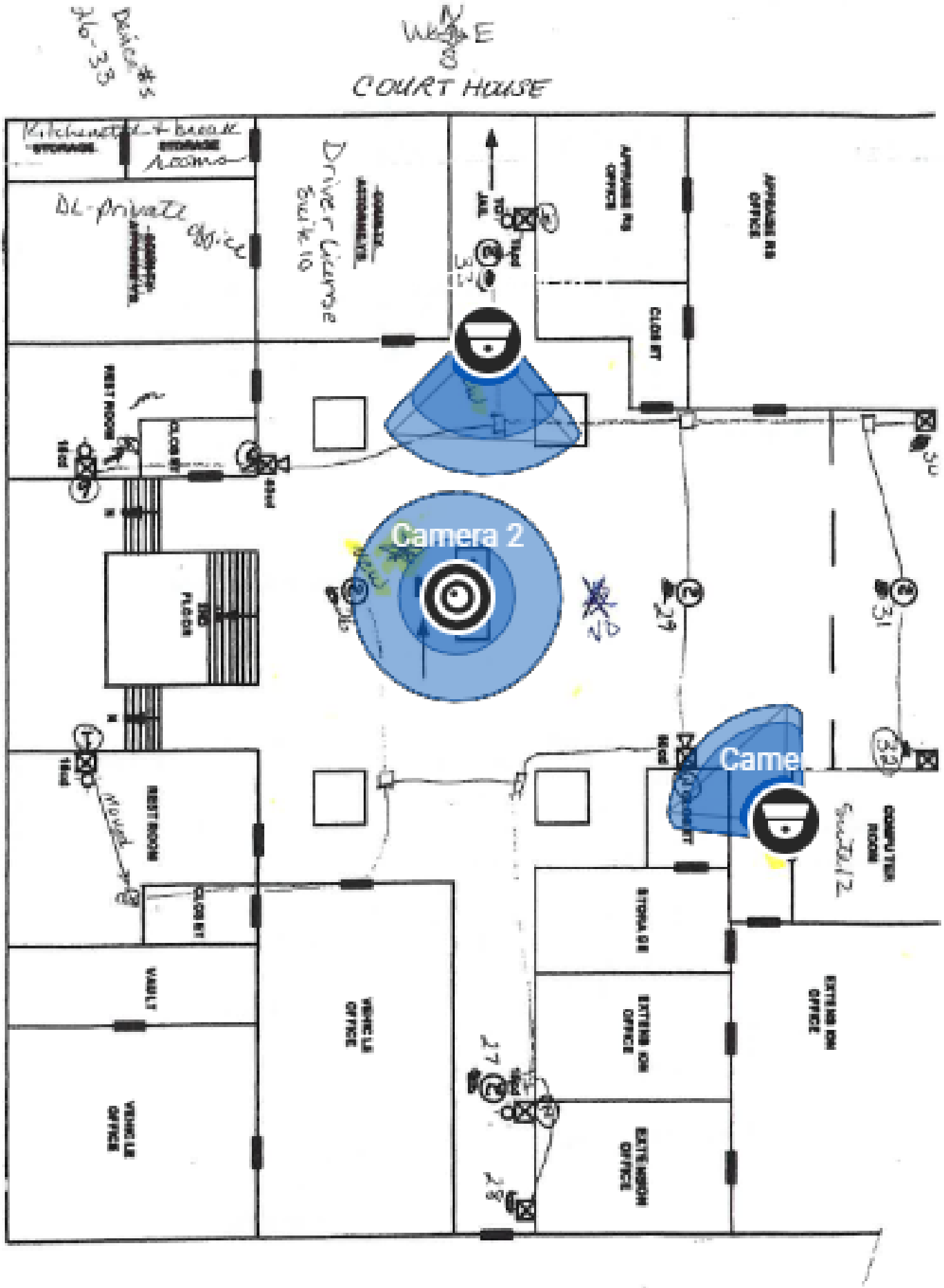
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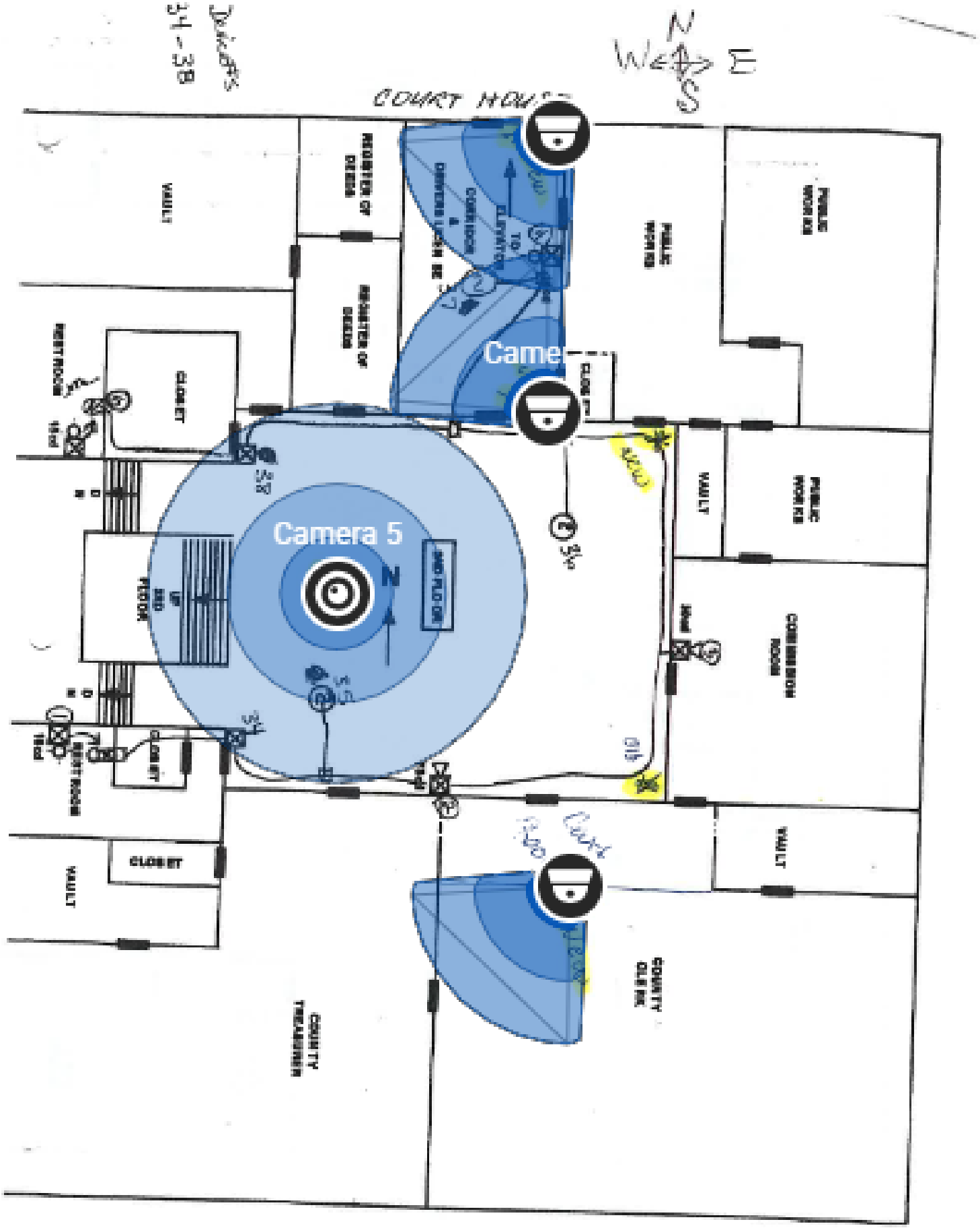
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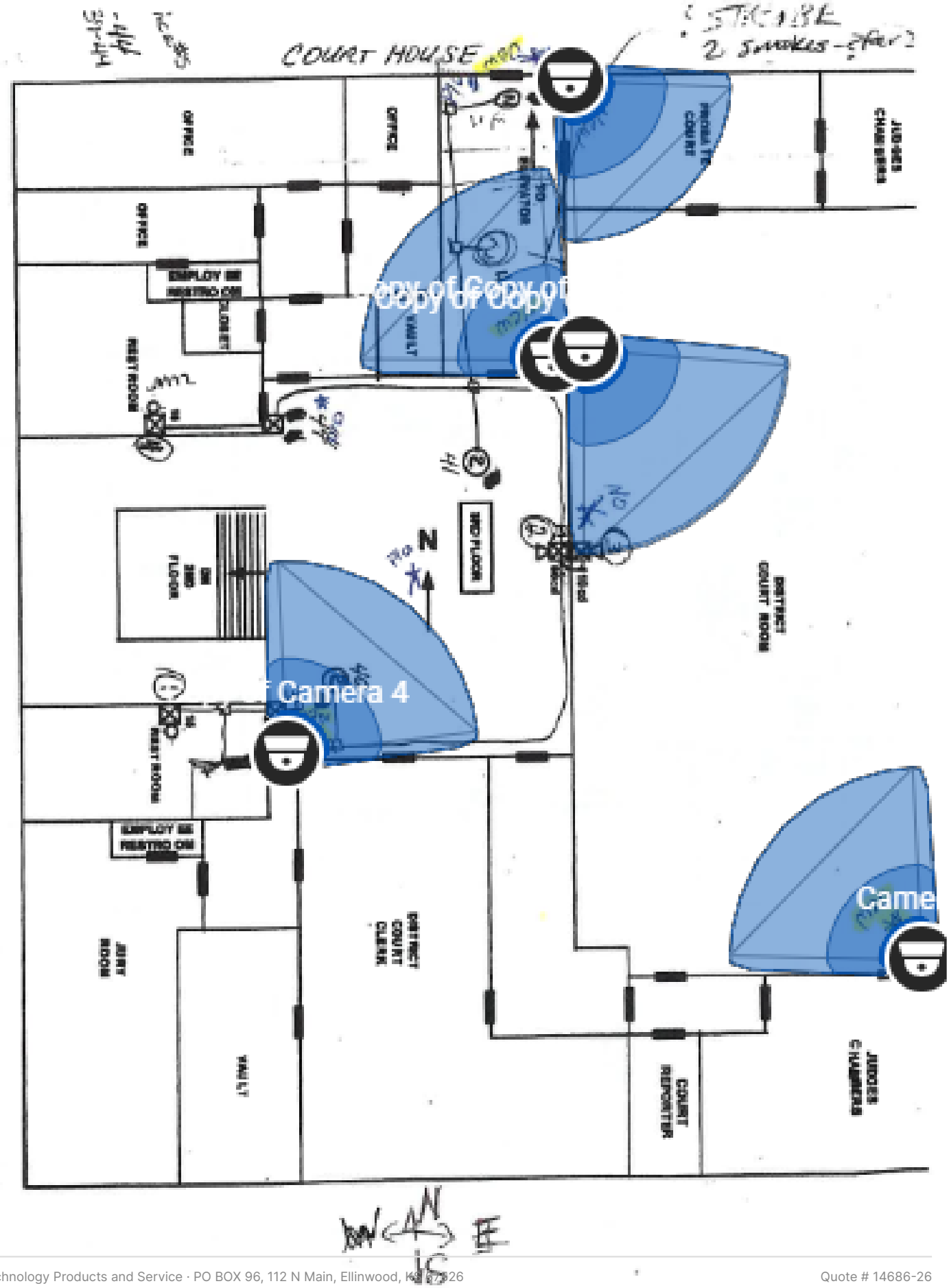
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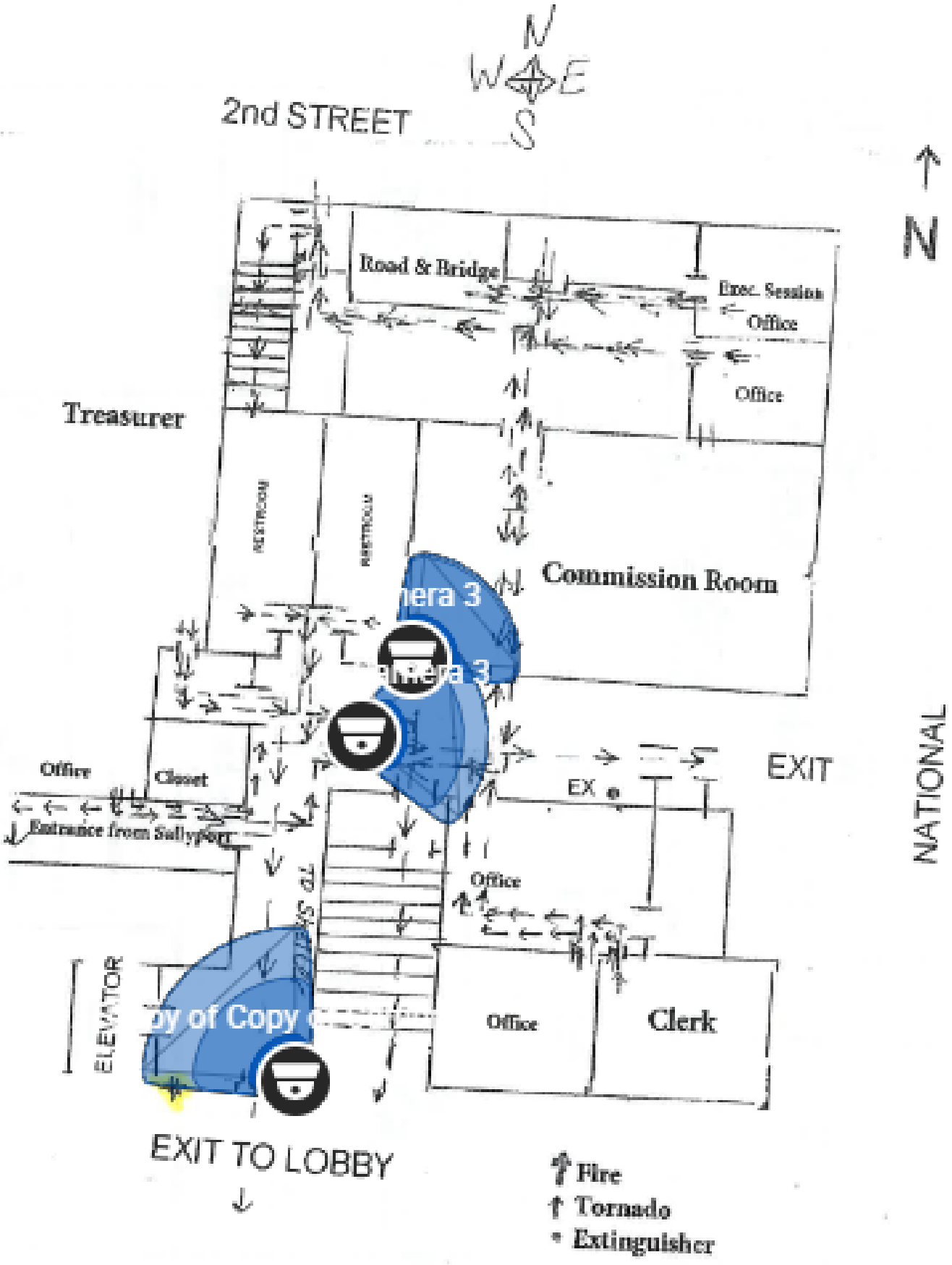
DATE


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W 2nd S
S Judson St
S Judson St
S Judson St
210
57 ppf
Bourbon-Clerk
District Court


COURT HOUSE
Camera 2
Camera 3
Driver License
Suite 10
DL-Private
Office
Kitchenette + break
Access
Suite 12
Suite 13
Suite 14
Suite 15
Suite 16
Suite 17
Suite 18
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Suite 99
Suite 100


Camera 5
VAULT
CLOSET
PUBLIC ROOM
COURTROOM
COUNTY TREASURER


COURT HOUSE
OFFICE
OFFICE
OFFICE
EMPLOY EE RESTRO OM
REST ROOM
REST ROOM
3RD FLOOR
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Camera 4
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JURY ROOM
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NATIONAL
Road & Bridge
Exec. Session
Office
Office
Treasurer
RESTROOM
RESTROOM
Commission Room
Office
Closet
Entrance from Sallyport
EXIT
EX
Office
ELEVATOR
Office
Clerk
EXIT TO LOBBY
Fire
Tornado
Extinguisher

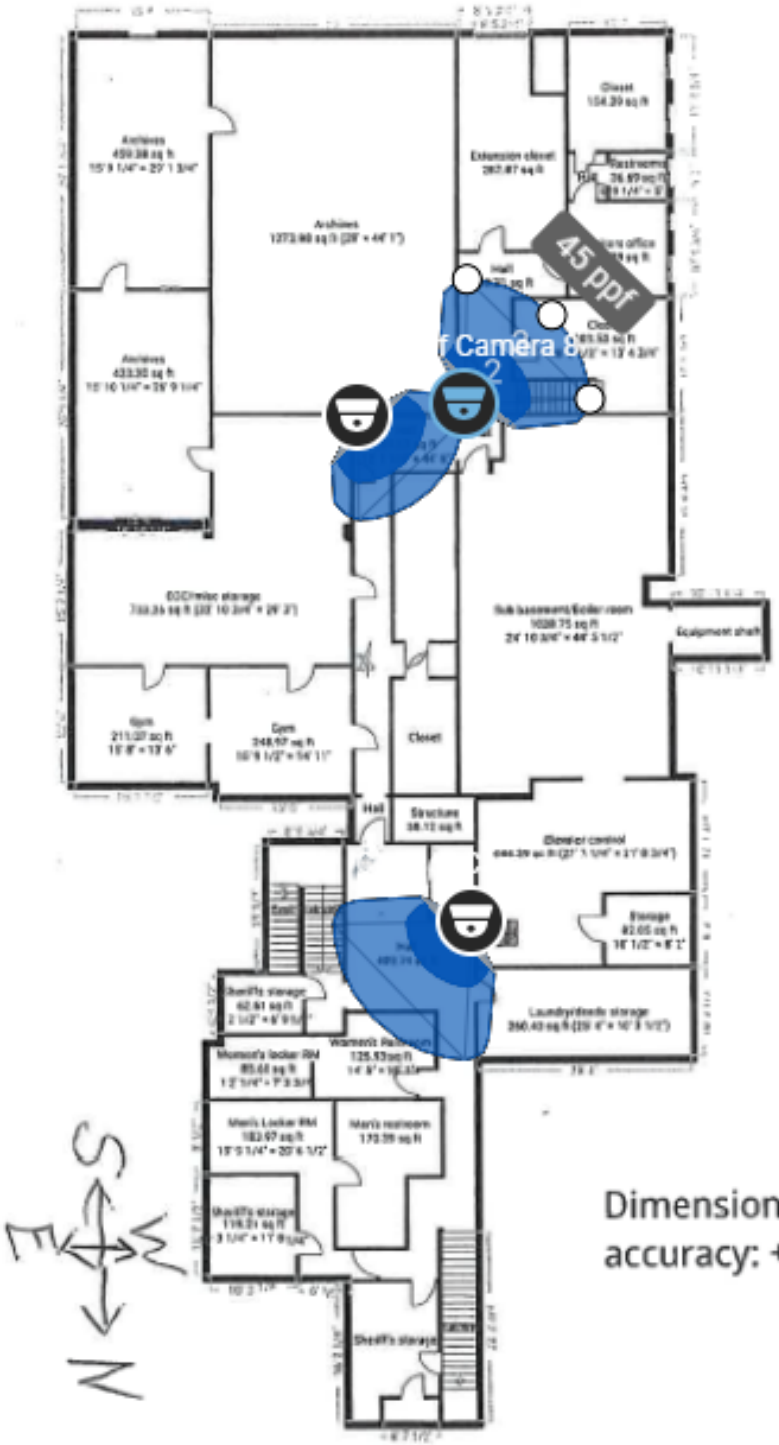
Bourbon county courthouse

204 South National Avenue, 66701 Fort Scott, Kansas, US
TOTAL AREA: 18106.86 sq ft · LIVING AREA: 17005.84 sq ft · FLOORS: 2 · ROOMS: 86

magicplan

▼ Basement level 1

TOTAL AREA: 9327.02 sq ft · LIVING AREA: 8265.32 sq ft · ROOMS: 37



Dimensional accuracy: +/- 1ft

THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0' 8' 16' 24' 32'
1:238

Page 28/47

TERMS & CONDITIONS

1. Agreement & Acceptance
This proposal, together with any attached exhibits and specifications, constitutes the Agreement between INA Alert, Inc. ("Contractor") and the Customer and becomes binding upon written acceptance by both parties. Pricing is valid for fifteen (15) days unless otherwise stated in writing.

2. Scope of Work
Contractor shall provide the equipment and services described in the accepted proposal. Any materials, services, or labor not specifically identified are excluded and may require a written change order approved by both parties prior to execution.

3. Pricing, Taxes & Freight
All pricing is based on current manufacturer costs at the time of quotation. Applicable sales tax, shipping, freight, permit fees, and regulatory costs are estimated and will be invoiced at actual cost if different from quoted amounts. Contractor reserves the right to adjust pricing in the event of manufacturer price increases prior to equipment procurement.

4. Payment Terms
Unless otherwise agreed in writing, fifty percent (50%) of the total contract amount is due upon execution of this Agreement, twenty-five percent (25%) is due prior to commencement of installation, and the remaining twenty-five percent (25%) is due upon substantial completion. Equipment may be delivered on-site prior to installation. If the project extends beyond thirty (30) days from the start of installation, Contractor may issue progress invoices based on work completed. Equipment designated as drop-shipped and not including installation services requires one hundred percent (100%) payment prior to procurement and shipment, unless alternative terms are expressly provided under an applicable state contract or agreed to in writing by both parties. Financing terms outlined in the proposal are estimates only, and final financing terms, rates, and payment schedules will be coordinated and confirmed through the Business Office upon acceptance.

5. Site Conditions & Customer Responsibilities
Customer shall provide safe and reasonable access to all work areas and ensure required power, network infrastructure, internet service, and phone lines are installed and operational prior to installation. Customer is responsible for rental costs of lifts or specialized equipment unless otherwise stated. If deficiencies in existing systems or infrastructure are identified, additional labor or materials may be required and will be addressed through a written change order.

6. Equipment Installation & Ship-to-Site Items
Equipment quoted as ship-only is the responsibility of the Customer to install. If Contractor is requested to provide additional on-site services not included in the original scope, standard labor rates will apply.

7. Delivery & Delays
Contractor shall not be liable for delays resulting from manufacturer supply chain issues, acts of God, labor shortages, governmental action, or other circumstances beyond its reasonable control.

8. Substantial Completion
Substantial completion occurs when the system is installed, configured, and operational in accordance with the accepted scope of work. Minor punch list items shall not delay final payment.

9. Late Payments
Invoices are due within thirty (30) days of the billing date. Any balance not paid within thirty (30) days may accrue a service charge of three percent (3%) per month, or the maximum rate permitted by law, beginning on the thirty-first (31st) day, calculated on the outstanding balance.

10. Limitation of Liability
Contractor's total liability under this Agreement shall not exceed the total amount paid under this Agreement. Contractor shall not be liable for indirect, incidental, consequential, or special damages.

11. Warranty
Manufacturer warranties apply to all equipment provided. Contractor warrants installation labor for ninety (90) days from substantial completion unless otherwise specified in writing.

LIMITED ASBESTOS INSPECTION

ENVIRONMENTAL CONSULTANTS, INC.

BOURBON COUNTY COURTHOUSE
108 WEST 2ND STREET
FORT SCOTT, KANSAS 66701

PREPARED FOR:

MR. DAVID BEERBOWER
BOURBON COUNTY COMMISSIONER
BOURBON COUNTY COMMISSION
701 SOUTH CONCH STREET
FORT SCOTT, KANSAS 66701

PREPARED BY:

APEX ENVIRONMENTAL CONSULTANTS, INC.
14955 WEST 101ST TERRACE
LENEXA, KANSAS 66215
TEL: (888) 508-APEX FAX: (913) 338-2741
WWW.4APEX.COM

APEX PROJECT NO. 260587A.2
OCTOBER 8, 2026

APEX ENVIRONMENTAL CONSULTANTS, INC.

14955 W. 101st Terrace • Lenexa. Kansas 66215 • Tel: (913) 338-2739 • Fax: (913) 338-2741

October 8, 2026

Mr. David Beerbower
Bourbon County Commissioner
Bourbon County Commission
701 South Conch Street
Fort Scott, Kansas 66701

RE: Limited Asbestos Inspection
Bourbon County Courthouse
108 West 2nd Street
Fort Scott, Kansas 66701

APEX Project No. 260587A.02

Dear Mr. Beerbower:

On September 29, 2026, APEX Environmental Consultants, Inc. performed asbestos bulk sampling in the Bourbon County Courthouse building, which is located at 108 West 2nd Street in Fort Scott, Kansas. The sampling was conducted on materials planned to be impacted during renovation activities. Due to these planned renovation activities, impacted suspect asbestos containing materials (ACM) may require removal. This report provides the sampling methodology and analytical data regarding the materials that were sampled.

Purpose

The sampling effort was performed prior to the anticipated need to impact or remove specific suspect ACM as part of the restoration activities in the subject courthouse. This sampling effort is intended to comply with the inspection sampling requirements of the Environmental Protection Agency's (EPA) NESHAPS (ref: 40 CFR Part 61), Occupational Safety and Health Administration's (OSHA) Asbestos in Construction Standard (ref: 29 CFR 1926.1101) regulations, among other State and Local regulations, which require such sampling prior to disturbance of suspect ACM.

Sampling Methodology

The bulk samples of suspect ACM were collected by AHERA certified asbestos inspector Tristan O'Brien. The bulk samples were sent to an independent NVLAP-accredited laboratory for analysis. The samples were analyzed using polarized light microscopy (PLM) coupled with dispersion staining techniques in accordance with the method for the determination of asbestos in bulk material sample (ref: EPA 600/M4/82/020). For your information, the EPA considers a material to be asbestos containing if it contains greater than one percent (1%) asbestos fibers. OSHA regulations cover materials containing asbestos in any concentration.

Suspect ACMs were divided into three categories, in accordance with EPA sampling protocol. These categories consist of surfacing materials, thermal system insulation (TSI), and miscellaneous materials. EPA categorizes these materials in the following manner:

Surfacing Material: A material in a building that is sprayed-on, troweled-on, or otherwise applied to surfaces, such as acoustical plaster on ceilings and fireproofing on structural members, or other materials on surfaces for acoustical, fireproofing, or other purposes.

TSI: Material applied to pipes, fittings, boilers, breeching, tanks, ducts, or other interior mechanical components to prevent heat loss or gain, or water condensation, or for other purposes.

Miscellaneous Materials: Interior building material on structural components, structural members or fixtures, such as floor and ceiling tiles, and does not include surfacing or TSI materials. Many suspect materials commonly found on the exterior of buildings are also included in this category, such as roofing materials, asbestos cement board (Transite), etc.

The number of samples collected was determined by EPA (AHERA) protocol. According to EPA regulations, the following *minimum* number of samples are required to be collected for each homogeneous material identified:

Surfacing Materials

Size of Sampling Area	Minimum Number of Samples to be Collected*
Less than 1,000 sq. ft.	3
Between 1,000 and 5,000 sq. ft.	5
Greater than 5,000 sq. ft.	7

Thermal System Insulation

Size of Sampling Area	Minimum Number of Samples to be Collected*
Greater than six sq. or lin. ft.	3 random
Less than six sq. or lin. ft.	1 random

Patched area (less than six sq. or lin. ft.)	1 random

Miscellaneous Materials

Size of Sampling Area	Minimum Number of Samples to be Collected*
Any size of sampling area	2 random

*If any one of the samples of a homogeneous material tests positive (> 1%) for asbestos fibers, the material is considered asbestos containing. Also, general industry inspection guidelines generally recommend that more samples be collected of certain suspect materials, as determined necessary by the field inspector.

Suspect materials were grouped together into homogeneous sampling areas. A homogeneous sampling area contains material that is uniform in texture and color and appears to be identical in every other respect. Building materials that were installed at different times or that do not appear to be similar in any other way are considered separate homogeneous materials/areas.

The EPA considers the following materials to be **non-suspect** ACM, and consequently, they were not sampled.

- Glass
- Metal
- Concrete
- Brick
- Fiberglass
- Rubber
- Foam

The data contained in this report has been compiled based upon visible and accessible materials. Without complete access to all wall interiors, pipe chases and ceiling cavities, 100% accuracy in the following data is not possible.

Results

A total of two (2) bulk samples were collected of suspect ACM during the inspection. **None (0) of the materials sampled indicated the presence of asbestos fibers.**

Specifically, the following materials were sampled and **did not indicate the presence of asbestos**.

SAMPLE No.	LOCATION SAMPLED	MATERIAL	FRIABILITY/ CONDITION	ANALYTICAL RESULTS
01	Foyer	Drywall System	Non-Friable/ Intact	No Asbestos Detected

SAMPLE No.	LOCATION SAMPLED	MATERIAL	FRIABILITY/ CONDITION	ANALYTICAL RESULTS
02	Foyer	Drywall System	Non-Friable/ Intact	No Asbestos Detected

Please refer to the detailed laboratory analysis report and sample chain of custody attached to this letter for more information regarding each material sampled. As of the time of our inspection, the client and or property representative onsite indicated that they would not need to disturb any other suspect ACM as part of its planned work.

Conditions and Limitations

The purpose of this limited bulk sampling survey was for evaluation of suspect ACM within the areas of the subject residence that will be impacted by the renovation effort. The limited bulk sampling survey was not intended to be a full asbestos inspection. The restoration contractor is advised of their responsibility to comply with applicable Federal, State, and Local regulations as they pertain to the identification and disturbance of lead-based paint, mercury, mold, and PCBs, among other contaminants.

Following your review of the attached documentation, please do not hesitate to contact me if you have any questions. APEX sincerely appreciates the opportunity to be of service to you.

Respectfully submitted,

APEX Environmental Consultants, Inc.

Tristan O'Brien
Project Manager

APPENDIX A
ANALYTICAL RESULTS

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713947

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kfinnemore 9/30/2026 9:43:19 AM

UPS 1Z2E28998469323912

APEX ENVIRONMENTAL CONSULTANTS, IN

14955 W. 101st Terrace • Lenexa, Kansas 66215 • Tel: (913) 338-2739 • Fax: (913) 338-2741

Asbestos Bulk Sample Chain of Custody

Project Name: 108 West 2nd Street, Fort Scott, Kansas

Sample Date: 9/29/2026

Contact: Tristan O'Brien

Page: 1 of 1

Project #: 260587A.2

Sample No.	*Location Description*	*Material*	*Notes*
01	Foyer	Drywall System	Report as Layers and Composite
02	Foyer	Drywall System	Report as Layers and Composite

Additional Instructions:

- Turnaround Time: **3-DAY TAT**
- Email Results to: tobrien@4apex.com; lrabin@4apex.com
- Analyze via PLM - DS
- Send invoice to: Accts Payable , APEX Environmental Consultants

Relinquished By: Tristan O'Brien **Date** 9/29/2026 **Received by:** _____ **Date:** _____

Relinquished By: _____ **Date** _____ **Received by:** _____ **Date:** _____

Analysis Report

Schneider Laboratories Global, Inc

2512 W. Cary Street • Richmond, Virginia • 23220-5117
804-353-6778 • 800-785-LABS (5227) • Fax 804-359-1475

Customer: Apex Environmental Consultants, Inc. (1899)
Address: 14955 W 101st Terrace
Lenexa, KS 66215-1161

Order #: 713947

Received 09/30/26
Analyzed 10/05/26
Reported 10/05/26

Attn:

Project: 108 West 2nd St
Location: Fort Scott KS
Number: 260587A.2

Method: EPA 600/R-93/116 & 40 CFR App. E Sub. E Pt. 763

PLM Analysis

Sample ID	Collected	Cust. ID	Location	Asbestos Fibers	Other Materials
713947-001	09/29/26	01	Foyer		
Layer 1: Drywall Off White, Powdery				No Asbestos Detected	8% CELLULOSE FIBER 92% NON FIBROUS MATERIAL
Layer 2: Joint Compound White, Granular				No Asbestos Detected	98% NON FIBROUS MATERIAL 2% VERMICULITE
713947-002	09/29/26	02	Foyer		
Layer 1: Drywall Off White, Powdery				No Asbestos Detected	8% CELLULOSE FIBER 92% NON FIBROUS MATERIAL
Layer 2: Joint Compound White, Granular				No Asbestos Detected	98% NON FIBROUS MATERIAL 2% VERMICULITE

EPA Regulatory Limit: 1%
Total layers analyzed on order: 4

713947-10/05/26 03:00 PM

Analyst **Eisen Zhao**

Reviewed By: **Ben Wood**
Laboratory Director

Reporting Limit: 1% Gravimetrically Reduced Reporting Limit: 0.01% PLM analysis is based on Visual Estimation and NESHAP recommends that any friable sample with an asbestos content less than 10 percent be verified by Point Count or TEM Analysis. The EPA recommends that any attic loose fill vermiculite should be treated as asbestos containing material. This report must not be reproduced except in full with the approval of the laboratory. Laboratory estimated asbestos error rates available upon request. The test results apply to the sample as received.

APPENDIX B
INSPECTOR'S CERTIFICATION

M·E·T·A

Mayhew Environmental Training Associates

INCORPORATED



Certificate # NX7DIX1M5R

Tristan Taran O'Brien

has on 1/22/2026, in Lawrence, KS completed the requirements for asbestos accreditation in English under Section 206 of TSCA Title II, 15 USC 2646, LAC 33:III.2799, Appendix A

Asbestos Inspector Refresher

as approved by the LA DEQ & the US EPA under 40 CFR 763 (AHERA) from 1/22/2026 to 1/22/2026 and passed the associated exam on 1/22/2026 with a score of at least 70%

DeMarcus Lockett

Instructor

Thomas Mayhew

President

KANSAS MAYHEW ENVIRONMENTAL TRAINING ASSOCIATES EST. 1985 INC. 1987 SAFETY IN GOD ALONE

DL: KS-K03219638

SSN: XXX-XX-3738

Expiration: 1/22/2027

P.O. Box 786 - Lawrence, KS. 66044 - 800.444.6382

www.metaenvironmental.net

LIMITED ASBESTOS INSPECTION

ENVIRONMENTAL CONSULTANTS, INC.

BOURBON COUNTY COURTHOUSE
210 SOUTH NATIONAL AVENUE #3
FORT SCOTT, KANSAS 66701

PREPARED FOR:

MR. DAVID BEERBOWER
BOURBON COUNTY COMMISSIONER
BOURBON COUNTY COMMISSION
701 SOUTH CONCH STREET
FORT SCOTT, KANSAS 66701

PREPARED BY:

APEX ENVIRONMENTAL CONSULTANTS, INC.
14955 WEST 101ST TERRACE
LENEXA, KANSAS 66215
TEL: (888) 508-APEX FAX: (913) 338-2741
WWW.4APEX.COM

APEX PROJECT NO. 260587A.1
OCTOBER 8, 2026

APEX ENVIRONMENTAL CONSULTANTS, INC.

14955 W. 101st Terrace • Lenexa. Kansas 66215 • Tel: (913) 338-2739 • Fax: (913) 338-2741

October 8, 2026

Mr. David Beerbower
Bourbon County Commissioner
Bourbon County Commission
701 South Conch Street
Fort Scott, Kansas 66701

RE: Limited Asbestos Inspection
Bourbon County Courthouse
210 South National Avenue #3
Fort Scott, Kansas 66701

APEX Project No. 260587A.01

Dear Mr. Beerbower:

On September 29, 2026, APEX Environmental Consultants, Inc. performed asbestos bulk sampling in the Bourbon County Courthouse building, which is located at 210 South National Avenue #3 in Fort Scott, Kansas. The sampling was conducted on materials suspected to be releasing asbestos fibers into the indoor air, as well as those planned to be impacted during renovation activities. Due to these planned renovation activities, impacted suspect asbestos containing materials (ACM) may require removal. This report provides the sampling methodology and analytical data regarding the materials that were sampled.

Purpose

The sampling effort was performed prior to the anticipated need to impact or remove specific suspect ACM as part of the restoration activities in the subject courthouse. This sampling effort is intended to comply with the inspection sampling requirements of the Environmental Protection Agency's (EPA) NESHAPS (ref: 40 CFR Part 61), Occupational Safety and Health Administration's (OSHA) Asbestos in Construction Standard (ref: 29 CFR 1926.1101) regulations, among other State and Local regulations, which require such sampling prior to disturbance of suspect ACM.

Sampling Methodology

The bulk samples of suspect ACM were collected by AHERA certified asbestos inspector Tristan O'Brien. The bulk samples were sent to an independent NVLAP-accredited laboratory for analysis. The samples were analyzed using polarized light microscopy (PLM) coupled with dispersion staining techniques in accordance with the method for the determination of asbestos in bulk material sample (ref: EPA 600/M4/82/020). For your information, the EPA considers a material to be asbestos containing if it contains greater than one percent (1%) asbestos fibers. OSHA regulations cover materials containing asbestos in any concentration.

Suspect ACMs were divided into three categories, in accordance with EPA sampling protocol. These categories consist of surfacing materials, thermal system insulation (TSI), and miscellaneous materials. EPA categorizes these materials in the following manner:

Surfacing Material: A material in a building that is sprayed-on, troweled-on, or otherwise applied to surfaces, such as acoustical plaster on ceilings and fireproofing on structural members, or other materials on surfaces for acoustical, fireproofing, or other purposes.

TSI: Material applied to pipes, fittings, boilers, breeching, tanks, ducts, or other interior mechanical components to prevent heat loss or gain, or water condensation, or for other purposes.

Miscellaneous Materials: Interior building material on structural components, structural members or fixtures, such as floor and ceiling tiles, and does not include surfacing or TSI materials. Many suspect materials commonly found on the exterior of buildings are also included in this category, such as roofing materials, asbestos cement board (Transite), etc.

The number of samples collected was determined by EPA (AHERA) protocol. According to EPA regulations, the following *minimum* number of samples are required to be collected for each homogeneous material identified:

Surfacing Materials

Size of Sampling Area	Minimum Number of Samples to be Collected*
Less than 1,000 sq. ft.	3
Between 1,000 and 5,000 sq. ft.	5
Greater than 5,000 sq. ft.	7

Thermal System Insulation

Size of Sampling Area	Minimum Number of Samples to be Collected*
Greater than six sq. or lin. ft.	3 random

Less than six sq. or lin. ft.	1 random
Patched area (less than six sq. or lin. ft.)	1 random

Miscellaneous Materials

Size of Sampling Area	Minimum Number of Samples to be Collected*
Any size of sampling area	2 random

*If any one of the samples of a homogeneous material tests positive (> 1%) for asbestos fibers, the material is considered asbestos containing. Also, general industry inspection guidelines generally recommend that more samples be collected of certain suspect materials, as determined necessary by the field inspector.

Suspect materials were grouped together into homogeneous sampling areas. A homogeneous sampling area contains material that is uniform in texture and color and appears to be identical in every other respect. Building materials that were installed at different times or that do not appear to be similar in any other way are considered separate homogeneous materials/areas.

The EPA considers the following materials to be **non-suspect** ACM, and consequently, they were not sampled.

- Glass
- Metal
- Concrete
- Brick
- Fiberglass
- Rubber
- Foam

The data contained in this report has been compiled based upon visible and accessible materials. Without complete access to all wall interiors, pipe chases and ceiling cavities, 100% accuracy in the following data is not possible.

Results

A total of ten (10) bulk samples were collected of suspect ACM during the inspection. **Six (6) of the materials sampled indicated the presence of asbestos fibers.**

Specifically, the materials that indicated the presence of asbestos fibers are as follows:

SAMPLE No.	LOCATION SAMPLED	MATERIAL	QUANTITY	FRIABILITY/ CONDITION	ANALYTICAL RESULTS
01	North Custodial Room	2” to 4” Hard Mudded Fitting	13 Fittings Observed	Friable/ Damaged	55% Chrysotile Asbestos

SAMPLE No.	LOCATION SAMPLED	MATERIAL	QUANTITY	FRIABILITY/ CONDITION	ANALYTICAL RESULTS
02	Custodial Restroom	2" to 4" Hard Mudded Fitting	13 Fittings Observed	Friable/ Damaged	55% Chrysotile Asbestos
03	South Custodial Room	2" to 4" Hard Mudded Fitting	13 Fittings Observed	Friable/ Damaged	55% Chrysotile Asbestos
04	North Custodial Room	2" to 4" Air Cell Pipe Insulation	Approx. 600 LF Observed	Friable/ Damaged	45% Chrysotile Asbestos
05	Custodial Restroom	2" to 4" Air Cell Pipe Insulation	Approx. 600 LF Observed	Friable/ Damaged	45% Chrysotile Asbestos
06	South Custodial Room	2" to 4" Air Cell Pipe Insulation	Approx. 600 LF Observed	Friable/ Damaged	45% Chrysotile Asbestos

In addition the following materials were sampled and **did not indicate the presence of asbestos**.

SAMPLE No.	LOCATION SAMPLED	MATERIAL	FRIABILITY/ CONDITION	ANALYTICAL RESULTS
07	District Court Clerk – Jury Room	Sheet Vinyl Flooring & Yellow Carpet	Non-Friable/ Intact	No Asbestos Detected
08	District Court Clerk – Jury Room	Sheet Vinyl Flooring & Yellow Carpet	Non-Friable/ Intact	No Asbestos Detected
09	District Court Clerk – Judge Chamber	Sheet Vinyl Flooring & Brown Carpet	Non-Friable/ Intact	No Asbestos Detected
10	District Court Clerk – Judge Chamber	Sheet Vinyl Flooring & Brown Carpet	Non-Friable/ Intact	No Asbestos Detected

Please refer to the detailed laboratory analysis report and sample chain of custody attached to this letter for more information regarding each material sampled. As of the time of our inspection, the client and/or property representative onsite indicated that they would not need to disturb any other suspect ACM as part of its planned work.

Recommendations

Nearly 3 linear feet of the subject pipe insulation fittings were found to be both damaged and asbestos-containing, and therefore the insulation is on the verge of a fiber release incident in accordance with KDHE and AHERA standards. As a result, APEX recommends that the asbestos-containing pipe insulation and fittings are identified. Furthermore, additional materials were identified to potentially be present in the boiler room and elevator room of the building which were not quantified at this time. APEX recommends that these materials be quantified, and if need be, inspected for the purposes of demolition, at the time of abating the above-identified pipe lagging and fittings.

By interpretation of the definitions of asbestos-containing materials presented in 29 CFR 1926.1101(b), OSHA regards asbestos-containing pipe insulation and mudded joint fittings to be

friable thermal system insulation material. The removal operation for purposes of demolition is considered to be Class I asbestos work.

Per KDHE and EPA regulations, asbestos-containing pipe insulation and mudded joint fittings are also considered to be friable thermal system insulation materials. Removal of these materials is regulated by both agencies. Advance project notification to KDHE is required, as it constitutes a regulated project per KDHE regulations.

The work area for the pipe insulation and mudded joint fittings removal should be set up, as required by OSHA 29 CFR 1926.1101 and KDHE asbestos abatement regulations. This will include the use of negative-pressure containments or glove bags, and proper demarcation in the form asbestos signage. All of the waste must be labeled in accordance with EPA, DOT, and OSHA requirements and properly disposed of as asbestos-containing waste at an approved landfill. Worker protection requirements per OSHA's asbestos regulations must be followed by the contractor throughout the work process. A KDHE-licensed asbestos abatement contractor must perform the removal operation. Only KDHE-certified personnel can be used for the abatement.

Conditions and Limitations

The purpose of this limited bulk sampling survey was for evaluation of suspect ACM within the areas of the subject residence that will be impacted by the renovation effort. The limited bulk sampling survey was not intended to be a full asbestos inspection. The restoration contractor is advised of their responsibility to comply with applicable Federal, State, and Local regulations as they pertain to the identification and disturbance of lead-based paint, mercury, mold, and PCBs, among other contaminants.

Following your review of the attached documentation, please do not hesitate to contact me if you have any questions. APEX sincerely appreciates the opportunity to be of service to you.

Respectfully submitted,
APEX Environmental Consultants, Inc.



Tristan O'Brien
Project Manager

APPENDIX A
ANALYTICAL RESULTS

APEX ENVIRONMENTAL CONSULTANTS, INC.

14955 W. 101st Terrace • Lenexa, Kansas 66215 • Tel: (913) 338-2739 • Fax: (913) 338-2741

Asbestos Bulk Sample Chain of Custody

Project Name: 210 South National Avenue, Fort Scott, Kansas 66701

Sample Date: 9/29/2026

Contact: Tristan O'Brien

Project #: 260587A.1

Sample No.	*Location Description*	*Material*	*Notes*
01	North Custodial Room	2" to 4" Hard Mudded Fitting	
02	Custodial Restroom	2" to 4" Hard Mudded Fitting	
03	South Custodial Room	2" to 4" Hard Mudded Fitting	
04	North Custodial Room	2" to 4" Air Cell Pipe Insulation	
05	Custodial Restroom	2" to 4" Air Cell Pipe Insulation	
06	South Custodial Room	2" to 4" Air Cell Pipe Insulation	
07	District Court Clerk – Jury Room	Sheet Vinyl Flooring & Yellow Carpet Adhesive	
08	District Court Clerk – Jury Room	Sheet Vinyl Flooring & Yellow Carpet Adhesive	
09	District Court Clerk – Judge Chamber Hallway	Sheet Vinyl Flooring & Brown Carpet Adhesive	
10	District Court Clerk – Judge Chamber Hallway	Sheet Vinyl Flooring & Brown Carpet Adhesive	

X 10

713945

V:\713\713945

kfinnemore 9/30/2026 9:43:19 AM

UPS 1Z2E2899846932391 2

Additional Instructions:

- Turnaround Time: 3-DAY TAT
- Email Results to: tobrien@4apex.com; lrabin@4apex.com
- Analyze via PLM - DS
- Send invoice to: Accts Payable , APEX Environmental Consultants

Relinquished By: Tristan O'Brien **Date** 9/29/2026 **Received by:** _____ **Date:** _____

Relinquished By: _____ **Date** _____ **Received by:** _____ **Date:** _____

Analysis Report

Schneider Laboratories Global, Inc

2512 W. Cary Street • Richmond, Virginia • 23220-5117
804-353-6778 • 800-785-LABS (5227) • Fax 804-359-1475

Customer: Apex Environmental Consultants, Inc. (1899)
Address: 14955 W 101st Terrace
Lenexa, KS 66215-1161

Attn:

Order #: 713945

Received 09/30/26
Analyzed 10/04/26
Reported 10/05/26

Project: 210 South National Ave
Location: Fort Scott Kansas 66701
Number: 260587A.1

Method: EPA 600/R-93/116 & 40 CFR App. E Sub. E Pt. 763

PLM Analysis

Sample ID	Collected	Cust. ID	Location	Asbestos Fibers	Other Materials
713945-001	09/29/26	01	North Custodial Room		
Layer 1: Mudded Fitting Gray, Fibrous				55% CHRYSOTILE	35% CELLULOSE FIBER 10% NON FIBROUS MATERIAL
713945-002	09/29/26	02	Custodial Restroom		
Layer 1: Mudded Fitting Gray, Fibrous				55% CHRYSOTILE	35% CELLULOSE FIBER 10% NON FIBROUS MATERIAL
713945-003	09/29/26	03	South Custodial Room		
Layer 1: Mudded Fitting Gray, Fibrous				55% CHRYSOTILE	35% CELLULOSE FIBER 10% NON FIBROUS MATERIAL
713945-004	09/29/26	04	North Custodial Room		
Layer 1: Pipe Insulation Gray, Fibrous				45% CHRYSOTILE	45% CELLULOSE FIBER 10% NON FIBROUS MATERIAL
713945-005	09/29/26	05	Custodial Restroom		
Layer 1: Pipe Insulation Gray, Fibrous				45% CHRYSOTILE	45% CELLULOSE FIBER 10% NON FIBROUS MATERIAL
713945-006	09/29/26	06	South Custodial Room		
Layer 1: Pipe Insulation Gray, Fibrous				45% CHRYSOTILE	45% CELLULOSE FIBER 10% NON FIBROUS MATERIAL

Reporting Limit: 1% Gravimetrically Reduced Reporting Limit: 0.01% PLM analysis is based on Visual Estimation and NESHAP recommends that any friable sample with an asbestos content less than 10 percent be verified by Point Count or TEM Analysis. The EPA recommends that any attic loose fill vermiculite should be treated as asbestos containing material. This report must not be reproduced except in full with the approval of the laboratory. Laboratory estimated asbestos error rates available upon request. The test results apply to the sample as received.

Project: 210 South National Ave
Location: Fort Scott Kansas 66701
Number: 260587A.1

Method: EPA 600/R-93/116 & 40 CFR App. E Sub. E Pt. 763 **PLM Analysis**

Sample ID	Collected	Cust. ID	Location	Asbestos Fibers	Other Materials
713945-007	09/29/26	07	District Jury Room		
Layer 1: Vinyl Sheet Flrng Brown, Brittle				No Asbestos Detected	85% NON FIBROUS MATERIAL 15% SYNTHETIC FIBER
Layer 2: Adhesive Yellow, Soft				No Asbestos Detected	100% NON FIBROUS MATERIAL
713945-008	09/29/26	08	District Jury Room		
Layer 1: Vinyl Sheet Flrng Tan, Brittle				No Asbestos Detected	85% NON FIBROUS MATERIAL 15% SYNTHETIC FIBER
Layer 2: Adhesive Yellow, Soft				No Asbestos Detected	100% NON FIBROUS MATERIAL
713945-009	09/29/26	09	District Judge Chamber		
Layer 1: Vinyl Sheet Flrng Tan, Brittle				No Asbestos Detected	85% NON FIBROUS MATERIAL 15% SYNTHETIC FIBER
Layer 2: Adhesive Brown, Soft				No Asbestos Detected	100% NON FIBROUS MATERIAL
713945-010	09/29/26	10	District Judge Chamber		
Layer 1: Vinyl Sheet Flrng Tan, Brittle				No Asbestos Detected	85% NON FIBROUS MATERIAL 15% SYNTHETIC FIBER
Layer 2: Adhesive Brown, Soft				No Asbestos Detected	100% NON FIBROUS MATERIAL

EPA Regulatory Limit: 1%
Total layers analyzed on order: 14

713945-10/05/26 03:06 PM

Analyst **Elsamani Abdelfadiel**

Reviewed By: **Ben Wood**
Laboratory Director

Reporting Limit: 1% Gravimetrically Reduced Reporting Limit: 0.01% PLM analysis is based on Visual Estimation and NESHAP recommends that any friable sample with an asbestos content less than 10 percent be verified by Point Count or TEM Analysis. The EPA recommends that any attic loose fill vermiculite should be treated as asbestos containing material. This report must not be reproduced except in full with the approval of the laboratory. Laboratory estimated asbestos error rates available upon request. The test results apply to the sample as received.

APPENDIX B
INSPECTOR'S CERTIFICATION

M·E·T·A

Mayhew Environmental Training Associates

INCORPORATED



Certificate # NX7DIX1M5R

Tristan Taran O'Brien

has on 1/22/2026, in Lawrence, KS completed the requirements for asbestos accreditation in English under Section 206 of TSCA Title II, 15 USC 2646, LAC 33:III.2799, Appendix A

Asbestos Inspector Refresher

as approved by the LA DEQ & the US EPA under 40 CFR 763 (AHERA) from 1/22/2026 to 1/22/2026 and passed the associated exam on 1/22/2026 with a score of at least 70%

DeMarcus Lockett

Instructor

Thomas Mayhew

President

KANSAS MAYHEW ENVIRONMENTAL TRAINING ASSOCIATES EST. 1985 INC. 1987 SAFETY IN GOD ALONE

DL: KS-K03219638

SSN: XXX-XX-3738

Expiration: 1/22/2027

P.O. Box 786 - Lawrence, KS. 66044 - 800.444.6382

www.metaenvironmental.net

PCM ASBESTOS AMBIENT AIR MONITORING

ENVIRONMENTAL CONSULTANTS, INC.

BOURBON COUNTY COURTHOUSE
210 SOUTH NATIONAL AVENUE #3
FORT SCOTT, KANSAS 66701

PREPARED FOR:

MR. DAVID BEERBOWER
BOURBON COUNTY COMMISSIONER
BOURBON COUNTY COMMISSION
701 SOUTH CONCH STREET
FORT SCOTT, KANSAS 66701

PREPARED BY:

APEX ENVIRONMENTAL CONSULTANTS, INC.
14955 WEST 101ST TERRACE
LENEXA, KANSAS 66215
TEL: (888) 508-APEX FAX: (913) 338-2741
WWW.4APEX.COM

APEX PROJECT NO. 260587A.3
OCTOBER 8, 2026

APEX ENVIRONMENTAL CONSULTANTS, INC.

14955 W. 101st Terrace • Lenexa, Kansas 66215 • Tel: (913) 338-2739 • Fax: (913) 338-2741

October 8, 2026

Mr. David Beerbower
Bourbon County Commissioner
Bourbon County Commission
701 South Conch Street
Fort Scott, Kansas 66701

RE: PCM Asbestos Ambient Air Monitoring
Bourbon County Courthouse
210 South National Avenue #3
Fort Scott, Kansas 66701

APEX Project No. 260587A.03

Dear Mr. Beerbower:

At your request and authorization, APEX Environmental Consultants, Inc. (APEX) conducted ambient asbestos air monitoring at the above location on October 1, 2026. This sampling was performed in order to determine the current level of asbestos contamination in various locations throughout the subject building. It is understood that this work was commissioned to determine the indoor air quality following a potential fiber release stemming from some suspected asbestos-containing pipe insulation in the basement of the building, which was suspected by the client to have travelled vertically throughout the building via the elevator shaft. Tristan O'Brien, of APEX, performed the ambient asbestos air sampling and sample analysis.

Post-abatement clearance sampling was performed to determine airborne concentrations of asbestos following the abatement project. All samples were collected on 25-mm diameter carbon impregnated cassettes with an open-faced 50-mm extension cowl and were analyzed utilizing phase contrast microscopy (PCM). Filter membranes used as sampling media were mixed cellulose ester and were specifically designated as suitable for asbestos. Air sampling pumps were calibrated before and after use with a representative filter cassette according to Occupational Safety and Health Administration (OSHA) and National Institute of Occupational Safety and Health (NIOSH) methods. All air samples were analyzed using the NIOSH 7400 method, and each sample indicated that airborne fiber concentrations in the areas of concern throughout the subject building were below the clearance level of 0.010 f/cc.

The post-abatement air sampling analytical results are attached to this report. Please refer to the attached document for specific details regarding air sampling locations.

APEX sincerely appreciates the opportunity to be of service to you. Following your review of this report, please do not hesitate to contact me if you have any questions.

Respectfully submitted,

APEX Environmental Consultants, Inc.



Tristan O'Brien
Project Manager

APPENDIX A
ANALYTICAL RESULTS

APEX ENVIRONMENTAL CONSULTANTS, INC.

14955 W. 101st Terrace, Lenexa, Kansas 66215 Phone (913) 338-2739 Fax (913) 338-2741

Asbestos Air Monitoring Chart

CLIENT: David Beerbower
PROJECT NAME: 210 South National Avenue, Fort Scott, Kansas
ANALYTICAL METHOD: NIOSH 7400

PROJECT #: 260587A.3
SAMPLE DATE: 9/29/2026
ANALYSIS DATE: 9/29/2026
PAGE: 1 of 1

Lab No.	Sample No.	Sample Type	Sample Location - Please be as specific as possible	Flow Rate	Total Time	Volume Sampled	Fibers Counted	Fields Counted	Fibers/ Fields	Fibers/ cu cm
092926-01	F1	Blank	Field Blank				0	100	0.000	
092926-02	F2	Blank	Field Blank				0	100	0.000	
092926-03	1	Clearance	Basement Elevator Lobby	10.1	120	1210	10.5	100	0.105	0.0043
092926-04	2	Clearance	North Janitorial Room	10.1	120	1210	8	100	0.080	0.0032
092926-05	3	Clearance	Janitorial Restroom	10.1	120	1210	18.5	100	0.185	0.0075
092926-06	4	Clearance	South Janitorial Room	10.1	120	1210	11	100	0.110	0.0045
092926-07	5	Clearance	3rd Floor Elevator Lobby	10.1	120	1210	13.5	100	0.135	0.0055

Analyst: Tristan O'Brien **Analyst's Signature:** Tristan O'Brien

APPENDIX B
Certifications

A FULL SERVICE ENVIRONMENTAL CONSULTING AND TESTING FIRM

Certificate of Completion

Tristan O'Brien

HAS SUCCESSFULLY COMPLETED
THE REQUIREMENTS FOR CERTIFICATION AS AN AIR SAMPLING TECHNICIAN, PER MISSOURI 10CSR 10-6

CERTIFICATE #: AST-5512326

LOCATION: KANSAS CITY, KS

PAUL EHRHARDT, MO AIR SAMPLING PROFESSIONAL

APRIL 18-20, 2022

A FULL SERVICE ENVIRONMENTAL CONSULTING AND TESTING FIRM

Certificate of Completion

Tristan O'Brien

HAS SUCCESSFULLY COMPLETED
THE SAMPLING & EVALUATION OF AIRBORNE ASBESTOS DUST
A NIOSH 582 EQUIVALENCY COURSE

CERTIFICATE #: NIOSH582-4512303

LOCATION: KANSAS CITY, KS

KARLA GRANGER, PROGRAM COORDINATOR

APRIL 18-22, 2022

From: Tristan O'Brien <tobrien@4apex.com>
Sent: Thursday, 08 October 2026 08:51:09
To: David Beerbower <dbeerbower@bourboncountyks.org>; Laura Krom <lkrom@bourboncountyks.org>
Subject: Asbestos Reports for Bourbon County Courthouse

Some people who received this message don't often get email from tobrien@4apex.com. Learn why this is important

Good morning, All!

Attached are the three different asbestos reports for the sampling I performed last Tuesday at the Bourbon County Courthouse. I apologize on the delay for this, for some reason trying to get the lab to provide the correct results was like pulling teeth.

201 South National Avenue, Fort Scott, Kansas

For this property, we inspected select runs of the pipe insulation in the building, as well as select floorings on the third floor of the building. None of the flooring came back positive for asbestos; however, the pipe insulations did come back containing asbestos content. Based on the deteriorating condition of those pipe insulations, we would recommend that those be abated as soon as possible. Additionally, it was brought to our attention that there were other runs than the ones in the janitorial closet which were in similar condition to those in that closet. I would recommend that those runs which do not consist of fiberglass be treated as asbestos-containing, and be abated at that time as well. The good news is that according to the ambient air monitoring results, these deteriorating runs do not seem to be significantly impacting indoor air quality at this time, but I can't guarantee that will remain the case long term if these remain unabated.

108 West 2nd Street, Fort Scott, Kansas

For this property, we inspected a single portion of sheetrock wall, which was found to not contain asbestos content. We have no further recommendations for this building at this time, should this be the only building material to be impacted here.

We'll be providing an invoice for our services shortly.

Thanks,

Tristan O'Brien
APEX Environmental Consultants, Inc.

4:00

Fw: Water testing Update

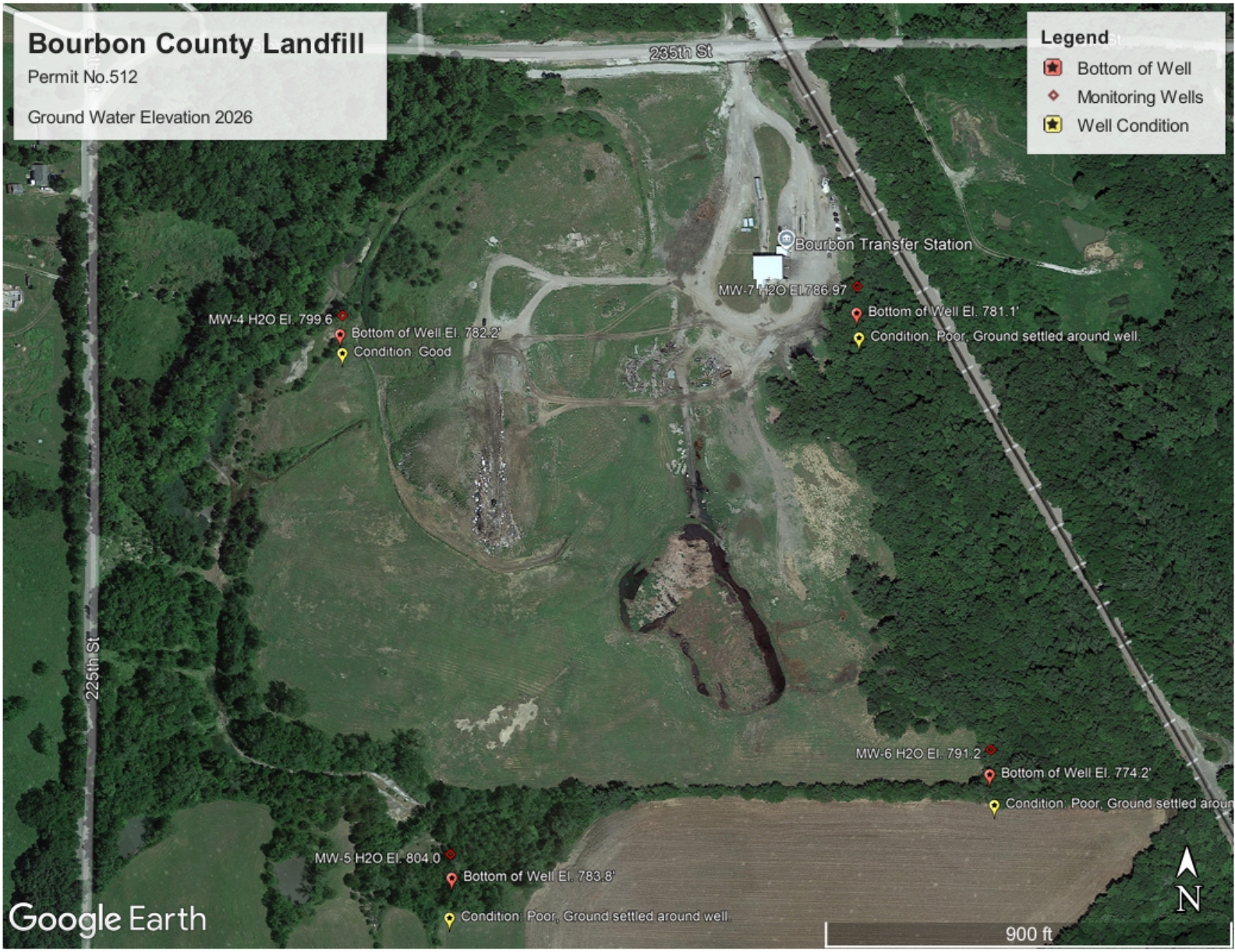
<mmilburn@bourboncountyks.org>

Subject: Re: Water testing Update

Afternoon...finally the fall I think.... a brief update ....we've made it out to the wells and finally found them all...had to crop off the rusted locks on a few of them and then cleaned out the old sampling materials from the wells and they are now readjusting to the local water levels... as illustrated on the attached drawing, have determined that a few of them need to be repaired to prevent surface water from entering the wells due to local settling, heaving over the years...to do that, we'll need to have better access to the wells to carry in concrete/water to regrout the pedestals to eliminate the open gaps... If possible, a few paths to the well sites would be beneficial... also thinking that you usually have to mow the sites each year anyway... after the repairs we will then set the sampling sleeves and will arrange with Wally to see if he/his staff want to be at the sampling event .... feel free to call if you have questions and any mowing help will be greatly appreciated ...we'd like to get to the wells sometime late next week if possible..... thanks Dennis

> On 09/15/2026 2:04 PM CDT Mika Milburn-Kee <mmilburn@bourboncountyks.org> wrote:
>
> Ok thank you!!!


Bourbon County Landfill
Permit No.206
Ground Water Elevation 2026
Legend
Bottom of Well
Monitoring Wells
Well Condition
Native Rd
Native Rd
Oak Grove Cemetery Ft Scott Renee's ancestr
MW-1 H2O El. 810.4, Dry
Bottom of Well El. 797'
Condition: Poor, Obstruction at El. 810.4'
MW-3 H2O El. 792.9
Bottom of Well El. 784'
Condition: Poor, Ground settled around well.
MW-2 H2O El. 820.4
Bottom of Well El. 787'
Condition: Good
69
69
Google Earth
N
900 ft


Bourbon County Landfill
Permit No.512
Ground Water Elevation 2026
Legend
Bottom of Well
Monitoring Wells
Well Condition
235th St
225th St
Bourbon Transfer Station
MW-7 H2O El.786.97
Bottom of Well El. 781.1'
Condition: Poor, Ground settled around well.
MW-4 H2O El. 799.6
Bottom of Well El. 782.2'
Condition: Good
MW-6 H2O El. 791.2
Bottom of Well El. 774.2'
Condition: Poor, Ground settled aroun
MW-5 H2O El. 804.0
Bottom of Well El. 783.8'
Condition: Poor, Ground settled around well.
N
900 ft
Google Earth

Bourbon County, Kansas
October 26, 2026

Dr. Steve Cohen
HR Solutions

RE: Termination of On-Call Service Agreement Dated June 11, 2025

Dear Dr. Cohen,

On behalf of Bourbon County, We would like to formally notify HR Solutions of the termination of our On-Call Service Agreement dated June 11, 2025.

We sincerely appreciate your commitment to Bourbon County and the services you have provided over the past year and more. It has been a pleasure to have the opportunity to work with you, and we are grateful for the time, professionalism, and support you have given our county.

Thank you for your partnership and dedication to serving Bourbon County. We wish you and HR Solutions continued success in your future endeavors.

Sincerely,

_____

Bourbon County Commission
On behalf of Bourbon County, Kansas

DRAFT

Personal Use of County Property

County-owned vehicles, equipment, machinery, tools, materials, and other property are for official County business and may not be used for personal purposes or loaned to others for personal use without prior written approval from the Board of County Commissioners. No employee, supervisor, or department head may independently authorize an exception. Any approved personal use must be documented and tracked, and any applicable tax reporting requirements will be determined in accordance with IRS regulations.

Offer Received – 108 W. 2nd Street

Good morning, Commissioners,

I am more than pleased to share that Bourbon County has received an offer on your listing at 108 W. 2nd Street! This is an exciting opportunity for the county to see this property return to the tax rolls and become a thriving business once again.

The offer I am presenting is a cash, as-is offer. The buyer is fully aware of the challenges ahead and the substantial investment required, the buyer estimates spending approximately $140,000 right away, to bring the building to a viable, functional condition.

Our agreement with the county provides for a 6% commission on the sale of this building. However, with this offer, I am reducing the commission to 3%. The buyer, who is also a real estate agent, has agreed to waive his buyer's fee, and I am passing those savings along to the county by reducing our commission from 6% to 3%.

A few additional details about this opportunity:

- Closing date: Schedule for October 30.
- Court occupancy: The courts may continue occupying the space at no charge through November 25 while their remodel is underway.
- Court Extensions: Options for an extension can be discussed if needed.

I understand the timeline is tight and that you will not be able to discuss this offer as a group until your next meeting on October 26. In the meantime, I would welcome the opportunity to sit down with each of you individually to answer any questions you may have before then.

Congratulations on receiving an offer on this property! I am excited about the opportunity this presents and the hope it brings for the future of this building and Bourbon County.

Disclaimer: I have intentionally excluded Mika Milburn from these communications, both within our office and in correspondence with the commissioners, due to concerns regarding a potential conflict of interest. Please do not include Mika in these discussions or forward this information to her in any capacity.

Thank you,

Diann Tucker

KANSAS CITY REGIONAL ASSOCIATION OF REALTORS®

SELLER'S ESTIMATED PROCEEDS WORKSHEET

SELLER: Bourbon County

PROPERTY: 108 W. 2nd St. & 201 S. Crawford St. Ft. Scott, kS

ESTIMATED CLOSING DATE: 10/30/2026

PRICE:	$ 125,000.00	$
LESS ITEMS TO BE PAID BY SELLER:		
1st Mortgage /Deed of Trust	$	$
2nd Mortgage/Deed of Trust	$	$
Other Encumbrance	$	$
1st Mtg. Interest Proration: From ____ to ____	$	$
2nd Mtg. Interest Proration: From ____ to ____	$	$
Tax Proration: From ____ to ____	$	$
Mortgage Prepayment Penalty	$	$
Title Insurance Policy	$ 461.00	$
Escrow Closing Fee	$ 213.00	$
Unpaid Assessments (if not assumed by buyer)	$	$
Broker's Compensation	$ 3,750.00	$
Other Compensation	$	$
Homes Association Dues	$	$
Release of Lien Fees	$	$
Other	$	$
POTENTIAL ADDITIONAL EXPENSES		
Buyer's Broker Compensation	$ 0.00	$
Buyer's Closing Costs Paid by SELLER	$	$
FHA/VA or Lender Discount Points	$	$
Home Warranty Fee	$	$
Inspection Related Repairs	$	$
Wood Destroying Insect Treatment	$	$
Other	$	$
Total to be paid at Closing	$ 4,424.00	$ 0.00
APPROXIMATE NET PROCEEDS	$ 120,576.00	$ 0.00

The above items do not include any lender requirements, insurance prorations, or escrow balances to be paid or received by SELLER. Interest is paid in arrears and will vary according to the pay-off date. FHA and some lenders may charge interest through the end of the month in which payment is received by lender. SELLER is responsible for notifying lender of intent to pay-off the loan and assumes responsibility for any lender charges not included in the above items.

THESE ARE ESTIMATED COSTS ONLY. FINAL FIGURES WILL BE DETERMINED AT CLOSING.

SELLER: _____
Bourbon County — Date

SELLER: _____
Date

By: Diann Tucker
Licensee — Diann Tucker — Date

*Some lending programs do not allow Buyer to pay tax service fees, underwriting fees, etc.

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised June 2024. All previous versions of this document may no longer be valid. Copyright August 2026.

Printed Using formsRus.com On-Line Forms Software 12/25

KANSAS ASSOCIATION OF REALTORS®

COMMERCIAL REAL ESTATE CONTRACT

Document updated: April 2016

1. **PARTIES:** The parties to this Contract are: (Print Names)
   SELLER: Bourbon County
   BUYER: Alta Davis Educational Trust by Jared Leek, Trustee

2. **EFFECTIVE DATE OF THE CONTRACT:** The "Effective Date" of this Contract shall be the date of final acceptance by the last party to sign this Contract.

3. **AGREEMENT TO SELL AND PROPERTY ADDRESS:** BUYER agrees to purchase and SELLER agrees to sell the real property and the improvements on the Property (the "Property") commonly known as:
   STREET ADDRESS: 108 W. 2nd Street & 201 S. Crawford Street
   CITY: Fort Scott **COUNTY:** Bourbon **STATE:** KS **ZIP CODE:** 66701
   LEGAL DESCRIPTION:
   F15-FORT SCOTT, LOT 2 BLK 125 AND F15-FORT SCOTT, LOT 1 BLK 125

4. **PURCHASE PRICE OF THE PROPERTY:** BUYER agrees to purchase the Property from the SELLER in return for consideration in the manner as follows:

A.	**PURCHASE PRICE:**	$ 125,000.00
B.	**EARNEST MONEY** (See Section 8):	$
C.	**NEW MORTGAGE** (See Section 9):	$
D.	**OTHER FUNDS:**	$
E.	**APPROXIMATE BALANCE DUE FROM BUYER** at the time of Closing, excluding adjustments and pro-rations, financing as set forth in the Contract or the attached financing addendum, closing costs and any pre-paid expenses (if any). Amount shall be in the form of Cash, Certified, Cashier's Check or wired funds on the date of Closing.	$ 125,000.00

5. **CLOSING AND POSSESSION:**
   A. Closing shall be completed on or before October 30, 2026 (the "Closing Date"). SELLER shall deliver possession of the Property to the BUYER on or before October 30, 2026 (the "Possession Date").
   B. If the SELLER is unable to provide clear title to the Property on or before the Closing Date, but the clearing of the title is in process, BUYER and SELLER agree that the Closing Date shall be extended for a reasonable period of time not to exceed 30 calendar days.
   C. If closing is delayed through no fault of either party, BUYER and SELLER agree that the Closing Date shall be extended for a reasonable period of time not to exceed 30 calendar days.
   D. ☐ BUYER ☐ SELLER ☒ BUYER and SELLER equally shall pay any closing agent fees.

6. **INCLUSIONS AND EXCLUSIONS FROM THE PROPERTY:**
   A. This Contract includes the real property described in this Contract, all existing improvements on the Property and any appurtenances, equipment or fixtures that are bolted, glued, nailed, screwed or otherwise permanently affixed to the real property or any existing improvements on the Property.
   B. The following items are also included in the sale and are considered to be a part of the Property under this Contract:
   C. The following items are not included in the sale and are specifically excluded from the Property under this Contract:

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Kansas Association of REALTORS®

D. BUYER and SELLER agree that this Contract shall be the sole determinant of the Property that is transferred pursuant to this Contract. BUYER and SELLER agree that the description of the Property in this Contract supersedes any descriptions of the Property found in the multiple listing service (MLS), Commercial Property Disclosure Statement and any other promotional materials used to market the Property.

7. **PERSONAL PROPERTY:** Personal property is ☐ included ☒ not included in the sale of the Property. If personal property is included, please specify below:

_____

_____

_____

_____

8. **EARNEST MONEY:**

A. BUYER agrees to deposit $ _____ as Earnest Money in the form of ☐ Cash ☐ Personal Check ☐ Money Order ☐ Cashier's Check ☐ Other _____ with _____ (the name of the earnest money holder) as a guarantee that the BUYER shall fulfill the terms and conditions of this Contract.

B. BUYER acknowledges that the Earnest Money shall be deposited within five business days after this Contract is signed by all parties. BUYER agrees and acknowledges that these funds may be deposited into an interest-bearing account and that the Escrow Agent or Listing Broker has the right to retain all interest earned on the funds. BUYER agrees and acknowledges that BUYER is not entitled to any interest on the Earnest Money.

C. In the event that the BUYER fails for any reason to fulfill any of the BUYER'S obligations under this Contract, SELLER may at the SELLER'S option cancel this Contract and, upon the cancellation of this Contract by the SELLER, the Earnest Money shall become the sole property of the SELLER. In the event that the Earnest Money is forfeited by the BUYER as stated in this subsection, all expenses of the sale incurred by the BUYER, SELLER and any real estate licensees involved in the transaction as of the date of cancellation or default, including but not limited to appraisals, credit reports, inspections, repairs, surveys and title insurance, shall be paid for prior to any remaining funds from the forfeited Earnest Money being released to the SELLER.

D. If either the BUYER or SELLER cancels this Contract as provided under one of the paragraphs concerning financing, inspections, liens or title evidence contained in this Contract, BUYER'S Earnest Money shall be returned to the BUYER. In the event that the Earnest Money is returned to the BUYER under this subsection, all expenses of this transaction incurred by the BUYER, SELLER and any real estate licensees involved in this transaction as of the date of cancellation, including but not limited to appraisals, credit reports, inspections, repairs, surveys and title insurance, shall be deducted from the Earnest Money and paid prior to the release of the remaining funds to the BUYER.

E. In the event that the SELLER is unable to provide merchantable title to the Property or otherwise defaults on the SELLER'S obligations under this Contract, the Earnest Money shall be returned in full to the BUYER.

F. In the event that the Earnest Money is either forfeited to the SELLER or returned to the BUYER, BUYER and SELLER shall both have the option of seeking specific performance of this Contract or any other applicable legal or equitable relief.

G. Notwithstanding any other terms or conditions of this Contract regarding the distribution of the Earnest Money deposit, the BUYER and SELLER understand that applicable Kansas law prohibits the Listing Broker or the Escrow Agent from distributing the Earnest Money deposit without the consent of all parties to this Contract. Pursuant to K.S.A. 58-3061(g), the Listing Broker can only disburse Earnest Money under the following conditions: (1) pursuant to a written authorization of both the BUYER and SELLER; (2) pursuant to a court order; or (3) upon the closing of the transaction according to the agreement of the parties.

H. BUYER and SELLER agree that the failure to either (1) respond in writing to a certified letter from the Listing Broker within seven (7) calendar days of receiving the letter or (2) make written demand for return or forfeiture of any Earnest Money deposit within thirty (30) calendar days of notice of cancellation of this Contract shall constitute consent to the distribution of the Earnest Money deposit as suggested in any such certified letter or as demanded by the other party to this Contract. If a dispute arises over the disposition of funds or documents deposited with the Listing Broker or Escrow Agent, BUYER and SELLER agree that any attorneys' fees, court costs or any other legal expenses incurred by the Listing Broker or Escrow Agent in connection with such dispute shall be reimbursed from the Earnest Money or other funds deposited with the Listing Broker or Escrow Agent.

9. ☐ **NEW MORTGAGE FINANCING CONTINGENCY** (SECTION MUST BE CHECKED IF APPLICABLE):

A. This Contract shall be contingent upon the BUYER obtaining mortgage financing to purchase the Property. BUYER shall complete a written application for the mortgage loan and pay the fees required by the mortgage lender within _____ calendar days (15 if left blank) after the Effective Date of this Contract.

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B. BUYER agrees to make a good faith effort to obtain a commitment for the mortgage loan within _____ calendar days (30 if left blank) after the Effective Date of this Contract or by the Closing Date, whichever is earlier. In the event that the BUYER is unable to obtain a financing commitment within the time frame specified in this subsection, the BUYER shall notify the SELLER or the real estate licensee assisting the SELLER in writing and, if requested by the SELLER or the real estate licensee assisting the SELLER, provide satisfactory written evidence of rejection.

C. Once the SELLER has received the required written notice that the BUYER has been unable to obtain a commitment for a mortgage loan and the SELLER cannot or elects not to assist the BUYER in obtaining the required mortgage financing, this Contract shall be cancelled and the Earnest Money and all refundable deposits paid by the BUYER pursuant to this Contract shall be refunded to the BUYER subject to the terms and conditions contained in this Contract.

10. CONDITION OF PROPERTY:

☐ This Contract shall be contingent upon the SELLER's completion of and the BUYER's signature on the Commercial Property Disclosure Statement (the "Statement"). In the event that the BUYER fails to sign and accept the Property with the defects disclosed in the Statement, this Contract shall be cancelled and any Earnest Money shall be returned to the BUYER subject to the provisions of this Contract. SELLER affirms that the information contained in the Statement is correct as of the Effective Date of this Contract.

☒ This Contract shall not be contingent upon the SELLER'S completion of and the BUYER'S signature on the Statement. SELLER agrees and acknowledges that this does not relieve the SELLER of the obligation to disclose all material facts actually known about the condition of the Property to the BUYER.

11. INTERIM MAINTENANCE OF PROPERTY AND UTILITIES:

A. Unless otherwise agreed in writing, SELLER agrees to leave all utilities on until the Possession Date. SELLER shall advise utility companies to read meters on the Possession Date for final billing purposes and to leave all utilities on until the BUYER takes possession under this Contract.

B. SELLER shall maintain the Property in its present condition through the Possession Date with the exclusion of reasonable wear and tear to the Property. SELLER agrees to perform ordinary and necessary maintenance, repair and upkeep to the Property until the Possession Date.

C. Unless otherwise agreed in writing, SELLER shall remove all of the SELLER'S possessions and all debris and trash from the Property and SELLER shall clean the Property prior to delivery of possession of the Property to the BUYER.

12. CASUALTY LOSS:

A. If the improvements on the Property are damaged or destroyed by fire or other casualty after the Effective Date of this Contract and prior to the Closing Date, SELLER shall notify the BUYER within _____ hours (24 if left blank) of such damage.

B. If the Property has been damaged or destroyed, SELLER shall repair the damage done and restore the Property to its current condition prior to the Closing Date. If the repair or restoration cannot be completed prior to the Closing Date, BUYER and SELLER shall agree in writing to one of the following options to complete the repair or restoration of the Property:
   (1) The Closing Date shall be extended until the completion of the repair or restoration of the Property;
   (2) BUYER shall agree to accept the Property "AS IS" in its damaged or destroyed condition and the SELLER shall assign and transfer all insurance deductibles and proceeds to the BUYER;
   (3) With the consent of the BUYER'S mortgage lender (if applicable), the SELLER shall place 150% of the estimated repair or restoration costs into escrow until the repair or restoration is completed and any funds remaining after full payment for the repair or restoration shall be remitted to the SELLER following the completion of the repair or restoration; or
   (4) If SELLER elects not to repair or replace the Property, the BUYER may cancel this Contract within _____ calendar days (ten if left blank) of the BUYER'S receipt of written notification of the damage. In the event that the Earnest Money is returned to the BUYER under this subsection, all expenses of this transaction incurred by the SELLER and any real estate licensees involved in the transaction as of the date of cancellation, including but not limited to appraisals, credit reports, inspections, repairs, surveys and title insurance, shall be deducted from the Earnest Money and paid prior to the release of the remaining funds to the BUYER.

13. INSURANCE COVERAGE ON THE PROPERTY:

A. SELLER shall maintain current property insurance coverage on the Property until the Closing Date. If BUYER takes possession of the Property prior to the Closing Date, BUYER shall secure insurance coverage for the BUYER's personal property that is effective on or before the Possession Date.

B. At closing, the BUYER shall furnish the property insurance coverage necessary for the protection of the instrument holders and containing loss clauses in favor of the instrument holders as their interests may appear. If required and so specified, the property insurance coverage shall be held by the instrument holders or escrow agent until the lien is paid in full.

C. If required by the mortgage lender, BUYER agrees to purchase a flood insurance policy to insure the Property against flood damage.

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14. PAYMENT OF SPECIAL ASSESSMENTS AND TAXES:

A. SELLER represents and warrants that all of the special assessments, real estate taxes and any other contractual obligations of the SELLER to be assumed by the BUYER that are currently due and payable for years prior to the current calendar year shall be paid by the SELLER.

B. BUYER and SELLER agree that all of the special assessments, real estate taxes and any other contractual obligations of the SELLER to be assumed by the BUYER that become due and accrue during the calendar year in which the SELLER'S warranty deed is delivered shall be paid by ☐ BUYER ☐ SELLER ☒ pro-rated between the BUYER and SELLER on the Closing Date.

C. If the amount of any special assessments, real estate taxes and any other contractual obligations of the SELLER to be assumed by the BUYER cannot be ascertained from the public record for the calendar year in which the SELLER's warranty deed is delivered, BUYER and SELLER agree that the amount of the item for the preceding year shall be used to calculate the current calendar year's amount.

D. BUYER and SELLER agree that if the Property has been reappraised or reclassified within the preceding year and the actual real estate taxes based on the new value are not available, BUYER and SELLER shall agree to a reasonable estimation of the current year's real estate taxes based on the information available on the Closing Date.

E. BUYER acknowledges that the mill levy, classification, assessed valuation and real estate taxes may change from year to year during the BUYER'S ownership of the Property and that any periodic reappraisal required by law may result in a change (and a potential increase) of the real estate taxes due on the Property.

F. SELLER warrants that the SELLER does not have any knowledge of any easements or sewer, street or other proposed special assessments except as accurately and completely disclosed on the Commercial Property Disclosure Statement or the Special Assessment Disclosure Addendum. BUYER and SELLER agree to hold harmless any real estate licensees involved in this transaction and their agents, sub-agents, employees and independent contractors from and against any and all actions, claims, damages, demands, expenses, losses or suits resulting from the information the SELLER has given regarding any easements or sewer, street or other proposed special assessments on the Property.

15. LIENS ON THE PROPERTY:

A. SELLER represents and warrants that there are no unpaid chattel mortgages, conditional sales contracts, financing statements or security agreements (whether recorded or not) affecting any fixture or portion of the Property or item of personal property included in the sale of the Property under this Contract.

B. BUYER and SELLER agree that any existing liens on the Property that the SELLER is required to remove under this Contract may be paid and discharged from the SELLER'S proceeds at closing.

C. SELLER shall indemnify and hold BUYER harmless from any obligation for payment of any amounts by reason of any liens on the Property that accrued prior to the closing of this Contract.

D. BUYER and SELLER agree to defend, indemnify and hold harmless any real estate licensees involved in this transaction and their agents, sub-agents, employees and independent contractors from and against any and all actions, claims, damages, demands, expenses, losses or suits (including reasonable attorneys' fees) resulting from any unpaid liens, chattel mortgages, conditional sales contracts, financing statement or security agreements on the Property or any personal property included in the sale of the Property under this Contract.

16. INSPECTIONS OF THE PROPERTY:

A. Subject to any inspections permitted by this Contract and the potential cancellation of the Contract due to the discovery of Unacceptable Conditions contained in this section, **BUYER AGREES TO PURCHASE AND ACCEPT THE PROPERTY IN ITS CURRENT CONDITION ONLY, WITHOUT REPRESENTATIONS, WARRANTIES OR GUARANTEES OF ANY KIND BY THE SELLER OR ANY REAL ESTATE LICENSEES INVOLVED IN THIS TRANSACTION CONCERNING THE CONDITION OR VALUE OF THE PROPERTY.** This shall not be deemed to be a waiver or modification of any implied warranties that may exist.

B. BUYER is STRONGLY ADVISED to seek expert advice and conduct or obtain inspections to determine if damages, defects or hazards exist in and on the Property. If inspections are not performed on all or part of the Property, BUYER shall be bound by whatever information an inspection would have revealed and waives any cause of action, claim or right relating to or arising from any condition of the Property that would have been apparent had inspections been performed.

C. BUYER shall ☐ carefully inspect the Property ☒ waive the right to conduct due diligence and conduct or obtain inspections on the Property. BUYER agrees that the BUYER was given the right to conduct due diligence and conduct or obtain inspections on the Property and that any inspections not conducted or obtained were waived by the BUYER.

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D. BUYER may conduct and obtain any inspections or re-inspections on the Property desired by the BUYER at BUYER'S sole expense. Unless otherwise specified in this Contract, a qualified professional shall complete all of the inspections desired by the BUYER within _____ calendar days (15 if left blank) after the Effective Date of this Contract.

E. SELLER agrees to provide BUYER and any qualified professionals engaged by the BUYER with reasonable access to the Property to conduct inspections, re-inspections, inspections of any corrective measures completed by the SELLER and final walk-throughs prior to closing. BUYER shall be responsible for and pay for any damage to the Property resulting from any inspections conducted or obtained by the BUYER.

F. If an inspection conducted or obtained by the BUYER reveals Unacceptable Conditions, BUYER shall provide a copy of the written inspection report to the SELLER and the real estate licensee assisting the SELLER within _____ (20 if left blank) calendar days after the Effective Date of this Contract. An "Unacceptable Condition" means any condition identified in a written inspection report prepared by an independent qualified professional that is unacceptable to the BUYER. BUYER and SELLER agree to provide all written inspection reports to all real estate licensees involved in this transaction.

G. Upon the receipt of the written inspection report identifying the Unacceptable Conditions, SELLER agrees to complete or pay for the remediation or repair of any Unacceptable Conditions identified by the BUYER, provided that the total cost for all remediation or repairs resulting from the Unacceptable Conditions does not exceed $ _____ (zero if left blank).

H. If the costs of the remediation or repair for Unacceptable Conditions exceed the amount specified above, BUYER and SELLER shall agree in writing whether the BUYER, SELLER or both parties shall pay and in what amounts for the excess costs for remediation or repair of the Unacceptable Conditions. If the BUYER and SELLER cannot agree on the payment of the excess costs to remediate or repair the Unacceptable Conditions identified by the BUYER, this Contract shall be cancelled and any Earnest Money shall be returned to the BUYER subject to the provisions of this Contract.

I. BUYER agrees and acknowledges that no important representations of the SELLER or any real estate licensees involved in this transaction concerning the condition of the Property are being relied upon by the BUYER except as disclosed as follows:

_____

_____

_____

J. BUYER and SELLER agree that any real estate licensees involved in this transaction are not experts regarding whether any unacceptable property conditions exist in and on the Property. BUYER and SELLER agree to defend, indemnify and hold harmless any real estate licensees involved in this transaction and their agents, sub-agents, employees and independent contractors from and against any and all actions, claims, damages, demands, expenses, liabilities, losses or suits (including reasonable attorneys' fees) arising out of the discovery of property defects or unacceptable property conditions in the Property, unless the real estate licensees had actual knowledge of the conditions prior to the closing of this Contract and failed to disclose this information to the parties.

K. BUYER and SELLER jointly and severally agree to defend, indemnify and hold harmless any real estate licensees involved in this transaction and their agents, sub-agents, employees and independent contractors from and against any and all actions, claims, damages, demands, expenses, liabilities, losses or suits (including reasonable attorneys' fees and professional fees) incurred in connection with any preventative, remedial or other cleanup action necessary to comply with all applicable federal, state and local environmental laws, rules, regulations and ordinances. SELLER warrants that, to the best of SELLER'S knowledge and belief after due inquiry, the Property complies with and that SELLER is not in violation of and has not violated any applicable federal, state and local environmental laws, rules, regulations or ordinances.

17. ☐ **POTENTIAL FOR 1031 EXCHANGE** (SECTION MUST BE CHECKED IF APPLICABLE):

A. ☐ SELLER hereby states that it is SELLER'S intention to accomplish an I.R.C. §1031 Tax Deferred Exchange and the parties agree that SELLER may assign his or her rights under this Contract to a third party for the purpose of completing the exchange. BUYER agrees to accept performance from the third party, shall tender performance to the third party and shall cooperate with the SELLER and the third party in any manner necessary or desirable in order to effect the exchange, provided that the BUYER shall incur no additional expense or liability as a result of the exchange.

B. ☐ BUYER hereby states that it is BUYER'S intention to accomplish an I.R.C. §1031 Tax Deferred Exchange and the parties agree that BUYER may assign his or her rights under this Contract to a third party for the purpose of completing the exchange. SELLER agrees to accept performance from the third party, shall tender performance to the third party and shall cooperate with the BUYER and the third party in any manner necessary or desirable in order to effect the exchange, provided that the SELLER shall incur no additional expense or liability as a result of the exchange.

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18. POTENTIAL PRESENCE OF PROPERTY IN FLOOD PLAIN:

A. On a regular basis, the Federal Emergency Management Agency (FEMA) and the United States Corps of Engineers publish updates to flood maps and levee protection systems. As part of these updates, properties that have historically not been included in any special flood hazard areas may, due to changes in mapping or flood protection, become subject to federal flood insurance requirements. If you, as the BUYER, desire more information on whether the Property is included in a special flood hazard area or an area of flood risk, you may find and review information on this issue at http://msc.fema.gov/, http://www.floodsmart.gov/ and other information may be available through local government planning and zoning offices.

B. BUYER and SELLER agree that any real estate licensees involved in this transaction owe no duty or obligation to the BUYER to conduct an independent investigation as to the flood hazard status of the Property. BUYER and SELLER agree to defend, indemnify and hold harmless any real estate licensees involved in this transaction and their agents, sub-agents, employees and independent contractors from and against any and all actions, claims, damages, demands, expenses, liabilities, losses or suits (including reasonable attorneys' fees) arising out of the flood hazard status of the Property.

19. DELIVERY OF THE DEED:

A. On or before the Closing Date, SELLER shall execute and deliver a warranty deed and all other documents and funds reasonably necessary to complete the closing of this Contract. The warranty deed shall convey a marketable fee simple title to the Property free and clear of all liens and encumbrances to the BUYER, except as provided otherwise in this Contract.

B. BUYER agrees and acknowledges that the purchase of the Property is subject to any building setback requirements, covenants, declarations, easements, restrictions, rights-of-way, special assessments, taxes and assessments and zoning laws and any other items contained in this Contract or that are discoverable in a search of public records.

C. On or before the Closing Date, BUYER and SELLER agree to deliver to the closing agent a cashier's check or other certified funds sufficient to satisfy their respective obligations under this Contract. SELLER acknowledges that the disbursement of the proceeds may be made after the warranty deed, instrument of conveyance, mortgage or deed of trust has been recorded.

20. TITLE EVIDENCE:

A. At least three calendar days prior to the Closing Date, SELLER shall cause to be furnished to the BUYER a title insurance company's written commitment "title binder" to issue after closing a title insurance policy in an amount equal to the full Purchase Price naming the BUYER as the insured. A copy of the title binder shall be furnished to the mortgage lender and the BUYER'S attorney (if any) as promptly as possible.

B. The title binder shall show marketable title vested in the SELLER, subject to the following:
   (1) Easements, mineral rights and reservations of record, encroachments that would be disclosed by a survey, rights-of-way of record, trees, plantings and fences on the Property;
   (2) Restrictions and protective covenants of record, provided that no forfeiture provisions are contained therein;
   (3) Un-matured special assessments, zoning laws, ordinances and regulations;
   (4) Rights of tenants in possession;
   (5) Liens (if any) described herein; and
   (6) Those exceptions that are standard in the title company's Form B as specified therein.

C. [X] BUYER [ ] SELLER [ ] BUYER and SELLER equally shall pay for any lender's/mortgagee's/instrument holder's title insurance coverage. SELLER shall be responsible to use due diligence to resolve any title defects at the SELLER'S expense subject to the foregoing exceptions.

D. [ ] BUYER [ ] SELLER [X] BUYER and SELLER equally shall pay for any owner's title insurance coverage. SELLER shall be responsible to use due diligence to resolve any title defects at the SELLER'S expense subject to the foregoing exceptions.

E. In the event that the SELLER is unable to furnish marketable title subject to the foregoing exceptions and this Contract is cancelled due to this inability to furnish marketable title, the Earnest Money shall be refunded promptly to the BUYER subject to the provisions of this Contract and the SELLER shall reimburse to the BUYER the cost of the BUYER'S accrued loan costs, attorneys' fees for examining title and title insurance cancellation fees and all parties shall be released from any further liability under this Contract.

21. NOTICES:

A. Any notice required under the terms and conditions of this Contract shall be delivered by electronic mail, facsimile, in-person, private delivery service or the United States Postal Service.

B. The mailing address for the delivery of any notices under this Contract to any party shall be the mailing address referenced in this Contract, unless the party specifically requests in writing that a different mailing address be used to deliver notices under this Contract.

C. The notice shall be deemed to be delivered upon the date of receipt. Delivery to a real estate licensee working with the party shall be treated as the same as delivery to the party.

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22. DEFAULT AND REMEDIES:

A. A party (either the BUYER or SELLER) to this Contract shall be in default under this Contract when the party fails to comply with any material condition, term or obligation of the Contract in the time period required by the Contract. Upon default, the parties shall have the remedies set forth below:

(1) Upon default by the SELLER, BUYER may seek to: (1) have the Contract specifically enforced and recover any damages caused by the SELLER'S delay in performing the Contract; or (2) terminate the Contract and, if the BUYER chooses, pursue any damages the BUYER incurred as a result of the SELLER'S breach of the Contract. If the contract is terminated, the Earnest Money will be distributed under the provisions of this Contract.

(2) Upon default by the BUYER, SELLER may seek to: (1) have the Contract specifically enforced and recover any damages caused by the BUYER'S delay in performing the Contract; or (2) terminate the Contract and, if the SELLER chooses, pursue any damages the SELLER incurred as a result of the BUYER'S breach of the Contract. If the contract is terminated, the Earnest Money will be distributed under the provisions of this Contract.

B. If upon default either the BUYER or SELLER determines to pursue the BUYER'S or SELLER'S remedies and the non-defaulting party is successful in enforcing his or her remedy, unless otherwise provided by law, the defaulting party on the Contract will pay the non-defaulting party's attorneys' fees, costs and any other expenses incurred in enforcing the non-defaulting party's remedy against the defaulting party.

23. CONTRACT BINDING ON ASSIGNS AND HEIRS: This Contract shall be fully binding upon the parties and their administrators, assigns, executors, heirs and successors except as limited by this Contract.

24. AGREEMENT TO USE ELECTRONIC SIGNATURES AND AGREEMENTS: BUYER, SELLER and any real estate licensees involved in this transaction agree that this transaction may be conducted through electronic means according to the Kansas Uniform Electronic Transactions Act. However, any real estate licensees involved in this transaction have no authority to enter into electronic agreements with other parties on behalf of the BUYER or SELLER unless authorized to do so by a duly executed power of attorney.

25. BROKERAGE RELATIONSHIP DISCLOSURE:

A. BUYER and SELLER acknowledge that the real estate licensees involved in this transaction may be functioning as agents of the BUYER, agents of the SELLER or transaction brokers.

B. Real estate licensees functioning as an agent of the BUYER have a duty to represent the BUYER'S interests and will not be an agent of the SELLER. Information given by the SELLER to an agent for the BUYER will be disclosed to the BUYER.

C. Real estate licensees functioning as an agent of the SELLER have a duty to represent the SELLER'S interests and will not be an agent of the BUYER. Information given by the BUYER to an agent for the SELLER will be disclosed to the SELLER.

D. Real estate licensees functioning in the capacity of a transaction broker are not agents for either party and do not advocate for the interests of either party.

E. Listing Licensee is functioning as a: (Check the applicable function)

- [X] Seller's Agent;
- [ ] Designated Seller's Agent (Supervising Broker acts as a Transaction Broker);
- [ ] Transaction Broker; or
- [ ] SELLER is unrepresented.

F. Selling Licensee is functioning as a: (Check the applicable function)

- [ ] Seller's Agent;
- [X] Buyer's Agent;
- [ ] Designated Seller's Agent (Supervising Broker acts as a Transaction Broker);
- [ ] Designated Buyer's Agent (Supervising Broker acts as a Transaction Broker);
- [ ] Transaction Broker; or
- [ ] BUYER is unrepresented.

Jared E. Leek, Owner/ Broker	**Diann Tucker**
Name of Real Estate Licensee Assisting BUYER	Name of Real Estate Licensee Assisting SELLER
Front Door Real Estate, Inc.	**Stewart Realty Co.**
Name of Brokerage Firm Assisting BUYER	Name of Brokerage Firm Assisting SELLER

26. SEVERABILITY: If any provision of this Contract, or any portion thereof, is rendered invalid by operation of law, judgment or court order, the remaining provisions or portions thereof shall remain valid and enforceable and be construed to remain in force.

27. GOVERNING PROVISIONS: The laws of Kansas shall govern this Contract and its validity, construction and performance.

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28. ENTIRE AGREEMENT OF THE PARTIES: This Contract constitutes the entire agreement between the parties and supersedes any previous agreements, contracts and representations, whether oral or written, to buy or sell the Property. Any prior agreements, contracts or representations, whether oral or written, have been merged into this Contract. There shall be no modification of any terms of this Contract unless such modifications have been agreed to in writing and signed by both parties. Neither this Contract nor any interest herein shall be assigned or transferred by any party without the prior written consent of both parties. No assignment shall serve to release or relieve the party assigning the Contract from any responsibilities or obligations under this Contract.

29. ☐ MEDIATION REQUIRED: (Section must be checked if applicable): BUYER and SELLER agree that any dispute or claim of or relating to this Contract or the services provided by any real estate licensees involved in this transaction shall be submitted to mediation by completing and signing the Mediation Addendum and attaching it to this Contract. The Mediation Addendum must be completed, signed and attached to this Contract if the "agree" box is checked in this section.

30. ACKNOWLEDGEMENT OF RECEIPT OF THE CONTRACT: BUYER and SELLER acknowledge and certify that they have received, read and understood a copy of this Contract.

31. ACKNOWLEDGEMENT OF RECEIPT OF EXPENSE ITEMIZATIONS: BUYER and SELLER acknowledge the receipt of separate expense itemizations estimating the approximate costs to be incurred in buying or selling the Property.

32. FORM AGREEMENT AND RECOMMENDATIONS FOR INDEPENDENT LEGAL ADVICE: This Contract has been approved as a form contract by the legal counsel of the Kansas Association of REALTORS® for exclusive use by its REALTOR® members. This is a legally binding contract when the BUYER and SELLER sign the Contract. If not understood, the Kansas Association of REALTORS® and any real estate licensees involved in this transaction recommend that either party should seek the advice of an attorney before signing the completed agreement.

33. SPECIAL CONDITIONS, PROVISIONS OR TERMS:

Buyer Representation

The Trustee of the Buyer is Jared Leek, who holds and maintains an active Kansas Real Estate Broker's License and is representing the Buyer in this transaction.

Property Description

This contract includes two properties located in Fort Scott, Kansas: The office building at 108W. 2nd Street and the vacant lot at 201 S. Crawford Street, both in Fort Scott, Kansas.

Condition of Property

The Buyer accepts both properties in their current condition.

Closing and Possession

Time is of the essence due to the need for renovations for a new tenant and to preserve the structural integrity of the building given the current roof damage.

Buyer requests closing and partial possession of the building to occur on or before October 30, 2026.

Buyer agrees to allow the Seller continued possession of a portion of the building for use by the Bourbon County Courtroom and Offices while the elevator at the Bourbon County Courthouse is being repaired.

The Seller's extended possession shall not exceed November 25, 2026, unless written permission is granted by the Buyer.

Buyer shall have permission to begin renovations and maintenance immediately upon closing.

Repair Estimate

Buyer has provided an estimate of necessary repairs for the Seller's review.

Remaining Terms

All other terms and conditions of the contract shall remain unchanged.

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CAREFULLY READ THE TERMS OF THIS AGREEMENT BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.

Signed by: Jared Leek 10/21/2026 | 1:53 PM PDT

BUYER'S SIGNATURE DATE **Alta Davis Educational Trust by Jared Leek,**	SELLER'S SIGNATURE DATE **Bourbon County**
BUYER'S SIGNATURE DATE	SELLER'S SIGNATURE DATE
604 Tiffany Lane BUYER'S MAILING ADDRESS	**201 S. National Ave.** SELLER'S MAILING ADDRESS
Fort Scott, KS 66701` BUYER'S CITY, STATE AND ZIP CODE	**Fort Scott, KS 66701** SELLER'S CITY, STATE AND ZIP CODE
(620)224-9787 BUYER'S CONTACT TELEPHONE NUMBER	**(620)223-3800** SELLER'S CONTACT TELEPHONE NUMBER
jared@myfdre.com BUYER'S EMAIL ADDRESS	SELLER'S EMAIL ADDRESS

For identification purposes only: (Please print or type)

KREC File #: _____

Agent Name: **Jared E. Leek, Owner/ Broker**	Agent Name: **Diann Tucker**
Firm Name: **Front Door Real Estate, Inc.**	Firm Name: **Stewart Realty Co.**

FORM CERTIFICATION: *(to be completed by the agent preparing this Contract)*

The undersigned agent assisted in completing the blanks in the foregoing form and confirms, to the best of his or her knowledge, that the printed form contains the language approved by the legal counsel for the Kansas Association of REALTORS®. The undersigned agent further confirms that no additions or deletions to the approved language have been made, except such changes as may appear in this form made by hand or typewriter and signed or initialed by the party submitting this offer. Agent's signature below is not an opinion as to the legal validity or meaning of any provisions contained in this form, but merely confirms that, to the best of the agent's knowledge, no changes have been made to the approved form.

DocuSigned by: Jared E. Leek, Owner/ Broker (Initial the applicable box) _____ Listing agent DS JELOB Selling agent

Signature of the real estate licensee preparing this form

Jared E. Leek, Owner/Broker

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KANSAS CITY REGIONAL ASSOCIATION OF REALTORS®

IN ITS PRESENT CONDITION ADDENDUM

SELLER: Bourbon County

BUYER: Alta Davis Educational Trust

PROPERTY: 208 W. 2nd St. & 201 S. Crawford St., Fort Scott, KS

This addendum modifies the Inspections section of the Contract. The Property is being sold in its present condition, which includes all latent and patent defects and conditions. Except as herein expressly stated, SELLER makes no warranty, expressed or implied, including, without limitation, any implied warranty of merchantability or fitness for any particular purpose.

☐ 1. BUYER is entitled to conduct inspections as outlined in the Inspections Paragraph of the Contract.
SELLER will make no repairs and/or treatments.
BUYER will have the right to cancel the Contract, during the Inspection Period, if the results of the inspections are unsatisfactory.
BUYER waives any right to renegotiate. There is no Inspection Renegotiation Period pursuant to the inspection provisions in the Contract.

☐ 2. BUYER is entitled to conduct inspections for informational purposes ONLY.
SELLER will make no repairs and/or treatments.
BUYER waives any right to cancel the Contract pursuant to the inspection provisions in the Contract.
BUYER waives any right to renegotiate. There is no Inspection Renegotiation Period pursuant to the inspection provisions in the Contract.

☒ 3. BUYER waives any right to conduct inspections as outlined in the Inspections Paragraph of the Contract.
SELLER will make no repairs and/or treatments.
BUYER waives any right to cancel or renegotiate pursuant to the inspection provisions in the Contract.

It is understood by all parties that the sale of the Property in its present condition does not relieve the SELLER of the obligation to disclose all material facts of which SELLER has knowledge relating to the condition of the Property.

BUYER is advised that various professional inspection are available and advisable. BUYER's waiver of any right to inspection is the BUYER'S decision alone. All Parties indemnify and hold harmless SELLER, BROKER, and BROKER'S affiliated licensees, agents and employees from any liability or obligation resulting from or in connection with this decision.

SELLER understands and agrees that the Property will be delivered to the BUYER in the same condition and state of repair as at the time of agreement and SELLER is still responsible to care for the Property through the Possession Date as outlined in the Condition, Maintenance and Inspections of the Property section of the Residential Real Estate Sale Contract.

SELLER	Bourbon County	**DATE**	**BUYER**	Alta Davis Educational Trust	**DATE**
SELLER		**DATE**	**BUYER**	by Jared Leek, Trustee	**DATE**

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised August 2022. All previous versions of this document may no longer be valid. Copyright January 2026.

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Security 1st Title

WIRE FRAUD ALERT

CALL BEFORE YOU WIRE FUNDS

PROTECT YOUR MONEY WITH THESE TWO STEPS

1. At the first meeting with your Realtor®, obtain the phone number of your real estate agent and your escrow officer.
2. PRIOR to wiring funds, call the known phone number to speak directly with your escrow officer to confirm wire instructions.

WHAT TO EXPECT FROM SECURITY 1ST TITLE WHEN YOU WIRE FUNDS.

2. We will NOT randomly send wire instructions without a request from the customer.
3. We will NOT provide wire instructions if we do not have a signed **Wire Fraud Alert form** for the party requesting the wire instructions.
4. We will NOT change the wire instructions in the middle of the transaction.
5. If a Buyer/Seller does receive wire instructions:
   - Wire instructions will be given verbally over the phone or sent securely via secured email.
   - The customer needs to verify our phone number at trusted source like our website, security1st.com
   - Before sending funds, they need to call the verified office numbers to verify the wire instructions.

NEVER WIRE FUNDS WITHOUT FIRST CALLING A KNOWN NUMBER FOR YOUR ESCROW OFFICER TO CONFIRM THE WIRE INSTRUCTIONS. DO NOT RELY ON EMAIL COMMUNICATIONS.

The undersigned, hereby authorizes Security 1st Title to communicate regarding my real estate closing transaction via electronic communications (cell phone number, e-mail or text message). I understand that this means Security 1st Title will only communicate with me via the authorized cell phone number and email address listed below.

I also acknowledge receipt of this notice and the risks associated with, and the vulnerabilities of electronic transfer of funds. The undersigned further agree that if electronic transfer of funds is utilized in this transaction, they hereby hold Security 1st Title harmless from all claims arising out of inaccurate transfer instructions, fraudulent taking of said funds and/or any other damage relating to the conduct of third parties influencing the implementation of transfer instructions.

Bourbon County
~~Buyer~~ / Seller Name

Buyer / Seller Name

Authorized Email Address

Authorized Email Address

Authorized Phone Number

Authorized Phone Number

Property Address

File Number

FOR MORE INFORMATION ON WIRE-FRAUD SCAMS OR TO REPORT AN INCIDENT, PLEASE REFER TO THE FOLLOWING LINKS:

Federal Bureau of Investigation: http://www.fbi.gov

Internet Crime Complain Center: http://www.ic3.gov

KANSAS CITY REGIONAL ASSOCIATION OF REALTORS®

CYBER PROTECTION NOTICE

Because you are going to be involved in a real estate transaction where money is changing hands, you are a potential target for cyber-criminals. These sophisticated criminals could:

a. Try to hack into your email account or the email of other persons involved in your transaction and direct you to send a wire to the hacker's account.

b. They can even send you emails that appear to be from your agent, your closer or another trusted source.

If you receive wiring instructions, even if it appears legitimate, do not send any money to that account. Always call to verify such instructions.

Always contact the closer directly before any money is wired. To ensure it's the closing company:

a. Do not use a phone number or other contact information from an email.

b. Use a business number from another source (such as the closing company's website) to make sure you are actually talking to your closer and not someone intent on stealing your money.

I acknowledge the above information:

BUYER/SELLER	**DATE**	**BUYER/SELLER**	**DATE**

Bourbon County

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Copyright January 2026.

BUILTWELL
CONSULTING LLC

Budget-Level Repair Estimate

Project	Commercial Building Acquisition – Minimum Repairs to Make Leasable
Location	County Building (address to be confirmed) – 3,352 SF
Prepared By	Patrick J. Wood | Builtwell Consulting LLC
Prepared For	Jared Leek
Estimate Date	October 21, 2026
Estimate Type	Budget-Level Estimate for Purchase Decision

1. Project Overview

Jared Leek is evaluating the purchase of a 3,352 SF commercial building with the intent to repair and lease it. The building has an active flat-roof leak, and ServiceMaster is currently on site drying the interior. At Jared's request, Builtwell Consulting LLC has prepared this budget-level estimate of the minimum work needed to make the property leasable, to support the purchase decision.

This estimate is based on a verbal description of conditions and the building's square footage only. No field measurements, plans, moisture mapping, or contractor bids have been obtained. Pricing reflects current local commercial rates and should be treated as a planning budget.

2. Scope Basis

- Roof: Replace the existing TPO (one layer, fully adhered) with a new 60 mil fully adhered TPO system and 20-year manufacturer warranty. Wood deck. No RTUs or scuppers; a few vents to flash.
- Insulation and substrate: Assume 20% of roof insulation (2 layers of 2" polyiso) and wood substrate requires replacement.
- Gutters: Replace clogged gutters and downspouts with 6" K-style (about 250 LF); roof drains directly into the gutter.
- Interior: Replace 2x2 suspended ceiling (8' height) and R38 batt insulation throughout; paint interior partition walls (mostly 10x12 offices; perimeter walls are exposed brick and are not painted).
- Lighting: Replace with 80 new LED troffers.
- Flooring: Replace 50% of existing flooring with carpet tile.
- HVAC: Replace one of three split-system furnace/AC units, like-for-like.

3. Estimated Budget

Code	Description	Basis / Assumption	Estimated Cost
010-000	General Conditions	Temporary facilities, supervision, site logistics	$3,000.00

Code	Description	Basis / Assumption	Estimated Cost
020-000	TPO Roof Replacement	60 mil fully adhered, 20-yr warranty; tear-off of 1 layer, cover board, flashings, vents, edge metal (~3,400 SF @ $10/SF)	$34,000.00
020-100	Insulation & Wood Substrate (20%)	~680 SF of 4" polyiso (2 layers of 2") and wood deck @ $10/SF	$6,800.00
030-000	Gutters & Downspouts	~250 LF of 6" K-style @ ~$14/LF, 6 downspouts, removal of existing	$5,000.00
040-000	Suspended Ceiling	2x2 grid and tile, 8' height, 3,352 SF, demo and new @ ~$5.25/SF	$17,500.00
040-100	R38 Batt Insulation	Remove/dispose of old, install new, ~$2.40/SF	$8,000.00
050-000	Interior Paint	~450 LF partition walls, both sides, 8' high, 2 coats; exposed brick perimeter excluded	$9,000.00
060-000	LED Troffers	80 fixtures, supply and install @ ~$175 each	$14,000.00
070-000	Carpet Tile (50% Replacement)	~1,676 SF with removal and floor prep @ ~$6.25/SF	$10,500.00
080-000	HVAC – 1 Split System	Like-for-like replacement, assumed ~3 ton gas furnace and AC, line set, pad, startup	$10,500.00
090-000	Dumpsters & Final Clean		$3,000.00
		Subtotal	**$121,300.00**
		Construction Management Fee (10%)	**$12,130.00**
		Contingency (10%)	**$12,130.00**
		TOTAL BUDGET (≈ $43.42/SF)	**$145,560.00**

** All figures are estimates in U.S. dollars. Final costs will depend on field verification and contractor bids.*

Realistic range: $125,000 to $170,000. The low end assumes the wet area stays at 20% and the HVAC unit is simple. The high end assumes more wet insulation, a larger replacement unit, and some code upgrades.

4. Key Risks & Variables

- **Wet insulation and deck:** The 20% assumption is the largest swing. Each additional 10% of insulation and deck replaced adds about $3,400. Request ServiceMaster's moisture mapping or an infrared roof scan before closing.
- **Possible mold:** Prolonged roof leaks and wet batts make mold a real possibility. Mold is not included in this estimate. Testing typically runs $500 to $1,500; remediation, if required, could range from a few thousand dollars to $15,000 or more depending on spread. Recommend testing during due diligence; results may support a price negotiation.
- **Carpet tile:** Matching existing tile with new may be difficult. Replacing 100% of the carpet would add about $9,000 to $10,000.
- **Wall and ceiling damage:** No drywall repair beyond painting is assumed. Water-damaged partitions would add cost.
- **Roof structure:** If the wood deck or framing is deteriorated beyond the 20% assumption, costs rise quickly. Recommend probing the deck prior to purchase.

- **HVAC:** A ~3 ton unit is assumed. Larger tonnage or duct/curb corrections would increase cost.

5. Exclusions

- Permits and fees
- Mold testing and remediation
- ServiceMaster drying and mitigation costs
- Electrical or code upgrades required by the city at change of tenancy (ADA restrooms, egress lighting, fire protection)
- Parking and exterior work
- Tenant-specific finishes and improvements

6. Terms & Disclaimer

- This is a budget-level estimate for planning purposes only and is not a bid or contract.
- Pricing is based on current material and labor costs and may change before work is authorized.
- A detailed proposal with subcontractor bids can be prepared once the purchase moves forward.

Builtwell Consulting LLC | Fort Scott, KS | (620) 224-7163

KCAMP RISK AVOIDANCE GRANT PROGRAM APPLICATION

Applications must be submitted no later than December 16 to be eligible for current year funds.

ALL SHADED AREAS MUST BE COMPLETED. Information should be typed in this form and submitted with required document(s) to Patrick Smith, Risk Manager, via email (psmith@kcamp.org) or fax (785.267.2383).

MEMBER	Bourbon County	CONTACT	Mika Milburn - Kee
DEPARTMENT	Commission	TITLE	Commissioner District 5
PHONE NO.	620-215-5880	EMAIL	mmilburn@bourboncountyks.org
MAILING ADDRESS (include City, State and Zip)	210 s National Ave. Fort Scott KS 66701		
SUPERVISOR NAME & TITLE (if applicable)			

DESCRIPTION OF ACTIVITY/PURCHASE

Asbestos Bulk Sampling, PCM Ambient Air Monitoring and Consulting Services
Bourbon County Courthouse

ANTICIPATED REDUCTION OF PROPERTY OR LIABILITY CLAIM/LOSS EXPOSURE. *Describe how this activity/purchase will reduce your organization's property or liability claim/loss exposure.*

This report documents existing conditions and identifying areas requiring monitoring and proper management. This information allows the county to take precautions, while reducing the risk of accidental exposure and future liability claims.

REQUIRED Purchase Order(s) or Invoice(s) attached/enclosed (●) Yes ( ) No

AMOUNT REQUESTED FOR REIMBURSEMENT ($2,000 Maximum) *PROOF OF PAYMENT **REQUIRED** PRIOR TO KCAMP REIMBURSEMENT*	$2,000.00
TOTAL COST OF ACTIVITY/PURCHASE	$2,124.80

MEMBER REPRESENTATIVE SIGNATURE _____

DATE _____

APPLICATION APPROVAL (To be completed by KCAMP Staff)

1. Member Funds Available $_____
2. Use of Funds Appropriate to Program _____ Yes _____ No
3. Verification of Paid Invoice by Member _____ Yes _____ No

Date Member Notified: _____

Application _____ Complete _____ *Returned to Member for Additional Information*
Date: _____

_____ _____
KCAMP RISK MANAGEMENT APPROVAL Date

_____ _____
KCAMP CEO APPROVAL Date

Bourbon County Accounts Payable

Request for Payment

Date to be paid: 10/16/2026

Vendor Name: APEX Environmental Consultants, Inc **Vendor #:** _____

Department Requesting: Commission

Description of items/services purchased:

Asbestos Sampling, PCM Ambient Air Monitoring, and Consulting Services- Courthouse and 108 W. 2nd Street.

(Principal & Interest payments on leases should be identified separately)

Account Code: 001-43-5200 **Amount** $2124.80

Account Code: _____ **Amount** _____

Account Code: _____ **Amount** _____

Account Code: _____ **Amount** _____

Invoice number: 260587A-0 **Invoice Date:** 10/12/2026

Total amount to be paid: $2124.80

Please include detailed receipts or payments will not be processed until received.

Approved by: L. Krom **Date:** 10/13/2026

Received by AP Clerk on: _____

APEX Environmental Consultants, Inc.

14955 W. 101st Terrace
Lenexa, Kansas 66215

Invoice

DATE	INVOICE #
10/12/2026	260587A-01

BILL TO
Mr. David Beerbower Bourbon County Commission 701 South Conch Street Fort Scott, Kansas 66701

TERMS	REP	PROJECT NO.
15 Days	CSF	260587A

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Asbestos Bulk Sampling, PCM Ambient Air Monitoring, and Consulting Services Bourbon County Courthouse 210 South National Avenue #3; and 108 West 2nd Street Fort Scott, Kansas 66701 October 1, 2026		
1	Preparation	115.00	115.00
7	Inspector - onsite, travel, COC prep	115.00	805.00
3	Project Manager - report, coordination	145.00	435.00
1	Administrative	75.00	75.00
7	PCM Asbestos Air Samples - read onsite	15.00	105.00
12	Asbestos Bulk Samples	35.00	420.00
1	Overnight Sample Shipment	55.00	55.00
164	Mileage	0.70	114.80

Federal Tax I.D. #:48-1217799
We appreciate the opportunity to be of service to you!

Total $2,124.80

Should you have questions or need additional services?
Please call us at (913) 338-APEX [2739].

To: Kansas Department of Transportation
From:
Date:
RE: Letter of Support for Building Health Inc.'s General Public Transportation

To Whom it May Concern:

This letter is intended to demonstrate support for Building Health Inc.'s application to the Kansas Department of Transportation for the operation of General Public Transportation.

Building Health Inc. is a non-profit subsidiary of the Community Health Center of Southeast Kansas, a trusted partner in Southeast Kansas, and has a demonstrated desire and ability to provide services across a large geography and among a diverse population. We are happy to support programs that will increase our residents' ability to access the goods, services, and community support that they need and desire.

Respectfully,

Employee Insurance Benefit Proposal

Purpose:
To create a more consistent and equitable insurance benefit structure for all eligible full-time and salaried Bourbon County employees.

Bourbon County currently has approximately 117 full-time and salaried employees eligible for county benefits. Of those employees, approximately 82 currently utilize the county insurance benefit, while approximately 35 eligible employees do not utilize county insurance likely due to insurance coverage elsewhere. Those employees currently receive no comparable benefit.

Under the current structure, approximately 18 employees receive up to $1,700 per month, or $20,400 per year, toward insurance coverage, while approximately 64 employees receive $925 per month, or $11,100 per year.

The county currently spends approximately $1,077,600 annually on Blue Cross insurance premiums. When divided among the approximately 82 employees currently utilizing the insurance benefit, this equates to approximately $1,095 per employee per month. For simplicity and consistency, this proposal recommends establishing a standard county insurance contribution of $1,100 per month for each eligible employee who elects county insurance coverage.

For eligible employees who have qualifying insurance coverage elsewhere and choose not to utilize the county insurance benefit, I propose offering premium pay of $2 per hour, equal to approximately $4,160 annually for a full-time employee. Based on approximately 35 eligible employees currently not utilizing county insurance, the estimated annual cost of this premium-pay option would be approximately $145,600.

Under this proposal, the county would continue to encourage employees to utilize the county insurance benefit when needed, while also recognizing employees who are eligible for benefits but already have coverage through another source. The premium-pay option would provide those employees with a partial benefit rather than the current structure in which they receive nothing.

The goal is to establish a fair and understandable benefit standard for all eligible employees while continuing to provide strong insurance benefits and giving employees flexibility based on their individual circumstances.

Proposed Structure:

- County insurance contribution: $1,100 per month
- Employees with qualifying outside insurance: $2 per hour premium pay, approximately $4,160 annually
- Estimated premium-pay cost for 35 employees: $145,600 annually
- All elections and eligibility requirements would be subject to verification of qualifying coverage and applicable county, payroll, tax, and legal requirements.

This structure would give every eligible employee access to a meaningful county-supported benefit rather than limiting the benefit only to employees who utilize the county insurance plan.

Proposed Compensation & Benefits Structure
Bourbon County Leadership
October 2026

Administration
Human Resources ("HR") teamed with the Leadership team's designees. Proposed Compensation & Benefits Committee ("C&B"): Four elected officials and the four largest departments (Public Works, EMS, County Attorney and Appraiser) each appoint a representative; eight in all.

Why leadership/employees? Employees will double down to make sure benefits are as inexpensive as possible and wages are fair, not favoring one department over another. Additionally, the commission turns over frequently and the attitudes towards HR with it. This structure promotes continuity from year to year. The commission's role is to provide the budget.

Salary Administration
- C&B will work with HR to create job descriptions for every position.
- C&B will work with HR to do salary surveys to make sure the county is in the right range.
- The Consumer Price Index ("CPI") will be identified for the preceding year, establishing a base for salary increases.
- A goal setting document will be created so that every employee has five measurable goals to achieve during the year.
- A performance review document will be created that is completed annually on every employing, measuring goal achievement and other soft skill abilities.
- A grade will be assigned from 1 to 5 on each category and an overall grade assigned.
- The following matrix will determine any raise:

Rating	Meaning	Raise
1	Termination eminent	Reduction in pay
2	Improvement needed	Reduction to 0%
3	Meeting Expectations	CPI
4	Exceeding Expectations	CPI + 1% to 3%
5	Promotable	CPI + 3% to 5%

- Each department will budget their next years' salaries by estimating outcomes based on these criteria. Commission will approve.

Benefits
HR and C&B will shop for benefits with cost and support in mind, to be approved by the commission. A fixed cost for year health insurance option with be determine by HR and C&B, subject to the budget.

Employee Compensation – Moving Forward with a Plan
Commissioner Milburn-Kee

Each time we approach this conversation, I recommend a PLAN for wages, and an updated survey using like entities total compensation should in my opinion be our starting point.

I am not opposed to reviewing where we are. I believe our employees should be paid fairly. I don't believe we should continue increasing wages position by position without first looking at the full compensation picture for the County.

First, I would like to complete a full compensation package and salary survey comparing comparable counties and comparable positions, including wages, wage ranges and benefits. We should know where we actually stand before deciding where we need to go.

Several wages have already been increased. The survey may show that some positions need a substantial increase, some need a smaller adjustment, and some are already where they need to be. And that is okay. That is what the survey is supposed to tell us.

Once we have that information, I would like to consider 1.5%–2% for cost of living for hourly employees, with the remainder of a potential 5% total increase available for performance-based increases through evaluations. That does not mean everyone gets 5%. It means we have a structure that recognizes both cost of living and performance.

We also have to look at the entire department budget. Money in commodities or contractual services cannot simply be moved to wages if that money is needed to operate the department. If a department wants to put more money toward personnel, they need to identify how that works within their BOTTOM LINE. We have a limited amount of money, and we should not simply levy more because we did not make a plan.

What is the harm in taking the time to do this right?

Matt with Baker Tilly has encouraged us to look at the bigger picture and build a plan. I agree.

We are going to look at wages. We are going to look at the market. We are going to look at the full compensation package, performance and what the County can actually sustain. But I am not going to do any of that without a plan.

I don't want to make a decision today that sounds good and then a year from now be trying to figure out why our personnel costs have grown beyond what we can sustain.

Let's find out where we are, build a fair and consistent plan, determine what we can afford, and then follow that plan.

KANSAS ASSOCIATION OF COUNTIES
715 SW 10th Avenue • Topeka, KS 66612
785-272-2585 www.kansascounties.org

September 11, 2026

Board of County Commissioners
Bourbon County
210 S National
Fort Scott, KS 66701

Dear Bourbon County Commissioners,

The Kansas Association of Counties (KAC) is the statewide voice for county government, representing member counties before the Kansas Legislature, state agencies, and the public on the issues that matter most to Kansans at the local level. Our records show that **Bourbon County** is not currently a member of KAC, and we would welcome the opportunity to change that.

Each year, KAC leads a legislative policy planning process through which member counties, affiliate organizations, and associate organizations submit proposals to shape the Association's Legislative Policy Statement. This year, KAC is introducing a new addition to that process: Annual Legislative Priorities, which will identify timely issues deserving focused advocacy during the upcoming legislative session. Together, these two tools give counties a direct hand in setting the advocacy agenda that KAC carries to Topeka on their behalf.

As a non-member, your county is not currently eligible to take part in this proposal and policy planning process. We would like to invite **Bourbon County** to consider becoming a KAC member so that your commissioners and staff can help shape the policy positions and, for the first time this year, the Annual Legislative Priorities that affect your county directly.

Membership benefits include a voice in KAC's legislative policy process, access to member-exclusive resources and training, legal and technical guidance, and representation before the Kansas Legislature and state agencies on issues ranging from property tax to public safety to infrastructure.

If your county would like to be part of the policy planning process, or simply learn more about what KAC membership involves, please let us know. We would be glad to answer any questions or provide additional information at your convenience.

Please contact me at Chladny@kansascounties.org or 785-272-2585, or return the enclosed response form, at your earliest convenience.

Thank you for your consideration. We hope to welcome Bourbon County as a KAC member soon.

Sincerely,

Bruce A. Chladny

Bruce A. Chladny
Executive Director
Kansas Association of Counties

KANSAS ASSOCIATION OF COUNTIES
715 SW 10th Avenue • Topeka, KS 66612
785-272-2585 • www.kansascounties.org

Invoice

Date	Invoice #
12/15/2025	300000447

Bill To
Bourbon County Bourbon County 210 S National Fort Scott, KS 66701 United States

Due Date
Upon Receipt

Date	Description	Amount
12/15/2025	2026 County Member Dues	$3,632.53
	Total	$3,632.53
	Balance Due	$3,632.53

Checks may be mailed to:

Kansas Association of Counties
PO Box 4389
Topeka, KS 66604

Pay by ACH/e-check at:

https://kansascounties.org/invoice/default.asp?id=213E78AB-D802-469F-84D3-DAF8075C98B5