



CITY COMMISSION AGENDA

MONDAY, DECEMBER 04, 2023

204 W. 11TH ST. – 5:00 P.M.

AARON THOMPSON – MAYOR
JJ HOWARD – VICE MAYOR
JASON SHOWALTER – COMMISSIONER
BROOK REDLIN – COMMISSIONER
ANN MYERS – COMMISSIONER

- 1. CALL TO ORDER**
 - A. Roll Call
 - B. Pledge of Allegiance
- 2. PUBLIC COMMENT**

(Members of the audience will have five minutes to present any matter of concern to the Commission. No official action may be taken at this time.)
- 3. CONSENT AGENDA**
 - A. 11/20/2023 Commission Meeting Minutes
 - B. Acceptance of Election Certification
 - C. Appropriation Ordinances 2023-23; 2023-23A; , 2023-P23
- 4. PRESENTATIONS & PROCLAMATIONS**

None this meeting.
- 5. ORDINANCES AND RESOLUTIONS**
 - A. Resolution 1619: To set public hearing date for 1319 Cherry St.
 - B. Resolution 1620: To set public hearing date for 516 W. Hwy224 Lot 409
 - C. Resolution 1621: NRP Amendments and Extension
- 6. FORMAL ACTIONS**
 - A. Goodland Public Library Contract
 - B. 2024 CMB Licenses
- 7. DISCUSSION ITEMS**
 - A. 2023 Budget Amendment: Health and Sanitation Fund
 - B. Former Police Chief's truck to Water/Wastewater
- 8. REPORTS**
 - A. City Manager
 - (1) Manager Memo
 - (2) November Month End Budget Report
 - (3) Airport Gate constructed
 - (4) Standpipe Roof project
 - (5) Nativity scene – require electrical
 - (6)
 - B. City Commissioners
 - C. Mayor
- 9. EXECUTIVE SESSION**
 - A. Under the authority of KSA 75-4319 (b)(1) for personnel matters for nonelected personnel.
 - B. Action from Executive Session, if any.
- 10. ADJOURNMENT**
 - A. Next Regular Meeting is Monday December 18, 2023.

NOTE: Background information is available for review in the office of the City Clerk prior to the meeting. The Public Comment section is to allow members of the public to address the Commission on matters pertaining to any business within the scope of Commission authority and not appearing on the Agenda. Ordinance No. 1730 requires anyone who wishes to address the Commission on a non-agenda item to sign up in advance of the meeting and to provide their name, address, and the subject matter of their comments.



City of Goodland
204 W. 11th Street
Goodland, KS 67735

MEMORANDUM

TO: Mayor Thompson and City Commissioners
FROM: Kent Brown, City Manager
DATE: December 4, 2023
SUBJECT: Agenda Report

Consent Agenda:

- A. 11-20-2023 Commission Meeting Minutes
- B. Acceptance of Election Certification – Copy of certification from the Sherman County Clerk and County Election Officer Ashley Mannis of the 2023 city election results.
- C. Appropriation Ordinances 2023-23; 2023-23A; 2023-P23;

RECOMMENDED MOTION: "I move that we approve Consent Agenda items A, B and C."

Presentations & Proclamations

None this meeting.

Ordinances and Resolutions:

- A. Resolution 1619: To set public hearing date for 1319 Cherry St.

Building Official Zach Hildebrand will present the particulars regarding the structure at 516 W. Hwy224 Lot 409. This resolution is to set a hearing on the property. Building Official Hildebrand had previously submitted an official report to the Commission on August 7, 2023.

This resolution sets the hearing date for this property on January 16, 2023.

RECOMMENDED MOTION: "I move that we approve Resolution 1619, A Resolution fixing at time and place and providing for notice of a hearing before the Governing Body of the City of Goodland, Kansas, at which the owner, his or her agent, lienholders of record, occupants and other parties in interest of structures located within said city and described herein may appear and show cause why such structure should not be condemned and ordered repaired or demolished as an unsafe or dangerous structure."

- B. Resolution 1620: To set public hearing date for 516 W. Hwy224 Lot 409

Building Official Zach Hildebrand will present the particulars regarding the structure at 516 W. Hwy224 Lot 409. This resolution is to set a hearing on the property. Building Official Hildebrand had previously submitted an official report to the Commission on August 7, 2023.

This resolution sets the hearing date for this property on January 16, 2023.

RECOMMENDED MOTION: "I move that we approve Resolution 1621, A Resolution Fixing at time and place and providing for notice of a hearing before the Governing Body of the City of Goodland, Kansas, at which the owner, his or her agent, lienholders of record, occupants and other parties in interest of structures located within said city and described herein may appear and show cause why such structure should not be condemned and ordered repaired or demolished as an unsafe or dangerous structure."

C. Resolution 1623: NRP Amendments and Extension

The current agreement terminates December 31, 2023 and requires the unanimous written consent of all participating Public Agencies to be extended. City Commissioners were asked if any changes requested at the last commission meeting and the response was no changes requested. Sherman County Clerk will be providing documentation from the County Commissioners meeting on Thursday, November 30.

RECOMMENDED MOTION: "I move that we approve Resolution 1621 consenting to the amendment and extension of the Neighborhood Revitalization Plan and Interlocal Agreement until December 31, 2026."

Formal Actions

A. Goodland Public Library Contract

This is the annual contract with the City and Sherman County and the Board of Trustees of the Goodland Library. The County will have approved the contract at their meeting on November 30. Staff recommends approval of the contract.

RECOMMENDED MOTION: "I move that we approve the contract with Sherman County and the Board of Trustees of the Goodland Library for providing Library services to the residents of Sherman County."

B. 2024 CMB Licenses

Attached is the list of CMB licenses for renewal January 1, 2024 for both, consumption on premises and in original and unopened containers not for consumption on premises. Staff may update the spreadsheet on Monday if there are any changes pending inspection completion and approval.

RECOMMENDED MOTION: "I move that we approve the 2024 CMB Licenses for PIZZA HUT, MOM'S KITCHEN and the GOODLAND KOA with consumption on the premises, and 2024 CMB Licenses for CASEY'S GENERAL STORE, 24/7 TRAVEL STORE, COWBOY CORNER XPRESS, LLC for sale in original and unopened containers not for Consumption on the premises, and 2024 CMB Licenses for CORNER MARKET, WAL-MART STORES, INC., DOLLAR GENERAL, and GOODLAND TRAVEL CENTER for sale in original and unopened containers not for Consumption on the premises pending Inspection Approval."

Discussion Items

A. 2023 Budget Amendment: Health and Sanitation Fund

City staff will present information on a possible budget amendment hearing for the 2023 Budget because of the additional revenues and costs accounted in the Health and Sanitation fund because of the change in rates that was approved to begin in March 2023. This was several months after the original budget was approved in September 2022.

B. Former Police Chief's vehicle to another department

With the passing of former Chief Hayes, the 2020 Chevrolet Silverado pickup that was designated for the police chief is no longer needed by the police department. The wastewater department has \$25,000 designated for a pickup in MERF – the Municipal Equipment Reserve Fund. Staff is requesting to transfer the \$25,000 line item to the police department line item for vehicles. The wastewater department will then use the vehicle instead of the vehicle being sold on PurpleWave, for example. In the 2024 budget, the 2020 Chevrolet Silverado pickup had 25,882 miles.

Reports:

A. City Manager

- Manager Memo
- November Month End Budget Report
- Airport Gate constructed
- Standpipe Roof project
- Furnace – WWTP
- Other updates

B. City Commissioners

The Mayor will ask each City Commissioner for their comments or questions for staff on any other topic not on the agenda at this time.

C. Mayor

Mayor will present any comments or questions for staff at this time.

GOODLAND CITY COMMISSION
Regular Meeting

November 20, 2023

5:00 P.M.

Mayor Aaron Thompson called the meeting to order with Vice-Mayor J. J. Howard, Commissioner Jason Showalter, Commissioner Ann Myers and Commissioner Brook Redlin responding to roll call.

Also present were Dustin Bedore – Director of Electric Utilities, Jason Erhart –Chief of Police, Joshua Jordan – IT Director, Kenton Keith – Director of Streets and Facilities, Neal Thornburg – Director of Water and Wastewater, Danny Krayca – Director of Parks, Zach Hildebrand – Code Enforcement/Building Official, Jake Kling – City Attorney, Shauna Johnson – Deputy City Clerk and Kent Brown - City Manager.

Mayor Thompson led Pledge of Allegiance

PUBLIC HEARING

A. Unfit Structure: 122 W. 14th Street – Mayor Thompson opened the public hearing for the Unfit Structure at 122 W. 14th Street at 5:01 p.m. Kent stated, resolution 1617 set this hearing date. Zach informed the commission that property owner Mr. Ed Banda spoke with him about the direction he would like to take the property. He would like to push this property out until March, 2024. Mayor Thompson reminded the commission this is the apartment building on 14th Street that the City has tried several times to contact the owner. Zach stated, the property has been boarded up. Commissioner Showalter asked, is there any paperwork to prove an engineer had been to the property advising it is sound? Zach stated, I have not received any information other than what the owner sent via email. Mayor Thompson stated, I am glad contact has finally been made and a few things have been done with the property. Zach stated, in my opinion there needs to be a strict deadline for future improvements. The property owner was unable to join on zoom so called by telephone to talk with commission. Mr. Banda stated, I had a gentleman in Goodland hired to take care of the property. I was not aware of some of the issues at the property. Once I became aware of the issues, I came to Goodland with a crew to cut the grass and secure the property. At that time, I also had a structural engineer look at the property. I am having an architect draw up a plan for the property that will be done in March. Once the plans are done, I will contact the city to get appropriate permits and begin work in the summer. Commissioner Showalter asked, can the engineer provide documentation from his inspection? Mr. Banda stated, I can get that information and forward it to Zach. Vice-Mayor Howard asked, why is it taking so long to get the blueprints and what happens if your grant is not approved? Commissioner Redlin asked, why did it take so long for you to have interest in the property? Mr. Banda stated, I have to wait for approval from the federal government and a need for Section 8 housing. Commissioner Showalter asked, are you aware the City and County had a study done that indicated what the housing needs were in the community. Mr. Banda stated, I was not until it was brought to my attention. Commissioner Showalter asked, are you aware the study showed that Goodland did not need any more low-income housing. We are not trying to stifle any kind of economic development, but as elected officials our concern is the condition of the property, especially with the location next to a park where children play. It is also on a main thoroughfare through town and we have had concerns from citizens concerning the condition of the property for the last three years. Now we have to have a public hearing to discuss the property with you who has not shown any progress on property in last three years. Either way, the commission would like to see some progress on this property. Mr. Banda replied, I have full intentions of moving forward with this property. Mayor Thompson thanked Mr. Banda for joining the commission and stated the commission would take into consideration the timeline he presents for this project into future decisions the commission decides to make. Mayor Thompson closed the public hearing for the Unfit Structure at 122 W. 14th Street at 5:18 p.m.

PUBLIC COMMENT

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- A. **Craig Loveless: GRMC Update** – Craig stated we recently took the budget to the board and to date it has not been approved. When it is approved, I will report that information back to the commission. We recently hired an HR Manager who will be working on recruiting employees. The hospital did have higher numbers in 2023 due to a large receivable from Medicare.

CONSENT AGENDA

- A. **11/06/23 Commission Meeting Minutes**
- B. **Appropriation Ordinances: 2023-22, 2023-22A, and 2023-P22**
ON A MOTION by Commissioner Redlin to approve Consent Agenda **seconded** by Commissioner Myers. **MOTION carried on a VOTE of 5-0.**

PRESENTATIONS & PROCLAMATIONS

- A. **Sherman County Community Foundation: Playground Shade Grant Award** – Ron Schilling President of SCCF, along with Stephanie Kling, Director and members Jessica Cole and Melanie Daise were present. Stephanie reminded the commission about shares month. The goal is to raise \$70,000 for the endowment fund. Everything raised will stay in Sherman County and with that there will be matching funds from the Dane G. Hansen Foundation and Patterson Family Foundation. When the goal is reached the total with all three could reach \$240,000 to be spent in Sherman County. Stephanie presented a check to the Commission for the grant award in the amount of \$15,000 for the playground shade structure in Steever Park.

ORDINANCES & RESOLUTIONS

- A. **Ordinance 1768: Amending Chapter 9, Sections 19-501 and 19-502 of the Zoning Regulations** – Zach stated, language in Chapter 9 did not match the language in zoning regulations causing difficulties in the Site Plan Review. This ordinance clarifies and revises the language. The Planning commission also wanted a 20/30/50 outlet requirement added. Mayor Thompson stated, I did find in one section the number of RV vehicles allowed was eleven and in another section, it was ten. Zach stated, it should be ten in both sections. The Planning Commission has reviewed and recommends approval of ordinance. **ON A MOTION** by Mayor Thompson to approve Ordinance 1768: Amending Chapter 9, Sections 19-501 and 19-502 of the Zoning Regulations with the amended sentence under Section 9-113 to reflect ten not eleven. **seconded** by Vice-Mayor Howard. **MOTION carried on a VOTE of 5-0.**
- B. **Resolution 1618: Stop sign Main & 11th Street** – Kent stated, at the last meeting the Commission requested a resolution providing for the replacement of stop signs at the 11th and Main Street intersection. The stop signs will be located on the Southwest quadrant and Northeast quadrant. Kenton had mentioned the bricks are set up as a stop line on the north and south bound and would need to be changed out to a different color. Dustin also indicated to remove the stop lights it would require removing cross arm and the electric wires. **ON A MOTION** by Commissioner Redlin to approve Resolution 1618: Stop sign Main & 11th Street **seconded** by Commissioner Showalter. **MOTION carried on a VOTE of 5-0.**

FORMAL ACTIONS

- A. **Request to purchase playground shade structure** - Kent stated, we received a quote from USA Shade in the amount of \$27,123.68 for the shade structure to cover the large playground equipment at Steever Park. This is the same company that supplied the shade at Steever Water Park. Commissioner Showalter stated, I would like to thank Paige Ely for her work on this project. Mayor Thompson stated, if you have an idea that you think is worthwhile, sometimes it is

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worth your time to bring it to the city. **ON A MOTION** by Commissioner Showalter to approve the purchase of a shade structure for Steever Park from USA Shade in the amount of \$27,123.68 using the Grant of \$15,000, \$10,000 from Special Parks fund and remaining \$2,123.68 from CIRF **seconded** by Commissioner Redlin. **MOTION carried on a VOTE of 5-0.**

- B. Request for plan approval to set up nativity scenes in Rosewood Park** – Kent stated, John Mosbarger and a citizens group would like to request approval to set up the nativity scenes in Rosewood Park. John asked for this project in August and met with the Park and Recreation Board, who made some recommendations. John has contacted many of the residents in the area. Most of these responses have been positive with a few negative. John has provided a map of where the scenes would be located and reviewed locations Danny and Kent. Mayor Thompson stated, John has followed through with requests made which is appreciated. John stated, there was a change in location on scene one then lights and a timer will be added sometime after Thanksgiving. Scene seven is currently missing a top, which is in the shop and should be added in the next couple of days. **ON A MOTION** by Commissioner Redlin to approve the plan to set up nativity scenes in Rosewood Park **seconded** by Commissioner Myers. **MOTION carried on a VOTE of 5-0.**

DISCUSSION

- A. Request to extend utilities to a parcel outside city limits** – Kent stated, per code if the commission feels it is in the best interest of the city to extend utilities outside city limits, services may be furnished. Bryce and Jessica Cole at 621 Eustis have requested utilities for a new residence they are building. Staff has reviewed extending utilities, city code and annexation or deferred annexation with property owner. Staff is reviewing variables including sewer, water and additional properties that could be served and development costs. Mayor Thompson asked, how are other properties in that area outside the city limits receiving utilities? Kent stated, decisions made at that time allowed some properties on the system. Mayor Thompson stated, one of the benefits of being inside the city is getting utilities the City provides. Paying city taxes helps maintain utilities. If we provide utilities when they are outside city limits who pays for something if there is a problem? Kent stated, there are additional meter costs for utilities served outside city limits, but minimal. Utilities are supposed to operate independently but the city offers other benefits. If you are on our utilities you should be part of the city. You want them part of the city but you also do not want to do something that does not benefit the City when they are right outside the City. Mayor Thompson stated, I feel it brings up a larger issue than handling each item individually. Commissioner Showalter stated, I believe we have the same issue across from the airport. Commissioner Myers stated, I feel we need to have a policy rather than a case by case basis. Kent stated, the leverage point for the City is when the property owner requests our utility services; once they have the service there is no benefit to annex. Vice-Mayor Howard stated, what about having property owners come to meeting to answer questions. Kent stated, I will ask the property owner to make a formal request for services to the City, then discuss issue.
- B. NRP Renewal 2023** – Kent stated, the current extension for the NRP plan expires December 31, 2023. The Commission will need to review the plan and advise staff of any changes. The County Clerk has asked if the City has any changes. This inter-local agreement has worked well. Consensus of Commission is to proceed with existing plan for three years.
- C. Daycare Facility** – Mayor Thompson stated, last meeting this was an item for discussion, does anyone have any thoughts. My personal thought is I am unsure we have any property that would be a good fit for their needs. If they found a place and needed help setting up utilities, that may be a better fit. Commissioner Redlin stated, I would be open to seeing what properties they feel fit their needs. Mayor Thompson stated, on our list of properties available, there were only two options I

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could see; one next to Topside Manor which had utilities close and the other was property located north of West School. I believe this property would be best option for what they want. Commissioner Myers asked, are these properties big enough for their needs. Mayor Thompson stated, they would be for what they want now, but not take into consideration future growth. Commissioner Showalter asked, have they had a chance to review the property to know if one would fit their needs. Consensus of the Commission is to have them look at property list to see if there is one they believe will fit their need.

REPORTS

A. City Manager - 1. Manager memo is in the packet. **2.** Monthly police activity report is in the packet. **3.** I discussed the Lockbox Project with the City Attorney, the legal ramifications of the project needs to be worked through with the County and their attorney. **4.** The roof to the standpipe is currently on the ground. The plan is to paint and replace the roof next week. **5.** NWKTC was looking at using the leased property south of Holiday Inn; however, even though Yellow has filed for bankruptcy, they have not violated the lease. The City and County Attorneys feel the college needs to contact a representative from Yellow for permission to have an MOU for property. **6.** The interviews for the Community Matters project are complete. A report summarizing the information will be forthcoming. **7.** Need to schedule a joint meeting between the City and Planning Commission in January. **8.** City loader will be delivered to Colby Wednesday. There are a few items missing from the loader, which will be added at a later date. The loader should be delivered to the City November 30th.

B. City Commissioners

Vice-Mayor Howard – 1. Thank you to all the departments for what they do.

Commissioner Showalter – 1. I would like to clarify my thoughts on the Day Care issue. I am only interested in gifting land because this is a need in the community and was also a goal for the commission.

Commissioner Myers - 1. Happy Thanksgiving and safe travels.

Commissioner Redlin – 1. No Report

C. Mayor Thompson– 1. No Report

EXECUTIVE SESSION –

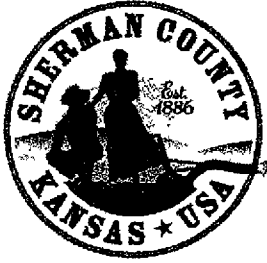
A. EXECUTIVE SESSION - Under the Authority of KSA 75-4319 (b) (1) for personnel matters of non-elected personnel - Mayor Thompson made a motion at 6:30 p.m. to recess into executive session under authority of K.S.A.75-4319 (b) (1) to discuss personnel matters of non-elected personnel not to exceed ten minutes. I request only City Commission be present. Commissioner Redlin seconded the motion. **MOTION carried by a VOTE of 5-0. Meeting resumed at 6:40 p.m.**

ADJOURNMENT WAS HAD ON A MOTION BY Commissioner Redlin **seconded by** Commissioner Showalter. **Motion carried by unanimous VOTE, meeting adjourned at 6:41 p.m. Next meeting is scheduled for December 4, 2023.**

ATTEST:

Aaron Thompson, Mayor

Shauna Johnson, Deputy City Clerk



Sherman County Clerk's Office
813 Broadway, Room 102
Goodland, Kansas 67735-3096
Phone: 785-890-4806
Fax: 785-890-4809

November 17, 2023

City of Goodland Clerk
PO Box 59
Goodland, KS 67735

I, Ashley N. Mannis, Sherman County Clerk & County Election Officer do hereby certify the following votes from the November 7, 2023 General Election.

Goodland City Commissioner

J. J. Howard	451 *
Aaron Thompson	504 *
Ann Myers	397 *
Natividad Vasquez Jr.	245

The candidates elected to the available positions are indicated by a (*).

Respectfully certified and submitted this 17th day of November, 2023.

Ashley N. Mannis

Ashley N. Mannis
Sherman County Clerk



INVOICE NO	LN	DATE	PO NO	REFERENCE	TRACK		1099	NET	CHECK	PD DATE
					CD	GL ACCOUNT				

				2299 1000 BULBS.COM						
W03838620	1	11/13/23	20361	C9 BULBS/CHRISTMAS MAIN WREATH		36-01-4010		357.61	67408	12/04/23
				1000 BULBS.COM				357.61		
				3784 AMAZON CAPITAL SERVICES						
171X-N74K-4W3P	1	10/24/23	19085	TLR-1 COUNTOUR REMOTE CREDIT		19-01-4020		458.00-	67410	12/04/23
17QQ-F44K-7F3K	1	11/03/23		KEYBOARD/MOUSE IT BACKBONE		36-01-4010		26.85	67410	12/04/23
17QQ-F44K-7F3K	2	11/03/23		2-COMPUTER WALL MOUNTS		15-44-3120		53.18	67410	12/04/23
17QQ-F44K-7F3K	3	11/03/23		NUCBOX G2 MINI PC WINDOES		36-01-4010		142.99	67410	12/04/23
17QQ-F44K-7F3K	4	11/03/23		SURFACE CHARGERS		15-44-3060		31.44	67410	12/04/23
1F6N-FDCT-C7H3	1	10/27/23	19085	TLR-1 CONTOUR REMOTE-RETURNED		19-01-4020		463.80	67410	12/04/23
1F6N-FDCT-C7H3	2	10/27/23	19085	TLR-1 WO APRON LIGHT X 10		19-01-4020		1496.90	67410	12/04/23
1GQL-VMKF-GRRX	1	11/11/23	19090	NITRIL GLOVES		11-03-3120		40.54	67410	12/04/23
1GQL-VMKF-GRRX	2	11/11/23	19090	12" ZIP TIES		11-03-3120		29.99	67410	12/04/23
1GQL-VMKF-GRRX	3	11/11/23	19090	SHIPPING		11-03-3120		22.68	67410	12/04/23
1LRQ-973F-KNKK	1	11/05/23		CABLE FOR SCANNER		15-44-3120		12.99	67410	12/04/23
1P1W-V9D4-FKC9	1	11/27/23		FILE FOLDER & KLEENEX		15-44-3120		28.24	67410	12/04/23
1P1W-V9D4-FKC9	2	11/27/23		DESK CALENDAR		11-04-3120		11.98	67410	12/04/23
1W6C-QC4X-THYV	1	10/30/23		SEALED ENVELOPES		15-44-3120		22.29	67410	12/04/23
1W6C-QC4X-THYV	2	10/30/23		URINAL SCREENS		11-13-3120		35.94	67410	12/04/23
1W6C-QC4X-THYV	3	10/30/23		PEOPLE & CHARACTER CODE BOOK		11-02-3120		18.99	67410	12/04/23
1XH4-XYW3-4KKT	1	10/17/23	19082	MOLLE ADAPTER(TASER 7) X 8		11-03-4020		119.92	67410	12/04/23
				AMAZON CAPITAL SERVICES				2100.72		
				2871 AMERICAN FAMILY LIFE						
PR20231117	1	11/17/23		AFLAC CANCER		11-00-0012	N	33.18	3045833	11/24/23 E
PR20231117	2	11/17/23		AFLAC CANCER		15-00-0012	N	16.02	3045833	11/24/23 E
PR20231117	3	11/17/23		AFLAC ACCIDENT		11-00-0012	N	85.02	3045833	11/24/23 E
PR20231117	4	11/17/23		AFLAC ACCIDENT		15-00-0012	N	83.34	3045833	11/24/23 E
PR20231117	5	11/17/23		AFLAC DENTAL		15-00-0012	N	34.44	3045833	11/24/23 E
PR20231117	6	11/17/23		AFLAC ST DISB		11-00-0012	N	43.08	3045833	11/24/23 E
PR20231117	7	11/17/23		AFLAC ST DISB		15-00-0012	N	43.20	3045833	11/24/23 E
PR20231117	8	11/17/23		AFLAC LIFE RIDR		15-00-0012	N	2.76	3045833	11/24/23 E
PR20231117	9	11/17/23		AFLAC LIFE		11-00-0012	N	36.33	3045833	11/24/23 E
PR20231117	10	11/17/23		AFLAC LIFE		21-00-0012	N	12.51	3045833	11/24/23 E
PR20231117	11	11/17/23		SPEC HLTH EVENT		11-00-0012	N	20.10	3045833	11/24/23 E
PR20231117	12	11/17/23		SPEC HLTH EVENT		23-00-0012	N	13.62	3045833	11/24/23 E
PR20231117	13	11/17/23		AFLAC HOSP CONF		11-00-0012	N	51.96	3045833	11/24/23 E
				AMERICAN FAMILY LIFE				475.56		
				1389 AMERICAN FID						
PR20231117	1	11/17/23		AF CANCER AT		11-00-0012	N	29.35	3045830	11/24/23 E
PR20231117	2	11/17/23		AF CANCER AT		15-00-0012	N	21.85	3045830	11/24/23 E
PR20231117	3	11/17/23		AF CANCER AT		21-00-0012	N	9.90	3045830	11/24/23 E
PR20231117	4	11/17/23		AMER FID CANCER		11-00-0012	N	116.84	3045830	11/24/23 E
PR20231117	5	11/17/23		AMER FID CANCER		15-00-0012	N	137.85	3045830	11/24/23 E
PR20231117	6	11/17/23		AMER FID CANCER		21-00-0012	N	26.95	3045830	11/24/23 E
PR20231117	7	11/17/23		AMER FID LIFE		11-00-0012	N	241.72	3045830	11/24/23 E
PR20231117	8	11/17/23		AMER FID LIFE		15-00-0012	N	229.78	3045830	11/24/23 E
PR20231117	9	11/17/23		AMER FID LIFE		21-00-0012	N	114.75	3045830	11/24/23 E
PR20231117	10	11/17/23		AM FID ACCIDENT		11-00-0012	N	67.85	3045830	11/24/23 E

INVOICE NO	LN	DATE	PO NO	REFERENCE	TRACK		1099	NET	CHECK	PD DATE
					CD	GL ACCOUNT				

				1389 AMERICAN FID						
PR20231117	11	11/17/23		AM FID ACCIDENT	15-00-0012		N	84.75	3045830	11/24/23 E
PR20231117	12	11/17/23		AM FID HOSPITAL	11-00-0012		N	26.99	3045830	11/24/23 E
PR20231117	13	11/17/23		AM FID HOSPITAL	15-00-0012		N	26.99	3045830	11/24/23 E
PR20231117	14	11/17/23		AM FID HOSPITAL	21-00-0012		N	15.93	3045830	11/24/23 E
PR20231117	15	11/17/23		AM FD DISABILTY	11-00-0012		N	112.72	3045830	11/24/23 E
PR20231117	16	11/17/23		AF CRITICAL CR	11-00-0012		N	13.94	3045830	11/24/23 E
PR20231117	17	11/17/23		AF CRITICAL CR	15-00-0012		N	8.77	3045830	11/24/23 E
				AMERICAN FID				-----		
								1286.93		

				1390 AMERICAN FIDELITY						
PR20231117	1	11/17/23		AF MED REIMBURS	11-00-0012		N	320.83	3045831	11/24/23 E
PR20231117	2	11/17/23		AF MED REIMBURS	15-00-0012		N	274.17	3045831	11/24/23 E
PR20231117	3	11/17/23		AF MED REIMBURS	21-00-0012		N	114.59	3045831	11/24/23 E
				AMERICAN FIDELITY				-----		
								709.59		

				374 BLACK HILLS ENERGY						
GEN23-517	1	11/17/23		GAS CHARGES/CEMETERY	11-19-2100			201.75	67411	12/04/23
GEN23-518	1	11/27/23		GAS CHARGES/POWER PLANT	15-40-2100			600.68	67411	12/04/23
GEN23-519	1	11/20/23		GAS CHARGES/POLICE DEPT	11-03-2100			355.62	67411	12/04/23
				BLACK HILLS ENERGY				-----		
								1158.05		

				3719 CENTRAL POWER SYSTEMS						
M106000067	1	11/29/23	20415	2023 DEVELON DL220-7 LOADER	36-01-4010			170402.00	67412	12/04/23
				CENTRAL POWER SYSTEMS				-----		
								170402.00		

				600 CONSTELLATION NEWENERGY G						
3902051	1	11/29/23		GAS CHARGES/OCTIOBER	15-40-2090			936.95	67413	12/04/23
				CONSTELLATION NEWENERGY G				-----		
								936.95		

				211 FARM PLAN						
2418163	1	11/16/23		COUPLING	21-42-3060			33.77	67414	12/04/23
				FARM PLAN				-----		
								33.77		

				2939 FARR, DENNICE						
GEN23-528	1	11/28/23		OVEPAYMENT ON ACCT	15-44-3180			16.55	67415	12/04/23
				FARR, DENNICE				-----		
								16.55		

				363 GOODLAND REGIONAL MEDICAL						
40879c17074	1	11/15/23		JUVENILE TREATMENT	11-03-2140		M	258.00	67416	12/04/23
				GOODLAND REGIONAL MEDICAL				-----		
								258.00		

				3610 GUYER, JONI R.						
GEN23-520	1	12/01/23		CEMETERY CARE/DECEMBER 2023	11-19-2140		M	3916.66	67417	12/04/23
				GUYER, JONI R.				-----		
								3916.66		

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				3729 GWORK						
2019-20259	1	11/17/23		ANNUAL LICENSE UPGRADE		15-44-2140		15394.00	67418	12/04/23
				GWORK				----- 15394.00		

				2893 HELENA CHEMICAL CO.						
41218039	1	11/16/23		PRAMITOL/WEED CONTROL IN LOT		11-03-3030		309.00	67419	12/04/23
				HELENA CHEMICAL CO.				----- 309.00		

				1589 HITCHCOCK INCORPORATED						
168311	1	11/15/23		ARGON		11-11-3120		194.94	67420	12/04/23
				HITCHCOCK INCORPORATED				----- 194.94		

				391 HOOVER LUMBER						
330740	1	10/24/23		EXPANSION JOINTS, RODS		11-11-3120		35.61	67423	12/04/23
330750	1	10/24/23		BIT HAMMER 5/8"X10"X12"		11-11-3020		26.99	67423	12/04/23
330752	1	10/24/23		CAULKSAVER, HYD CEMENT		23-41-3120		37.95	67423	12/04/23
330826	1	10/25/23		MOUSE TRAPS		15-44-3120		4.13	67423	12/04/23
330831	1	10/25/23		DOOR SWEEP 36"		15-44-3120		12.59	67423	12/04/23
330885	1	10/26/23		RAKE X 2		11-15-3020		41.38	67423	12/04/23
330938	1	10/27/23		SPRINKER PVC PIPE, ADHESIVE		11-15-3060		22.74	67423	12/04/23
330943	1	10/27/23		SPRAY PRIMER		11-11-3120		19.78	67423	12/04/23
330944	1	10/27/23		GATOR GRIP RUB		11-11-3120		28.78	67423	12/04/23
330945	1	10/27/23		YELLOW POLY ROPE		23-41-3060		8.99	67423	12/04/23
331049	1	10/30/23		CAULK, GREAT STUFF BIG GAP		11-11-3030		95.32	67423	12/04/23
331174	1	11/01/23		NIPPLE GALV, CONDUIT/EAGLEMED		11-13-3030		22.10	67423	12/04/23
331217	1	11/02/23		RETURN/NIPPLES		11-13-3030		8.62-	67423	12/04/23
331231	1	11/02/23		50 PC 3/8X1-1/2X48 LATH		11-11-3120		79.98	67423	12/04/23
331275	1	11/03/23		SAW BLADE 4.5"		11-15-3020		20.69	67423	12/04/23
331275	2	11/03/23		AA BATTERIES		11-15-3120		17.99	67423	12/04/23
331482	1	11/07/23		CONCRETE/VAN GOGH SIDEWALK		11-15-3120		63.94	67423	12/04/23
331499	1	11/07/23		CREDIT/SAND		11-15-3120		24.22-	67423	12/04/23
331536	1	11/08/23		BALL VALVE BRASS 1"		23-41-3060		25.19	67423	12/04/23
331549-TAX	1	11/08/23		CABLE TIES		15-42-3120		10.88	67423	12/04/23
331599-TAX	1	11/09/23		PULL UTILITY 6.5"		15-40-3030		6.82	67423	12/04/23
331805	1	11/13/23		TUBE CUTTER 1 1/8"		21-42-3020		39.58	67423	12/04/23
331898	1	11/15/23		EXTENSION CORDS		36-01-4010		81.87	67423	12/04/23
331951	1	11/16/23		TOOL SETS		23-43-3020		414.42	67423	12/04/23
331952	1	11/16/23		HEADLAMP, BATTERY, GRINDER		21-42-3020		578.78	67423	12/04/23
331967	1	11/16/23		20VMX GRINDER		21-40-3020		129.00	67423	12/04/23
331967	2	11/16/23		SAWZAL BLADES, TORCH, BRUSH		21-42-3120		128.58	67423	12/04/23
331991	1	11/16/23		CONCRETE MIX		11-11-3120		33.90	67423	12/04/23
332041-TAX	1	11/17/23		3" FLAPPER		15-40-3030		16.12	67423	12/04/23
332083	1	11/17/23		CHRISTMAS LIGHTS/VANGOGH		36-01-4010		55.76	67423	12/04/23
332084	1	11/17/23		SPRAY PAINT		11-15-3120		5.39	67423	12/04/23
332227	1	11/20/23		POWER CORDS/VANGOGH CHRISTMAS		36-01-4010		21.58	67423	12/04/23
332291	1	11/21/23		POWER CORDS/CHRISTMAS VANGOGH		36-01-4010		40.01	67423	12/04/23
448430	1	11/14/23		12" 12 GAUGE STEEL TIE WIRE		11-11-3120		30.00	67423	12/04/23
				HOOVER LUMBER				----- 2124.00		

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1733 IN THE CAN LLC										
GEN23-529	1	12/01/23		SOLID WASTE/DECEMBER 2023		30-01-2220		45630.00	67424	12/04/23

								45630.00		
1092 KANSAS CORP. COMM.										
GEN23-530	1	12/04/23		2011-00357		39-01-2050		100.36	67425	12/04/23
GEN23-530	2	12/04/23		2011-00571		39-01-2050		32.77	67425	12/04/23

								133.13		
1072 KANSAS PAYMENT CENTER										
PR20231117	1	11/17/23		INCOME WITHOLD		11-00-0012	N	96.46	3045829	11/24/23 E

								96.46		
225 KANSASLAND TIRE-GOODLAND										
GEN23-524	1	12/04/23		REIMBURSE SALES TAX/405915001		14-01-5080		410.15	67426	12/04/23
GEN23-524	2	12/04/23		REIMBURSE SALES TAX/404400002		14-01-5080		711.10	67426	12/04/23
GEN23-524	3	12/04/23		REIMBURSE SALES TAX/404400002		14-01-5080		403.88	67426	12/04/23

								1525.13		
3392 KLING, JAKE D.										
GEN23-521	1	12/01/23		ATTORNEY FEES/DECEMBER 2023		11-02-2140	M	4208.33	67427	12/04/23

								4208.33		
523 KS PUBLIC EMP. RETIREMENT										
PR20231117	1	11/17/23		KPERS		11-00-0012	N	2219.09	3045828	11/24/23 E
PR20231117	2	11/17/23		KPERS		15-00-0012	N	1915.23	3045828	11/24/23 E
PR20231117	3	11/17/23		KPERS		21-00-0012	N	372.53	3045828	11/24/23 E
PR20231117	4	11/17/23		KPERS		23-00-0012	N	282.59	3045828	11/24/23 E
PR20231117	5	11/17/23		KPERS II		11-00-0012	N	1781.48	3045828	11/24/23 E
PR20231117	6	11/17/23		KPERS II		15-00-0012	N	1311.56	3045828	11/24/23 E
PR20231117	7	11/17/23		KPERS II		21-00-0012	N	87.76	3045828	11/24/23 E
PR20231117	8	11/17/23		KPERS II		23-00-0012	N	87.76	3045828	11/24/23 E
PR20231117	9	11/17/23		KPERS III		11-00-0012	N	3714.74	3045828	11/24/23 E
PR20231117	10	11/17/23		KPERS III		15-00-0012	N	1254.72	3045828	11/24/23 E
PR20231117	11	11/17/23		KPERS III		21-00-0012	N	619.41	3045828	11/24/23 E
PR20231117	12	11/17/23		KPERS III		23-00-0012	N	218.24	3045828	11/24/23 E
PR20231117	13	11/17/23		KPERS D&D		11-00-0012	N	534.64	3045828	11/24/23 E
PR20231117	14	11/17/23		KPERS D&D		15-00-0012	N	310.58	3045828	11/24/23 E
PR20231117	15	11/17/23		KPERS D&D		21-00-0012	N	74.82	3045828	11/24/23 E
PR20231117	16	11/17/23		KPERS D&D		23-00-0012	N	40.78	3045828	11/24/23 E

								14825.93		
KS PUBLIC EMP. RETIREMENT										
336 MID AMERICAN RESEARCH										
0805673-IN	1	11/17/23	20376	GREEN MARKING PAINT		23-43-3120		596.02	67428	12/04/23
0805673-IN	2	11/17/23	20376	BLUE MARKING PAINT		21-42-3120		596.01	67428	12/04/23

								1192.03		
MID AMERICAN RESEARCH										

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				2104 NATIONWIDE TRUST CO. FSB						
PR20231117	1	11/17/23		NATIONWIDE TRST		11-00-0012	N	325.00	3045832	11/24/23 E
PR20231117	2	11/17/23		NATIONWIDE TRST		15-00-0012	N	265.00	3045832	11/24/23 E
				NATIONWIDE TRUST CO. FSB				590.00		

				2940 NEBRASKA CHILD SUPPORT						
PR20231117	1	11/17/23		NEB CHILD SUP		15-00-0012	N	76.85	3045834	11/24/23 E
				NEBRASKA CHILD SUPPORT				76.85		

				1432 PAVING MAINTENCE SUPPLY I						
2311-088993	1	11/15/23	20413	COLD PATCH UPM		11-11-3120		974.14	67429	12/04/23
				PAVING MAINTENCE SUPPLY I				974.14		

				2401 PAW WASH						
GEN23-522	1	12/01/23		ANIMAL CONTROL/DECEMBER 2023		11-05-2140		2100.00	67430	12/04/23
				PAW WASH				2100.00		

				3701 PETERBILT OF GOODLAND						
GP38718	1	11/27/23		CLEAR LIGHT		15-42-3060		37.46	67431	12/04/23
				PETERBILT OF GOODLAND				37.46		

				3759 PRAIRIESPRINGS HOSPITALIT						
GEN23-525	1	12/01/23		SALES TAX REIMB		28-01-2050		10417.38	67432	12/04/23
				PRAIRIESPRINGS HOSPITALIT				10417.38		

				1683 PRINCIPAL MUTUAL LIFE INS						
PR20231117	1	11/17/23		PRIN. MUTUAL		11-00-0012	N	102.84	67406	11/24/23
PR20231117	2	11/17/23		PRIN. MUTUAL		15-00-0012	N	271.86	67406	11/24/23
				PRINCIPAL MUTUAL LIFE INS				374.70		

				2776 PUBLIC AGENCY TRAINING CO						
1438	1	11/27/23	19094	CRIMINAL/DRUG CLASS/ERHART		25-01-2170		425.00	67433	12/04/23
				PUBLIC AGENCY TRAINING CO				425.00		

				2138 S & M REPAIR LLC						
215527	1	11/07/23		TANDEM REPAIR/05 DUMP TRUCK		11-11-3060		1582.18	67434	12/04/23
				S & M REPAIR LLC				1582.18		

				1442 S & T COMMUNICATIONS, INC						
10819523	1	12/01/23		ALARMS		11-17-2180		12.84	67435	12/04/23
10819523	2	12/01/23		ALARMS		15-44-2180		38.52	67435	12/04/23
10819523	3	12/01/23		ALARMS		21-40-2180		11.12	67435	12/04/23
10819523	4	12/01/23		ALARMS		23-41-2180		12.84	67435	12/04/23
10819523	5	12/01/23		TECH SERVICE		21-42-2100		9.95	67435	12/04/23

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				S & T COMMUNICATIONS, INC			85.27			
				407 SALINA SUPPLY COMPANY						
S100220349.011	1	11/02/23	19883	4-4X14" EMETERS	38-00-0006		10684.22	67436	12/04/23	
S100252301.003	1	11/03/23	20121	METER BOXES	21-42-3050		3888.16	67436	12/04/23	
S100253771.001	1	11/13/23	20373	STENNER #5 PUMP TUBE	21-40-3120		125.40	67436	12/04/23	
S100253771.002	1	11/13/23	20373	ROMAC 3/4"CUTTER/RETURNED	21-40-3120		221.92	67436	12/04/23	
S100254007.001	1	11/13/23	20375	1"X100' CTS POLY PIPE	21-42-3050		188.20	67436	12/04/23	
S100254667.001	1	11/15/23	20373	ROMAC 3/4" CORP STOP ADAPTER	21-42-3120		236.51	67436	12/04/23	
S100255037.001	1	11/17/23	20124	3 & 4" FLANGE PACK	21-42-3050		140.82	67436	12/04/23	
				SALINA SUPPLY COMPANY			15485.23			
				2265 SCHERMERHORN, KATHY						
GEN23-523	1	12/01/23		ANIMAL CONTROL/DECEMBER 2023	11-05-2140	M	1500.00	67437	12/04/23	
				SCHERMERHORN, KATHY			1500.00			
				413 SCHLOSSER, INC.						
11238	1	11/28/23		FLOW FILL/4TH & WALNUT	21-42-3050		176.25	67438	12/04/23	
				SCHLOSSER, INC.			176.25			
				421 SHARE CORPORATION						
251324	1	11/08/23	20263	EVAPO KLEEN, COOLER TREATMENT	15-40-3040		869.00	67439	12/04/23	
				SHARE CORPORATION			869.00			
				425 SHERMAN COUNTY TREASURER						
1260	1	11/15/23		TAXES/AIRPORT	11-13-2500		10160.81	67441	12/04/23	
1713	1	11/15/23		TAXES/POWER PLANT	15-44-2500		180.00	67441	12/04/23	
1719	1	11/15/23		TAXES/ARTS CENTER	11-02-2500		180.00	67441	12/04/23	
2147	1	11/15/23		TAXES/FARMED AG PROP	11-13-2500		2345.58	67441	12/04/23	
303	1	11/15/23		TAXES/WESTMORE ACRES	11-02-2500		57.18	67441	12/04/23	
3091	1	11/15/23		TAXES/AG LAND	11-13-2500		435.06	67441	12/04/23	
3623	1	11/15/23		TAXES/WOLAK BUILDING	11-02-2500		180.00	67441	12/04/23	
4156	1	11/15/23		TAXES/AG LAND USE	11-02-2500		495.28	67441	12/04/23	
478	1	11/15/23		TAXES/AG LAND USE	11-02-2500		9.62	67441	12/04/23	
4996	1	11/15/23		TAXES/CITY OFFICE	11-02-2500		180.00	67441	12/04/23	
6008	1	11/15/23		TAXES/AG LAND USE	11-02-2500		9.62	67441	12/04/23	
636	1	11/15/23		TAXES/WELCOME CENTER	11-02-2500		90.00	67441	12/04/23	
751	1	11/15/23		TAXES/AIRPORT HANGAR	11-13-2500		11144.76	67441	12/04/23	
8501-23	1	11/15/23		TAXES/LOBO	11-02-2500		50.42	67441	12/04/23	
8646-23	1	11/15/23		TAXES/LOBO	11-02-2500		61.42	67441	12/04/23	
				SHERMAN COUNTY TREASURER			25579.75			
				427 SHORES NAPA						
297042	1	10/27/23		HOSE CLAMP & SPLICE	11-15-3120		24.10	67446	12/04/23	
297043	1	10/27/23		GRASS DUMPSTER REPAIR	11-15-3060		45.27	67446	12/04/23	
297072	1	10/27/23		PIPE TAP 4"X14	15-40-3020		22.25	67446	12/04/23	
297097-23	1	10/27/23		14" CHOP SAW	11-11-3020		223.76	67446	12/04/23	
297108	1	10/27/23		NO WARP	21-40-3030		7.99	67446	12/04/23	
297111	1	10/27/23		SPRINKLERS/LIBRARY	11-11-3120		39.38	67446	12/04/23	

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427 SHORES NAPA										
297114	1	10/27/23		DRYER VENT, CORD		11-11-3030		26.75	67446	12/04/23
297259	1	10/30/23		COOLANT CONNECTOR, QUICK LOK/		11-11-3170		18.24	67446	12/04/23
297278	1	10/30/23		BRAKE CLEANER		11-15-3120		4.58	67446	12/04/23
297279	1	10/30/23		BROOM		11-15-3020		18.99	67446	12/04/23
297308	1	10/30/23		GLOVES X 2		21-42-3120		59.56	67446	12/04/23
297336	1	10/30/23		FILTERS/#81 & 82		11-11-3060		23.62	67446	12/04/23
297434	1	10/31/23		BRAKE CLEANER, SPRAY BOTTLES		15-40-3120		129.79	67446	12/04/23
297447	1	10/31/23		HOSE/#25		11-11-3170		1.95	67446	12/04/23
297488	1	11/01/23		SLIDE TERMINAL/AIRPORT LIGHTIN		11-13-3060		7.34	67446	12/04/23
297490	1	11/01/23		FILTERS X 4		11-15-3060		21.07	67446	12/04/23
297490	2	11/01/23		ZIP TIES, TRASH BAGS		11-15-3120		88.63	67446	12/04/23
297490	3	11/01/23		9/16" BIT		11-15-3020		14.67	67446	12/04/23
297528	1	11/01/23		ROLL PIN PUNCH SET		21-40-3020		35.99	67446	12/04/23
297588	1	11/01/23		HOSE		21-42-3120		23.92	67446	12/04/23
297661	1	11/02/23		FILTER/#40		15-42-3170		4.36	67446	12/04/23
297710	1	11/02/23		RING TERMINAL		15-40-3120		4.45	67446	12/04/23
297792	1	11/03/23		HAMMER, SHOCKWAVE TIN		11-15-3020		36.70	67446	12/04/23
297792	2	11/03/23		LAUNDRY DETERGENT		11-15-3120		2.79	67446	12/04/23
297792	3	11/03/23		LUCAS RED-TACKY GRS		11-15-3070		17.68	67446	12/04/23
297792	4	11/03/23		SKID SHOE		11-15-3060		28.78	67446	12/04/23
297797	1	11/03/23		FILTERS/		11-03-3170		25.00	67446	12/04/23
297817	1	11/03/23		OIL/#10		11-03-3170		52.86	67446	12/04/23
297848	1	11/03/23		PAINT THINNER,GLOVES, TOWELS		15-42-3120		59.58	67446	12/04/23
297871	1	11/03/23		WIPER BLADES		15-40-3170		29.43	67446	12/04/23
298018	1	11/06/23		BELT/#79		21-42-3060		9.88	67446	12/04/23
298022	1	11/06/23		ALUMINUM CHANNEL,SPRAYER		15-40-3060		289.07	67446	12/04/23
298128	1	11/07/23		HEARING PROTECTION		11-15-3120		42.99	67446	12/04/23
298182	1	11/07/23		WELDING GLOVES X 4		15-40-2310		114.41	67446	12/04/23
298298	1	11/08/23		BRACKET, SCREWS, HINGE		11-11-3120		59.71	67446	12/04/23
298443	1	11/09/23		2.5 DEF		11-11-3060		54.60	67446	12/04/23
298457	1	11/09/23		HANDLE & WASHER		15-40-3060		10.43	67446	12/04/23
298509	1	11/09/23		CONNECTOR		21-42-3060		1.79	67446	12/04/23
298969	1	11/15/23		PLASTIC DRAWERS		11-15-3020		31.99	67446	12/04/23
298969	2	11/15/23		SCREW EYES/SCHOOL HOUSE		11-15-3030		1.99	67446	12/04/23
298987	1	11/15/23		OUTLET		15-42-3120		7.62	67446	12/04/23
298990	1	11/15/23		DIABLO BLADE		21-42-3120		21.99	67446	12/04/23
299100	1	11/16/23		GLOVES		21-42-3120		57.98	67446	12/04/23
299101	1	11/16/23		GLOVES		21-40-3120		25.99	67446	12/04/23
299109	1	11/16/23		PAINT, CUTOFF WHEEL, TIDE		11-11-3120		86.84	67446	12/04/23
299125	1	11/16/23		HOSE CLAMP, BOLT BRIDGE LINER		21-42-3060		9.12	67446	12/04/23
299127	1	11/16/23		CUT OFF WHEEL, WHEEL		21-42-3120		58.06	67446	12/04/23
299128	1	11/16/23		WASHER FLUID, ANTIFREEZE		23-41-3120		34.78	67446	12/04/23
299130	1	11/16/23		HOSE CLAMP		21-42-3060		4.42	67446	12/04/23
299179	1	11/16/23		OIL FILTER		11-06-3170		4.00	67446	12/04/23
299214	1	11/17/23		COUPLING		15-40-3060		41.50	67446	12/04/23
299227	1	11/17/23		ELBOW, COUPLER/WATER VALVE PP		11-15-3060		14.76	67446	12/04/23
299261	1	11/17/23		JIG SAW BLADE		11-11-3020		7.72	67446	12/04/23
299440	1	11/20/23		WORK GLOVE		11-11-2310		24.99	67446	12/04/23
299561	1	11/21/23		SPRAY PAINT		11-11-3060		15.98	67446	12/04/23
299592	1	11/21/23		WAND, GLOVES, ANTIFREEZE		11-11-3120		55.92	67446	12/04/23
299681	1	11/22/23		GLASS CLEANER		21-42-3120		5.82	67446	12/04/23
299688	1	11/22/23		FILTER, SLIP PLATE SPRAY		11-11-3060		62.73	67446	12/04/23

INVOICE NO	LN	DATE	PO NO	REFERENCE	TRACK		1099	NET	CHECK	PD DATE
					CD	GL ACCOUNT				
				SHORES NAPA			2256.56			
				4032 SPEEDTECH LIGHTS, INC						
368956	1	11/03/23	19727	4 PK Z-3, CARBINE-X MINI FLOOD		11-11-3060		165.38	67447	12/04/23
				SPEEDTECH LIGHTS, INC				165.38		
				438 STANION WHOLESALE ELECTRI						
5499740-00	1	11/21/23	20079	QUAZITE 48X48X36" BOX		15-42-3050		3891.31	67448	12/04/23
5507598-00	1	11/21/23	20080	48X48" TIER 22 COVER QUAZITE		15-42-3050		5782.73	67448	12/04/23
5595957-00	1	10/24/23	20346	10' CROSSARMS/SOUTH LOOP		38-01-4030		14925.00	67448	12/04/23
5595957-01	1	10/31/23	20346	7/16 GUY WIRE/SOUTH LOOP		38-01-4030		970.00	67448	12/04/23
5595957-01	2	10/31/23	20346	POLE BANDS/SOUTH LOOP		38-01-4030		2428.50	67448	12/04/23
5595957-02	1	11/07/23	20346	#2 BARE COPPER WIRE/SOUTHLOOP		38-01-4030		1495.00	67448	12/04/23
5595957-03	1	11/21/23	20346	F-NECK INSULATORS/SOUTH LOOP		38-01-4030		514.80	67448	12/04/23
5618447-00	1	10/31/23	20345	60W LED WATCHLIGHT		15-42-3010		4951.61	67448	12/04/23
5626826-00	1	10/24/23	20349	10' CROSS ARM X 5		15-42-3050		1004.00	67448	12/04/23
5633729-00	1	11/07/23	20351	HARDHATS		15-42-3050		286.78	67448	12/04/23
5633729-01	1	11/07/23	20351	HARDHATS		15-42-3050		286.78	67448	12/04/23
5634097-00	1	11/07/23	20351	POLE TOP PINS X 12		15-42-3050		232.20	67448	12/04/23
5634097-01	1	11/21/23	20351	F NECK INSULATORS		15-42-3050		561.13	67448	12/04/23
				STANION WHOLESALE ELECTRI				37329.84		
				4038 STAPLES OFFICE						
3553362930	1	11/25/23		COPY PAPER		15-44-3120		658.30	67449	12/04/23
				STAPLES OFFICE				658.30		
				1551 THE J.P. COOKE CO.						
808643	1	11/22/23		600 ANIMAL TAGS		11-05-3120		155.77	67450	12/04/23
				THE J.P. COOKE CO.				155.77		
				2159 TRIPLETT INC						
GEN23-526	1	12/01/23		SALES TAX REIMB		28-01-2060		5703.13	67451	12/04/23
				TRIPLETT INC				5703.13		
				2784 USD # 352						
GEN23-527	1	12/01/23		SCHOOL SALES TAX		11-02-2050		33859.53	67452	12/04/23
				USD # 352				33859.53		
				2328 VERMEER GREAT PLAINS						
P32245	1	11/16/23	19730	PUMP ASSEMBLY/#79		21-42-3060		1243.22	67453	12/04/23
				VERMEER GREAT PLAINS				1243.22		
				2895 VISION CARE DIRECT ADM.						
PR20231117	1	11/17/23		VISION CARE DIR		11-00-0012	N	121.26	67407	11/24/23
PR20231117	2	11/17/23		VISION CARE DIR		15-00-0012	N	122.98	67407	11/24/23
				VISION CARE DIRECT ADM.				244.24		

INVOICE NO	LN	DATE	PO NO	REFERENCE	TRACK		1099	NET	CHECK	PD DATE	
					CD	GL ACCOUNT					

				640 WAL*MART							
00674	1	10/23/23		GLOVES X 2		11-15-3160		32.96	67455	12/04/23	
01565	1	10/24/23		OFFICE/CLEANING SUPPLIES		15-42-3120		135.86	67455	12/04/23	
02123	1	10/26/23		OFFICE/CLEANING SUPPLIES		15-40-3120		143.93	67455	12/04/23	
02423	1	11/08/23		PLANNER, OFFICE SUPPLIES		15-42-3120		41.78	67455	12/04/23	
02497	1	11/13/23		OFFICE SUPPLIES		15-44-3120		65.63	67455	12/04/23	
03344	1	11/10/23		24" MONITOR		15-44-3120		94.83	67455	12/04/23	
03794	1	11/15/23		BAGGIES, BATTERIES		21-40-3120		71.24	67455	12/04/23	
04477	1	10/23/23		7 PC DRAWER		11-17-3120		8.98	67455	12/04/23	
05542	1	10/26/23		24" MONITOR		15-44-3120		94.83	67455	12/04/23	
05543	1	10/26/23		SEAT CLEANER		11-06-3170		7.97	67455	12/04/23	
05543	2	10/26/23		CLEANING SUPPLIES		11-02-3120		40.71	67455	12/04/23	
05856	1	11/14/23		OFFICE/CLEANING SUPPLIES		11-11-3120		118.42	67455	12/04/23	
06636	1	11/01/23		SHOP TOWELS		15-44-3120		9.43	67455	12/04/23	
06993	1	11/03/23		PLANNER		11-15-3120		9.84	67455	12/04/23	
06993	2	11/03/23		GLOVES		11-15-3160		32.88	67455	12/04/23	
08070	1	11/13/23		JUVENILE MEDICINE		11-03-2140		330.14	67455	12/04/23	
09345	1	11/13/23		JUVENILE MEDICINE		11-03-2140		9.00	67455	12/04/23	
09442	1	11/14/23		QUILT ROLLS, HOT GLUE		38-01-4010		16.94	67455	12/04/23	
6315	1	10/31/23		WOOD STICKS/GRAB BAGS		11-17-3130		11.91	67455	12/04/23	

WAL*MART								1277.28			

***** REPORT TOTAL *****								410451.80			

JRNL ID/ ACCOUNT NUMBER	OTHER NUMBER/ ACCOUNT TITLE	OTHER REFERENCE/ REFERENCE	DEBIT	CREDIT	BANK #
PAYROLL					
11-00-0011	GENERAL EMP TAX A/P	SS/MED EMPE GEN	4,275.69		
11-00-0001	GENERAL OPERATING CASH	SS/MED EMPE GEN		4,275.69	1
15-00-0011	ELECTRIC EMP TAX A/P	SS/MED EMPE ELE	2,346.49		
15-00-0001	ELECTRIC CASH	SS/MED EMPE ELE		2,346.49	1
21-00-0011	WATER EMP TAX A/P	SS/MED EMPE WAT	560.37		
21-00-0001	WATER CASH	SS/MED EMPE WAT		560.37	1
23-00-0011	SEWER EMP TAX A/P	SS/MED EMPE SEW	311.00		
23-00-0001	SEWER CASH	SS/MED EMPE SEW		311.00	1
11-00-0011	GENERAL EMP TAX A/P	SS/MED EMPE GEN	4,275.69		
11-00-0001	GENERAL OPERATING CASH	SS/MED EMPE GEN		4,275.69	1
15-00-0011	ELECTRIC EMP TAX A/P	SS/MED EMPE ELE	2,346.49		
15-00-0001	ELECTRIC CASH	SS/MED EMPE ELE		2,346.49	1
21-00-0011	WATER EMP TAX A/P	SS/MED EMPE WAT	560.37		
21-00-0001	WATER CASH	SS/MED EMPE WAT		560.37	1
23-00-0011	SEWER EMP TAX A/P	SS/MED EMPE SEW	311.00		
23-00-0001	SEWER CASH	SS/MED EMPE SEW		311.00	1
11-00-0011	GENERAL EMP TAX A/P	FED TAX GEN	4,376.48		
11-00-0001	GENERAL OPERATING CASH	FED TAX GEN		4,376.48	1
15-00-0011	ELECTRIC EMP TAX A/P	FED TAX ELE	2,066.45		
15-00-0001	ELECTRIC CASH	FED TAX ELE		2,066.45	1
21-00-0011	WATER EMP TAX A/P	FED TAX WAT	508.45		
21-00-0001	WATER CASH	FED TAX WAT		508.45	1
23-00-0011	SEWER EMP TAX A/P	FED TAX SEW	201.85		
23-00-0001	SEWER CASH	FED TAX SEW		201.85	1
11-00-0011	GENERAL EMP TAX A/P	STATE TAX GEN	2,261.51		
11-00-0001	GENERAL OPERATING CASH	STATE TAX GEN		2,261.51	1
15-00-0011	ELECTRIC EMP TAX A/P	STATE TAX ELE	1,340.98		
15-00-0001	ELECTRIC CASH	STATE TAX ELE		1,340.98	1
21-00-0011	WATER EMP TAX A/P	STATE TAX WAT	297.33		
21-00-0001	WATER CASH	STATE TAX WAT		297.33	1
23-00-0011	SEWER EMP TAX A/P	STATE TAX SEW	163.67		
23-00-0001	SEWER CASH	STATE TAX SEW		163.67	1
07-01-5030	SELF INSUR BCBS STOP LOSS PYMT	STOP LOSS 11/21	21,981.20		
07-00-0001	SELF INSUR CASH	STOP LOSS 11/21		21,981.20	1
07-01-5030	SELF INSUR BCBS STOP LOSS PYMT	STOP LOSS11/28	3,155.55		
07-00-0001	SELF INSUR CASH	STOP LOSS11/28		3,155.55	1
45-01-1050	EMP BENEFIT HEALTH/ACC INSUR	COBRA HAYES PREM	279.15		
45-00-0001	EMP BENEFITS CASH	COBRA HAYES PREM		279.15	1
45-01-1050	EMP BENEFIT HEALTH/ACC INSUR	COBRA HAYES SI	364.68		
45-00-0001	EMP BENEFITS CASH	COBRA HAYES SI		364.68	1
15-00-0010	ELECTRIC A/C PAYABLE	GWORCS CC	3,554.16		
15-00-0001	ELECTRIC CASH	GWORCS CC		3,554.16	1
		Journal Total :	55,538.56	55,538.56	
		Sub Total	55,538.56	55,538.56	
		** Report Total **	55,538.56	55,538.56	

FUND	NAME	DEBITS	CREDITS
07	SELF INSURANCE	25,136.75	25,136.75
11	GENERAL	15,189.37	15,189.37
15	ELECTRIC UTILITY	11,654.57	11,654.57
21	WATER UTILITY	1,926.52	1,926.52
23	SEWER UTILITY	987.52	987.52
45	EMPLOYEE BENEFIT	643.83	643.83
TOTALS		55,538.56	55,538.56

** Transactions affected cash may need to be entered in Bank Rec! **
 ** Review transactions that have a number in the Bank # column. **

ACCOUNT NUMBER	ACCOUNT TITLE	DEBITS	CREDITS	NET
07-00-0001	SELF INSUR CASH	.00	25,136.75	25,136.75-
07-01-5030	SELF INSUR BCBS STOP LOSS PYMT	25,136.75	.00	25,136.75
11-00-0001	GENERAL OPERATING CASH	.00	15,189.37	15,189.37-
11-00-0011	GENERAL EMP TAX A/P	15,189.37	.00	15,189.37
15-00-0001	ELECTRIC CASH	.00	11,654.57	11,654.57-
15-00-0010	ELECTRIC A/C PAYABLE	3,554.16	.00	3,554.16
15-00-0011	ELECTRIC EMP TAX A/P	8,100.41	.00	8,100.41
21-00-0001	WATER CASH	.00	1,926.52	1,926.52-
21-00-0011	WATER EMP TAX A/P	1,926.52	.00	1,926.52
23-00-0001	SEWER CASH	.00	987.52	987.52-
23-00-0011	SEWER EMP TAX A/P	987.52	.00	987.52
45-00-0001	EMP BENEFITS CASH	.00	643.83	643.83-
45-01-1050	EMP BENEFIT HEALTH/ACC INSUR	643.83	.00	643.83
TRANSACTION TOTALS		55,538.56	55,538.56	.00

PAYROLL REGISTER

ORDINANCE #2023-P23

11/24/2023

<u>DEPARTMENT</u>	<u>GROSS PAY</u>
GENERAL	56,683.32
ELECTRIC	31,419.07
WATER	7,482.34
SEWER	4,078.97
TOTAL	<u>99,663.70</u>

PASSED AND SIGNED THIS _____ DAY OF _____, 2023

CITY CLERK

MAYOR



AGENDA ITEM
CITY COMMISSION COMMUNICATION FORM

FROM: Zach Hildebrand, Building Official
Kent Brown, City Manager

DATE: 12/04/2023

ITEM: Unfit Structure Hearing- 1319 Cherry Ave

NEXT STEP: Commission Motion

ORDINANCE
 MOTION
 INFORMATION

I. REQUEST OR ISSUE:

The enforcing officer of the City of Goodland, Kansas will present information that 1319 Cherry Ave is unfit for human habitation. Staff is asking for the Commissioners to set a public hearing January 16, 2024, to move forward with the process of removing the dwellings.

BACKGROUND INFORMATION

Since July we have discussed this property multiple times. The Commissioners wanted to see something done with the cats before moving forward with the process of demolition. We have finally gotten to a point where we were able to start catching the cats to remove them from the properties. I have included a Statement of Enforcing officer in the agenda packet as well. It is staffs request that a public hearing is set for this dwelling in hopes that we can start the process for demolition or removal of the dwelling and its contents.

III. SUMMARY AND ALTERNATIVES:

Commission may take one of the following actions:

1. Approve the proposal as requested.
2. Reject the proposal and move to deny the request.
3. Direct staff to pursue an alternative approach.

RESOLUTION NO. 1619

A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING FOR NOTICE OF A HEARING BEFORE THE GOVERNING BODY OF THE CITY OF GOODLAND, KANSAS, AT WHICH THE OWNER, HIS OR HER AGENT, LIENHOLDERS OF RECORD, OCCUPANTS AND OTHER PARTIES IN INTEREST OF STRUCTURES LOCATED WITHIN SAID CITY AND DESCRIBED HEREIN MAY APPEAR AND SHOW CAUSE WHY SUCH STRUCTURE SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED AS AN UNSAFE OR DANGEROUS STRUCTURE.

WHEREAS, the enforcing officer of the City of Goodland, Kansas, did on the 7th day of August, 2023, file with the governing body of said city, a statement in writing that the structure, hereinafter described, is unsafe, dangerous and unfit for human habitation.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF GOODLAND, KANSAS:

That a hearing will be held on the **16th day of January 2024**, before the governing body of the city at **5:00 o'clock p.m. MST** at the City Commission Chambers, 204 W 11th, 2nd Floor; Goodland, Kansas, at which the owner, his or her agent, any lien holders of record, any occupant and any other parties in interest, as that term is defined by law, of the structure located at:

See Exhibit "A" Attached

also known as **1319 Cherry Ave.**, may appear and show cause why such structure should not be condemned as an unsafe or dangerous structure and ordered repaired or demolished.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this resolution to be published two consecutive weeks in the official city paper and shall give notice of the aforesaid hearing in the manner provided by law.

Adopted this 4th day of Decmber, 2023.

Aaron Thompson, Mayor

ATTEST:

Mary P. Volk, City Clerk

Exhibit "A"

File No. 2023-178

LIEN SEARCH REPORT

Lots Thirteen (13), Fourteen (14), Fifteen (15) and the South Nineteen Feet (S 19') of Lot Sixteen (16) in Block Twenty-two (22), Third Addition to the City of Goodland, Sherman County, Kansas

Also known as: 1319 Cherry Ave., Goodland, Kansas 67735

The names of the owners of record are:

JOANN M. BRIGHAM



City of Goodland Building Inspection/Code Enforcement
P.O. box 59
Goodland, Kansas 67735

Phone: 785-890-4550
Fax: 785-890-4532
Zach.Hildebrand@goodlandks.gov

Statement of Enforcing Officer

To: Governing Body, City of Goodland, Kansas

Re: Statement of Unfit Structure

Date: 12/04/23

The following described structure is in a dangerous or unsafe condition/nuisance:

- (a) Description of structure: 1920's Single Story Dwelling
- (b) Street Address: 1319 Cherry Ave.
- (c) Legal Description: 3RD ADDN TO GOODLAND , BLOCK 22 , LOTS 13 THRU 15 & S 19 LOT 16
- (d) Owner(s): Joann M. Brigham
- (e) Resident Agent: None
- (f) Occupant(s): Unoccupied
- (g) Lien holder(s) of Record: None
- (h) Description of Zoning Violations and Unsafe Nuisances

General lack of maintenance and is an attractive nuisance to children, vagrants, criminals, insects, and animals — Property brings down the value of the neighborhood — Unsanitary living conditions due to lack of running water hot and cold, – Nauseating smell omitted from property – Unsanitary conditions outside of the dwelling due to feces being thrown out the front door and not properly disposed of.

July 26, 2023 – I was contacted by the Manager of Meadowlark Mobile Home Park due to the conditions of the inside of this home. He mentioned there was around 15 cats living inside and the smell was pungent enough to be smelt from outside the trailer. Upon arriving Animal Control was there also. Kathy received permission to take a fan inside and bring some water for the cats

due to the owner being in the hospital. When we entered the mobile home the smell of cat urine and feces was so bad it made my nose burn through my N-95 mask and my eyes water. During the investigation there was around 25-30 cats inside the mobile home. There was an issue with the toilet leaking causing the Manager of the Mobile Home Park to turn the water off to the structure. This home is a detriment to the health of any individual that would reside in it. Flooring would need completely replaced. Aluminum wiring was used when it was manufactured and there has already been spots that have caught fire due to the overheating of the wire. Only a couple outlets appeared to work in the mobile home. There were no lights except a lamp that was on in the bedroom. It didn't appear that the stove or oven were in working condition. There was cat urine stains all over the walls and parts of the walls had been torn down or had been taken off and not replaced. It would cost more than the mobile home is worth to repair and clean.

July 27, 2023 – After speaking with the City attorney it was decided to report this to DCF.

July 28 2023 – I was contacted by a DCF investigator and gave my findings and report to her. She gave me information to contact State of Kansas Department of Agriculture Division of Animal Health. I called and filed an initial report.

July 31, 2023 -- I was contacted by the Division of Animal Health and gave my findings to them. She was going to contact the City Attorney and also Animal Control and will be getting back to me with their findings and any other information she can obtain. I will be trying to meet with the homeowner this afternoon if the hospital permits it. Upon working with the agencies I went and talked to Joann about what was going on and gave her copies of the Unsafe to Occupy posting. She mentioned there were 2 (two) cats inside the house on Cherry Ave. I asked her if she wanted Animal Control and Myself to go inside the house to check on the cats, she agreed to that. Upon entering the dwelling the smell was nauseating. We counted 4 cats right off the bat. When entering the next room Animal Control found a deceased cat that had been eaten by the other cats. When inspecting the rest of the dwelling we counted at least 4 more cats. There was feces and urine all over. There was a giant hole cut out in the ceiling and seemed other parts were starting to cave in. There were broken windows held together with tape. The bathroom appeared to not be in working order but couldn't test it due to no utilities going to this property. When entering the basement I saw at least 4 mice run across the floor.

August 1, 2023 -- Spoke with the owner's son and after showing him the images of the property he agreed this property was not safe for someone to live in. Department of Animal Welfare is helping me look into getting shelters to come and remove the cats from the property before removal of the structure.

August 7, 2023 – Presented information to City Commissioners. They agreed try to find somewhere to rehome the cats instead of putting them down.

August 21, 2023 – The owner and I are still unable to find a shelter or rescue to take in the cats due to their being so many. Reporting to City Commissioners.

September 27, 2023 – I tried to speak with the owner about signing the rights of the cats over to the city so they city could take the cost of removing the cats since she cannot financially handle having them removed. She refuses to sign ownership over to the City.

October 4, 2023 – Animal Control Officer and I filed charges with the City Attorney against the owner of the property for animal abuse.

November 15, 2023 – The owner appeared in court. There was a lengthy discussion stating we don't want to have to charge her and asked for her to sign over possession of the cats to the City of Goodland. She finally agreed to do so. Animal Control then got ahold of a vet to come down and determine the health of the cats.

November 27, 2023 – The owner stated there was only 2 cats inside the house and wouldn't say what had happened to the others that we counted when we were there doing the investigation. Officer Reddick was dispatched to the property to assist with keeping the owner out of the way and to explain the condemnation of the properties. After searching we were able to find 4 cats inside the house but were unable to catch them. The owner was told she is not allowed to go inside the dwelling or to feed the cats. We had her remove the locks she had on the house. I replaced her locks with locks from the City of Goodland so we could access the cats to capture them and have the vet look at them. Animal Control Officer will be setting up live traps to hopefully catch all of them and to take them to the vet and/or relocate them before the removal of this dwelling begins.

November 28, 2023 – The owner stated there was personal property inside the dwelling that she wants to get out and take with her to where she now resides. She has been asked to make a list of what she wants to take out of there so it can be determined if taking it would be safe for her health due to the excrement that is all over the dwelling.

November 30, 2023 – Animal Control and I placed live traps inside the dwelling with wet cat food inside. We knew positively there were at least 4 cats inside the house so 4 live traps were set. That afternoon Animal Control went back and had caught 4 cats. A game trail camera was placed inside the house with more wet food placed in front of it to verify that all the cats had been captured.

December 1, 2023 – Animal Control contacted me stating there were more cats inside of the house. She is going to place 4 more live traps again to see if she can capture the remaining cats.

Zach Hildebrand
Building Official / Code Enforcement Officer



AGENDA ITEM
CITY COMMISSION COMMUNICATION FORM

FROM: Zach Hildebrand, Building Official
Kent Brown, City Manager

DATE: 12/04/2023

ITEM: Unfit Structure Hearing-516 W Hwy 24 Lot 406

NEXT STEP: Commission Motion

ORDINANCE
 MOTION
 INFORMATION

I. REQUEST OR ISSUE:

The enforcing officer of the City of Goodland, Kansas will present information that 516 W. Hwy 24 Lot 406 is unfit for human habitation. Staff is asking to set a public hearing January 16, 2024, to move forward with the process of removing the dwellings.

BACKGROUND INFORMATION

Since July we have discussed this property multiple times. The Commissioners wanted to see something done with the cats before moving forward with the process of demolition. We have finally gotten to a point where we were able to start catching the cats to remove them from the properties. I have included a Statement of Enforcing officer in the agenda packet as well. It is staffs request that we set a public hearing for this dwelling in hopes that we can start the process for demolition or removal of the dwelling and its contents.

III. SUMMARY AND ALTERNATIVES:

Commission may take one of the following actions:

1. Approve the proposal as requested.
2. Reject the proposal and move to deny the request.
3. Direct staff to pursue an alternative approach.

RESOLUTION NO. 1620

A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING FOR NOTICE OF A HEARING BEFORE THE GOVERNING BODY OF THE CITY OF GOODLAND, KANSAS, AT WHICH THE OWNER, HIS OR HER AGENT, LIENHOLDERS OF RECORD, OCCUPANTS AND OTHER PARTIES IN INTEREST OF STRUCTURES LOCATED WITHIN SAID CITY AND DESCRIBED HEREIN MAY APPEAR AND SHOW CAUSE WHY SUCH STRUCTURE SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED AS AN UNSAFE OR DANGEROUS STRUCTURE.

WHEREAS, the enforcing officer of the City of Goodland, Kansas, did on the 7th day of August, 2023, file with the governing body of said city, a statement in writing that the structure, hereinafter described, is unsafe, dangerous and unfit for human habitation.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF GOODLAND, KANSAS:

That a hearing will be held on the **16th day of January 2024**, before the governing body of the city at **5:00 o'clock p.m. MST** at the City Commission Chambers, 204 W 11th, 2nd Floor; Goodland, Kansas, at which the owner, his or her agent, any lien holders of record, any occupant and any other parties in interest, as that term is defined by law, of the structure located at:

See Exhibit "A" Attached

also known as 516 West HWY 24 Lot 406, may appear and show cause why such structure should not be condemned as an unsafe or dangerous structure and ordered repaired or demolished.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this resolution to be published two consecutive weeks in the official city paper and shall give notice of the aforesaid hearing in the manner provided by law.

Adopted this 4th day of December, 2023.

Aaron Thompson, Mayor

ATTEST:

Mary P. Volk, City Clerk

Exhibit "A"

GOODLAND CITY TRACTS, S19, T08, R39, ACRES 4.85, BEG 71.8 N & 386.61 W OF SE COR SW4 TH NWLY 126.81 TH NWLY 62.80 TH ON A CURVE & E 577.13 TH N 320.67 TH W 410 TH S 535 TH E 90 (S) TO POB LOT 406.

1968 Artcraft 12' x 60' singlewide mobile home.

Owner on Record: **JoAnn M. Brigham**



City of Goodland Building Department

204 W 11th

P.O. Box 59.

Goodland, Kansas 67735

Phone: 785-890-4550

Fax: 785-890-4532

jeff.dinkel@goodlandks.gov

Statement of Enforcing Officer

To: Governing Body, City of Goodland, Kansas

Re: Statement of Unfit Structure

Date: 12/04/2023

The following described structure is in a dangerous or unsafe condition/nuisance:

- (a) Description of structure: 1968 Artcraft 12' x 60'
- (b) Street Address: 516 W. Hwy 24
- (c) Legal Description: GOODLAND CITY TRACTS, S19, T08, R39, ACRES 4.85, BEG 71.8 N & 386.61 W OF SE COR SW4 TH NWLY 126.81 TH NWLY 62.80 TH ON A CURVE & E 577.13 TH N 320.67 TH W 410 TH S 535 TH E 90 (S) TO POB. Lot #406
- (d) Owner(s): Joann M. Brigham
- (e) Resident Agent: None
- (f) Occupant(s): Unoccupied
- (g) Lien holder(s) of Record: None
- (h) Description of Zoning Violations and Unsafe Nuisances

General lack of maintenance and is an attractive nuisance to children, vagrants, criminals, insects, and animals — Property brings down the value of the neighborhood — Unsanitary living conditions due to lack of running water hot and cold, lack of electrical due to the aluminum wiring burning up and shorting inside the mobile home – Nauseating smell omitted from property – Unsanitary conditions inside the mobile home due to feces not being cleaned up and disposed of properly.

July 26, 2023 – I was contacted by the Manager of Meadowlark Mobile Home Park due to the conditions of the inside of this home. He mentioned there was around 15 cats living inside and the smell was pungent enough to be smelt from outside the trailer. Upon arriving Animal Control was there also. Kathy received permission to take a fan inside and bring some water for

the cats due to the owner being in the hospital. When we entered the mobile home the smell of cat urine and feces was so bad it made my nose burn through my N-95 mask and my eyes water. During the investigation there was around 25-30 cats inside the mobile home. There was an issue with the toilet leaking causing the Manager of the Mobile Home Park to turn the water off to the structure. This home is a detriment to the health of any individual that would reside in it. Flooring would need completely replaced. Aluminum wiring was used when it was manufactured and there has already been spots that have caught fire due to the overheating of the wire. Only a couple outlets appeared to work in the mobile home. There were no lights except a lamp that was on in the bedroom. It didn't appear that the stove or oven were in working condition. There was cat urine stains all over the walls and parts of the walls had been torn down or had been taken off and not replaced. It would cost more than the mobile home is worth to repair and clean. None of the animals are registered/licensed with the city and have no documentation of being vaccinated.

July 27, 2023 – After speaking with the City attorney it was decided to report this to DCF.

July 28 2023 – I was contacted by a DCF investigator and gave my findings and report to her. She gave me information to contact State of Kansas Department of Agriculture Division of Animal Health. I called and filed an initial report.

July 31, 2023 -- I was contacted by the Division of Animal Health and gave my findings to them. She was going to contact the City Attorney and also Animal Control and will be getting back to me with their findings and any other information she can obtain. I will be trying to meet with the homeowner this afternoon if the hospital permits it.

August 7, 2023 – Presented information to City Commissioners. They agreed with trying to find somewhere to rehome the cats instead of putting them down.

August 21, 2023 – The owner and I are still unable to find a shelter or rescue to take in the cats due to there being so many. Reporting to City Commissioners.

September 27, 2023 – I tried to speak with the owner about signing the rights of the cats over to the City so the City could take the cost of removing the cats since she cannot financially handle having them removed. She refuses to sign ownership over to the City.

October 4, 2023 – Animal Control Officer and I filed charges with the City Attorney against the owner of the property for animal abuse.

November 15, 2023 – The owner appeared in court. There was a lengthy discussion stating we don't want to have to charge her and asked for her to sign over possession of the cats to the City of Goodland. She finally agreed to do so. Animal Control then got ahold of a vet to come down and determine the health of the cats.

November 27, 2023 – The vet came down and we were only able to catch 7 of the cats. The vet determined that they were not healthy enough to get vaccinated and rehomed. Officer Reddick was dispatched to the property to assist with keeping the owner back and to explain the condemnation of the properties. The owner was told she is not allowed to go inside the mobile home or to feed the cats. We had her remove the locks she had on the mobile home. I replaced her locks with locks from the City of Goodland so we could access the cats to capture them and have the vet look at them. Animal Control Officer will be setting up live traps to hopefully catch all of them and to take them to the vet before the removal of this dwelling begins.

November 28, 2023 – The owner stated there was personal property inside the dwelling that she wants to get out and take with her to where she now resides. She has been told to make a list of what she wants to take out of there so it can be determined if taking it would be safe for her health due to the excrement that is all over the dwelling.

Zach Hildebrand
Building Official / Code Enforcement Officer



AGENDA ITEM #
CITY COMMISSION COMMUNICATION FORM

FROM: Kent Brown, City Manager

DATE: 12/4/2023

ITEM: Resolution 1621 - NRP Agreement Extension

NEXT STEP: Council Motion

ORDINANCE
 MOTION
 INFORMATION

I. REQUEST OR ISSUE:

Attached is a copy of the Neighborhood Revitalization Plan and Interlocal Agreement for renewal. The current agreement terminates December 31, 2023 and requires the unanimous written consent of all participating Public Agencies to be extended.

II. RECOMMENDED ACTION / NEXT STEP:

Motion to pass resolution to continue the Neighborhood Revitalization Plan that is coordinated with Sherman County and USD 352 and is administered through the Sherman County Clerk's office.

III. FISCAL IMPACTS:

Only on future tax revenues for 5 years and only on the increased property value.

IV. BACKGROUND INFORMATION:

At the November 20, 2023 City Commission meeting, Commissioners were asked if they recommended any changes to the current plan that could be communicated to Sherman County. The consensus of the Commission was to recommend no changes. The NRP is included again in the agenda packet for the Commissioners as well as any additional documents received from the county clerk's office at the conclusion of the County Commission meeting on Thursday, November 30.



RESOLUTION NO. 1621

A RESOLUTION CONSENTING TO THE AMENDMENT AND EXTENSION OF THE NEIGHBORHOOD REVITALIZATION PLAN AND INTERLOCAL AGREEMENT UNTIL DECEMBER 31, 2026.

WHEREAS, K.S.A. 12-2904 allows Public Agencies to enter into interlocal agreements to jointly perform certain functions including economic development; and

WHEREAS, the City of Goodland, Sherman County and Goodland USD #352 (“the Public Agencies”) on the 26th day of February, 2018 did approve an interlocal agreement (“the Agreement”) for the purpose of adopting a Neighborhood Revitalization Plan (“the Plan”) and received approval of said agreement on the 3rd day of April, 2018 from the Kansas Attorney General’s Office; and

WHEREAS, Section V of said interlocal agreement states “The Interlocal Agreement and the Plan may be amended with the unanimous written consent of all participating Public Agencies.”

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF GOODLAND, KANSAS:

SECTION 1. That an amended Interlocal Agreement shall be labelled “Exhibit A” and included with this Resolution, and an amended Neighborhood Revitalization Plan shall be labelled “Exhibit B” and also included with this Resolution.

SECTION 2. That this governing body hereby approves and consents to amending the Agreement and the Plan to read as shown in Exhibit A and Exhibit B, respectively.

SECTION 3. That this governing body hereby approves and consents to extending the Agreement and the Plan until December 31, 2026.

PASSED AND ADOPTED this 4th day of December, 2023 by the Governing Body of the City of Goodland, Kansas.

Aaron Thompson, Mayor

ATTEST:

Mary P. Volk, City Clerk

EXHIBIT A

INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT, HERINAFTER REFERRED TO AS "AGREEMENT", EFFECTIVE JANUARY 1, 2024 BY AND BETWEEN THE CITY OF GOODLAND, KANSAS; BOARD OF COUNTY COMMISSIONERS, SHERMAN COUNTY, KANSAS AND GOODLAND USD #352, GOODLAND, KANSAS, HERINAFTER REFERRED TO INDIVIDUALLY BY NAME OR COLLECTIVELY AS THE "PUBLIC AGENCIES".

WHEREAS, K.S.A. 12-2904 allow Public Agencies to enter into interlocal agreements to jointly perform certain functions including economic development; and

WHEREAS, all parties are Public Agencies as defined in K.S.A. 12-2903 (2), capable of entering into interlocal agreements; and

WHEREAS, K.S.A. 12-17, 114 et seq. (Kansas Neighborhood Revitalization Act) (KNRA) provides a program for neighborhood revitalization and further allows for the use of interlocal agreements between municipalities to further neighborhood revitalization; and

WHEREAS, it is the desire and intent of the parties hereto to provide the maximum economic development incentive as provided for in K.S.A. 12-17. 119 by acting jointly.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS, PROMISES AND AGREEMENTS CONTAINED HEREIN THE PARTIES AGREE AS FOLLOWS:

SECTION I

The parties agree to consider and adopt a Neighborhood Revitalization Plan which was adopted by the Sherman County Commissioners at their scheduled meeting. The parties further agree the Neighborhood Revitalization Plan as adopted will not be amended by any of the parties except as may be necessary to comply with applicable state law or regulation, or to effect modifications mutually agreed to pursuant to Section V, below.

**SECTION II
COMPLIANCE WITH K.S.A.**

The attached resolutions of the participating Public Agencies to this Agreement are attached and marked Exhibits "A-C", and made a part hereof. This agreement shall be submitted pursuant to law, to the Attorney General of the State of Kansas for determination whether the Agreement is in proper form and compatible with the laws of this State.

**SECTION III
NEIGHBORHOOD REVITALIZATION PLAN (PLAN)**

The participating Public Agencies have adopted a Neighborhood Revitalization Program pursuant to the KNRA (the Plan).

**SECTION IV
ADMINISTRATION OF THE PLAN**

The participating Public Agencies agree that the Board of County Commissioners of Sherman County, Kansas, acting through the County Clerk's Office, shall administer the Plan. It is agreed that the County shall be responsible for creating and administering a Neighborhood Revitalization Fund as defined in K.S.A. 12-17, 118(a). The parties acknowledge and agree that a percentage (3%) of incremental tax, as defined by K.S.A. 12-17,118, shall be used to pay for administrative costs of implementing and administering the plan, all as described in the Neighborhood Revitalization Plan. The administrative fee shall be retained by the County.

**SECTION V AMENDMENT
AND TERMINATION**

The Interlocal Agreement and the Plan may be amended with the unanimous written consent of all participating Public Agencies. Unless extended by the unanimous written consent of all participating Public Agencies, this Agreement and the Plan shall terminate and expire on December 31, 2026 subject to the terms of the Plan.

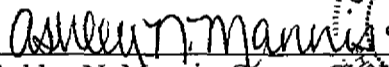
**SECTION VI
MISCELLANEOUS**

This Agreement shall be effective and binding upon each of the participating Public Agencies upon their execution of this Agreement. The Agreement may be executed in several counterparts which, together, shall constitute a binding agreement on all executing parties. Any Public Agency, which does not execute this Agreement, shall not be considered a party. This Agreement and the Plan shall be liberally construed to achieve the economic development objectives and purposes of this Agreement and the Plan.

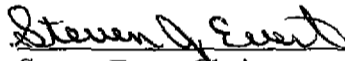
IN WITNESS WHEREOF, the Public Agencies have caused this Agreement to be duly executed hereto as hereinafter set forth by their respective appropriate representatives.

ATTEST:

**COUNTY OF SHERMAN
STATE OF KANSAS**


Ashley N. Mannis, County Clerk




Steven Evert, Chairman

The execution of this Interlocal Agreement by the County of Sherman, State of Kansas, being authorized and approved by Resolution Number 23-11 duly enacted by the Board of County Commissioners of Sherman County, Kansas, under date of NOVEMBER 30, 2023.

ATTEST:

CITY OF GOODLAND
STATE OF KANSAS

Mary Volk, City Clerk

Aaron Thompson, Chairman

The execution of this Interlocal Agreement by the City of Goodland, Kansas, being authorized and approved by Resolution Number _____ duly enacted by the City of Goodland, Kansas, under date of _____, 2023.

ATTEST:

GOODLAND USD #352
STATE OF KANSAS

Jovita Olmos-Garza, Board Clerk

Terry Smith, President

The execution of this Interlocal Agreement by Goodland USD #352, Goodland, Kansas, being authorized and approved by Resolution Number _____ duly enacted by Goodland USD #352, Goodland, Kansas, under date of _____, 2023.

11/15/2023 10:00 AM

RESOLUTION NO. 23-11

A RESOLUTION CONSENTING TO THE AMENDMENT AND EXTENSION OF THE NEIGHBORHOOD REVITALIZATION PLAN AND INTERLOCAL AGREEMENT UNTIL DECEMBER 31, 2026.

WHEREAS, K.S.A. 12-2904 allows Public Agencies to enter into interlocal agreements to jointly perform certain functions including economic development; and

WHEREAS, the City of Goodland, Sherman County and Goodland USD #352 ("the Public Agencies") on the 26th day of February, 2018 did approve an interlocal agreement ("the Agreement") for the purpose of adopting a Neighborhood Revitalization Plan ("the Plan") and received approval of said agreement on the 3rd day of April, 2018 from the Kansas Attorney General's Office; and

WHEREAS, Section V of said interlocal agreement states "The Interlocal Agreement and the Plan may be amended with the unanimous written consent of all participating Public Agencies. Unless extended by the unanimous written consent of all participating Public Agencies, this Agreement and the Plan shall terminate and expire on April 30, 2019 subject to the terms of the Plan."

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERMAN COUNTY AS FOLLOWS:

SECTION 1. That an amended Interlocal Agreement shall be labelled "Exhibit A" and included with this Resolution, and an amended Neighborhood Revitalization Plan shall be labelled "Exhibit B" and also included with this Resolution.

SECTION 2. That this governing body hereby approves and consents to amending the Agreement and the Plan to read as shown in Exhibit A and Exhibit B, respectively.

SECTION 3. That this governing body hereby approves and consents to extending the Agreement and the Plan until December 31, 2026.

PASSED AND ADOPTED this 30th day of November, 2023 by the Board of County Commissioners of Sherman County.

ATTEST:

Ashley N. Mannis
Ashley N. Mannis, County Clerk



THE BOARD OF COUNTY COMMISSIONERS OF SHERMAN COUNTY

Harvey Swager
Harvey Swager

Rodney Blake
Rodney Blake

Steven Evert
Steven Evert, Chairman

EXHIBIT B

**SHERMAN COUNTY ECONOMIC DEVELOPMENT
NEIGHBORHOOD REVITALIZATION ACT
REVITALIZATION PLAN**

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF SHERMAN COUNTY,
KANSAS.

IN THE MATTER OF THE ADOPTION OF A NEIGHBORHOOD REVITALIZATION PLAN:

REVITALIZATION PLAN

The Board of County Commissioners of Sherman County, Kansas, (herein sometimes called "Governing Body") pursuant to the Kansas Neighborhood Revitalization Act, K.S.A. 12-17,114 et. seq, does hereby adopt a Neighborhood Revitalization Plan (herein sometimes called "Plan") for the County of Sherman as follows:

FINDINGS

Pursuant to K.S.A. 12-17,116, the Governing Body FINDS:

1. Sherman County currently suffers from poor economic conditions as evidenced by the following:

- (a) The total tangible assessed valuation for Sherman County in 2023 was \$_____.
- (b) Numerous circumstances account for the challenging economic conditions in Sherman County. A continuing decline in the number of farms, as well as the depressed farm economy, has continued to cause a decline in local retail sales. The static enrollment at area schools has forced the school board to consider increasing taxes to make up for the lost state aid. This increase in taxes has kept many people from renovating existing housing or making needed improvements to property.
- (c) The County has also suffered from the continued out-migration of our youth to the more urban areas. This has had a negative effect on the number of available employees and the future leadership of the County.

2. Notice of hearing on this Plan has been given pursuant to K.S.A.,12-17,117(e) by publication in the official county newspaper of Sherman County on the February 16 and February 23, 2018 editions of such newspaper and proof of such publication has been filed in the office of the County Clerk of Sherman County.

3. By reason of the findings made in paragraphs 1 and 2 above, the Governing Body further finds that a majority of the conditions as described in subsection (c) of K.S.A. 12-17,115 exist in the entire County of Sherman as a single unit or area eligible for designation under the Kansas

Neighborhood Revitalization Act and that the rehabilitation, conservation and redevelopment thereof is necessary to protect the public health, safety and welfare of the residents of Sherman County.

PLAN INFORMATION

1. LEGAL DESCRIPTION OF AREA IN PLAN.

- (a) A legal description of the real estate forming the boundaries of the area included within the Plan is the entire area of Sherman County, Kansas, as set forth in K.S.A. 18-191 and such statute is adopted herein by reference.
- (b) Maps depicting the existing Parcels of real estate covered by this Plan have been prepared and are on file in the office of the County Appraiser of Sherman County and the same are adopted as a part of the Plan by reference.

2. ASSESSED VALUATION. The existing (i.e. 2023) assessed valuation of the real estate included in the Plan, listing land and building values separately, is as follows:

Buildings & Improvements	\$ _____
Land	\$ _____
Total	\$ _____

3. NAMES AND ADDRESSES OF OWNERS. A list of the names and addresses of the Owners of record of the real estate included within the Plan constitutes a part of the records in the office of the County Appraiser of Sherman County, and such list is adopted in and made a part of this Plan by reference.

4. ZONING CLASSIFICATIONS. The existing zoning classifications and zoning district boundaries and the existing land uses within the area included in the Plan (exclusive of those cities within the County of Sherman which have not adopted zoning plans and ordinances) are as set forth in the official zoning maps, records, resolutions and ordinances of the County of Sherman and the cities of Goodland and Kanorado.

5. MUNICIPAL SERVICES. The Plan does not include any proposals for improving or expanding municipal services as described in K.S.A. 12-17,117(a)(5) and, if any proposals for any such improvements or expansions of municipal services are hereafter proposed by the Governing Body, then any such proposal will be prepared and considered independently of this Plan.

6. REAL PROPERTY ELIGIBLE.

- (a) All real property and all improvements thereon situated in Sherman County are eligible to apply for Revitalization under the Plan.
- (b) Rehabilitation of and additions to existing buildings and, also, construction of new buildings are each and all eligible to apply for Revitalization under the Plan.

PLAN PURPOSE

Purpose:

This plan is intended to promote the revitalization and development of the County of Sherman by stimulating new construction and the rehabilitation, conservation or redevelopment of the area in order to protect the public health, safety or welfare of the County by offering certain incentives, which includes tax rebates.

Disclaimer:

In the event the county experiences a natural disaster with major property loss, as determined by the governing body, this program can be discontinued immediately after the declaration. There will be no new applications accepted after that point.

CRITERIA FOR DETERMINATION OF ELIGIBILITY

- (A) “Structure” means any building, wall or other structure, including the building and improvements to existing structures and fixtures permanently assimilated to the real estate.

Exceptions will include, but not necessarily be limited to:

- Non real estate items;
- Sprinkling systems, fences, landscaping, garden-type structures;
- Patios, gazebos, hot tubs, swimming pools,
- Irrigation wells and equipment, both agriculture and residential.

- (B) There will be an application period beginning January 1, 2024 and ending December 31, 2026. At the end of each year, the taxing entities will review the plan and determine its continuation. Those approved during the period will continue to receive the tax rebate.
- (C) There must be a minimum increase of \$5,000 in appraised value to receive a tax rebate for commercial or residential construction.
- (D) New as well as existing improvements on property must conform to all codes, rules, and regulations in effect at the time the improvements are made. Tax rebates may be terminated if improvements or new construction do not conform to code during the five-year rebate period.
- (E) Any Applicant that is past due in any real estate tax payment in Sherman County and/or special assessment will forfeit any current or future rebates.
- (F) Qualified improvements or new construction eligible for tax rebates under Neighborhood Revitalization Plan may submit only one application per property per year.
- (G) See the County Clerk for taxing units who have adopted the Tax Rebate Program of the Neighborhood Revitalization Plan. A tax rebate will be based on the increase in appraised value

following the first full year of completion.

- (H) Tax rebates transfer with ownership of the qualifying property.
- (I) Upon payment in full of the real estate tax for the subject property for the initial and each succeeding year period extending through the specified rebate period, and within a thirty (30) day period following the date of tax distribution by Sherman County to the other taxing units, a tax rebate in the amount of the tax increment (less the administrative fee as specified in Paragraph 15, below) will be made to the owner. The tax rebate will be made by the County Treasurer of Sherman County through the Neighborhood Revitalization Fund established in conjunction with the other taxing units participating in an Interlocal Agreement.
- (J) In any given year, the rebate paid will be based upon the lesser of the increase in appraised value from the first year, or the value as appraised in the current year.
- (K) Construction must be completed in one year from approval date, with a one-time, one-year extension allowed if requested in writing prior to the one-year expiration date.
- (L) Each August the Sherman County Board of County Commissioners shall publish twice in the local paper a list of all NRP participants that received rebates. The publication will include the amount of taxes paid by all participants and the amount of the rebates (Both in lump sum format). This information will also be posted on the Sherman County website. These postings will also include a brief overview of the NRP requirements and benefits available.

APPLICATION PROCEDURE

Prior to filing the Application for Tax Rebate, you will need to do the following:

1. Obtain an application from the County Appraiser's Office.
2. Prior to the commencement of demolition or construction on any improvement or new construction for which a tax rebate will be requested, the applicant-owner will complete Part A and B of the application. Requests must be received and approved before commencement of demolition for rehab or remodel projects and before commencement of construction on new construction projects.
3. Part A and B of the application must be filed with the County Appraiser's Office, with a non-refundable \$50.00 application fee prior to the commencement of construction.
4. The County Appraiser's Office will send a letter to the applicant within fifteen (15) working days, indicating approval or denial of the project. No work can begin before receiving formal approval.
5. For any improvement that is only partially completed as of January 1, following the commencement of construction:
 - a. The owner-applicant will file Part C of the application with the County Appraiser indicating the status of construction on January 1. Part C will be filed on or before

December 15, preceding the commencement of the tax rebate period.

6. Once the project is complete, the owner-applicant will file Part C of the application and detailed costs of the project with the County Appraiser certifying the completion of the project. Part C and costs must be received within 30 days of completing the project.
7. Before January 1, the County Appraiser will conduct an on-site inspection of the construction project (improvement, rehabilitation, or new) and determine the new valuation of the real estate accordingly. The valuation is then reported to the County Clerk by June 15. The tax records will be revised.
8. Upon filing of Part C, and the determination of the new valuation of the said real estate, the form will be filed with the County Clerk and the County Appraiser certifying the project is in compliance with the eligibility requirements for a tax rebate. The owner-applicant will be notified after valuations have been completed.
9. Upon payment in full of the real estate tax for the subject property for the initial and each succeeding year period extending through the specified rebate period, a tax rebate in the amount of the tax increment (less the administrative fee as specified in Paragraph 15, below) will be made to the owner. The tax rebate will be made by the County Treasurer of Sherman County through the Neighborhood Revitalization Fund established in conjunction with the other taxing units participating in an Interlocal Agreement.
10. The owner of commercial property eligible for a tax rebate under the Neighborhood Revitalization Plan and, also, eligible for property tax exemption under K.S.A. 79-201(a) or any other existing ad valorem tax exemption law, will be eligible to secure relief only under one such Plan or law, as the owner may elect.
11. Multiple qualified improvements to the same parcel completed within one calendar year shall be treated as one improvement.
12. If the owner is aggrieved by any act, action or omission by the County Appraiser, the owner, if possible, shall complete the remedial actions, as shall be necessary to secure the required approval of the County Appraiser or, if the owner cannot secure such approval, then the owner may appeal the County Appraiser's decision to a three person appeals panel, consisting of one representative from each of the three taxing entities, in the manner provided for the filing of tax appeals by taxpayers in K.S.A. 79-1606(a) and (b). On the filing of any such appeal, the same shall be heard by the three person appeals panel prior to September 1st next following filing of any such appeal. If the owner is likewise aggrieved by the three person appeals panel's decision, then the taxpayer may appeal to the District Court in the manner authorized by K.S.A. 19-223.
13. An owner can file an informal appeal on the property with the tax rebate, but not a payment under protest. Filing a payment under protest will remove the project from the rebate program.
14. 3% of the tax rebate will be retained on all projects to cover administrative costs.
15. Applications will be subject to the policies and procedures developed by the three taxing

entities.

BENEFITS OF THE TAX REBATE PROGRAM

- It will provide incentives for housing improvements through property tax refunds.
- It does not interfere with current property tax revenues.
- The program will help spur new long-term tax revenue, without creating a fiscal burden for the cities and county.
- It will offer incentives for development where development might not otherwise occur.
- It will help create jobs because historically, jobs follow development.
- It will assist private efforts to stem the outward migration of residents and the resulting deterioration of neighborhoods within the county.
- It can assist in strengthening the fiscal capacity of our city and county governments to grow and serve our area.
- It provides a limited window of opportunity for participation, thereby encouraging quick response.
- It will encourage housing, commercial and industrial development in the county.

**TAX REBATE PROGRAM
UNDER THE NEIGHBORHOOD REVITALIZATION PLAN**

**CRITERIA FOR RESIDENTIAL PROPERTIES
NEW & REHAB PROJECTS**

REBATE SCHEDULE – 5 YEAR

Year 1-5 90%

1. New construction/tear-down/rebuild and /or remodel projects qualify for rebates. There is no maximum cap on appraised valuation.
2. A \$5,000 minimum increase of appraised value is required. Each property can apply multiple times.

**CRITERIA FOR COMMERCIAL AND INDUSTRIAL PROPERTIES
NEW & REHAB PROJECTS**

REBATE SCHEDULE – 5 YEAR

Year 1-5 90%

1. New construction/tear-down/rebuild and /or remodel projects qualify for rebates. There is no maximum cap on appraised valuation.
2. A \$5,000 minimum increase of appraised value required. Each property can apply once.

DETERMINATION FACTORS

1. The intended purpose or use of the structure will determine if the project is commercial or residential
2. Multi-family structures and agriculture structures will be considered commercial.
3. Multi-use structures that include a single family residence qualify for the residential schedules. all others qualify as commercial.

FREQUENTLY ASKED QUESTIONS

Q. What is the Tax Rebate Program?

- A. During the 1994 legislative sessions, lawmakers passed Senate Bill 3732, which provides tax rebates for new construction and the rehabilitation of existing structures. In order to implement the legislation locally, each municipality must adopt a plan and designate an area in which they want to promote revitalization and development or redevelopment.

Q. What is a “Tax Rebate”?

- A. It is a refund of the property taxes which are paid on the actual value added to a property due to the improvement. Under the Neighborhood Revitalization Plan legislation, the taxes relating to the appraised value on the property prior to the improvement may not be reduced and will continue to be payable.

Q. What is “Qualified Improvement”?

- A. “Qualified Improvement” includes new construction, rehabilitation and additions.

Q. How is “Structure” defined?

- A. “Structure” means any building wall or other structure, including the building and improvements to the existing structures and fixtures assimilated to the real estate.

Q. What kind of “Improvements” will increase the appraised value?

- A. New construction, additions and major rehabilitations will increase the appraised value. Repairs generally will not increase the appraised value unless there are several major repairs or improvements completed at the same time.

Q. Does “one dollar” spent on work equal “one dollar” of increase value?

- A. One dollar spent is not necessarily equal to one dollar of increased value.

Q. How can I determine if I am eligible for a tax rebate?

- A. There must be a minimum appraised value increase of \$5,000. New as well as existing improvements must conform to all codes, rules and regulations in effect. You should secure a building permit for all improvements (if applicable). Call the City Inspector to obtain the permit.

Q. What is the difference between appraised and assessed values?

- A. Appraised value is the value the County Assessor values your property at and assessed value is a fraction of this value. Typically, assessed value for residential is 11.5% of appraised value and commercial is 25% of appraised value.

**Q. If qualified improvements have been made, how does one obtain a tax rebate?
Who applies?**

- A. A property owner applies. Even if, as a lessee, you are doing the improvements and your lease agreement has you paying the taxes, the property owner must apply. The tax rebate will be included as part of the property's tax record for the term of the rebate regardless of who owns or occupies the property.

Q. How often do I need to apply?

- A. Apply each year that you make a qualifying improvement to the property even though the improvements may not actually be completed during the year. If no further improvements are made, the initial application will be sufficient without the property owner having to file an additional application for succeeding years in which a tax rebate is received.

Q. Will the schedule of tax rebates as determined by the increase in appraised value in the first year ever change?

- A. Yes. The total taxes rebated to you over the five or ten years may decrease only if the appraised value of the property decreases. However, if the appraised value of your property increases during the five years, your rebate will not increase. In other words, the rebate paid in any given year (1-5) will be based on the lesser of the increase in appraised value from the first year or the value appraised in the current year.



AGENDA ITEM #
CITY COMMISSION COMMUNICATION FORM

FROM: Mary Volk, City Clerk

DATE: November 29, 2023

ITEM: Library Contract

NEXT STEP: Commission Motion

ORDINANCE
 MOTION
 INFORMATION

I. REQUEST OR ISSUE:

Annually the Commission approves the Library Contract between the City of Goodland and Sherman County. The contract is for county funding of the city library. The agreement approves the County paying the library \$25,000 for services.

II. RECOMMENDED ACTION / NEXT STEP:

The County Commission is approving the contract at their meeting November 30 and we would ask for the City Commission's make a motion to approve of the contract also.

III. FISCAL IMPACTS:

No additional impact on the City budget from the contract. The City levies money in the City budget for our portion of library services.

IV. BACKGROUND INFORMATION:

N/A

LIBRARY CONTRACT

THIS AGREEMENT MADE THIS 13th, day of November 2023, by and between the Board of County Commissioners of Sherman County, Kansas, the same being the governing body of said municipality; and the City of Goodland, Kansas, by and through the City of Goodland, Kansas, by and through the City Commissioners, the same being the governing body of said municipality; and the Board of Trustees of the Goodland Library, the same being the City Library of said City,

WITNESSETH:

The City of Goodland, Kansas, and more particularly the City Library of said City, shall for the consideration hereinafter mentioned furnish library service to the municipality of Sherman County, Kansas, said Sherman County being a municipality without library service at this time, other than contractual service.

The library service to be furnished shall include all the facilities of the Goodland City Library including the reference service to the Kansas State Library in Topeka, Kansas, and any other library service subscribed to by said library.

It is mutually agreed and understood by the parties hereto that all residents of Sherman County availing them of the library service provided herein shall be subject to the rules and regulations of the Goodland City Library.

This library service shall commence on the 1st day of January 2024, and shall terminate on the 31st day of December 2024, for a term of twelve (12) months.

The consideration for this Agreement shall be the sum of Twenty-Five Thousand Dollars (\$25,000.00) payable by said Board of County Commissioners to the Goodland City Library, Goodland, Kansas.

It is mutually agreed and understood by the parties hereto that the library services described herein are being contracted for the time as described herein.

The parties agree that the Sherman County Board of County Commissioners may repudiate this contract in its entirety if, at the budget hearing which is held annually by the Sherman County Commissioners, objection is voiced at those budgetary hearing to the funding provided hereby and if in the discretion of the Sherman County Board of County Commissioners, the funding of this agreement should be withheld.

IN WITNESS WHEREOF, the Governing Bodies to this contract have affixed their signatures per their respective members the date first above written.

The contract is made pursuant to K.S.A. 12-1230.

Dated: Nov. 30, 2023

BOARD OF COUNTY COMMISSIONERS
OF SHERMAN COUNTY, KANSAS

Steve Evert
STEVE EVERT

Rodney Blake
RODNEY BLAKE

Harvey Swager
HARVEY SWAGER

Attest

Ashley N. Marquis



CITY OF GOODLAND

MAYOR OF GOODLAND

ATTEST

BOARD OF TRUSTEES OF
THE GOODLAND PUBLIC LIBRARY

S. O. [Signature]
PRESIDENT

Karen Hilliker
ATTEST:



AGENDA ITEM #
CITY COMMISSION COMMUNICATION FORM

FROM: Mary Volk, City Clerk

DATE: December 1, 2023

ITEM: CMB License Renewal

NEXT STEP: Commission Motion

ORDINANCE
 MOTION
 INFORMATION

I. REQUEST OR ISSUE:

Attached is the list of CMB licenses for renewal January 1, 2024 for both categories: consumption on premises and in original and unopened containers not for consumption on premises. All licenses are required to submit an application annually which includes fire and building inspections and a background check. Those that are pending inspection approval require adjustments to pass inspections.

We have not received from - - - businesses currently holding CMB licenses, ??? and ???. Both businesses have been informed that we need their application to begin the review process of their application.

II. RECOMMENDED ACTION / NEXT STEP:

Approve renewal of CMB licenses, contingent on approval of inspections.

III. FISCAL IMPACTS:

No impact to the City, we receive revenue for each application and forward \$25 for each application to the State for the stamp.

IV. BACKGROUND INFORMATION:

CEREAL MALT BEVERAGE LICENSE

Consumption on the premises

PIZZA HUT -

MOM'S KITCHEN –

GOODLAND KOA-

In original and unopened containers not for Consumption on the premises

CORNER MARKET - **Pending Inspection Approval**

CASEY'S GENERAL STORE -

24/7 TRAVEL STORE

WAL-MART STORES, INC.- **Pending Inspection Approval**

DOLLAR GENERAL – **Pending Inspection Approval**

GOODLAND TRAVEL CENTER – **Pending Inspection Approval**

COWBOY CORNER XPRESS, LLC-



AGENDA ITEM #
CITY COMMISSION COMMUNICATION FORM

FROM: Mary Volk, City Clerk

DATE: November 29, 2023

ITEM: 2023 Budget Amendment: Health and Sanitation

NEXT STEP: Motion to approve

ORDINANCE
 MOTION
 INFORMATION

I. REQUEST OR ISSUE:

As discussed during budget workshops a budget amendment is required for the Health and Sanitation Fund for 2023. The City incurred additional expenses with the revision of the contract with In the Can December 5, 2022, effective March 1, 2023.

II. RECOMMENDED ACTION / NEXT STEP:

None at this time. The hearing will be held at the December 18 Commission Meeting, followed by approval by the Commission.

III. FISCAL IMPACTS:

Increasing authorized budget authority for 2023 from \$560,250 to \$605,150, or \$44,900.

IV. BACKGROUND INFORMATION:

In December 2022, the commission approved a \$3.00 increase per residential and commercial customer for services to In the Can effective March 1, 2023. This increase in expenses to In the Can requires an amendment to the 2023 budget which was approved September 2022 by the Commission.

**Notice of Budget Hearing for Amending the
2023 Budget**

The governing body of

City of Goodland

will meet on the day of December 18, 2023 at 5:00 p.m. at City Hall, 204 W. 11th Street, for the purpose of hearing and answering objections of taxpayers relating to the proposed amended use of funds.

Detailed budget information is available at City Hall
and will be available at this hearing.

Summary of Amendments

Fund	2023 Adopted Budget			2023 Proposed Amended Expenditures
	Actual Tax Rate	Amount of Tax that was Levied	Expenditures	
Health & Sanitation			560,250	605,150

Mary P. Volk
Official Title: City Clerk

City of Goodland
Month-end Fund Balance
November 2023

Fund No.	Fund	Beginning Balance	Deposits	Disbursements	Ending Balance	Investments	Total
02	Sales Tax Imp Project	0.00	-	-	0.00	-	0.00
03	Museum Endowment	6,732.06	7,085.02	(7,000.00)	6,817.08	86,206.20	93,023.28
04	Street & Project Improvement	(42,500.00)	702,268.00	(25,060.00)	634,708.00	-	634,708.00
05	Cemetery Improvement	46,988.42	22,733.97	(22,000.00)	47,722.39	232,960.15	280,682.54
06	Special Highway	22,349.44	40,000.00	(60,000.00)	2,349.44	75,500.00	77,849.44
07	Self Insurance	140,136.82	215,775.14	(271,470.41)	84,441.55	395,000.00	479,441.55
09	Airport Fund	138,805.19	145,172.88	(125,000.00)	158,978.07	260,000.00	418,978.07
11	General	775,750.57	222,728.63	(327,442.55)	671,036.65	205,000.00	876,036.65
12	Bond and Interest	6,844.39	0.33	(6,700.00)	144.72	25,200.00	25,344.72
13	Library	4,206.45	-	(4,206.45)	-	-	-
14	Sales Tax	3,551.18	21,373.79	(21,792.13)	3,132.84	-	3,132.84
15	Electric Utility	649,671.52	680,946.87	(468,867.14)	861,751.25	150,000.00	1,011,751.25
18	Municipal Court Diversion Fees	4,872.93	6,609.65	(6,500.00)	4,982.58	8,500.00	13,482.58
19	Law Enforcement Trust	92.27	50,577.49	(10,623.50)	40,046.26	28,000.00	68,046.26
20	Electric Meter Deposit	29,277.39	35,502.71	(38,050.00)	26,730.10	121,500.00	148,230.10
21	Water Utility	110,494.17	354,373.21	(284,702.47)	180,164.91	245,900.00	426,064.91
22	Water Service Deposit	51,090.49	34,459.76	(35,798.06)	49,752.19	40,000.00	89,752.19
23	Sewer Utility	91,196.37	99,685.84	(78,011.21)	112,871.00	105,000.00	217,871.00
25	Vehicle Inspections (VIN)	12,163.73	5,828.20	(5,545.62)	12,446.31	22,500.00	34,946.31
26	Special Park & Recreation	1,863.53	3,500.00	-	5,363.53	9,000.00	14,363.53
27	Grant Improvement Reserve Fund	16,919.45	5,980.28	(10,900.00)	11,999.73	49,900.00	61,899.73
28	CID Projects	17,566.66	16,968.95	(17,566.66)	16,968.95	-	16,968.95
29	Fire Equipment	-	-	-	-	-	-
30	Health and Sanitation	36,304.15	48,458.01	(45,630.00)	39,132.16	24,000.00	63,132.16
31	Airport Improvement	0.00	-	-	0.00	-	0.00
32	Electric Reserve	156,276.28	86,124.35	(86,000.00)	156,400.63	423,500.00	579,900.63
33	Water Reserve	189,508.28	14,096.63	(14,000.00)	189,604.91	91,000.00	280,604.91
34	CDBG Grant	0.00	-	-	0.00	-	0.00
35	ARPA Project	252,483.20	607.60	(7,810.00)	245,280.80	65,000.00	310,280.80
36	M.E.R.F	1,030,958.19	1,215,257.62	(1,287,510.48)	958,705.33	1,850,000.00	2,808,705.33
37	Sewer Reserve	73,419.84	87,934.20	(87,000.00)	74,354.04	143,500.00	217,854.04
38	Capital Improvement Reserve Fund	3,133,587.07	1,505,546.54	(1,488,036.16)	3,151,097.45	2,240,000.00	5,391,097.45
39	Efficiency KS Project	0.00	137.13	(137.13)	0.00	-	0.00
40	Insurance Proceeds Fund	5,567.13	14.18	-	5,581.31	-	5,581.31
45	Employee Benefits	106,980.46	150,202.93	(154,168.50)	103,014.89	100,000.00	203,014.89
46	Library Employee Benefits	1,112.87	-	(1,112.87)	-	-	-
48	State Water Plan	4,220.09	1,009.28	-	5,229.37	-	5,229.37
TOTAL		7,078,490.60	5,780,959.19	(4,998,641.34)	7,860,808.44	6,997,166.35	14,857,974.79
	FNB Bank	-	-	-	-	3,645,400.00	3,645,400.00
	BANKWEST	7,076,490.59	5,756,016.85	(4,973,699.00)	7,858,808.44	34,960.15	7,893,768.59
	Western State Bank	-	-	-	-	3,250,600.00	3,250,600.00
	Ameriprise Ent. Inv. Services	-	-	-	-	66,206.20	66,206.20
	Petty Cash	2,000.00	-	-	2,000.00	-	2,000.00
TOTAL		7,078,490.59	5,756,016.85	(4,973,699.00)	7,860,808.44	6,997,166.35	14,857,974.79