

EXAMINATION OF REAL ESTATE RECORDS RELATED TO PAT PROCTOR

In April 2026, Pat Proctor, as a member of the Kansas House of Representatives and a candidate for Secretary of State, filed his annual Statement of Substantial Interests Form with the Kansas Public Disclosure Commission. According to the form, Proctor and his wife, Aree Proctor, list ownership of several rental properties—both in and outside of Kansas. The Proctors also disclose ownership of a real estate holding company called Aree LLC. (Business Entity searches with the Kansas Secretary of State’s office confirm that Aree Proctor is the resident agent for Aree LLC [Entity ID# 6240436] of Leavenworth, Kansas.) Leavenworth County real estate records also confirm properties owned by the Proctors and their business entities. In fall 2026, records requests were filed with the Leavenworth City Clerk for code violations at these properties dating back to 2021. This document examines those records.

MARCH 2023 NUISANCES VIOLATION ON 627 KICKAPOO STREET

March 2023: Aree LLC received a nuisance violation for junk in the yard. On March 22, 2023, the City of Leavenworth wrote a letter to Aree LLC related to an owned property at 627 Kickapoo Street. The letter noted a Text Code Chapter 28 Nuisances violation on March 21, 2023 (violation #49494) along with the following observation: “Remove ALL trash/junk from the yard areas/porch and remove the pile of junk located by the curb...the above cited violation must be corrected...Your cooperation in correcting the above-cited violation(s) on your property referenced above...will be greatly appreciated...” The letter was signed by Kathy Rodgers, the Zoning & Code Administrator.

March 22, 2023

AREE LLC
624 KICKAPOO ST
LEAVENWORTH, KS 66048

Dear AREE LLC:

One of the activities of our City staff is to provide an effective code enforcement program through routine and systematic inspections of all properties in the City. Inspections were recently made in the neighborhood of your property located at 627 KICKAPOO STREET, LEAVENWORTH. The following observations were made:

Date:	Violation #:	Violation(s):	Deadline Date:
03/21/2023	49494	TEXT CODE CHAPTER 28 NUISANCES	03/30/2023

Observations: Remove ALL trash/junk from the yard areas/porch and remove the pile of junk located by the curb.

Please be advised that the above cited violation must be corrected by the stated deadline date. Staff will perform a re-inspection of your property at that time, and any violations not considered abated may be filed in Municipal Court for further action.

Your cooperation in correcting the above-cited violation(s) on your property referenced above by the deadline date will be greatly appreciated. You may stop the assessment, administrative penalty and further prosecution by abating the nuisance and advising the code enforcement officer. You may contact this office at the number below if you have any questions. If you would like to have a meeting to discuss the matter, please contact me to schedule an appointment. City Hall office hours are from 8:00 a.m. to 5:00 p.m., Monday through Friday, except holidays.

The City of Leavenworth also provided photographs related to this violation.





JULY 2023 SIGNS VIOLATION ON 523 DELAWARE STREET

July 2023: Aree LLC received a sign violation notice for a sign at a discontinued business.

On July 10, 2023, the City of Leavenworth wrote a letter to Aree LLC related to an owned property at 523 Delaware Street. The letter noted a Development Regulations Signs Development Regulations Signs violation on July 10, 2023 (violation # 51314) along with the following observation: "Please remove Sadtk's sign from rear of building. Be advised that within six months following discontinuance of the business or usage to which the sign relates, the sign face and structure shall be removed in its entirety." The letter was signed by Katherine Atkins, the Zoning & Code Administrator.



City of Leavenworth Kansas

100 N 5th Street
Leavenworth, KS 66048

July 10, 2023

AREE LLC
624 KICKAPOO ST
LEAVENWORTH, KS 66048

Dear AREE LLC:

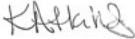
One of the activities of our City staff is to provide an effective code enforcement program through routine and systematic inspections of all properties in the City. Inspections were recently made in the neighborhood of your property located at 523 DELAWARE STREET, LEAVENWORTH. The following observations were made:

Date:	Violation #:	Violation(s):	Deadline Date:
07/10/2023	51314	DEVELOPMENT REGULATIONS SIGNS DEVELOPMENT REGULATIONS SIGNS	07/25/2023

Observations: Please remove Sadtk's sign from rear of building. Be advised that within six months following discontinuance of the business or usage to which the sign relates, the sign face and structure shall be removed in its entirety. Thank you.

Please be advised that the above cited violation must be corrected by the stated deadline date. Staff will perform a re-inspection of your property at that time, and any violations not considered abated may be filed in Municipal Court for further action.

Your cooperation in correcting the above-cited violation(s) on your property referenced above by the deadline date will be greatly appreciated. You may stop the assessment, administrative penalty and further prosecution by abating the nuisance and advising the code enforcement officer. You may contact this office at the number below if you have any questions. If you would like to have a meeting to discuss the matter, please contact me to schedule an appointment. City Hall office hours are from 8:00 a.m. to 5:00 p.m., Monday through Friday, except holidays.

Sincerely, 

KATHERINE ATKINS
Zoning & Code Administrator
913-680-2624
katherine.atkins@firstcity.org

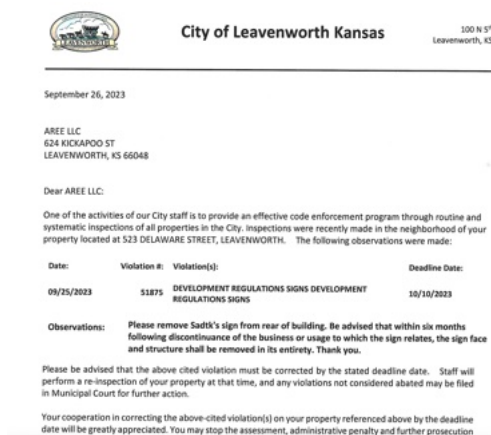
The City of Leavenworth also provided photographs related to this violation.



An August 2023 photograph noted that the violation was “not abated.”



September 2023: Aree LLC received another notice for failing to remove the sign for Sadtk's Furniture. On September 26, 2023, the City of Leavenworth again wrote a letter to Aree LLC related to an owned property at 523 Delaware Street. The letter noted a Development Regulations Signs Development Regulation Signs violation on September 25, 2023 (violation # 51875) along with the following observation: "Please remove Sadtk's sign from rear of building. Be advised that within six months following discontinuance of the business or usage to which the sign relates, the sign face and structure shall be removed in its entirety." The letter was signed by Katherine Atkins, the Zoning & Code Administrator.



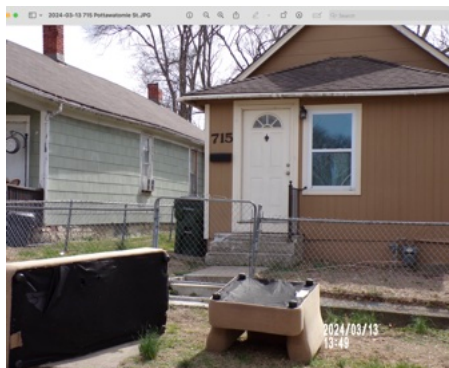
MARCH 2024 NUISANCES VIOLATION ON 715 POTTAWATOMIE STREET

March 2024: Aree Proctor received a nuisance code violation for furniture in the front yard. On March 15, 2024, the City of Leavenworth wrote a letter to Aree Proctor related to an owned property at 715 Pottawatomie Street. The letter noted a Text Code Chapter 28 Nuisances violation on March 14, 2024 (violation # 52670) along with the following observation. "Please

remove furniture from front yard.” The letter was signed by Katherine Atkins, the Zoning & Code Administrator.



The City of Leavenworth also provided photographs related to this violation.



JULY 2024 DUTIES OF PROPERTY OWNERS VIOLATION ON 627 KICKAPOO STREET

July 2024: Aree LLC received a violation notice for overgrown tree limbs obstructing an alley. On July 15, 2024, the City of Leavenworth wrote a letter to Aree LLC related to an owned property at 627 Kickapoo Street. The letter noted a Text Code Chapter Duties of Property Owners & Others violation on July 15, 2024 (violation # 53764) along with the following observation. “Please trim your trees back by alley, the limbs and vines are scratching vehicles using the alley. If you have any questions, please contact the office.” The letter was signed by Lee Burleson, Zoning & Code Administrator.



City of Leavenworth Kansas

100 N 5th Street
Leavenworth, KS 66048

July 15, 2024

AREE LLC
624 KICKAPOO ST
LEAVENWORTH, KS 66048

Dear AREE LLC:

One of the activities of our City staff is to provide an effective code enforcement program through routine and systematic inspections of all properties in the City. Inspections were recently made in the neighborhood of your property located at 627 KICKAPOO STREET, LEAVENWORTH. The following observations were made:

Date:	Violation #:	Violation(s):	Deadline Date:
07/15/2024	53764	TEXT CODE CHAPTER DUTIES OF PROPERTY OWNERS & OTHERS	07/28/2024

Observations: Please trim your trees back by alley, the limbs & vines are scratching vehicles using the alley. If you have any questions, please contact the office. Thank you.

Please be advised that the above cited violation must be corrected by the stated deadline date. Staff will perform a re-inspection of your property at that time, and any violations not considered abated may be filed in Municipal Court for further action.

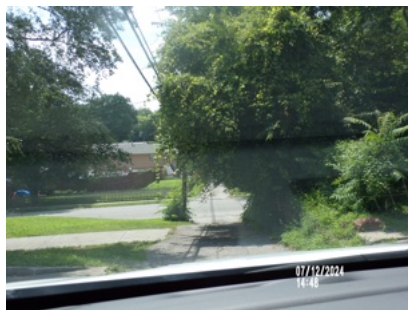
Your cooperation in correcting the above cited violation(s) on your property referenced above by the deadline date will be greatly appreciated. You may stop the assessment, administrative penalty and further prosecution by abating the nuisance and advising the code enforcement officer. You may contact this office at the number below if you have any questions. If you would like to have a meeting to discuss the matter, please contact me to schedule an appointment. City Hall office hours are from 8:00 a.m. to 5:00 p.m., Monday through Friday, except holidays.

Sincerely,

LEE BURLESON
Zoning & Code Administrator
913-480-2680
burleson@firstcity.org

OCCUPANT 627 KICKAPOO ST LEAVENWORTH, KS 66048

The City of Leavenworth also provided photographs related to this violation.



NOVEMBER 2024 NUISANCES VIOLATION ON 608 CHEROKEE STREET

November 2024: Aree LLC received a nuisance code violation for graffiti. On November 15, 2024, the City of Leavenworth wrote a letter to Aree LLC related to an owned property at 608 Cherokee Street. The letter noted a Text Code Chapter 28 Nuisances violation on November 15, 2024 (violation # 55215) along with the following observation. "Please remove or paint over the graffiti on the garage doors in back. If you have any questions, please contact the office." The letter was signed by Lee Burleson, Zoning & Code Administrator.



City of Leavenworth Kansas

100 N 5th Street
Leavenworth, KS 66048

November 15, 2024

AREE LLC
624 KICKAPOO ST
LEAVENWORTH, KS 66048

Dear AREE LLC:

One of the activities of our City staff is to provide an effective code enforcement program through routine and systematic inspections of all properties in the City. Inspections were recently made in the neighborhood of your property located at 608 CHEROKEE STREET, LEAVENWORTH. The following observations were made:

Date:	Violation(s):	Deadline Date:
11/15/2024	TEXT CODE CHAPTER 28 NUISANCES 55215	11/29/2024

Observations: Please remove or paint over the graffiti on the garage doors in back. If you have any questions, please contact the office. Thank you.

Please be advised that the above cited violation must be corrected by the stated deadline date. Staff will perform a re-inspection of your property at that time, and any violations not considered abated may be filed in Municipal Court for further action.

Your cooperation in correcting the above-cited violation(s) on your property referenced above by the deadline date will be greatly appreciated. You may stop the assessment, administrative penalty and further prosecution by abating the nuisance and advising the code enforcement officer. You may contact this office at the number below if you have any questions. If you would like to have a meeting to discuss the matter, please contact me to schedule an appointment. City Hall office hours are from 8:00 a.m. to 5:00 p.m., Monday through Friday, except holidays.

Sincerely,

LEE BURLERSON
Zoning & Code Administrator
913-680-2680
lburlerson@firstcity.org

OCCUPANT 608 CHEROKEE ST LEAVENWORTH, KS 66048

The City of Leavenworth also provided photographs related to this violation.



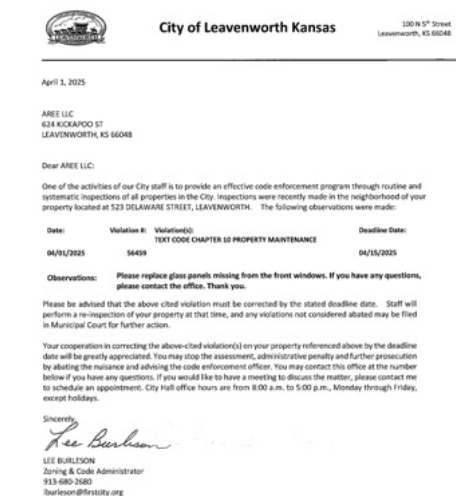
JANUARY 2025 DUTIES OF PROPERTY OWNERS VIOLATION ON 314 DELAWARE STREET

January 2025: Aree LLC received a violation notice for not removing snow from public sidewalks at its property within 24 hours. On January 16, 2025, the City of Leavenworth wrote a letter to Aree LLC related to an owned property at 314 Delaware Street. The letter noted a Text Code Chapter Duties of Property Owners & Others violation on January 15, 2025 (violation #55777) along with the following observation. "It is the duty of the resident or owner of any property that have public sidewalks remove all snow within 24 hours. The sidewalk in front of your property needs to be cleared of snow and ice." The letter was signed by Lee Burleson, Zoning & Code Administrator.



APRIL 2025 MAINTENANCE VIOLATION ON 523 DELAWARE STREET

April 2025: Aree LLC received a code violation notice related to missing windows. On April 1, 2025, the City of Leavenworth wrote a letter to Aree LLC related to an owned property at 523 Delaware Street. The letter noted a Text Code Chapter 10 Property Maintenance violation on April 1, 2025 (violation # 56459) along with the following observation. “Please replace glass panels missing from the front windows. If you have any questions, please contact the office.” The letter was signed by Lee Burleson, Zoning & Code Commissioner.



April 2025: Aree LLC received a second violation notice for the missing windows. On April 17, 2025, the City of Leavenworth again wrote to Aree LLC regarding the same issue (violation #56599). According to the observations section, “Please replace glass panels missing from the front windows. This is your 2nd NOTICE. If you have any questions, contact the office.” The letter was signed by Lee Burleson, Zoning & Code Administrator.



City of Leavenworth Kansas

100 N 5th Street
Leavenworth, KS 66048

April 17, 2025

Aree LLC
624 KICKAPOO ST
LEAVENWORTH, KS 66048

Dear Aree LLC:

One of the activities of our City staff is to provide an effective code enforcement program through routine and systematic inspections of all properties in the City. Inspections were recently made in the neighborhood of your property located at 523 DELAWARE STREET, LEAVENWORTH. The following observations were made:

Date:	Violation #:	Violation(s):	Deadline Date:
04/17/2025	56599	TEXT CODE CHAPTER 10 PROPERTY MAINTENANCE	05/01/2025

Observations: Please replace glass panels missing from the front windows. This is your 2ND NOTICE. If you have any questions, contact the office. Thank you.

Please be advised that the above cited violation must be corrected by the stated deadline date. Staff will perform a re-inspection of your property at that time, and any violations not considered abated may be filed in Municipal Court for further action.

Your cooperation in correcting the above-cited violation(s) on your property referenced above by the deadline date will be greatly appreciated. You may stop the assessment, administrative penalty and further prosecution by abating the nuisance and advising the code enforcement officer. You may contact this office at the number below if you have any questions. If you would like to have a meeting to discuss the matter, please contact me to schedule an appointment. City hall office hours are from 8:00 a.m. to 5:00 p.m., Monday through Friday, except holidays.

Sincerely,

LEE BURLERSON
Zoning & Code Administrator
913-680-2080
burleson@firstcity.org

June 2025: Aree LLC received a third and final violation notice for the missing windows.

On June 5, 2025, the City of Leavenworth wrote to Aree LLC again (violation #57207). "Please replace glass panels missing from the front windows. Your extension has expired. This is your FINAL NOTICE, THIS IS SUBJECT TO BE FILED IN COURT...Please be advised that the above cited violation must be corrected by the stated deadline...Staff will perform a reinspection of your property at that time, and any violations not considered abated may be filed in Municipal Court for further action." The letter was signed by Lee Burleson, Zoning & Code Administrator.



City of Leavenworth Kansas

100 N 5th Street
Leavenworth, KS 66048

June 5, 2025

Aree LLC
624 KICKAPOO ST
LEAVENWORTH, KS 66048

Dear Aree LLC:

One of the activities of our City staff is to provide an effective code enforcement program through routine and systematic inspections of all properties in the City. Inspections were recently made in the neighborhood of your property located at 523 DELAWARE STREET, LEAVENWORTH. The following observations were made:

Date:	Violation #:	Violation(s):	Deadline Date:
06/05/2025	57207	TEXT CODE CHAPTER 10 PROPERTY MAINTENANCE	06/19/2025

Observations: Please replace glass panels missing from the front windows. Your extension has expired. This is your FINAL NOTICE, THIS IS SUBJECT TO BE FILED IN COURT. If you have any questions, contact the office. Thank you.

Please be advised that the above cited violation must be corrected by the stated deadline date. Staff will perform a re-inspection of your property at that time, and any violations not considered abated may be filed in Municipal Court for further action.

Your cooperation in correcting the above-cited violation(s) on your property referenced above by the deadline date will be greatly appreciated. You may stop the assessment, administrative penalty and further prosecution by abating the nuisance and advising the code enforcement officer. You may contact this office at the number below if you have any questions. If you would like to have a meeting to discuss the matter, please contact me to schedule an appointment. City hall office hours are from 8:00 a.m. to 5:00 p.m., Monday through Friday, except holidays.

Sincerely,

LEE BURLERSON
Zoning & Code Administrator
913-680-2080
burleson@firstcity.org

September 2025: Aree LLC received notice that their extension on the missing windows violation had expired, and they were subject to be filed in court if not addressed by the end of the month. On September 15, 2025, the City of Leavenworth again wrote to Aree LLC

(violation #58239. According to the Observations, “Please replace glass panels missing from the front windows. Your extension has expired. This is your FINAL NOTICE, THIS IS SUBJECT TO BE FILED IN COURT...Please be advised that the above cited violation must be corrected by the stated deadline...Staff will perform a reinspection of your property at that time, and any violations not considered abated may be filed in Municipal Court for further action.” The letter was signed by Lee Burleson, Zoning & Code Administrator.

 **City of Leavenworth Kansas** 505 N. 7th Street
Leavenworth, KS 66048

September 16, 2025

ARRE LLC
624 MCARDOS ST
LEAVENWORTH, KS 66048

Dear ARRE LLC:

One of the activities of our City staff is to provide an effective code enforcement program through routine and systematic inspections of all properties in the City. Inspections were recently made in the neighborhood of your property located at 624 MCARDOS STREET, LEAVENWORTH, KS. The following observations were made:

Date:	Violation #:	Inspection	Deadline Date:
09/16/2025	58239	PROPERTY MAINTENANCE	09/30/2025

Observations: Please replace glass panels missing from the front windows. Your extension has expired. This is your FINAL NOTICE, THIS IS SUBJECT TO BE FILED IN COURT. If you have any questions, contact the office. Thank you.

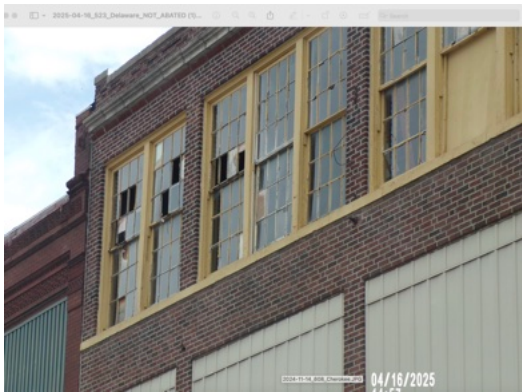
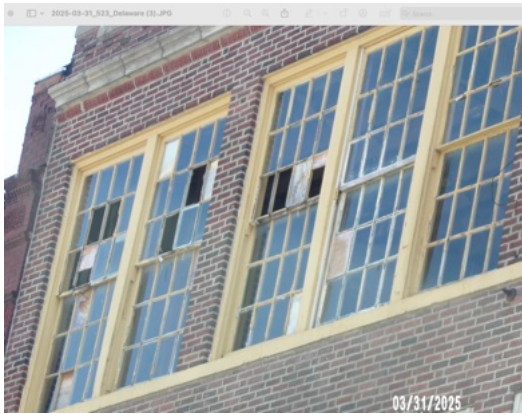
Please be advised that the above cited violation must be corrected by the stated deadline date. Staff will perform a re-inspection of your property at that time, and any violations not considered abated may be filed in Municipal Court for further action.

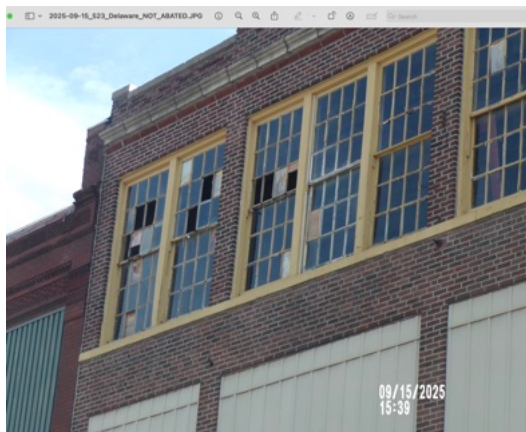
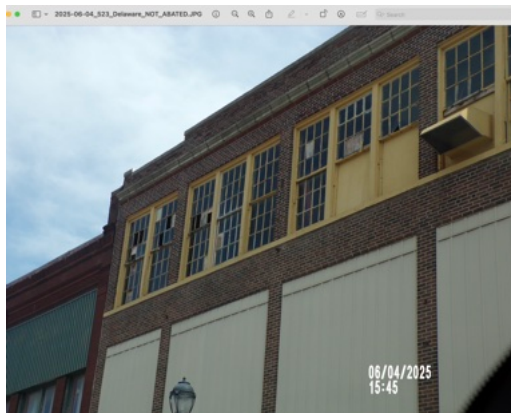
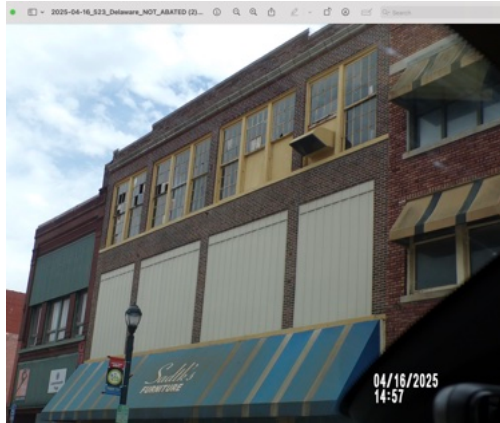
Your cooperation in correcting the above cited violation(s) on your property referenced above by the deadline date will be greatly appreciated. You may stop the enforcement, administrative penalty and further prosecution by abating the violation and advising the code enforcement office. You may contact this office at the number below if you have any questions. If you would like to have a meeting to discuss the matter, please contact me to schedule an appointment. City Hall office hours are from 8:00 a.m. to 5:00 p.m., Monday through Friday, except holidays.


LEE BURLESON
Zoning & Code Administrator
913-686-2680
burleson@cityofleavenworth.org

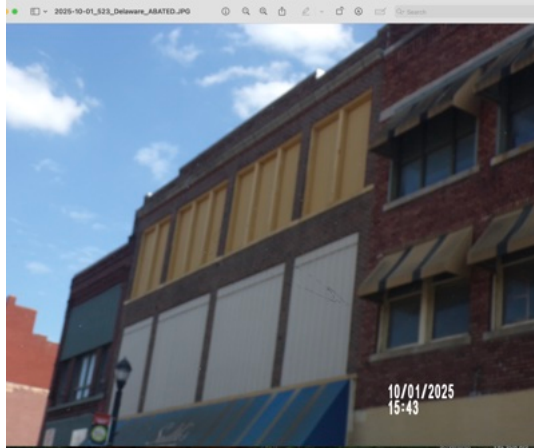
The City of Leavenworth also provided photographs related to these violations.







It appears the issue was finally listed as abated as of October 1, 2025, when a photograph showed the windows were covered.



AUGUST 2026 PROPERTY MAINTENANCE VIOLATION ON 1000 NORTH 7TH STREET

August 2026: Aree Proctor received a property maintenance violation for a falling roof. On August 10, 2026, the City of Leavenworth wrote a letter to Aree Proctor related to an owned property at 1000 North 7th Street. The letter noted a Text Code Chapter 10 Property Maintenance violation on August 10, 2026 (violation #60593) along with the following observation. “Please fix the roof/eaves where the guttering is falling off the building. If you have any questions, please contact the office.” The letter was signed by Lee Burleson, Zoning & Code Commissioner.



City of Leavenworth Kansas

100 N 5th Street
Leavenworth, KS 66048

August 10, 2026

PROCTOR, AREE
624 KICKAPOO ST
LEAVENWORTH, KS 66048

Dear PROCTOR, AREE:

One of the activities of our City staff is to provide an effective code enforcement program through routine and systematic inspections of all properties in the City. Inspections were recently made in the neighborhood of your property located at 1000 NORTH 7TH STREET, LEAVENWORTH. The following observations were made:

Date:	Violation #:	Violation(s):	Deadline Date:
08/10/2026	60593	TEXT CODE CHAPTER 10 PROPERTY MAINTENANCE	09/07/2026

Observations: Please fix the roof/eaves where the guttering is falling off the building. If you have any questions, please contact the office. Thank you.

Please be advised that the above cited violation must be corrected by the stated deadline date. Staff will perform a re-inspection of your property at that time, and any violations not considered abated may be filed in Municipal Court for further action.

Your cooperation in correcting the above-cited violation(s) on your property referenced above by the deadline date will be greatly appreciated. You may stop the assessment, administrative penalty and further prosecution by abating the nuisance and advising the code enforcement officer. You may contact this office at the number below if you have any questions. If you would like to have a meeting to discuss the matter, please contact me to schedule an appointment. City Hall office hours are from 8:00 a.m. to 5:00 p.m., Monday through Friday, except holidays.

Sincerely,

LEE BURLESON
Zoning & Code Administrator
913-680-2680
lburlison@firstcity.org

The City of Leavenworth also provided photographs related to this violation.

