

# LEGALS

## PUBLIC NOTICE

petitions were filed with the Clerk of Miami County, Kansas within the 14-day period following the Planning Commission hearing, said protest petitions totaled only 17.1% of the 1,000-foot area and failed to exceed the 20% required to force a ¾ vote of the Board of County Commissioners; and WHEREAS, after reviewing all comments and considering the recommendation from the Planning Commission, the County Commission concurs with the Planning Commission's Findings to amend the boundaries of the County's official Zoning District Map and rezone from Commercial (C-2) to Heavy Industrial (1-2) that certain real property described in Section 1.

NOW, THEREFORE, BE IT RESOLVED THAT the Miami County Board of Commissioners does hereby approve an amendment to the boundaries of the County's official Zoning District Map to rezone from Commercial (C-2) to Heavy Industrial (1-2), that certain real property described in Section 1, based on the same Findings listed above.

THIS RESOLUTION SHALL TAKE EFFECT UPON PUBLICATION IN THE OFFICIAL COUNTY NEWSPAPER. ADOPTED ON THIS 26th DAY OF FEBRUARY 2025.

Publish: Miami County Republic  
Date: March 19, 2025  
3261370

## PUBLIC NOTICE

RESOLUTION R25-02-010 A RESOLUTION AUTHORIZING CONDITIONAL USE PERMIT #24005-CUP: Goodart Contractor Shop and Yard WHEREAS, the Miami County Planning Commission did hold a public hearing on February 6th, 2025 in accordance with the requirements as set forth in Article 22 of the Miami County, Kansas Zoning Regulations to consider a request to approve a Conditional Use Permit for an Contractor's Shop and/or Yard in accordance with Section 5-2.02.7 and 14-2.01-1 of the Miami County Zoning Regulations, on the real property described in Section 1 below; and WHEREAS, after reviewing all written and oral testimony presented at said hearing, and after reviewing the Golden Criteria, the Planning Commission voted 7-0 to recommend the Board of County Commissioners approve Conditional Use Permit #24005-CUP, based on the Findings and subject to the Conditions listed below; and WHEREAS, on February 26th, 2025, the Board of County Commissioners reviewed the Conditional Use Permit request along with the recommendations of the Planning Commission and found the Conditional Use Permit was substantially in compliance with the Goals and Objectives of the County's Comprehensive Plan, and as conditioned, will not adversely

## PUBLIC NOTICE

ly affect surrounding property or neighborhood values. IT IS HEREBY RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI COUNTY, KANSAS, that they hereby concur with the Planning Commission and approve Conditional Use Permit #24005-CUP for the operation of a Contractor's Shop and/or Yard on the real property described in Section 1, based on the findings and subject to the conditions listed below.

Section 1:  
Tract 1: From the Southwest corner of the Northeast 1/4 of Section 23, Township 16, Range 22, thence North 0° 46'48" West 331.44 feet along the West line of said 1/4 Section, Lhence North 89° 56'23" East 1333.74 feet along the North line of the South 1/2 of the Southwest 1/4 of said 1/4 Section, thence South 0° 39'13" East 191.67 feet along the East line of the Northwest 1/4 of the Southeast 1/4 of said Section, thence South 89° 56'23" West 1333.30 feet to a point on the West line of said 1/4 Section, thence North 043 18" West 191.23 feet along the West line of said 1/4 Section to the point of beginning, Miami County, Kansas, subject to any part thereof in roads.

Findings  
1. The proposed conditional use permit, as conditioned, adheres to Miami County Zoning Regulations as the proposed site plan shows compliance

## PUBLIC NOTICE

with the required setbacks and screening and can be considered as compatible with uses allowed in the district based upon the low intensity described in the narrative.

2. The proposed conditional use permit, as conditioned, adheres to the Miami County Comprehensive Plan as it can be considered a secondary use with adequate road infrastructure provided and will not conflict with the primary uses based upon the description of the use described in the narrative.

Conditions  
1. Except as amended by these conditions, the property shall be developed according to the site plan, attached hereto as Exhibit A.  
2. Except as amended by these conditions, the property shall be developed and operated according to the narrative report, attached hereto as Exhibit B.  
3. This CUP is approved exclusively for the applicant (Goodart Construction Inc.). Change of ownership or sub-leasing of the property/facilities shall require review by the Planning Commission to ensure the use substantially complies with the original conditional use permit. The term of this conditional use permit shall be twenty (20) years commencing from the date of County Commission approval.  
4. The term of this conditional use permit shall be twenty (20) years commencing from the date of County Commission approval.  
5. The applicant must sub-

## PUBLIC NOTICE

mit an updated site plan that includes all existing and proposed structures, lighting details, fire protection plan and details related to improvements associated with the operation such as parking, fuel tanks, and screening. Structures must be labeled as to indicate current business use.  
6. The applicant will be required to submit a stormwater management plan/report prior to any building permit or expansion of parking, drive or storage area.  
7. The applicant must obtain a change of occupancy permit for any buildings used in the contractor's business. An engineer's report is required to verify compliance with the 2018 International Building Code (IBC) or to identify necessary modifications to meet building standards.  
8. The small building labeled as an outhouse on the site plan must be verified for compliance with onsite wastewater system requirements.  
9. The applicant may be required to provide restroom facilities that comply with commercial and ADA standards.  
10. Future development shall adhere to updated site plan and comply with all sanitary, building, fire, Americans with Disabilities Act Accessibility Guidelines and other applicable county codes and permit requirements including submittal of a code footprint being provided with the building permit application.  
11. Landscaping/screening shall be maintained on the property. If the owner of the subject property becomes different from the property to the South (26779 Waverly Road),

## PUBLIC NOTICE

landscape/screening shall be required to be installed adjacent to all outside storage areas.  
12. Except in emergencies, activities that cause noise, odor, smoke, illumination, heat, vibration or similar effects shall not occur earlier than 5:30 a.m., nor later than 10:30 p.m. The provisions in this Resolution will become effective upon the adoption by the Board of County Commissioners and publication of the adopting Resolution in the official County newspaper. Upon this Resolution becoming effective, all prior resolutions affecting the above-described tracts of land are repealed. All Zoning Regulations of Miami County, Kansas affecting the use of the real property heretofore described, that are inconsistent with this Resolution are hereby made inapplicable to said property until the Conditional Use Permit is vacated or is declared null and void. ADOPTED ON THIS 26th DAY OF February 2025. Miami County Planning Commission, This Conditional Use Permit application is an effort by Brad Goodart dba Goodart Construction Inc. to bring the property located at 26685 Waverly Road, Paola, KS into compliance with the current Miami County Zoning regulations. I have operated a "Contractors Shop" on this property since 1996. We are a Concrete flatwork company. No construction is done on the property. We store equipment and park Medium Duty Trucks (4) on the property, shielded from the road view. There are approximately 3-6 employees that come to the property Monday- Fridays. Our hours of

**CITY OF SPRING HILL, KANSAS**  
**2025 STREET MAINTENANCE – BASE REPAIR, OVERLAY AND CURB REPLACEMENT AND 2025 CARS – 207TH ST. (WEBSTER ST. TO WOODLAND RD.)**

**LAMP RYNEARSON PROJECT NO. 0324143.01 and 0325031.01**

**NOTICE TO BIDDERS**

Sealed bids for **2025 Street Maintenance – Base Repair, Overlay and Curb Replacement and 2025 CARS – 207th St. (Webster St. to Woodland Rd.)** will be received by the City of Spring Hill, Kansas, at the office of the City Clerk, until **10:00 AM** local time on **March 31, 2025**. At the time all sealed bids will be transferred to the Meadowlark Room, City Hall, where they will be publicly opened and read aloud. Any bid received after the designated closing time will be returned unopened.

All bids shall be submitted in sealed envelopes addressed to the **City of Spring Hill City Clerk** and marked **"2025 Street Maintenance – Base Repair, Overlay and Curb Replacement and 2025 CARS – 207th St. (Webster St. to Woodland Rd.)"**. Plans and specifications are on file at the office of the City Clerk and the Consulting Engineer, Lamp Rynearson, located at 9001 State Line Road, Suite 200, Kansas City, Missouri 64114.

Copies of plans and specifications can be seen or purchased for a Non-Refundable fee online at [www.drexeltech.com](http://www.drexeltech.com) in their eDistribution Plan Room. Information regarding this project can be found in the "Public Jobs" link on the website. Partial sets of bidding documents will not be available from Drexel Technologies or Lamp Rynearson. Bidding documents may be downloaded or picked up on a CD or hard copy at Drexel Technologies, located at 10840 West 86th Street, Lenexa, KS 66214, telephone number 913.371.4430. Bidding documents will be shipped only if the requesting party assumes responsibility for all related charges. Corporate, certified, or cashier's checks shall be made payable to Drexel Technologies, Inc. Any questions regarding the project, plans, specifications, or bid documents should be directed to Greg Van Patten with Lamp Rynearson at [greg.vanpatten@lamprynearson.com](mailto:greg.vanpatten@lamprynearson.com) or 816.823.7331.

CONTRACTORS SHOULD READ AND BE FULLY FAMILIAR WITH ALL CONTRACT DOCUMENTS BEFORE SUBMITTING A BID. IN SUBMITTING A BID, THE BIDDER WARRANTS THAT THEY HAVE READ THE CONTRACT DOCUMENTS AND ARE FULLY FAMILIAR THEREWITH AND THAT THEY HAVE VISITED THE SITE OF THE WORK TO FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS AND SHALL INCLUDE IN THEIR BID A SUM TO COVER THE COST OF ALL ITEMS OF THE WORK.

All bidders shall verify that they have considered all written addenda. Neither the City nor the City's Engineer shall be responsible for oral instructions.

Any written addenda issued during the time of bidding shall be covered and included in the bid. There will be no clarifications or exceptions allowed on bid. Bids are for a total package, total contract price.

Bids shall be made upon the form provided, in ink or typewritten. Numbers shall be stated both in writing and in figures; the signature shall be long hand; and the complete form shall be without alteration or erasure. On alternate items for which a bid is not submitted, a written indication of "no bid" on the bid is required.

No oral, telegraphic, facsimile or telephonic bids or alterations will be considered.

The following items must be included in the sealed envelope with the bid:  
a. Bid  
b. 5% Bid Security—Bid Bond, Cashier's Check or Certified Check (See Below)

Each bidder shall file with their bid, a cashier's check or a certified check drawn on any acceptable bank, made payable to the City of Spring Hill, Kansas, in the amount of not less than 5% of the total bid, which shall be retained by the City of Spring Hill until a Contract for the project has been executed. Bid bonds will be returned to the unsuccessful bidders, with the exception of the second qualifying bidder, at such time as their bids are rejected. The bid deposit of the successful bidder and the second qualifying bidder will be returned when satisfactory bonds in the amount equal to the 100% of the Contract amount, required insurance certificates and other required documents shall have been furnished and the Contract Documents have been executed.

In the event the successful bidder is unable to execute the Contract, for whatever reason, the City may exercise its legal prerogatives, including, but not limited to, enforcement of its rights as to the bid security.

Non-resident Corporations that are not already registered with the Kansas Secretary of State, and all non-resident individuals and partnerships are required by law to register with the Director of Revenue, State Office Building, Topeka, Kansas, and pay a fee of \$10.00 for each and every contract as precedent to commencing work on the Contract. For contracts in excess of \$10,000, the Non-resident Corporations shall file with the Director of Revenue an acceptable bond in the amount of 10% of the Contract.

**CITY OF SPRING HILL, KANSAS**  
Glenda Gerrity, City Clerk

Publish: Miami County Republic  
Date: March 19, 2025  
3269310

**CITY OF SPRING HILL, KANSAS**  
**2025 STREET MAINTENANCE – CHIP SEAL**  
**LAMP RYNEARSON PROJECT NO. 0324143.01**

**NOTICE TO BIDDERS**

Sealed bids for the **2025 Street Maintenance – Chip Seal** will be received by the City of Spring Hill, Kansas, at the office of the City Clerk, until **10:00 a.m.** local time on **March 31, 2025**. At that time all sealed bids will be transferred to the Meadowlark Room, City Hall, where they will be publicly opened and read aloud. Any bid received after the designated closing time will be returned unopened.

All bids shall be submitted in sealed envelopes addressed to the **City of Spring Hill City Clerk** and marked **"2025 Street Maintenance – Chip Seal"**. Plans and specifications are on file at the office of the City Clerk and the Consulting Engineer, Lamp Rynearson, located at 9001 State Line Road, Suite 200, Kansas City, Missouri 64114.

Copies of plans and specifications can be seen or purchased for a Non-Refundable fee on-line at [www.drexeltech.com](http://www.drexeltech.com) in their eDistribution Plan Room. Information regarding this project can be found in the "Public Jobs" link on the website. Partial sets of bidding documents will not be available from Drexel Technologies or Lamp Rynearson. Bidding documents may be downloaded or picked up on a CD or hard copy at Drexel Technologies, located at 10840 West 86th Street, Lenexa, KS 66214, telephone number 913.371.4430. Bidding documents will be shipped only if the requesting party assumes responsibility for all related charges. Corporate, certified, or cashier's checks shall be made payable to Drexel Technologies, Inc. Any questions regarding the project, plans, specifications, or bid documents should be directed to Greg Van Patten with Lamp Rynearson at [greg.vanpatten@lamprynearson.com](mailto:greg.vanpatten@lamprynearson.com) or 816-823-7331.

CONTRACTORS SHOULD READ AND BE FULLY FAMILIAR WITH ALL CONTRACT DOCUMENTS BEFORE SUBMITTING A BID. IN SUBMITTING A BID, THE BIDDER WARRANTS THAT THEY HAVE READ THE CONTRACT DOCUMENTS AND ARE FULLY FAMILIAR THEREWITH AND THAT THEY HAVE VISITED THE SITE OF THE WORK TO FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS AND SHALL INCLUDE IN THEIR BID A SUM TO COVER THE COST OF ALL ITEMS OF THE WORK.

All bidders shall verify that they have considered all written addenda. Neither the City nor the City's Engineer shall be responsible for oral instructions.

Any written addenda issued during the time of bidding shall be covered and included in the bid. There will be no clarifications or exceptions allowed on bid. Bids are for a total package, total contract price.

Bids shall be made upon the form provided, in ink or typewritten. Numbers shall be stated both in writing and in figures; the signature shall be long hand; and the complete form shall be without alteration or erasure. On alternate items for which a bid is not submitted, a written indication of "no bid" on the bid is required.

No oral, telegraphic, facsimile, or telephonic bids or alterations will be considered.

The following items must be included in the sealed envelope with the bid:  
a. Bid  
b. 5% Bid Security—Bid Bond, Cashier's Check, or Certified Check (See Below)

Each bidder shall file with their bid, a cashier's check or a certified check drawn on any acceptable bank, made payable to the City of Spring Hill, Kansas, in the amount of not less than five percent (5%) of the total bid, which shall be retained by the City of Spring Hill until a Contract for the project has been executed. Bid bonds will be returned to the unsuccessful bidders, with the exception of the second qualifying bidder, at such time as their bids are rejected. The bid deposit of the successful bidder and the second qualifying bidder will be returned when satisfactory bonds in the amount equal to 100% of the Contract amount, required insurance certificates and other required documents shall have been furnished and the Contract Documents have been executed.

In the event the successful bidder is unable to execute the Contract, for whatever reason, the City may exercise its legal prerogatives, including, but not limited to, enforcement of its rights as to the bid security.

Non-resident Corporations that are not already registered with the Kansas Secretary of State, and all non-resident individuals and partnerships are required by law to register with the Director of Revenue, State Office Building, Topeka, Kansas, and pay a fee of Ten Dollars (\$10.00) for each and every contract as precedent to commencing work on the Contract. For contracts in excess of Ten Thousand Dollars (\$10,000) the Non-resident Corporations shall file with the Director of Revenue an acceptable bond in the amount of ten percent (10%) of the Contract.

**CITY OF SPRING HILL, KANSAS**  
Glenda Gerrity, City Clerk

**No Pre-Bid Conference will be for this project.**  
Publish: Miami County Republic  
Date: March 19, 2025  
3269300

**CITY OF SPRING HILL, KANSAS**  
**2025 STREET MAINTENANCE – UBAS**  
**LAMP RYNEARSON PROJECT NO. 0324143.01**

**NOTICE TO BIDDERS**

Sealed bids for **2025 Street Maintenance – UBAS** will be received by the City of Spring Hill, Kansas, at the office of the City Clerk, until **10:00 AM** local time on **March 31, 2025**. At the time all sealed bids will be transferred to the Meadowlark Room, City Hall, where they will be publicly opened and read aloud. Any bid received after the designated closing time will be returned unopened.

All bids shall be submitted in sealed envelopes addressed to the **City of Spring Hill City Clerk** and marked **"2025 Street Maintenance – UBAS"**. Plans and specifications are on file at the office of the City Clerk and the Consulting Engineer, Lamp Rynearson, located at 9001 State Line Road, Suite 200, Kansas City, Missouri 64114.

Copies of plans and specifications can be seen or purchased for a Non-Refundable fee online at [www.drexeltech.com](http://www.drexeltech.com) in their eDistribution Plan Room. Information regarding this project can be found in the "Public Jobs" link on the website. Partial sets of bidding documents will not be available from Drexel Technologies or Lamp Rynearson. Bidding documents may be downloaded or picked up on a CD or hard copy at Drexel Technologies, located at 10840 West 86th Street, Lenexa, KS 66214, telephone number 913.371.4430. Bidding documents will be shipped only if the requesting party assumes responsibility for all related charges. Corporate, certified, or cashier's checks shall be made payable to Drexel Technologies, Inc. Any questions regarding the project, plans, specifications, or bid documents should be directed to Greg Van Patten with Lamp Rynearson at [greg.vanpatten@lamprynearson.com](mailto:greg.vanpatten@lamprynearson.com) or 816.823.7331.

CONTRACTORS SHOULD READ AND BE FULLY FAMILIAR WITH ALL CONTRACT DOCUMENTS BEFORE SUBMITTING A BID. IN SUBMITTING A BID, THE BIDDER WARRANTS THAT THEY HAVE READ THE CONTRACT DOCUMENTS AND ARE FULLY FAMILIAR THEREWITH AND THAT THEY HAVE VISITED THE SITE OF THE WORK TO FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS AND SHALL INCLUDE IN THEIR BID A SUM TO COVER THE COST OF ALL ITEMS OF THE WORK.

All bidders shall verify that they have considered all written addenda. Neither the City nor the City's Engineer shall be responsible for oral instructions.

Any written addenda issued during the time of bidding shall be covered and included in the bid. There will be no clarifications or exceptions allowed on bid. Bids are for a total package, total contract price.

Bids shall be made upon the form provided, in ink or typewritten. Numbers shall be stated both in writing and in figures; the signature shall be long hand; and the complete form shall be without alteration or erasure. On alternate items for which a bid is not submitted, a written indication of "no bid" on the bid is required.

No oral, telegraphic, facsimile or telephonic bids or alterations will be considered.

The following items must be included in the sealed envelope with the bid:  
a. Bid  
b. 5% Bid Security—Bid Bond, Cashier's Check or Certified Check (See Below)

Each bidder shall file with their bid, a cashier's check or a certified check drawn on any acceptable bank, made payable to the City of Spring Hill, Kansas, in the amount of not less than 5% of the total bid, which shall be retained by the City of Spring Hill until a Contract for the project has been executed. Bid bonds will be returned to the unsuccessful bidders, with the exception of the second qualifying bidder, at such time as their bids are rejected. The bid deposit of the successful bidder and the second qualifying bidder will be returned when satisfactory bonds in the amount equal to the 100% of the Contract amount, required insurance certificates and other required documents shall have been furnished and the Contract Documents have been executed.

In the event the successful bidder is unable to execute the Contract, for whatever reason, the City may exercise its legal prerogatives, including, but not limited to, enforcement of its rights as to the bid security.

Non-resident Corporations that are not already registered with the Kansas Secretary of State, and all non-resident individuals and partnerships are required by law to register with the Director of Revenue, State Office Building, Topeka, Kansas, and pay a fee of \$10.00 for each and every contract as precedent to commencing work on the Contract. For contracts in excess of \$10,000, the Non-resident Corporations shall file with the Director of Revenue an acceptable bond in the amount of 10% of the Contract.

**CITY OF SPRING HILL, KANSAS**  
Glenda Gerrity, City Clerk

Publish: Miami County Republic  
Date: March 19, 2025  
3269260