

# Barton County Commission Agenda Meeting Minutes

Recorded audio is available on compact disk upon KORA request to the Barton County Clerk's Office, 1400 Main – Room 202, Great Bend, Kansas 67530.

Phone (620) 793-1835 \ Fax (620) 793-1990 \ Email [clerk@bartoncounty.org](mailto:clerk@bartoncounty.org)

Meetings Live Streamed through **Microsoft Teams**® at the following link: <https://bit.ly/3OQOLIZ>

March 4, 2025

The Board of Barton County Commissioners convened this 4th day of March, 2025, at the Barton County Courthouse.

*Members present:*

Duane Reif, Commissioner, 1<sup>st</sup> District, (Chairman Pro-Tem)  
Barb Esfeld, Commissioner, 2<sup>nd</sup> District  
Shawn Hutchinson, Commissioner, 3<sup>rd</sup> District  
Tricia Schlessiger, Commissioner, 4<sup>th</sup> District, Chairman  
Donna Zimmerman, Commissioner, 5<sup>th</sup> District  
Bev Schmeidler, County Clerk  
Matt Patzner, County Administrator  
Patrick Hoffman, County Counselor

## **I. OPENING BUSINESS:**

Commissioner Schlessiger called the meeting to order at 9:00 A.M.

Commissioner Zimmerman moved to approve the agenda.  
Commissioner Hutchinson seconded the motion.  
All voted aye. Motion passed.

Commissioner Esfeld moved to approve the minutes of the February 25, 2025, Regular Meeting.  
Commissioner Reif seconded the motion.  
All voted aye. Motion passed.

## **II. OLD BUSINESS:**

There was no old business.

## **III. NEW BUSINESS:**

### **A. RESOLUTION 2025-07: Annual Review of a Conditional Land Use Permit:**

-Judy Goreham, Environmental Manager, will provide details. On March 9, 2022, the Commission approved both the Zoning Amendment and the Conditional Land Use Permit applications for Larry and Sheree Marshall, dba Marshall Towing, by Resolution for their property located at 514 SW 20 Road. This property is located in the SE/4, Section 4, Township 20 South, Range 14 West. There is an annual requirement for review of all applicable licenses, compliance and testing to continue this approval.

Judy Goreham, Environmental Manager, said three years ago, the commission approved the Conditional Land Use Permit for Larry Marshall's salvage yard near the airport. This one had a long list of conditions and Marshall had six months to complete the list. Marshall met all the conditions and now Goreham comes before the commission once a year to ask for renewal. Marshall provided proof of all three licenses and showed that his bond was current. Goreham's office did the physical inspection and said it looked the best it ever had. Goreham said in August, it would be three years since the soil and water testing was done. As a part of the Conditional Land Use Permit, it had to be completed every three years.

Commissioner Esfeld asked if there had been any complaints from surrounding landowners. Goreham said there had not been any complaints. Goreham said last summer, Marshall had to move cars from a location in Great Bend to the yard. He called and let her know that he had to stack them outside the fence due to extremely wet conditions. It took about 20 days to move them inside and there were no complaints.

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Commissioner Esfeld moved to adopt Resolution 2025-07, Annual Review of a Conditional Land Use Permit.

Commissioner Hutchinson seconded the motion.

All voted aye. Motion passed.

## **B. 20th JUDICIAL DISTRICT JUVENILE SERVICES: Fiscal Year 2026 Budget:**

-Marissa Woodmansee, Juvenile Services Director, will provide details. Juvenile Services is funded by grants from the Kansas Department of Corrections (KDOC) – Juvenile Services. These KDOC funds fall into three separate grants – general funding for prevention and graduated sanctions – \$839,854.94; evidence based programs – \$320,782.38; and reinvestment funds – \$256,626.00. Total grant funding is \$1,417,263.32. Generally funding is used to improve outcomes for Kansas youth, families and communities involved in the judicial system.

Marissa Woodmansee, Juvenile Services Director, said the State Block Grant looked at their programs such as Intake and Assessment, Immediate Intervention Program, Juvenile and Intensive Supervised Probation and Case Management, with a small amount of funding for Prevention. These were all statutorily required programs they had to operate. Woodmansee said the 20<sup>th</sup> Judicial District operated about 500 intakes a year and this year it was 536. The bulk of those were Barton County. They had 15 go to detention with 9 of those being for technical violations.

For Immediate Intervention, they had 103 youth under supervision for the last fiscal year with a success rate of 85%. For the Intensive Supervised Probation, they were at a 74% success rate, slightly under the required 75% rate. Being a flat funded agency for the last 8 years, Woodmansee said she had some concern about being below the 75% rate and what they could do to get the number higher.

Woodmansee said the Evidence Based Programs, JCAB, funds derived from a report every October that goes to legislators. They look at barriers and deficits as to how they could improve outcomes for youth in the community. Some of those were the Day School Program, supervised community service projects and life skills. In FY2024, they served 139 youth with an 88% success rate.

The Reinvestment Grant focused more on the families. They just started their 21<sup>st</sup> Parenting Class. For FY2024, they had 114 participants with an 87% success rate.

Commissioner Zimmerman asked if parents were mandated to attend the training or if it was voluntary. Woodmansee said it had always been voluntarily with only one parent ever court ordered to attend.

Commissioner Schlessiger said she read an article about USD 428 and the truancy problem and asked Woodmansee how that fits in their program. Woodmansee said it did not fall under their organization.

Commissioner Zimmerman asked about Project STAY from the past. Woodmansee said that it was under her predecessor, Laurie White. It was a funded program through a partnership with the Department for Children and Families. To continue to get those funds, they would have to service the same area with the contractor which was not in their jurisdiction.

Commissioner Zimmerman moved to approve the Fiscal Year 2026 Budget for the 20th Judicial District Juvenile Services program. Direct the Commission Chairman to sign such forms as are necessary for the grants. Direct Ms. Woodmansee to submit said grant forms to the Kansas Department of Corrections – Juvenile Services.

Commissioner Reif seconded the motion.

All voted aye. Motion passed.

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## **APPRAISER'S OFFICE: Valuation Update:**

-Wendy Prosser, County Appraiser, will provide details. By March 1 of each year, the Appraiser's Office is to have completed valuation of property and mailed notices to the public per K.S.A 79-1460. The Commission will receive a report on the mailing of notices of valuation and valuation trends.

Wendy Prosser, County Appraiser, said her office had completed and mailed out the 2025 real estate valuation notices as of last Friday, February 28<sup>th</sup>. Prosser said Kansas property tax was the primary source of revenue for funding local government services such as public schools, police and fire. Accuracy of real estate valuations was very important because the allocation of the property tax burden was based on the appraised value of each property. When each property was appraised at fair market value as required by Kansas laws, no owner was required to pay more than their fair share of the overall cost of their local government services. Prosser said county values were based on fair market values or the sale prices of similar properties. If properties sold for more than the previous year, it could result in a change in valuation. In addition, new construction on a property, changes in property characteristics or updates and property deterioration could also result in change of values. Every month, PVD or Property Valuation Department audits the counties, looked at sales recorded in the Register of Deeds compared to what the Appraiser sets the values at on January 1. Prosser said for a county to be in compliance, they must have a year end ratio of being within 10% of the sale prices. Prosser said like most counties in Kansas, Barton County had continued to see increased sales prices on property resulting in an increase in valuations again this year. Property owners may contact the Appraiser's Office and schedule an informal appeal if they felt it was not a fair market price. Taxpayers have 30 days to call, the last day would be March 31<sup>st</sup> this year. Prosser added that the Parcel Search feature on the website had been updated with the 2025 valuations.

Commissioner Esfeld asked Prosser about the average increases. Prosser said it varied quit a bit. Some neighborhoods in Great Bend increased 7% and 9% while some were upwards of 20%. Rural farmstead properties were seeing about 20% increase. She thought Ellinwood and Hoisington were in the 10%-15% increase range. Prosser said it was economics, supply and demand. There were not a lot of properties being built for sale but were being built by property owners to live in themselves. Prosser said ag land properties were seeing decreases on dry land and irrigated by about 6%. Grassland increased by about 2.6%.

Commissioner Hutchinson asked Prosser to explain more about staying within a certain percentage. Prosser said when a property sells, there is also a sales validation questionnaire filed with the Register of Deeds. By statute, they use those open market transactions to do their analysis. When setting values, they must be within 90%-110% on a similar property.

Commissioner Hutchinson asked where Barton County was currently. Prosser said she believed as of mid-year ratio, they were a little low for residential at 85%-87% and commercial were just under 90%.

Commissioner Hutchinson clarified that with that rating, she was erring in the favor of the taxpayer. Prosser said that was correct.

Prosser said the hearings would begin March 10<sup>th</sup> and be held Monday through Thursday and took 20-30 minutes each.

## ***Item Tabled***

Commissioner Hutchinson said he and Commissioner Reif had met with some of the Department Heads and had a few ideas to consider prior to voting.

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Commissioner Hutchinson moved to table it.  
Commissioner Zimmerman seconded the motion  
All voted aye. Motion passed.

## **D. ROAD AND BRIDGE: 2025 Cold Mix Asphalt Contract:**

-Chris Schartz, County Works Director, will provide details. The Road and Bridge Department accepted bids until 2:00 p.m., February 19, 2025, for the 2025 Cold Mix Asphalt Contract. The bid specified mixing approximately 25,000 tons of cold mix asphalt material with the County furnishing all aggregate and asphalt oil. Using County specifications, the contractor will be required to mix asphalt at the South Washington pit. Venture Corporation provided the only bid at \$10.58 per ton. Funding was included in the 2025 Budget for this anticipated expense.

## **E. REQUEST FOR PROPOSAL: 2025 Highway Striping Project:**

-Barry McManaman, County Engineer, will provide details. Barton County accepted proposals for the 2025 Highway Striping Project until 2:00 p.m., February 19, 2025. Work includes centerline and edge line striping on approximately 96 miles of County roadway. Straight-Line Striping, Inc. submitted unit prices for the estimated quantity of both white and yellow paint as well as the glass beads that provide reflectivity to the striping. The actual quantities of each material used by the contractor will be paid for at the unit prices submitted.

Barry McManaman, County Engineer, said the Road & Bridge Department would be working in the southwest part of the county this year doing overlay and chip sealing work. In conjunction with that work, they plan the highway striping. McManaman said they advertised in The Tribune and on Vendor Registry and two bids were received.

Straight-Line Striping, Inc.	\$134,510.04
Heartland Traffic Services	\$254,625.20

McManaman said Straight Line Striping was the low bid, and they had done the work for the county for a number of years. They were very qualified and did great work. McManaman asked for approval of the bid from Straight-Line Striping, Inc.

Commissioner Reif moved to award the contract for the 2025 Highway Striping Project to Straight-Line Striping, Inc. for the bid price of \$134,510.04. Bid cost to be paid from the Road and Bridge Fund, Contract Construction Line, 002-92-6250. In addition, authorize the Commission Chair to sign the Notice of Award and the Project Agreement.

Commissioner Hutchinson seconded the motion.  
All voted aye. Motion passed.

## **F. COMPUTER INFORMATION CONCEPTS: Annual Peopleware Agreement:**

-Matt Patzner, County Administrator, will present details. In 2013, the County purchased a commercial software package from Computer Information Concepts, Inc. (CIC). The software includes tax administration, budgetary / fund accounting, indexing / imaging, payroll / personnel and time / attendance. Portals for the Treasurer and the Appraiser have since been added.

Matt Patzner, County Administrator, said earlier this year, the county received the Annual Peopleware Agreement that detailed responsibilities for the software and hardware including response time. Patzner said the renewal fee received was \$47,875.00, up \$75.00 from 2024. Recently, it was noticed that they included the online personal property total which was to be dropped for 2025. With the removal of that piece, the cost would then be \$46,775.00.

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Commissioner Zimmerman asked if the personal property piece was the one for taxpayers to go out and approve their renditions.

Wendy Prosser said it was for individuals to log onto but there were only about 25% that used it. Prosser said there had been issues each year with it not working properly and with recent changes in laws, it was not necessary to have that piece any longer.

Commissioner Esfeld moved to approve the Annual Peopleware Agreement with Computer Information Concepts, Inc. The agreement cost, \$46,775.00, is to be paid from the Courthouse General Account of the General Fund, CIC Maintenance Fees Line, 001-18-5476.

Commissioner Hutchinson seconded the motion.

All voted aye. Motion passed.

## **G. COURTHOUSE GENERATOR: Cables and Test Start Up:**

-Mr. Patzner will provide details. During the HVAC Improvement Project, one update was an upgrade to the electrical panel with the addition of wiring for a generator. Haynes Electric has submitted a proposal for required cables and an exercise test totaling \$7,500.00.

Matt Patzner, County Administrator, presented details and requested approval.

Commissioner Hutchinson moved to approve the Cables and Test Start Up proposal of \$7,500.00 from Haynes Electric. Cost to be paid from the Courthouse General Account of the General Fund, Maintenance of Buildings, Grounds and Improvements Line, 001-18-5515.

Commissioner Zimmerman seconded the motion.

All voted aye. Motion passed.

## **H. FAÇADE IMPROVEMENT GRANTS: Round I and II Recap:**

-Mr. Patzner will provide details. For 2025, Barton County has pledged \$120,000.00 for Façade Improvement Grant projects in Claflin, Ellinwood, Great Bend and Hoisington. As a part of the program's revamp, the Commission invited area cities to provide financial support thus increasing the dollar amount available for projects. For their contribution, cities will have the opportunity to tailor FIG specifications to their community. An organizational meeting will be held March 6, 2025, with participating cities. A recap of the Round I and II will be provided.

Matt Patzner, County Administrator, said for 2025, Barton County had pledged \$120,000.00 for Façade Improvement Grants in Claflin, Ellinwood, Great Bend and Hoisington. As part of the programs revamp, the commission invited area cities to provide financial support thus increasing the dollar amount available for projects. Patzner said for their contributions, cities would have the opportunity to tailor the Façade Improvement Grant specifications to their community. An organizational meeting would be held March 6<sup>th</sup> with the participating cities of Hoisington, Ellinwood and Claflin.

Patzner recapped past Façade Improvement Grants. In 2021, the county funded \$630,000 and \$250,000 in 2023. There were 43 local contractors utilized and the total investment, including the match and what the county had paid out, was just over \$1.7 million so far. Patzner said it was important to include the cities and get their input to keep this evolving. Patzner said it was important to have a partnership with the cities.

Commissioner Zimmerman said she was excited to collaborate at the upcoming meeting.

Commissioner Hutchinson said this was the third round but technically, the fourth round because they bled down in the first round. Eventually, we will run out of facades, but you do not run out of programs



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and consistent improvements in the communities. Commissioner Hutchinson said they were trying to see how this would look going forward with the partnership of the cities.

Commissioner Esfeld said our logo was Barton County Invests In Growth. She remembers when Commissioner Hutchinson brought forth the idea of the Façade Improvement Grants. He said commercial property was assessed at 25% and if we increase the values downtown, it not only increased the tax base, but it makes the downtown beautiful. Commissioner Esfeld said it did not only impact the downtown of Great Bend but also Hoisington, Claflin and Ellinwood. The program was paying for itself, and values had gone up downtown. Buildings were being purchased and not as many are empty anymore. Commissioner Esfeld thanked Commissioner Hutchinson for his foresight.

Commissioner Zimmerman said she remembered Commissioner Hutchinson bringing up the ideas also. She was glad he had the vision and it had been exciting to work alongside him, he inspired people to do more and be more.

Commissioner Reif said he appreciated Commissioner Esfeld and Commissioner Zimmerman's comments. He said being a new commissioner, he was perhaps a little hesitant but has seen the impact on the communities.

Commissioner Hutchinson said we incentivized something that we wanted to see happen. We wanted to see the downtown areas get refreshed. We put it in the private sector's hands and got out of the way. The more we can do that; we will always be successful.

Commissioner Schlessiger said when Commissioner Hutchinson launched his vision of the Façade Improvement Grant, I doubt he could have seen this outcome so clearly, he just wanted to make a difference. This outcome could only be achieved by his desire to do what was best for our communities. His ability to communicate, collaborate and have constructive dialogue creates a culture of mutual respect.

The commissioners presented a plaque to Commissioner Hutchinson for the Façade Improvement Grants.

## ***No Executive Session Held***

### **I. EXECUTIVE SESSION:**

-Chairman Tricia Schlessiger will present. Any Commissioner may make a motion for the board to recess to executive session at this time as allowed by K.S.A. 75-4319. Any motion must contain the justification for the executive session, the subject matter to be discussed, any individuals in addition to the board who will attend the executive session and the time at which the regular session shall resume.

### **IV. ENDING BUSINESS:**

1. Announcements
2. Appointments

### **V. OTHER BUSINESS:**

Sean Kelly – Statewide tornado drill, March 5<sup>th</sup> at 10:00 A.M., the county would participate. Storm Fury On the Plains on Thursday, March 6<sup>th</sup> at 6:30 P.M., at the Crest Theater. Open to the public and everyone is welcome to attend.

Commissioner Schlessiger – attended the Community Corrections Advisory Board last week.

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## ADJOURN:

Commissioner Hutchinson moved to adjourn at 9:44 A.M.

Commissioner Reif seconded the motion.

All voted aye. Motion passed.

ATTEST:



Bev Schmeidler  
Barton County Clerk



Tricia Schlessiger, Chairman

**RESOLUTION 2025-07**  
ANNUAL REVIEW OF A CONDITIONAL LAND USE PERMIT

**WHEREAS**, on January 28, 2013, the Barton County Planning Commission recommended to the Board of Barton County Commissioners the adoption of the Barton County Zoning Regulations, including the Official Zoning Map of Barton County, Version II. Said recommendation resulting in the adoption of the current version of the Zoning Regulations; and

**WHEREAS**, on February 8, 2022, the Planning Commission approved a recommendation to the Board of County Commissioners to deny a Conditional Land Use Permit on a certain tract of land. After the presentation to the Barton County Commission on February 23, 2022, the matter was referred back to the Planning Commission; and

**WHEREAS**, on March 8, 2022, the Planning Commission approved a recommendation to the Board of County Commissioners to approve a Conditional Land Use Permit on a certain tract of land. After the presentation to the Barton County Commission on March 9, 2022, the application was approved with the following conditions:

**WHEREAS**, the Barton County Planning Commission recommends that:

*The tract of land consisting of 6.6 acres, more or less, which is owned by Larry and Sheree Marshall, dba Marshall Towing, located southwest of the Great Bend Airport in a residential area, with an address of 514 SW 20 Road, Great Bend, Kansas, which is further described as being a tract located in the Southeast Quarter (SE/4), Section 4, Township 20 South, Range 14 West, Barton County, Kansas;*

*Which is currently zoned as Industrial District, subject to specific boundaries, shall remain as such, and shall have a conditional land use approved for a Salvage Storage Facility for the above-described tract subject to the following conditions:*

1. Perimeter fencing, gates and all other property enhancements meet and are maintained to meet the requirements of the State of Kansas and Barton County Zoning Regulations.
2. Proof of Salvage Storage Certificate from the Kansas Department of Transportation is provided to the Barton County Zoning Administrator within 180 days of the date of approval of the Conditional Use permit by the Barton County Commission.
3. Proof of Salvage License from the State of Kansas is provided to the Barton County Zoning Administrator within 180 days of the date of approval of the Conditional Use permit by the Barton County Commission.
4. Proof of required bonding for the business operating the salvage storage yard is provided to the Barton County Zoning Administrator within 180 days of approval of the Conditional Use Permit by the Barton County Commission.
5. All conditions of approval of the Conditional Use permit must be completed within 180 days of approval of the Conditional Use permit by the Barton County Commission or the Conditional Use permit will be revoked immediately by the Barton County Zoning Administrator.



6. Access to the salvage storage yard shall be limited to two gates facing SW 20 Road.
7. Water and soil testing of the zoned property as approved by the County Commission shall be done by a certified laboratory within 180 days for Volatile Organic Compounds and repeated every three years.
8. If the Conditional Land Use permit is revoked then Larry and Sheree Marshall shall request that the land be rezoned back to Residential District.
9. Larry and Sheree Marshall must come before the County Commissioners annually to reapply for another year of approval upon submission of all required licensing, compliance, and applicable testing.

**WHEREAS**, according to condition #9 of said approval dated March 9, 2022, Larry and Sheree Marshall must come before the County Commissioners annually to reapply for another year of approval upon submission of all required licensing, compliance, and applicable testing; and

**WHEREAS**, copies of required licensing, compliance and proof of required bonding have been submitted to the Barton County Zoning Administrator and are in order.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of County Commissioners of Barton County, Kansas, hereby grants another year of approval; and

**FURTHER**, that the Secretary of the Planning Board is hereby directed to have said action reflected in the official zoning records of Barton County.

**ADOPTED** this 4th day of March, 2025.

**BARTON COUNTY COMMISSIONERS**

  
\_\_\_\_\_  
Chairman Tricia Schlessiger

  
\_\_\_\_\_  
Commissioner Barb Estfeld

  
\_\_\_\_\_  
Commissioner Shawn Hutchinson

  
\_\_\_\_\_  
Commissioner Duane Reif

  
\_\_\_\_\_  
Commissioner Donna Zimmerman

**ATTEST:**

  
\_\_\_\_\_  
Bev Schmeidler, County Clerk



**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Patrick Hoffman, County Counselor



Marshall 514 SW 20 Rd 005-242-04.0-00-00-009.00-0

	Section Lines & No.		Parcel Boundaries		Lot & Block Lines		Hydrology
	City Boundaries		Parcel Number		Lot & Block Numbers		Landuse
	Right-of-Way Lines		Parcel Text		Leaseholds		Soils

Basics State Plane-South Zone, NAD 83  
 Scale: Compiled at 1"=400'  
 Plotted at N/A  
 Map current as of 1/1/2022  
 Map plotted on 3/29/22



Mapping  
 1400 Main St Rm 102 Olathe, MO, P.O. 67530  
 v 800-793-1802 T 816-793-1837  
 m.mapping@bartoncounty.org

Digital orthophoto by USCA, summer 2021, one meter pixel resolution  
 The contents of this map were developed for the use of various departments of Barton County. Property descriptions and other information as indicated on the map are unofficial and are not intended for conveyance. This map is not a legal survey. Barton County does not assume responsibility for any use of the map beyond the regulations or guidelines established for the county departments.

