

**LINN COUNTY
COMMISSION AGENDA**

Monday, April 13, 2026
9:00 AM

A. Call to Order, Pledge of Allegiance, Invocation

B. Consent Agenda

Items on the consent agenda are considered to be routine and may be enacted by one motion of the Board of Commissioners. If separate discussion is needed on a consent agenda item, that item may be removed from the consent agenda and placed on the regular agenda.

1. Approval of the Minutes of the previous meetings.
2. Approval of Claims.
3. Approval of Add/Abate/Refund Orders.
4. Approval of Agenda

C. Department Heads

AMR

Sheriff Report

Fire and Emergency Management

Executive session: KSA 75-4319 b. 1 non-elected personnel- 10 minutes

Public Works

Marina- Cabin update

D. Public Comment 10:00 AM

A citizen desiring to speak on an item not on the agenda may do so at this time. Discussion is limited to five minutes, and the Commission will not take action at this time. Items introduced under "PUBLIC COMMENT" may become agenda items for a later time or date.

E. Old Business

F. New Business

Purple Heart Trail

Mike Murray

Resolution 2026-07- Public Information Officer

Resolution 2026-08- Sell of Property (attached)

G. Adjournment

Upcoming....

Agenda is tentative and subject to change

Agenda Items Tabled

Compensation Plan for Future Years – March 2026

Airport 1-5 year strategic plan- OCT (requested 4/28) February 9, 2026

Heritage Trust Fund – start talking about it in June – applications are due in November

- Free summer workshop

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LINN COUNTY, KANSAS, ESTABLISHING AN ALTERNATE METHODOLOGY FOR THE DISPOSAL OF CERTAIN COUNTY-OWNED REAL PROPERTY PURSUANT TO K.S.A. 19-211(b)

WHEREAS, Linn County, Kansas (the **County**), is the owner of certain real property more particularly described in **Exhibit A** attached hereto and incorporated herein by reference (the **Property**); and

WHEREAS, the Board of County Commissioners of Linn County, Kansas (the **Board**), has previously identified the Property as serving an economic development purpose within Linn County; and

WHEREAS, the Board desires to establish an alternate methodology for the disposal of the Property pursuant to K.S.A. 19-211, subsection (b), in order to permit appraisal-supported open-market marketing of the Property over time, rather than requiring a forced auction or single date-certain sale event; and

WHEREAS, the Board finds that such methodology is intended to provide public notification of the Property to be sold, to describe the Property to be sold, and to establish a method of sale that allows public participation, all as contemplated by K.S.A. 19-211(b); and

WHEREAS, the Board further finds that it is in the best interests of Linn County to preserve flexibility to receive offers, negotiate proposed terms when appropriate, reject any or all offers, and consider whether any proposed transaction is in the best interests of the County before approving a final sale.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LINN COUNTY, KANSAS:

1.- Authority and Purpose

This Resolution is adopted pursuant to K.S.A. 19-211, subsection (b), for the purpose of establishing an alternate methodology for the disposal of the Property.

2.- Adoption of Alternate Methodology

The Board hereby adopts, in lieu of the default sale procedures set forth in K.S.A. 19-211(a), to the extent permitted by law, the following alternate methodology for disposal of the Property:

1. appraisal-supported pricing and evaluation;
2. open-market marketing of the Property over time;
3. receipt of written offers from interested purchasers;
4. communication and negotiation with prospective purchasers regarding price and other terms; and
5. final approval or rejection of any proposed sale by the Board at a subsequent public meeting.

3.- Description of Property

The Property subject to this Resolution is the real property legally described in **Exhibit A**. The Board may approve the sale of all or less than all of the Property, and may consider separate offers for separate tracts, lots, or legally described portions thereof, if the Board determines such action to be in the best interests of the County.

4.- Appraisal-Based Pricing and Evaluation

The County may obtain and rely upon one or more appraisals, broker opinions of value, market analyses, or other competent valuation materials concerning the Property. The Board may use such valuation materials as evidence of fair market value and as guidance in determining asking terms, evaluating offers, and deciding whether a proposed transaction is prudent and in the best interests of the County.

The existence of an appraisal or other valuation material shall not require the County to accept any particular offer, and no offer shall be deemed accepted unless and until approved by the Board as provided in this Resolution.

5.- Open-Market Marketing Over Time

The Property may be publicly marketed for sale on an open-market basis for such period of time as the Board deems appropriate. The County shall not be required by this Resolution to conduct a public auction, to accept bids on a single fixed date, or to sell the Property within any specified marketing period.

The Property may be marketed by such reasonable means as the County determines appropriate, including but not limited to County website posting, public agenda materials, signage, economic development channels, responses to public inquiries, commercial marketing platforms, or such additional means as may later be authorized by the Board.

6.- Public Notification and Public Comment

The Board finds that public notification of the Property to be sold and of the methodology established by this Resolution has been provided through placement of this matter on the agenda of a public meeting of the Board, and that opportunity for oral public comment has been afforded before adoption of this Resolution.

7.- Receipt and Negotiation of Offers

The County may receive written offers for the Property on an ongoing basis. County staff, the County Counselor, and such other representatives as may be authorized by the Board may communicate with prospective purchasers, respond to inquiries, provide available due-diligence information, and negotiate proposed price and other terms for possible presentation to the Board.

Any negotiations conducted pursuant to this Resolution are preliminary only and shall not create a binding agreement on behalf of the County unless and until the Board approves a definitive agreement in the manner set forth herein.

8.- Discretion of the Board

The Board expressly reserves full discretion, to the extent permitted by law, to:

1. accept any offer presented to the Board;
2. reject any offer or all offers;
3. counter, negotiate, or authorize further negotiation of any proposed price or term;
4. consider price, contingencies, timing of development, proposed use, closing certainty, and such other lawful public-interest factors as the Board deems relevant;
5. discontinue marketing efforts or withdraw the Property from sale at any time prior to closing; and
6. determine whether any proposed transaction is in the best interests of Linn County.

Nothing in this Resolution shall obligate the County to sell the Property to any person or entity solely because an offer has been submitted, because a prior asking figure has been publicized, or because an appraisal has been obtained.

9.- Subsequent Final Approval Required

No sale, conveyance, contract for sale, letter of intent, option, purchase agreement, or other disposition of the Property shall be final, binding, or effective unless first presented to and approved by the Board at a subsequent public meeting held after the meeting at which this Resolution is adopted.

Final approval of any such proposed transaction shall occur in open session and shall require an affirmative **majority vote of the Board**, consistent with the Board's usual manner of taking county action, unless a different vote is expressly required by applicable law for the particular transaction.

The Board may approve, reject, or require revision of any proposed transaction presented for final action.

10.- Administrative Authority

The County Clerk, County Counselor, and such other County officers, employees, or agents as may be designated by the Board are authorized to take ministerial and administrative actions consistent with this

Resolution, including maintaining information regarding the Property, receiving offers, coordinating valuation materials, and preparing proposed transaction documents for Board consideration.

Nothing in this Section shall be construed to delegate final sale authority away from the Board.

11.- Compliance With Other Law

This Resolution is intended to implement K.S.A. 19-211(b) and shall be construed consistently with all other applicable provisions of Kansas law. If any more specific statutory requirement is determined to govern a particular conveyance or portion of the Property, the County shall comply with such requirement.

12.- Severability

If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect the remaining provisions of this Resolution, which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are declared severable.

13.- Effective Date

This Resolution shall take effect upon its adoption by the Board of County Commissioners of Linn County, Kansas.

ADOPTED this ____ day of _____, 2026.

BOARD OF COUNTY COMMISSIONERS OF LINN COUNTY, KANSAS

Chairperson

Vice Chair

Member

ATTEST:

County Clerk

Exhibit A

Parcel Identification Numbers, Common Descriptions and Legal Description of Properties:

La Cygne, KS

1. Parcel: 092-04-0-10-20-016.01-0

00000 S 5th Street

Lot 6 of the LaCygne County Industrial park, LaCygne, Linn County, Kansas, EXCEPT that part deeded to the City of LaCygne, described as follows: Beginning at a point on the North line of said Lot 6, being 161.41 feet North 89 degrees 37'50" East, 238.59 feet; thence South 25 degrees 17'30" East, 217.80 feet; thence South 89 degrees 37'50" West, 238.59 feet; thence North 25 degrees 17'30' West, 217.80 feet to the point of beginning. Containing 1.08 acres, more or less, all in Linn County, Kansas.

2. Parcel: 092-04-0-10-20-017.00-0

00000 Linnco Drive

Lot 7, LaCygne Industrial Park, Linn County, Kansas EXCEPT Lot 7, except the West 400 feet of the North 49.72 feet thereof, and except a tract of land described as follows: Beginning at the Northeast corner of said Lot 7; thence South 324.99 feet; thence West 100.33 feet; thence North 300.22 feet; thence Northeasterly 39.41 feet; thence Easterly to the Point of Beginning; all located in Section 4, Township 20, Range 24.

3. Parcel: 092-03-0-00-00-009.01-0

00000 Linnco Drive

The North Twenty-seven and one-half acres (27 ½) Acres of the Southwest Quarter of the Northwest Quarter of Section 3, Township 20 South, Range 24 East of the 6th P.M.

4. Parcel: 092-03-0-00-00-009.02-0

00000 Linnco Drive

Lot #3, Linn County Industrial Park East, LaCygne, Kansas, according to the recorded plat.

5. Parcel: 092-03-0-00-00-010.00-0

713 Industrial Park Drive

The South Twelve and one-half (12 ½) Acres of the Southwest Quarter of the Northwest Quarter of Section 3, Township 20, Range 24, less road right-of-way

Pleasanton

6. Parcel: 191-01-0-00-00-006.00-0

9310 Thomas Road

The Southeast Quarter (SE/4) of Section One (1), Township Twenty-two (22), Range Twenty-four (24), less road right-of-way

7. Parcel: 203-06-0-00-00-007.00-0

9215 Thomas Road

A tract of land located in the South Half of the Southwest Quarter (S½ SW¼) of Section 6, Township 22, Range 25, containing 10.2 acres, more or less, and being more particularly described as follows: Beginning at a point 40 feet East of the Northwest corner of said South Half of the Southwest Quarter; thence East 760 feet; thence South 589.99 feet; thence West 736.14 feet; thence North 70.82 feet; thence Northwesterly 72.96 feet; thence North 450.96 feet to the Point of Beginning.

8. Parcel: 203-06-0-00-00-007.00-0

00000 Tucker Road

All that part of the South half of the Southwest quarter of Section 6, Township 22 South, Range 25 East of the 6th PM, Linn County, Kansas, lying Northwest of U.S. Highway 69, more particularly described as follows: Commencing at the Southwest corner of the Southwest quarter of said Section 6, Thence North 0°10' 30" West, along the West line of said Southwest quarter, a distance of 1324.75 feet, to the Northwest corner of the South half of said Southwest quarter; thence South 89° 56' 50" East, along the North line of the South half of said Southwest quarter, a distance of 40.00 feet, to a point on the Easterly right-of-way line of Thomas Road, said point being the Point of Beginning; thence South 89° 56' 50" East, along the North line of the South half of said Southwest quarter, a distance of 760.00 feet; thence South 0° 10' 30" East, parallel to the West line of said Southwest quarter, a distance of 589.99 feet; thence North 89° 56' 50" West, parallel to the North line of the South half of said Southwest quarter, a distance of 736.14 feet, to a point on the Easterly right-of-way line of U/S/ Highway 69; thence North 0° 09' 30" West along said right-of-way line, a distance of 70.82 feet; thence North 19° 26' 30" West, along said line, a distance of 72.36 feet; thence North 0° 10' 30" West, along the Easterly right-of-way line of Thomas Road, a distance of 450.96 feet to the Point of Beginning.