



CITY COMMISSION AGENDA

MONDAY, FEBRUARY 5, 2024

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. 01/16/2023 Commission Meeting Minutes; 01/29/2024 Joint Commission Meeting Minutes
 - B. Appropriation Ordinances 2024-03; 2024-03A; 2024-03B; 2024-P03; 2024-P03A
- 4. PRESENTATIONS & PROCLAMATIONS**

None this meeting.
- 5. ORDINANCES AND RESOLUTIONS**

None this meeting.
- 6. FORMAL ACTIONS**
 - A. Bid Award – Industrial Park street and utilities project – BASE Grant
 - B. Bid Award – KDOT Cost Share project – Caldwell Av.
- 7. DISCUSSION ITEMS**
 - A. Land Bank policy recommendation – Housing Collaborative Committee
 - B. Drainage issue – 1200 E. Hwy 24
- 8. REPORTS**
 - A. City Manager
 - (1) Manager Memo
 - (2) Follow up – child care coalition request
 - (3) Follow up – joint meeting
 - (4) Proclamation example
 - (5) Snowplow naming contest
 - (6) other
 - B. City Commissioners
 - C. Mayor
- 9. EXECUTIVE SESSION**
 - A. Under the authority of KSA 75-4319 (b)(2) for consultation with an attorney for the public body which would be deemed privileged in the attorney-client relationship.
 - B. Action from Executive Session, if any.
- 10. ADJOURNMENT**
 - A. Next Regular Meeting is Tuesday February 20, 2024.

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: February 5, 2024
SUBJECT: Agenda Report

Consent Agenda:

- A. 1-16-2024 Commission Meeting Minutes
 - B. 1-29-2024 Joint City Commission / Planning Commission Meeting Minutes
 - C. Appropriation Ordinances 2024-03; 2024-03A; 2024-03B; 2024-P03;
- RECOMMENDED MOTION: I move that we approve Consent Agenda items A, B and C.*

Presentations & Proclamations

None for this meeting.

Ordinances and Resolutions:

None this meeting.

Formal Actions

A. Bid Award – Industrial Park street and utilities project – BASE Grant

This is the results of the invitation for bid on the Industrial Park project. Three bids were received and staff recommends award to the low bidder from Miller Construction Services. Low bid with the 3 additives is \$890,482.50.

RECOMMENDED MOTION: "I move to approve the bid on the Industrial Park street and utilities project by Miller Construction Services for a total bid of \$890,482.50."

B. Bid Award – KDOT Cost Share Project – Caldwell Av.

We received one bid from McCormick Asphalt Paving.

RECOMMENDED MOTION: "I move that we award the bid for the Cost Share project on Caldwell Av. for \$393,980.85."

Discussion Items

A. Land Bank policy recommendation – SCCD / Housing Collaborative Committee

Included in the packet is a letter from the Housing Committee recommending that the City of Goodland move ahead with development and implementation of a comprehensive Land Bank Policy. There would be several steps to take as seen in the documents provided by the City of Pittsburg, Kansas that has used a land bank policy successfully for several years.

(which were included in a prior agenda packet). Staff is awaiting direction from the City Commission whether to draft the appropriate documents for the City Commission to review and approve at a future meeting.

B. Drainage issue complaint – 1200 block E. Hwy 24.

Staff has received two complaints regarding the drainage that flows to the 1200 and 1300 blocks of E. Hwy 24. Drainage that is collected in Pioneer Park and pumped out – it is part of the drainage that makes it to that location. The drainage heads down Eustis Av. until the railroad tracks and then heads east to get to the properties in question. Issue was brought up previously a few years ago; but, no project moved forward at that time. Staff wanted to advise Commission of complaint received and will have options available to Commission at a future meeting.

Reports:

A. City Manager

- Manager Memo
- Follow up – Child Care Coalition request
- Follow up – joint meeting
- Proclamation example
- Snowplow naming contest

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

January 16, 2024

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 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, Mary Volk - City Clerk and Kent Brown - City Manager.

Mayor Thompson led Pledge of Allegiance

PUBLIC HEARING

- A. Unfit Structure: 516 W Hwy 24 Lot 406** – Mayor Thompson opened the public hearing for 516 W. Hwy 24 Lot 406 at 5:00 p.m. Zach stated, this property has been discussed since July. All cats are removed. The trailer is owned by Joann Brigham who would like the opportunity to remove personal items from trailer. With the weather she has not been able to remove items so would like to have trailer stay until able to get transportation to haul items. Joann stated, I cannot fit furniture in my car so I will have to wait for help from my son. I understand why they are removing trailer but asking for more time. I am using that mailbox for my social security and not in position to pay for a post office box. I am in another house in town that is about as bad as this trailer. Without that mailbox I do not get my social security. At my age and the weather it is not easy to get a job in town. I live off \$912 a month with social security. Mayor Thompson stated, we will give you a reasonable amount of time to have the opportunity to remove items if property is safe. Hopefully in near future weather will cooperate for you to remove items. As far as address and mail box that is between you and the owner of trailer park. Zach stated, as soon as you schedule to remove items we should be able to remove trailer. Mayor Thompson closed the public hearing for 516 W. Hwy 24 Lot 406 at 5:11 p.m.
- B. Unfit Structure: 1319 Cherry Ave.** - Mayor Thompson opened public hearing for 1319 Cherry at 5:11 p.m. Zach stated, she was there Thursday to remove stuff but I recommended she focus on trailer as it will be removed first. The bids for demolition will take a month so she has more time to remove her personal items at this property. Joann stated, I have items at this place. Mayor Thompson stated, you need to focus on trailer because you have time before demolition bids for will be opened. Mayor Thompson closed public hearing for 1319 Cherry at 5:13 p.m.

PUBLIC COMMENT

- A. Donna Swager and Janice Shaner Sherman County Childcare Coalition** – We are concerned about lack of child care in community and with new businesses there is a need for the service. We would like to request City donate lots to put structures on and assist with getting utilities to the properties. Mayor Thompson stated, you are asking for two lots north of Topside Manor and two lots by West elementary. Donna stated, yes we feel there is a need for four units with twelve spots in each unit. Our next step is to collaborate with school, hospital and County. Hopefully this will open more spaces up. Mayor Thompson stated, we will discuss next meeting. Donna stated, we ask that you discuss the details that will go into project and we will come back next meeting.
- B. Joann Brigham** informed the commission she paid taxes for 1319 Cherry this year.

CONSENT AGENDA

- A. 01/02/24 Commission Meeting Minutes**
- B. Appropriation Ordinances: 2024-02, 2024-02A, and 2024-P02**
ON A MOTION by Commissioner Myers to approve Consent Agenda **seconded** by Commissioner Redlin. **MOTION carried on a VOTE of 5-0.**

ORDINANCES AND RESOLUTIONS

- A. Resolution 1622: Unfit Structure Notice 516 W Hwy 24 Lot 406** – Zach stated, resolution sets timeline for property. Mayor Thompson stated, resolution provides thirty days which should be plenty of time to remove personal items. Joann stated, my daughter’s appliances are in trailer and I have no way to get them out. Mayor Thompson stated, thirty days is a fair amount of time if the items are important to you. Joann stated, with weather I need additional time. Mayor Thompson stated, the motion for the resolution will set timeline. The resolution presented is a thirty day timeline. I feel that is plenty of time if the items are important to them. **ON A MOTION** by Commissioner Redlin to approve Resolution 1622: Unfit Structure Notice for 516 W. Hwy 24, Lot 406 **seconded** by Commissioner Showalter stating, we have been discussing property since July. **MOTION carried on a VOTE of 5-0.**
- B. Resolution 1623: Unfit Structure Notice 1319 Cherry St.** – Mayor Thompson stated, this property is same situation with 30 day timeline in resolution. **ON A MOTION** by Vice-Mayor Howard to approve Resolution 1620: Unfit Structure Notice for 1319 Cherry **seconded** by Commissioner Redlin. **MOTION carried on a VOTE of 5-0.**
- C. Resolution 1624: Set Public Hearing for 122 W. 14th Street** – Zach stated, this resolution sets March 4, 2024 as the date for a public hearing for property at 122 W. 14th Street. Property owner contacted me and his plan now is to demolish property not renovate. He is asking for a 45-60 day extension, but we have been waiting three years. I feel we need to set another hearing date in the event nothing is done with property. Mayor Thompson stated, I agree that is the right thing to do on property. We have had contact with owner and nothing he said happened. He has had plenty of time to complete the process. Zach stated, I talked to his demolition contractor and he asked the right questions for a demolition, but it has been an extended period of time. **ON A MOTION** by Mayor Thompson to approve Resolution 1624: Set Public Hearing for 122 W. 14th Street for March 4, 2024 **seconded** by Commissioner Redlin. **MOTION carried on a VOTE of 5-0.**

FORMAL ACTIONS

- A. Planning Commission Application: Mary Coumerilh** - Kent stated, Mary Coumerilh submitted an application to serve on the Planning Commission. **ON A MOTION** by Mayor Thompson to approve the application of Mary Coumerilh to serve on the Planning Commission **seconded** by Commissioner Myers. **MOTION carried on a VOTE of 5-0.**
- B. Cemetery Board Appointment: Renewal of Jan Lohr** - Kent stated, the appointment of Jan Lohr on the Cemetery Board has expired. Jan has agreed to a reappointment to the board. Mayor Thompson stated, she has been an active member on board since 2015. **ON A MOTION** by Mayor Thompson to approve the reappointment of Jan Lohr to the Cemetery Board **seconded** by Vice-Mayor Howard. **MOTION carried on a VOTE of 5-0.**
- C. Kansas Rural Water Association Voting Delegate** – Kent stated, KRWA requests delegates from member city’s at their business meeting. Neal recommended designating Leslie Killian as voting delegate and Brandon Kenny as alternate delegate to the KRWA annual meeting of the membership in March. **ON A MOTION** by Mayor Thompson to designate Leslie Killian as voting delegate and Brandon Kenny as alternate delegate at the KRWA annual meeting of the membership **seconded** by Commissioner Redlin. **MOTION carried on a VOTE of 5-0.**

DISCUSSION

- A. Article III Alcoholic Liquor, Section 3-305: Sale at Retail; Forbidden on Certain Days** – Kent stated, this was brought up by Mayor Thompson last meeting because the law changed a couple years ago. The change allows City’s to extend days of sale for CMB and alcoholic beverages. If you want, have to adopt by ordinance. If there is a protest, it will require a vote. Mayor Thompson stated, the law changed so I feel our ordinance should mirror state law and if the business wants to sell alcohol, we are not in their

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way. Vice-Mayor Howard stated, I agree it should be up to business owner. Consensus of commission is in agreement to mirror local ordinance with state law.

- B. Presentation on Housing Discussion Interviews with Community Matters, Inc.** – Kent stated, this presentation was presented planning commission last week. There is a follow-up questionnaire we ask you to complete within next couple days. Better land use regulations attract the land uses community wants and preserve property values. They are tools that shape the community and preserve values characteristic of the community. Zach and Kent presented the housing study power point. Kent stated, not much has changed in housing available since 1997. The commission needs to complete your questionnaire to continue process with Community Matters Institute (CMI) at joint meeting with planning commission on January 29th. Kent stated, housing is a broad topic but conversations we are having pertain to regulations for codes and zoning types want. It is basically what will encourage the type of activity we want to see. Mayor Thompson stated, we are basically setting ground rules for city. These are good questions and look forward to joint meeting. Kent stated, CMI would like to have responses by end of this week to prepare for joint meeting on 29th.
- C. Street Department: Motor Grader Request** – Kenton stated, the State put out list of graders available. Our grader is a 1985 that needs upgraded and the State had a 2002. I called them because this seemed like good option. State gives municipalities the option to purchase equipment prior to auction. We looked at grader, not able to test because still had summer fuel so gelled up. They say it was in good shape. I reached out to Caterpillar salesman to see what is on their lot. He has a 2013 model identical to our 2009 priced at \$83,000. Not being able to run it concerned us when we could see there is used equipment available on dealer lots. This budget season I am going to put a used grader in the budget. We cannot afford a new one. Mayor Thompson stated, I agree we need to look at what is available on dealer lots for used equipment.

REPORTS

- A. City Manager - 1.** Manager memo is in the packet. **2.** December month end financial report is in the packet. **3.** Police monthly activity report is in the packet. **4.** Municipal Court case load summary is in the packet. **5.** Kenton provided commission an update of the street department. Kenton stated, last week on Monday we chained up equipment and got everything ready. I sent everyone home at noon. There were some concerns of drifting so a few of us came in and worked emergency routes before rest of crew came back at 5:00. We did all east and west residential streets, finishing about midnight. They then came back in at 4:30 a.m. to finish residential streets and help clear around the schools. The water and electric department helped haul snow away so my crew could get some rest. Then we came back in to finish hauling off snow. Guys only had about 6-8 hours of overtime. We asked radio to inform public to have vehicles on emergency routes moved because they are difficult to plow with cars. For this snow storm we used about 1,000 gallons of diesel at about \$4.00 a gallon. I filled city diesel tanks with diesel at about \$3.75 per gallon. We did not have much snow at the airport because it blew off. With storm yesterday we were called out to clear runway for Eagle Med. Mayor Thompson stated, I appreciate the hard work to get town open. You should be proud of what your guys do. Kent stated, this storm had more wind which caused more problems than normal, especially on 8th Street. The Commission thanked City crews for their work. **6.** Elementary School submitted responses to naming different equipment. I will provide information to commission to make recommendations. We have five pieces of equipment between the loaders and snowplow. Mayor Thompson asked, how does that work? I feel guys driving equipment should have input. Kent stated, they have also been provided information. **7.** Commissioner Showalter nominated me to submit an application to the 2024 Leadership Kansas program. There is an application fee and the program is seven months costing \$3,000. I am asking if the commission supports my application. Consensus of Commission is for Kent to submit application for program. Commissioner Showalter stated, this is a good program to interact with different business people across state. **8.** Jason stated, we are in process of amending our current contract for body and dash cameras. We had to

purchase two additional cameras for new cars. Our current body cameras are two piece and we are looking at going to a one piece that has many more capabilities. They have ability to live stream, GPS history, take pictures and face time. I will have ability to log into the officers camera and see what they are seeing and communicate with officer. The new cameras have a lot of useful updates. We paid 4th year of existing contract so they will credit us difference. We will owe additional \$6,271 out of new equipment line item. In 2025 our payment will be about \$19,000 for the 5th year of contract and remaining years of amended contract will be \$9,721 a year. This amended contract is to have additional capabilities with the new model. Kent stated, the extra wire on old cameras gets in the way of other equipment the officers have to wear. **9.** The City received a couple thank you notes from youth for the commission. **10.** Joann asks for an extension as she does not feel 30 days will be enough time. Mayor Thompson stated, the time line has been approved, we will try to work with you but if it is important to you 30 days is plenty of time. You need to make contact with the other property owners. The discussion is over at this point because the resolution is approved.

B. City Commissioners

Vice-Mayor Howard – 1. I would like to thank all city employees for all you do keeping utilities on with wind and snow. It is nice we do not have to worry about these things.

Commissioner Showalter – 1. No Report

Commissioner Myers - 1. No Report

Commissioner Redlin – 1. Echo comments, especially with snow removal. We do not realize what we have until you look at other communities.

C. Mayor Thompson– 1. Echo Commission comments. Thank you to all employees.

EXECUTIVE SESSION

A. EXECUTIVE SESSION - Under the Authority of KSA 75-4319 (b) (2) for consultation with an attorney for the public body which would be deemed privileged in the attorney-client relationship - Mayor Thompson made a motion at 6:35 p.m. to recess into executive session under authority of K.S.A.75-4319 (b) (2) for consultation with an attorney for the public body which would be deemed privileged in the attorney-client relationship not to exceed fifteen minutes. I request the City Commission, City Attorney and City Manager be present. Vice-Mayor Howard seconded the motion. **MOTION carried by a VOTE of 5-0. Meeting resumed at 6:50 p.m.** Mayor Thompson made a second motion at 6:51 p.m. to recess into executive session under authority of K.S.A.75-4319 (b) (2) for consultation with an attorney for the public body which would be deemed privileged in the attorney-client relationship not to exceed ten minutes. I request the City Commission, City Attorney and City Manager be present. Commissioner Showalter seconded the motion. **MOTION carried by a VOTE of 5-0. Meeting resumed at 7:01 p.m.**

ADJOURNMENT WAS HAD ON A MOTION BY Commissioner Redlin seconded by Vice-Mayor Howard. Motion carried by unanimous VOTE, meeting adjourned at 7:02 p.m. Next meeting is scheduled for February 5, 2024.

ATTEST:

Aaron Thompson, Mayor

Mary P. Volk, City Clerk

GOODLAND CITY COMMISSION
Joint Commission Meeting with Planning Commission

January 29, 2024

6:00 P.M.

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

Present from the Planning Commission were Matt McKenzie, Grady Bonsall, Dennis Snethen, Wallace Hansen and Mary Ellen Coumerilh.

Present virtually from Community Matters Inc. were Barb Cole and Bob Haywood.

Also present from the City were Joshua Jordan – IT Director, Mary Volk - City Clerk, Zach Hildebrand – Building Official and Kent Brown - City Manager.

Mayor Thompson led Pledge of Allegiance

DISCUSSION AND ACTION ITEMS

A. Creating More Housing Choices – Mayor Thompson stated, we are here to discuss findings from housing survey and see where we are with our codes. Barb provided a summary of the worksheets completed by City Commission, Planning Commission and City Staff, identifying items need to address in city code. Barb stated, we had 100% response from commission and staff and we also had construction board complete the worksheet but did not include their results in information. The purpose of this meeting is to reach agreement in principle how the land use regulations may be amended to remove barriers to create additional housing in Goodland. To recap there is a need for housing units to accommodate economic growth, some which may be needed quickly.

Bob Haywood stated that if Goodland gets 100 jobs in the next 1 to 2 years, what does that mean. Bob stated we looked at 2022 statistics for Goodland. 54% of population provides prime workers for Goodland with each family household providing 1.5 workers. The 100 jobs would create the need for 77 housing units. There is a multiplier to be applied for indirect jobs that would result from the creation of primary manufacturing jobs. Bob stated that in small towns it is hard to be exact; but, it is 1.3 to 1.5 jobs for every primary job. Mayor Thompson asked, so for every 100 new jobs, it really makes 130 to 150 new jobs from other services created. Barb stated, yes and to manage anticipated change, you need to plan for it, understand both the up and possible downside. Second point is to know where you are at all times. You cannot manage what you cannot measure. You need good information on a variety of attributes including economic, physical, social, and the ability to serve. The last point is to ensure flexibility in your policies and regulations. Successful communities design their policies and regulations with enough flexibility to respond to as many future outcomes as possible.

Barb then reviewed the answers to each question on the worksheet. Bob analyzed what the likelihood of each question based on the responses provided. So, the first question on what type of housing is needed, Barb stated 100% said that we need single family homes. The next highest answer was single family homes for the aging population. If homes were built for the aging population, it would free up housing units for the people moving in. Third highest answer was manufactured homes if design standards are met. Next was the mixed use buildings with the downtown apartments on the second floor. Next were apartments with more than six units stacked on top of each other. Most of you were in favor of accessory dwelling units (ADU's). Those questions on apartments and ADU's were not

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mutually exclusive. Finally were questions on two units with a common wall (duplexes) and tiny homes on wheels in a designated area.

Based on the results provided, Barb asked the commissioners can we move forward with initial code amendments to foster this type of development? Mayor Thompson replied that he is interested in looking at all types of housing that could be brought into the community. Vice Mayor Howard stated he agreed that the parking is a problem if you have a building on Main Street. Main Street buildings used to have all full of people in them. The parking thing for families with two or three vehicles; that's the only problem with the downtown with the apartments up above the buildings. Barb said yes I think we have a solution for that problem that has worked in other small towns. We will get to that later. Barb said currently your parking requirements are basically for almost every kind of residential dwelling is two spaces per dwelling unit and it doesn't matter what kind of dwelling unit. A thought is to provide off-site parking within a certain linear distance of the residential unit.

Kent asked what people thought about the other couple questions listed as a result of the worksheet answers including lot sizes or that ADU's are okay. Barb stated it appears in 2001 the City increased lot sizes which presents a problem for building code. Does anyone know why it was increased from 7,000 to 8,400 square feet in the R-1 District? Mayor Thompson said I'm not sure and not sure anyone knows why it was changed. Barb stated what is confusing is if the lot was platted and existed in 2001 it was ok. If you want to remove barriers to housing, you need to keep it simple and straightforward.

Barb moved onto question #2 – Who is in most need of housing? Responses were senior citizens at the highest percentage, new workers, families with children, people who currently work here and students. Barb asked if the commissioners were surprised at these responses. Mayor Thompson said he was making his own generalizations and assumptions based on what he has seen. Doesn't know if it is 100% need of the community. Commissioner Showalter stated that he disagrees with the need for senior citizen, independent living finding because the community has built housing for that type. This included Sparks and Handy towers that was specifically designed for that category and they were unable to fill it. The owners had to convert it to low income or student housing. Planning Commissioner Bonsall stated that he was thinking if senior citizens had a smaller home to go to than their current home would be available for other families to purchase. Barb stated that an issue brought up in the interviews is that no one wants to take care of these big yards anymore. Mayor Thompson said that for the most part people take care of their yards; but, the maintenance issue is not any different from other communities.

Question #3 – Accessory Dwelling Units (ADU's) and Duplexes. Barb said an observation from Community Matters is that duplexes are allowed in R-1 and R-2 districts; but, the town doesn't have many. Also, the R-2 district which was developed for multifamily that right now in town there are only 11 occupied multifamily residences. Zach confirmed that there were only 11 units. Barb said the worksheet results had ADU's should be allowed so long as it is not bigger than the single family home. Everyone agreed (89%) that ADU's including tiny home that are moved on to a lot but set on permanent foundation should be allowed. Finally, a majority agreed that the city should reduce lot size and lot width to encourage more duplexes. Zach explained that currently to build a duplex the lot has to be a minimum of 9,000 square feet. That's 4,500 square feet per dwelling. For a three or four plex it is only 3,000 square feet per dwelling (in code - 2,000 square feet) with a minimum of 8,000 square feet. Barb said the numbers are all big. Barb asked, are you in favor of lot sizes less than

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7,000 square feet? Mayor Thompson asked, looking at current plat of lots, what is the benefit to go smaller? After discussion, Barb said it is just a regulation that is making it difficult for people to understand what they can do. Barb asked the commissioners if they would consider anything smaller than 7,000 square feet? Planning Commissioner McKenzie stated, I feel it creates a problem for lot width and setback becomes an issue. Barb stated, if you reduce lot size then you should also adjust width with setbacks. Your land use regulations doesn't reflect what is on the ground. The code has not been exercised over the years with minimal building. There have been larger homes built, but no infill houses. How do you feel about splitting lots and building another unit? Mayor Thompson stated, I have no problem with that but people tend to get possessive with how they feel their neighborhood should look. It should be manageable once they get past the initial shock since they are not used to it. Planning Commissioner McKenzie stated, I believe it is a great way to infill empty lots but we will have to adjust setback. Mayor Thompson stated, the consensus of the commission seems to be positive.

Barb stated, you have a lot of accessory dwelling units (ADU's) in town but if you exercised your code I am unsure how you would enforce code. There are also many vacant lots that will allow infill of different structures. Mayor Thompson stated, I feel if we can keep the structure on the lot, we need to maintain the structure.

Barb stated, you have some multi-family structures in town with ADU's already. Barb reviewed a house that has been converted to 3 units and a back building on the lot that is 2 units. This is a historic residence. Commissioner Howard said the house has been there since 1907. On Question #4 after reviewing the answers on multifamily housing then reviewed the option for Planned Development (PD) zoning which is a heavy lift for any community. If the code is changed, the commissioners might want to set a minimum size for PD zoning. Barb then asked if the commission is interested in rezoning properties for multi-family use or should city be open to requests? Mayor Thompson stated, I am open to requests rather than rezoning an area for multi-family housing. I worry about the ability to keep it filled. Planning Commissioner McKenzie stated, I do not feel making a change to multi-family zoning will trigger anything so we should be open to requests. Mayor Thompson stated, we need to be flexible to meet needs. If we rezone a lot of property we will be open to criticism. Barb stated, you have properties in city where if the rules were simpler it would make it easier when jobs come.

On Question #5, Manufactured and Modular Housing Units, Barb stated that the commissioners are open to manufactured and modular homes, but the design standards are outlined in the definitions which is in the wrong location of the code and are rather outdated. Commissioners were also in favor of changing the lot size in mobile home park zone to allow tiny homes/temporary units on wheels if the park owner is interested. Barb then asked should the city be more proactive and rezone a selected area of the city for small lots that could also be used for senior one level housing as well as more affordable units. Rezoning current lots is not very popular. Planning Commissioner Bonsall stated, if we do that will the tiny homes depreciate value for neighboring properties? Barb said yes it would because the purpose of zoning is to get like sized things in particular areas. Barb stated, an option would be for the city to let developers know you are open to smaller lot development that will require a strategy plan with education. Another option is to create a zoned district in your code for small lots with tiny homes so you do not have to rezone existing property. Mayor Thompson said that allows the developer to come and request a rezoning. Planning Commissioner McKenzie stated if we pick this option we can have it available, but they will also have to do some work. Planning Commissioner

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Coumerilh liked that both options 2 and 3 could work together for smaller lot development. After discussion on planned unit development (PUD) or PD zoning, Barb said that PUD is basically a negotiated zone district. Mayor Thompson stated, I do not want a complicated process. Members on boards change and others may not like what we plan so want to make sure plan we have is long term. Commissioner Redlin stated, I agree, we have to resolve our situation now. Mayor Thompson stated, appears the consensus is having a combination of options 2 and 3 to be open to smaller lots and possibly create a zoned district for smaller lots.

On Question #6, Housing Affordability, Barb stated, a good strategy on the part of the commission is to use incentives rather than requesting new development to create or contribute to affordable housing.

On Question #7, other changes to the City's current Land Development Regulations, Barb said there was a favorable response to making a new mixed use district. A number of the questions were small changes to the code that make a big difference. Barb asked should the city consider allowing a property line to move if no improvements are necessary and lots are under same ownership? Same question regarding the lot split regulation. Currently, lot sizes are too big and the lot split regulation is unworkable. Should you change your C-2 district to a downtown mixed use district so you understand what the property is used for? Consensus of commission is to consider the change in district as it makes sense. Barb stated, it is going to be difficult to rehabilitate apartments above Main Street if you have to provide two parking spaces. You could reduce number parking units then allow development to create parking spaces that are not next to the apartment. Planning Commissioner Coumerilh stated, that would have solved a lot of problems for our business downtown. I am not a native of Goodland and it was very common where I came from to walk a half block to get to your parking space from your apartment. I do not think this will be a barrier if people understand. Mayor Thompson stated, I am in favor of reducing parking requirements but concerned where we will designate parking for the people in Main Street apartments. There are some privately owned properties but uncertain they will want parking on the property. Barb stated, in some communities they have in lieu of parking fee that goes into special fund in city to acquire land in downtown area. Issue with this is the city does not buy land soon enough and prices sky rocket so out of luck. Another question is should the city draft mixed use zone that can apply to other areas of the city? Vice-Mayor Howard stated, I do not see the need in other locations. Mayor Thompson stated, I like the idea but not sure the idea will encourage a small neighborhood amongst themselves. So I am in favor but do not see need. Planning Commissioner Coumerilh stated, we have an uninhabitable house next to us, we could make it a gathering place for people. Kent, stated, this could apply to the area next to Shiraz and what the college has done to some of those units. The hotel could be put into residential apartments. Commissioner Showalter stated, there are plenty of beauticians that would like to operate a shop in their house. Barb asked, what do you do with home occupations? Kent stated, it is allowed in code but we never address it. Barb stated, in the past there were regulations but that was before technology. What about loosening up those regulations? Vice-Mayor Howard stated, that is more understandable than a mechanic working out of his home. Barb confirmed that with subdivision regulations, to make it easier to move a lot line, combine lots or a lot split, the commissioners wanted to make it an easier process. You will need to be clear where City wants to go with information.

Barb stated what would be helpful going forward is agreements in principle. Barb presented options to the commissioners.

MINUTES

Goodland City Commission

January 29, 2024

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#1 - Appears consensus is to allow ADU's as an accessory use and create workable dimensional standards. ADU must be smaller than the primary residence and the ADU could include a tiny home on a permanent foundation. Mayor Thompson said yes there is consensus.

#2 - Do you want to reduce lot size and setbacks? Go back to the minimum lot size of 7,000 square feet – everyone was comfortable with that. Next possible agreement was to adjust setbacks so it is possible to build duplexes. Vice Mayor Howard asked what are the current setbacks. Zach stated that side yards shall not be less than 10 percent of lot width or a minimum of 6 feet. Barb said that requires me to do a calculation. Wouldn't it be easier to just set a flat rate? Mayor Thompson asked what is the common limit for setbacks? Barb said setbacks are crazy and vary between communities. My rule is the setback must be far enough for me to get a ladder on property to clean windows on second floor. The rule must be logical, big enough but not too much. If your rules were simpler it would be friendlier. Your rules are hard to administer. Mayor Thompson stated, I like the idea of adjusting setback as the structure gets taller the setback gets larger. Vice-Mayor Howard stated, it simplifies things. Barb stated, in considering a smaller lot size what size is recommended for single size unit for senior one level housing? Kent stated that staff has completed a worksheet on lot sizes for most of the residential lots in the city. Mayor Thompson stated, I agree working with infill lots in town if we cut them evenly and not be left with an odd size property. I am more in favor of creating a district that would allow even smaller lots. Vice-Mayor Howard stated, if we do that we also have to change requirement of improvement allowed on lot. We have had some smaller lots with small houses where people bought thinking they were going to put something on lot but could not. Barb asked if the city has drainage problems currently. Kent stated that the city does have drainage problems; but, it is not due to impervious area due to lot coverage. The next item within lot size was reducing lot size in mobile home parks to allow for new type of units if the owners wanted.

#3 Create areas suitable for multifamily housing. Barb asked whether to create a new multifamily zone district that allows more apartments; but, based on the discussion it is waiting for an applicant to ask for the rezone and have the city ready with an educational piece about it. Mayor Thompson and Planning Commissioner McKenzie said yes that is the consensus.

#4 Create mixed use districts. Barb said this changing C-2 to mixed use and creating another mixed use district for other areas and also reducing the number of parking spaces required. Discussion continued on businesses in residential areas and using the conditional use process. On the mixed use district for other areas; Barb thought there might be a smaller step that we could take.

#5 Revise Design standards for manufactured/modular housing. Barb said those requirements should move to a different area in the code so people could find them. Also update standards to account for new types of housing.

#6 Recap of possible zone districts. General agreement on multifamily, mixed use, small lot zone for mix of single family housing and a public lands district.

#7 Finally, Barb said everytime she looks at the code she finds another item that is difficult. Barb said if someone wants to annex into the city they have to zone the property R-1. There should be the ability to zone within a certain amount of time. Barb said the city's land use regulations have not been exercised. The regulations don't reflect what is already built and what commissioners want. It is not the fault of the city because there hasn't been much building in the last few decades. Barb gave the

commissioners the options of A) update regulations to reflect priority items of commissioners, or B) update all regulations to reflect what is on the ground now, or C) undertake a complete code diagnosis to identify current barriers to housing development. Mayor Thompson said option C would be a good thing to do; but, seems exhausting. He asked if it was within current contract which is probably not and Barb said no it is not. Barb asked for any other suggestions. Mayor Thompson stated, a lot of good progress with positive change. Kent stated, you have set the foundation they just need to determine how we want to proceed. Mayor Thompson stated, I look forward to compiling everything and reviewing the end result. Barb stated, we just need more information on timing needed for the development. Vice Mayor Howard said they should be taking grain in this fall for the canola plant. Mayor Thompson stated, I know the motivating push is jobs in town but feel it is healthy for our community to have this review. Commissioner Showalter stated, when it comes to economic development this may be one of the most important things for us to work together. Planning Commissioner Bonsall asked, what kind of window are we looking at for the code revisions? Kent stated, there will be a number of items that will be presented to planning and city commission but I feel a three to six month window is good with timing requirements. We will have discussions with Barb and let commissions inform us of the priority items. It takes time to make sure all changes get done. We have taken these steps but it is important to let the public know what is changing.

ADJOURNMENT OF THE PLANNING COMMISSION WAS HAD ON A MOTION Board Member Bonsall **seconded** by Board Member Coumerilh. **Motion carried by unanimous VOTE, meeting Adjourned at 8:20 p.m.**

ADJOURNMENT WAS HAD ON A MOTION Commissioner Redlin **seconded** by Commissioner Showalter. **Motion carried by unanimous VOTE, meeting Adjourned at 8:20 p.m.**

ATTEST:

Aaron Thompson, Mayor

Mary P. Volk, City Clerk

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

3367 ACE INDUSTRIAL SUPPLY										
2189911	1	1/12/24	20277	DRILL BIT SET		15-40-3020		329.74	67664	2/05/24

								329.74		
3784 AMAZON CAPITAL SERVICES										
13GN-XPCW-173H	1	1/23/24	20176	BACKBONE NETWORKING		36-01-4010		883.26	67665	2/05/24
196P-4FRP-CF1F	1	1/24/24		ERGONOMIC KNEE CHAIR		11-02-3120		59.99	67665	2/05/24
1CCX-HF1F-1CD1	1	1/13/24		TRASH BAGS, TOILET PAPER		11-02-3120		106.51	67665	2/05/24
1CPY-QQG1-WR6Q	1	1/21/24	20176	BACKBONE NETWORKING		36-01-4010		44.99	67665	2/05/24
1D1M-H9C3-GTVD	1	1/06/24		SCREWS, CABLE/BACKBONE		36-01-4010		43.62	67665	2/05/24
1K1V-CY36-C4KG	1	1/05/24	20453	DESK RISER		36-01-4010		129.99	67665	2/05/24
1TTM-HQ4K-Y4LN	1	1/27/24		GRAB BAGS		11-17-3130		66.85	67665	2/05/24
1TTM-HQ4K-Y4LN	2	1/27/24		GLASS DISH, AAA BATTERIES		11-17-3120		41.77	67665	2/05/24
1VT1-6KNK-K9WY	1	1/07/24		PET WASTE BAGS		11-15-3120		91.98	67665	2/05/24
1VT1-6KNK-K9WY	2	1/07/24		IPAD HOLDER		11-06-3120		31.95	67665	2/05/24
1VV1-FTHL-YNPP	1	1/18/24		USB ADAPTER HARDDRIVE		23-41-3060		19.95	67665	2/05/24
1XGP-1QX1-X17W	1	1/24/24		JEANS/PARKS		11-15-3160		59.98	67665	2/05/24

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2871 AMERICAN FAMILY LIFE										
PR20240112	1	1/12/24		AFLAC CANCER		11-00-0012	N	33.18	3045875	1/19/24 E
PR20240112	2	1/12/24		AFLAC CANCER		15-00-0012	N	16.02	3045875	1/19/24 E
PR20240112	3	1/12/24		AFLAC ACCIDENT		11-00-0012	N	85.02	3045875	1/19/24 E
PR20240112	4	1/12/24		AFLAC ACCIDENT		15-00-0012	N	55.44	3045875	1/19/24 E
PR20240112	5	1/12/24		AFLAC ST DISB		11-00-0012	N	43.08	3045875	1/19/24 E
PR20240112	6	1/12/24		AFLAC ST DISB		15-00-0012	N	43.20	3045875	1/19/24 E
PR20240112	7	1/12/24		AFLAC LIFE RIDR		15-00-0012	N	2.76	3045875	1/19/24 E
PR20240112	8	1/12/24		AFLAC LIFE		11-00-0012	N	36.33	3045875	1/19/24 E
PR20240112	9	1/12/24		AFLAC LIFE		21-00-0012	N	12.51	3045875	1/19/24 E
PR20240112	10	1/12/24		SPEC HLTH EVENT		11-00-0012	N	20.10	3045875	1/19/24 E
PR20240112	11	1/12/24		SPEC HLTH EVENT		23-00-0012	N	13.62	3045875	1/19/24 E
PR20240112	12	1/12/24		AFLAC HOSP CONF		11-00-0012	N	51.96	3045875	1/19/24 E
PR20240126	1	1/26/24		AFLAC CANCER		11-00-0012	N	33.18	3045884	2/02/24 E
PR20240126	2	1/26/24		AFLAC CANCER		15-00-0012	N	16.02	3045884	2/02/24 E
PR20240126	3	1/26/24		AFLAC ACCIDENT		11-00-0012	N	85.02	3045884	2/02/24 E
PR20240126	4	1/26/24		AFLAC ACCIDENT		15-00-0012	N	55.44	3045884	2/02/24 E
PR20240126	5	1/26/24		AFLAC ST DISB		11-00-0012	N	43.08	3045884	2/02/24 E
PR20240126	6	1/26/24		AFLAC ST DISB		15-00-0012	N	43.20	3045884	2/02/24 E
PR20240126	7	1/26/24		AFLAC LIFE RIDR		15-00-0012	N	2.76	3045884	2/02/24 E
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PR20240126	10	1/26/24		SPEC HLTH EVENT		11-00-0012	N	20.10	3045884	2/02/24 E
PR20240126	11	1/26/24		SPEC HLTH EVENT		23-00-0012	N	13.62	3045884	2/02/24 E
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1389 AMERICAN FID										
PR20240112	1	1/12/24		AF CANCER AT		11-00-0012	N	29.35	3045872	1/19/24 E
PR20240112	2	1/12/24		AF CANCER AT		15-00-0012	N	16.90	3045872	1/19/24 E
PR20240112	3	1/12/24		AF CANCER AT		21-00-0012	N	4.95	3045872	1/19/24 E
PR20240112	4	1/12/24		AF CANCER AT		23-00-0012	N	4.95	3045872	1/19/24 E

INVOICE NO	LN	DATE	PO NO	REFERENCE	TRACK		1099	NET	CHECK	PD DATE
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1389 AMERICAN FID										
PR20240112	5	1/12/24		AMER FID CANCER		11-00-0012	N	116.84	3045872	1/19/24 E
PR20240112	6	1/12/24		AMER FID CANCER		15-00-0012	N	115.00	3045872	1/19/24 E
PR20240112	7	1/12/24		AMER FID CANCER		21-00-0012	N	13.48	3045872	1/19/24 E
PR20240112	8	1/12/24		AMER FID CANCER		23-00-0012	N	13.47	3045872	1/19/24 E
PR20240112	9	1/12/24		AMER FID LIFE		11-00-0012	N	241.72	3045872	1/19/24 E
PR20240112	10	1/12/24		AMER FID LIFE		15-00-0012	N	229.78	3045872	1/19/24 E
PR20240112	11	1/12/24		AMER FID LIFE		21-00-0012	N	57.38	3045872	1/19/24 E
PR20240112	12	1/12/24		AMER FID LIFE		23-00-0012	N	57.37	3045872	1/19/24 E
PR20240112	13	1/12/24		AM FID ACCIDENT		11-00-0012	N	67.85	3045872	1/19/24 E
PR20240112	14	1/12/24		AM FID ACCIDENT		15-00-0012	N	84.75	3045872	1/19/24 E
PR20240112	15	1/12/24		AM FID HOSPITAL		11-00-0012	N	26.99	3045872	1/19/24 E
PR20240112	16	1/12/24		AM FID HOSPITAL		15-00-0012	N	26.99	3045872	1/19/24 E
PR20240112	17	1/12/24		AM FID HOSPITAL		21-00-0012	N	7.97	3045872	1/19/24 E
PR20240112	18	1/12/24		AM FID HOSPITAL		23-00-0012	N	7.96	3045872	1/19/24 E
PR20240112	19	1/12/24		AM FD DISABILTY		11-00-0012	N	112.72	3045872	1/19/24 E
PR20240112	20	1/12/24		AF CRITICAL CR		11-00-0012	N	13.94	3045872	1/19/24 E
PR20240112	21	1/12/24		AF CRITICAL CR		15-00-0012	N	8.77	3045872	1/19/24 E
PR20240126	1	1/26/24		AF CANCER AT		11-00-0012	N	29.35	3045881	2/02/24 E
PR20240126	2	1/26/24		AF CANCER AT		15-00-0012	N	16.90	3045881	2/02/24 E
PR20240126	3	1/26/24		AF CANCER AT		21-00-0012	N	4.95	3045881	2/02/24 E
PR20240126	4	1/26/24		AF CANCER AT		23-00-0012	N	4.95	3045881	2/02/24 E
PR20240126	5	1/26/24		AMER FID CANCER		11-00-0012	N	116.84	3045881	2/02/24 E
PR20240126	6	1/26/24		AMER FID CANCER		15-00-0012	N	115.00	3045881	2/02/24 E
PR20240126	7	1/26/24		AMER FID CANCER		21-00-0012	N	13.48	3045881	2/02/24 E
PR20240126	8	1/26/24		AMER FID CANCER		23-00-0012	N	13.47	3045881	2/02/24 E
PR20240126	9	1/26/24		AMER FID LIFE		11-00-0012	N	241.72	3045881	2/02/24 E
PR20240126	10	1/26/24		AMER FID LIFE		15-00-0012	N	229.78	3045881	2/02/24 E
PR20240126	11	1/26/24		AMER FID LIFE		21-00-0012	N	57.38	3045881	2/02/24 E
PR20240126	12	1/26/24		AMER FID LIFE		23-00-0012	N	57.37	3045881	2/02/24 E
PR20240126	13	1/26/24		AM FID ACCIDENT		11-00-0012	N	67.85	3045881	2/02/24 E
PR20240126	14	1/26/24		AM FID ACCIDENT		15-00-0012	N	84.75	3045881	2/02/24 E
PR20240126	15	1/26/24		AM FID HOSPITAL		11-00-0012	N	26.99	3045881	2/02/24 E
PR20240126	16	1/26/24		AM FID HOSPITAL		15-00-0012	N	26.99	3045881	2/02/24 E
PR20240126	17	1/26/24		AM FID HOSPITAL		21-00-0012	N	7.97	3045881	2/02/24 E
PR20240126	18	1/26/24		AM FID HOSPITAL		23-00-0012	N	7.96	3045881	2/02/24 E
PR20240126	19	1/26/24		AM FD DISABILTY		11-00-0012	N	112.72	3045881	2/02/24 E
PR20240126	20	1/26/24		AF CRITICAL CR		11-00-0012	N	13.94	3045881	2/02/24 E
PR20240126	21	1/26/24		AF CRITICAL CR		15-00-0012	N	8.77	3045881	2/02/24 E

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1390 AMERICAN FIDELITY										
PR20240112	1	1/12/24		AF MED REIMBURS		11-00-0012	N	320.83	3045873	1/19/24 E
PR20240112	2	1/12/24		AF MED REIMBURS		15-00-0012	N	274.17	3045873	1/19/24 E
PR20240112	3	1/12/24		AF MED REIMBURS		21-00-0012	N	57.30	3045873	1/19/24 E
PR20240112	4	1/12/24		AF MED REIMBURS		23-00-0012	N	57.29	3045873	1/19/24 E
PR20240126	1	1/26/24		AF MED REIMBURS		11-00-0012	N	320.83	3045882	2/02/24 E
PR20240126	2	1/26/24		AF MED REIMBURS		15-00-0012	N	274.17	3045882	2/02/24 E
PR20240126	3	1/26/24		AF MED REIMBURS		21-00-0012	N	57.30	3045882	2/02/24 E
PR20240126	4	1/26/24		AF MED REIMBURS		23-00-0012	N	57.29	3045882	2/02/24 E

AMERICAN FIDELITY								1419.18		

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				4061	ARGO OF KANSAS, LLC					
241	1	1/26/24		DECKED DRAWER SYSTEM/20 CHEVY	21-42-3170		1699.00	67666	2/05/24	
				ARGO OF KANSAS, LLC			1699.00			

				3774	B&H PHOTO-VIDEO					
220526351	1	1/17/24		TONER	11-04-3120		52.98	67667	2/05/24	
220697315	1	1/23/24		TONERS X 2	11-03-3120		137.92	67667	2/05/24	
				B&H PHOTO-VIDEO			190.90			

				4057	BELSHE, HANNAH					
GEN24-046	1	2/05/24		OVERPAYMENT ON ACCOUNT	15-44-3180		151.63	67668	2/05/24	
				BELSHE, HANNAH			151.63			

				3966	BLACK HIDE BEEF COMPANY					
258	1	1/18/24		PRIME RIB/CHRISTMAS PARTY	11-02-3120		575.28	67669	2/05/24	
				BLACK HIDE BEEF COMPANY			575.28			

				374	BLACK HILLS ENERGY					
GEN24-63	1	1/22/24		GAS CHARGES/POLICE DEPT	11-03-2100		1156.94	67670	2/05/24	
GEN24-64	1	1/19/24		GAS CHARGES/CEMETERY	11-19-2100		353.89	67670	2/05/24	
GEN24-65	1	1/25/24		GAS CHARGES/POWER PLANT	15-40-2090		230.53	67670	2/05/24	
				BLACK HILLS ENERGY			1741.36			

				71	BLUE CROSS - BLUE SHIELD					
PR20240126	1	1/26/24		BCBS S300/SHIP	11-00-0012	N	9.27	3045877	2/02/24	E
PR20240126	2	1/26/24		BCBS S300/SHIP	15-00-0012	N	23.25	3045877	2/02/24	E
				BLUE CROSS - BLUE SHIELD			32.52			

				519	CITY OF GOODLAN					
PR20240126	1	1/26/24		TECHNOLOGY	15-00-0012	N	15.00	3045878	2/02/24	E
				CITY OF GOODLAN			15.00			

				1880	CITY OF GOODLAND-REFUND A					
GEN24-66	1	1/30/24		ELECTRIC DEPOSIT REFUND	20-01-5060		1850.00	67671	2/05/24	
GEN24-66	2	1/30/24		WATER DEPOSIT REFUND	22-01-5070		1046.18	67671	2/05/24	
				CITY OF GOODLAND-REFUND A			2896.18			

				987	COMPLIANCE ONE					
309831	1	11/07/23		ADMIN FEE	15-00-0006		45.90	67672	2/05/24	
309831	2	11/07/23		ADMIN FEE	15-00-0006		22.95	67672	2/05/24	
309831	3	11/07/23		ADMIN FEE	11-00-0006		53.55	67672	2/05/24	
309831	4	11/07/23		PREEMPLOYMENT/PAYNE	21-00-0006		79.50	67672	2/05/24	
309831	5	11/07/23		PREEMPLOYMENT/SCHECK	21-00-0006		5.00	67672	2/05/24	
				COMPLIANCE ONE			206.90			

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					CD	GL ACCOUNT				

2015 CONST.NEWENERGY										
3946543	1	1/24/24		GAS CHARGES/CITY SHOP DEC 2023		11-00-0006		839.07	67673	2/05/24
3946557	1	1/24/24		GAS CHARGES/DECEMBER 2023		15-00-0006		229.57	67673	2/05/24
3946557	2	1/24/24		GAS CHARGES/DECEMBER 2023		21-00-0006		229.57	67673	2/05/24

CONST.NEWENERGY								1298.21		
600 CONSTELLATION NEWENERGY G										
3948715	1	1/29/24		GAS CHARGES/DECEMBER 2023		15-00-0006		563.42	67674	2/05/24

CONSTELLATION NEWENERGY G								563.42		
4058 CURE, JASON										
GEN24-047	1	1/22/24		OVERPAYMENT ON ACCT		15-44-3180		100.00	67675	2/05/24

CURE, JASON								100.00		
3211 EKLUND'S FIRST INSURANCE										
7001031042	1	1/07/24		EMC PREMIUM		21-40-2060		674.66	67660	1/29/24
7001031042	2	1/07/24		EMC PREMIUM		21-42-2060		674.66	67660	1/29/24
7001031042	3	1/07/24		EMC PREMIUM		23-41-2060		674.66	67660	1/29/24
7001031042	4	1/07/24		EMC PREMIUM		23-43-2060		674.66	67660	1/29/24
7001031042	5	1/07/24		EMC PREMIUM		15-40-2060		9107.86	67660	1/29/24
7001031042	6	1/07/24		EMC PREMIUM		15-42-2060		9107.86	67660	1/29/24
7001031042	7	1/07/24		EMC PREMIUM		15-44-2060		1349.31	67660	1/29/24
7001031042	8	1/07/24		EMC PREMIUM		11-02-2060		11469.14	67660	1/29/24

EKLUND'S FIRST INSURANCE								33732.81		
1398 ENTENMANN-ROVIN COMPANY										
0178427-IN	1	12/18/23	19093	301 FLAT WALLET BADGE		11-00-0006		150.25	67676	2/05/24

ENTENMANN-ROVIN COMPANY								150.25		
4056 FAMILY SUPPORT REGISTRY										
PR20240126	1	1/26/24		CO Child Suppor		21-00-0012	N	240.00	67663	2/02/24

FAMILY SUPPORT REGISTRY								240.00		
211 FARM PLAN										
2433800	1	1/11/24		2" EPDM GASKET		21-40-3120		2.54	67677	2/05/24

FARM PLAN								2.54		
2201 FASTENAL COMPANY										
KSCOB128337	1	1/12/24	19733	BUTT CONNECTORS		11-11-3120		97.37	67678	2/05/24

FASTENAL COMPANY								97.37		
205 FRONTIER AG										
389227	1	1/12/24		GAS		15-42-2020		8873.13	67657	1/17/24
389227	2	1/12/24		DIESEL		11-11-2020		12537.07	67657	1/17/24

FRONTIER AG								21410.20		

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				2697 GOODLAND GLASS LLC						
11278	1	1/19/24		CHIP REPAIR/GREY CHEVY		21-42-3170		40.00	67679	2/05/24
				GOODLAND GLASS LLC				40.00		

				305 GOODLAND PUBLIC LIBRARY						
GEN24-048	1	1/18/24		SH CO DIST/EMP BENEFITS		46-01-5050		22303.77	67680	2/05/24
GEN24-048	2	1/18/24		SH CO DIST/LIBRARY DIST		13-01-5050		111481.18	67680	2/05/24
				GOODLAND PUBLIC LIBRARY				133784.95		

				3100 GRAINGER						
9001918805	1	1/29/24	20497	120 VOLT COILS X 12		15-42-3050		586.32	67681	2/05/24
9001918813	1	1/29/24	20497	CONTRACTORS X 4		15-42-3050		764.84	67681	2/05/24
9948572376	1	1/02/24	19731	DRUM DOLLY		11-11-3020		596.37	67681	2/05/24
9948572384	1	1/02/24	19731	PAPER TOWELS & TOILET PAPER		11-11-3030		462.41	67681	2/05/24
9949424858	1	1/02/24	19732	SAFETY GLASSES		11-11-2310		122.10	67681	2/05/24
9954624962	1	1/08/24	20270	REPLACEMENT HOSE FOR SHOPVAC		15-40-3060		64.64	67681	2/05/24
9968756214	1	1/19/24	19737	DATA CABLE		11-11-3120		166.10	67681	2/05/24
9974251424	1	1/24/24	20496	LIGHT CONTACTORS		15-42-3010		382.42	67681	2/05/24
				GRAINGER				3145.20		

				3610 GUYER, JONI R.						
GEN24-50	1	2/01/24		CEMETERY CARE/FEBRUARY 2024		11-19-2140	M	3916.66	67682	2/05/24
				GUYER, JONI R.				3916.66		

				3855 HAM TOOLS						
D30098	1	1/08/24		LIGHTED MIRROR, MAGNET,SCRAPER		11-11-3020		71.42	67683	2/05/24
D30468	1	1/22/24		6 PC 3/8 DR, 5 PC 3/8 RCHTING		11-11-3020		394.98	67683	2/05/24
				HAM TOOLS				466.40		

				391 HOOVER LUMBER						
333927	1	1/02/24		MAILBOX, PARTS 615 W 8TH		11-11-3120		41.85	67685	2/05/24
334137	1	1/05/24		AA BATTERIES		11-11-3120		13.49	67685	2/05/24
334217	1	1/08/24		THERMAL GLOVES		11-11-2310		25.18	67685	2/05/24
334270	1	1/10/24		2X12X12 BOARDS		11-11-3060		21.19	67685	2/05/24
334342	1	1/11/24		DOOR SWEEP ALUM 36"		11-02-3030		12.59	67685	2/05/24
334359	1	1/11/24		KEYS		11-13-3120		10.77	67685	2/05/24
334556	1	1/16/24		1/4" UNDERLAYMENT		11-15-3030		24.69	67685	2/05/24
334639-TAX	1	1/17/24		BUCKET, LID, BRUSH		15-42-3120		45.65	67685	2/05/24
334725	1	1/19/24		WALL THERMOMETER		11-15-3020		3.59	67685	2/05/24
334736-TAX	1	1/19/24		THERMOSTAT		15-40-3030		30.24	67685	2/05/24
334744	1	1/19/24		CLOSER DOOR ADJCOMM ALUM		11-11-3030		89.99	67685	2/05/24
334761	1	1/19/24		MOUNT LIGHT CONTROL		15-42-3010		52.40	67685	2/05/24
334762	1	1/19/24		THERMASTAT/RETURN AND NEW		15-40-3030		25.21	67685	2/05/24
334847-TAX	1	1/22/24		2X10X16 BOARDS X 6		15-42-3060		171.09	67685	2/05/24
334848-TAQX	1	1/22/24		2X8X16 BOARDS X 8		15-42-3060		253.49	67685	2/05/24
334943-TAX	1	1/23/24		SPRAY GRAY PRIMER		15-42-3120		28.21	67685	2/05/24
334958-TAX	1	1/23/24		BLACK SPRAY PAINT		15-42-3120		42.31	67685	2/05/24
				HOOVER LUMBER				891.94		

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GEN24-049	1	2/01/24		1733 IN THE CAN LLC SOLID WASTE/FEBRUARY 2024		30-01-2220		46244.00	67686	2/05/24
				IN THE CAN LLC				46244.00		
26784613	1	12/27/23		488 INGERSOL-RAND COMPANY REFRIGERATION DRYER		38-00-0006		11819.98	67687	2/05/24
				INGERSOL-RAND COMPANY				11819.98		
6316	1	1/12/24		1989 J ROD'S POSTCARDS X 25		11-17-2130		18.75	67688	2/05/24
				J ROD'S				18.75		
17334	1	1/12/24		2747 JOHNSON SERVICE COMPANY REPAIR LINERS & MANHOLE FLUSH		35-00-0006		32600.00	67689	2/05/24
				JOHNSON SERVICE COMPANY				32600.00		
GEN24-69	1	2/01/24		1092 KANSAS CORP. COMM. 2011-00357		39-01-2050		100.36	67690	2/05/24
GEN24-69	2	2/01/24		2011-00571		39-01-2050		32.77	67690	2/05/24
				KANSAS CORP. COMM.				133.13		
18699	14	1/03/24		613 KANSAS MUNICIPAL UTILITIE KMU ELECTRIC MEMBERSHIP		15-40-2080		12369.00	67691	2/05/24
				KANSAS MUNICIPAL UTILITIE				12369.00		
PR20240112	1	1/12/24		1072 KANSAS PAYMENT CENTER INCOME WITHHOLD		11-00-0012	N	96.46	3045871	1/19/24 E
PR20240126	1	1/26/24		INCOME WITHHOLD		11-00-0012	N	96.46	3045880	2/02/24 E
				KANSAS PAYMENT CENTER				192.92		
GEN24-51	1	2/05/24		3392 KLING, JAKE D. ATTORNEY FEES/FEBRUARY 2024		11-02-2140	M	4208.33	67692	2/05/24
				KLING, JAKE D.				4208.33		
HQ0-R87D-DY8WC	1	1/18/24		1699 KS DEPT. OF HEALTH-ENVIRO UNDERGROUND FUEL TANK REGISTER		11-11-3120		50.00	67693	2/05/24
				KS DEPT. OF HEALTH-ENVIRO				50.00		
488246	1	1/12/24		1152 KS DEPT.OF HEALTH &ENVIRO ELECTRIC BOILER INSPECTION		15-40-3060		30.00	67694	2/05/24
				KS DEPT.OF HEALTH &ENVIRO				30.00		
PR20240112	1	1/12/24		523 KS PUBLIC EMP. RETIREMENT KPers		11-00-0012	N	2892.89	3045870	1/19/24 E

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523 KS PUBLIC EMP. RETIREMENT										
PR20240112	2	1/12/24		KPERS		15-00-0012	N	2128.03	3045870	1/19/24 E
PR20240112	3	1/12/24		KPERS		21-00-0012	N	206.87	3045870	1/19/24 E
PR20240112	4	1/12/24		KPERS		23-00-0012	N	513.23	3045870	1/19/24 E
PR20240112	5	1/12/24		KPERS II		11-00-0012	N	1942.16	3045870	1/19/24 E
PR20240112	6	1/12/24		KPERS II		15-00-0012	N	1372.48	3045870	1/19/24 E
PR20240112	7	1/12/24		KPERS II		21-00-0012	N	97.48	3045870	1/19/24 E
PR20240112	8	1/12/24		KPERS II		23-00-0012	N	97.48	3045870	1/19/24 E
PR20240112	9	1/12/24		KPERS III		11-00-0012	N	4126.67	3045870	1/19/24 E
PR20240112	10	1/12/24		KPERS III		15-00-0012	N	1325.88	3045870	1/19/24 E
PR20240112	11	1/12/24		KPERS III		21-00-0012	N	675.33	3045870	1/19/24 E
PR20240112	12	1/12/24		KPERS III		23-00-0012	N	240.12	3045870	1/19/24 E
PR20240112	13	1/12/24		KPERS D&D		11-00-0012	N	587.27	3045870	1/19/24 E
PR20240112	14	1/12/24		KPERS D&D		15-00-0012	N	316.27	3045870	1/19/24 E
PR20240112	15	1/12/24		KPERS D&D		21-00-0012	N	64.21	3045870	1/19/24 E
PR20240112	16	1/12/24		KPERS D&D		23-00-0012	N	55.76	3045870	1/19/24 E
PR20240126	1	1/26/24		KPERS		11-00-0012	N	2396.09	3045879	2/02/24 E
PR20240126	2	1/26/24		KPERS		15-00-0012	N	2116.15	3045879	2/02/24 E
PR20240126	3	1/26/24		KPERS		21-00-0012	N	206.87	3045879	2/02/24 E
PR20240126	4	1/26/24		KPERS		23-00-0012	N	556.35	3045879	2/02/24 E
PR20240126	5	1/26/24		OPTIONAL KPERS		11-00-0012	N	283.60	3045879	2/02/24 E
PR20240126	6	1/26/24		OPTIONAL KPERS		15-00-0012	N	46.95	3045879	2/02/24 E
PR20240126	7	1/26/24		KPERS II		11-00-0012	N	1861.29	3045879	2/02/24 E
PR20240126	8	1/26/24		KPERS II		15-00-0012	N	1383.56	3045879	2/02/24 E
PR20240126	9	1/26/24		KPERS II		21-00-0012	N	97.48	3045879	2/02/24 E
PR20240126	10	1/26/24		KPERS II		23-00-0012	N	97.48	3045879	2/02/24 E
PR20240126	11	1/26/24		KPERS III		11-00-0012	N	3998.17	3045879	2/02/24 E
PR20240126	12	1/26/24		KPERS III		15-00-0012	N	1347.52	3045879	2/02/24 E
PR20240126	13	1/26/24		KPERS III		21-00-0012	N	741.97	3045879	2/02/24 E
PR20240126	14	1/26/24		KPERS III		23-00-0012	N	235.84	3045879	2/02/24 E
PR20240126	15	1/26/24		KPERS D&D		11-00-0012	N	540.99	3045879	2/02/24 E
PR20240126	16	1/26/24		KPERS D&D		15-00-0012	N	317.64	3045879	2/02/24 E
PR20240126	17	1/26/24		KPERS D&D		21-00-0012	N	68.57	3045879	2/02/24 E
PR20240126	18	1/26/24		KPERS D&D		23-00-0012	N	58.30	3045879	2/02/24 E

KS PUBLIC EMP. RETIREMENT								32996.95		
3995 LAW ENFORCE TECH CORP LET										
001976	1	1/01/24	20454	LAW ENFORCEMENT TECHNOLOGIES		18-01-4020		2188.00	67695	2/05/24

LAW ENFORCE TECH CORP LET								2188.00		
3998 MASA										
PR20240126	1	1/26/24		MEDICAL TRANSP		11-00-0012	N	165.00	67662	2/02/24
PR20240126	2	1/26/24		MEDICAL TRANSP		15-00-0012	N	98.00	67662	2/02/24
PR20240126	3	1/26/24		MEDICAL TRANSP		21-00-0012	N	21.00	67662	2/02/24
PR20240126	4	1/26/24		MEDICAL TRANSP		23-00-0012	N	7.00	67662	2/02/24

MASA								291.00		
678 MCCLUNG'S APPLIANCE, INC.										
62789	1	1/17/24		USED REFRIGERATOR		11-15-3030		295.00	67696	2/05/24

MCCLUNG'S APPLIANCE, INC.								295.00		

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0004883	1	1/07/24		1360 MID-STATES ORGANIZED CRIM MEMBERSHIP		11-03-2080		100.00	67697	2/05/24
				MID-STATES ORGANIZED CRIM				100.00		
5998	1	1/18/24	19735	2122 MIDWEST TRUCK EQUIPMENT I CYLINDER/#82		11-11-3060		541.31	67698	2/05/24
				MIDWEST TRUCK EQUIPMENT I				541.31		
GEN24-067	1	2/05/24		4062 MOSS ENTERPRISES, INC SALES TAX EXEMPTION		14-00-0006		261.38	67699	2/05/24
				MOSS ENTERPRISES, INC				261.38		
01192450636	1	1/19/24		3868 MWB TOOLS LLC SOAP GUN		11-11-3120		184.00	67700	2/05/24
				MWB TOOLS LLC				184.00		
PR20240112	1	1/12/24		2104 NATIONWIDE TRUST CO. FSB NATIONWIDE TRST		11-00-0012	N	325.00	3045874	1/19/24 E
PR20240112	2	1/12/24		NATIONWIDE TRST		15-00-0012	N	265.00	3045874	1/19/24 E
PR20240126	1	1/26/24		NATIONWIDE TRST		11-00-0012	N	575.00	3045883	2/02/24 E
PR20240126	2	1/26/24		NATIONWIDE TRST		15-00-0012	N	265.00	3045883	2/02/24 E
				NATIONWIDE TRUST CO. FSB				1430.00		
PR20240112	1	1/12/24		2940 NEBRASKA CHILD SUPPORT NEB CHILD SUP		15-00-0012	N	76.85	3045876	1/19/24 E
PR20240126	1	1/26/24		NEB CHILD SUP		15-00-0012	N	76.85	3045885	2/02/24 E
				NEBRASKA CHILD SUPPORT				153.70		
5617-235772	1	1/05/24		3502 O'REILLY AUTO PARTS BKD-GLASS/#25		11-11-3170		22.99	67701	2/05/24
5617-236311	1	1/17/24		STRUT/#12		11-11-3060		76.49	67701	2/05/24
5617-236605	1	1/23/24		PEDAL BUSHING, WINDOW HNDL/#12		11-11-3060		21.77	67701	2/05/24
5617-236632	1	1/24/24		DRAIN FUNNEL, PAD		11-11-3120		59.98	67701	2/05/24
				O'REILLY AUTO PARTS				181.23		
GEN24-52	1	2/05/24		2401 PAW WASH ANIMAL CONTROL/FEBRUARY 2024		11-05-2140		2100.00	67702	2/05/24
				PAW WASH				2100.00		
GS6162	1	1/10/24		3701 PETERBILT OF GOODLAND GASKETS, CLAMP, DIAGOSTIC/#81		11-11-3060		729.68	67703	2/05/24
				PETERBILT OF GOODLAND				729.68		
GEN24-53	1	2/05/24		3759 PRAIRIESPRINGS HOSPITALIT SALES TAX REIMB		28-01-2050		6529.18	67704	2/05/24

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				3759 PRAIRIESPRINGS HOSPITALIT						
				PRAIRIESPRINGS HOSPITALIT				6529.18		
				1683 PRINCIPAL MUTUAL LIFE INS						
PR20240112	1	1/12/24		PRIN. MUTUAL	11-00-0012		N	102.84	67655	1/19/24
PR20240112	2	1/12/24		PRIN. MUTUAL	15-00-0012		N	271.86	67655	1/19/24
				PRINCIPAL MUTUAL LIFE INS				374.70		
				4063 PROFIRST TRAINING & CONSU						
11	1	1/17/24	20455	SURVEILLANCE TRAINING/MADER	25-01-2170			595.00	67705	2/05/24
				PROFIRST TRAINING & CONSU				595.00		
				3794 QUADIENT LEASING USA, INC						
Q1137699	1	1/04/24		MAIL MACHINE LEASE	15-44-2160			985.43	67706	2/05/24
				QUADIENT LEASING USA, INC				985.43		
				407 SALINA SUPPLY COMPANY						
S100251977.004	1	1/08/24	20119	1.5 CORP STOPS	21-00-0006			623.21	67707	2/05/24
S100252919.002	1	1/22/24		RETURN 3/4 STRAIGHT COUPLINGS	21-00-0006			356.14-	67707	2/05/24
				SALINA SUPPLY COMPANY				267.07		
				924 SCHEOPNER'S WATER CONDITI						
GEN24-68	1	1/01/24		RO RENTAL/6 MONTHS	11-02-3120			150.00	67708	2/05/24
GEN24-68	2	1/01/24		RO RENTAL/DECEMBER 2023	11-00-0006			25.00	67708	2/05/24
				SCHEOPNER'S WATER CONDITI				175.00		
				2265 SCHERMERHORN, KATHY						
GEN24-054	1	2/05/24		ANIMAL CONTROL/FEBRUARY 2024	11-05-2140		M	1500.00	67709	2/05/24
				SCHERMERHORN, KATHY				1500.00		
				421 SHARE CORPORATION						
255973	1	1/03/24	20125	GROUND STERILIZER	21-40-3040			3153.16	67710	2/05/24
				SHARE CORPORATION				3153.16		
				3882 SHERMAN CO ATTORNEY TRUST						
GEN24-036	1	2/05/24		FORFEITURE	19-01-2200			124.72	67711	2/05/24
GEN24-37	1	2/05/24		FORFEITURE	19-01-2200			918.52	67711	2/05/24
GEN24-38	1	2/05/24		FORFEITURE	19-01-2200			132.30	67711	2/05/24
				SHERMAN CO ATTORNEY TRUST				1175.54		
				3932 SHERMAN COUNTY FIRE DEPT						
GEN24-055	1	2/05/24		JANUARY DISTRIBUTION	11-07-2140			154958.70	67712	2/05/24
				SHERMAN COUNTY FIRE DEPT				154958.70		

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425 SHERMAN COUNTY TREASURER										
GEN24-56	1	2/05/24		2017 KENWORTH/366KGK		15-42-3120		489.75	67713	2/05/24
GEN24-57	1	2/05/24		2013 INTERNATIONAL/001ETE		15-42-3120		719.75	67713	2/05/24
gen24-58	1	2/05/24		1996 PJ TRAILER/002ETE		15-42-3120		49.75	67713	2/05/24

SHERMAN COUNTY TREASURER								1259.25		
427 SHORES NAPA										
303022	1	1/02/24		1/4X1.5", #2X1.5 STUBBYS		15-42-3020		13.06	67718	2/05/24
303169	1	1/03/24		CHAIN, COUPLER,HOOKS/#9 #32		11-11-3120		106.36	67718	2/05/24
303200	1	1/03/24		OIL, AIR, PANEL FILTERSWATER		21-42-3060		51.46	67718	2/05/24
303245	1	1/03/24		OIL ABSORBENT, 2.5 DEF		11-11-3060		110.56	67718	2/05/24
303251	1	1/03/24		SHOCKS, SILICONE, OIL/#38		23-41-3060		250.54	67718	2/05/24
303294	1	1/04/24		SNOW SHOVEL		11-15-3020		22.99	67718	2/05/24
303294	2	1/04/24		LEATHER GLOVES		11-15-3160		21.99	67718	2/05/24
303390	1	1/04/24		PARTS WASH		11-11-3060		113.41	67718	2/05/24
303469	1	1/05/24		10W30 OIL		11-11-3060		101.35	67718	2/05/24
303618	1	1/08/24		CART LITHIUM GREASE		11-11-3060		129.80	67718	2/05/24
303926	1	1/11/24		GLOVES, ANTISEIZE LUBE,BATTERY		15-40-3120		76.04	67718	2/05/24
303935	1	1/11/24		744A MECHANIC VISE,BLADE		15-42-3020		379.28	67718	2/05/24
303947	1	1/11/24		RETURN/WISE		15-42-3020		309.55-	67718	2/05/24
303972	1	1/11/24		CAPSULES, USB LOW PROFILE		11-11-3170		80.08	67718	2/05/24
303994	1	1/11/24		SPACE HEATER		21-40-3120		45.98	67718	2/05/24
304086	1	1/12/24		JACK, CASTER, COUPLER		15-42-3060		205.86	67718	2/05/24
304087	1	1/12/24		SPACE HEATERS		23-41-3120		60.98	67718	2/05/24
304375	1	1/16/24		GLOVES		21-42-3120		34.98	67718	2/05/24
304467	1	1/16/24		SHOP LIGHT		11-15-3030		39.99	67718	2/05/24
304489	1	1/16/24		PVC CEMEMT		21-42-3120		19.99	67718	2/05/24
304508	1	1/17/24		SAFETY GLASSES		11-15-3160		11.43	67718	2/05/24
304524	1	1/17/24		HEATER		11-11-3120		24.99	67718	2/05/24
304602	1	1/17/24		STRIPPER&CRIMPER,FILTER WRENCE		11-11-3170		91.27	67718	2/05/24
304659	1	1/18/24		50' ROPE		23-43-3120		7.99	67718	2/05/24
304686	1	1/18/24		MAGNET, IBOLT, NUT		23-43-3120		13.12	67718	2/05/24
304700	1	1/18/24		CROCOLIDE 100 CT, SCRUBS		21-40-3120		70.91	67718	2/05/24
304721	1	1/18/24		6 GALLON SHOP VAC		21-42-3020		84.99	67718	2/05/24
304721	2	1/18/24		CLEANING WIPES		21-40-3120		10.88	67718	2/05/24
304768	1	1/19/24		SHOP TOWELS, TRASH BAGS		11-15-3120		17.98	67718	2/05/24
304781	1	1/19/24		6' HOSE, TRANSFER PUMP		15-40-3060		205.99	67718	2/05/24
304792	1	1/19/24		SPIN ON FILTER/PD		11-03-3170		38.00	67718	2/05/24
304808	1	1/19/24		ICE SCRAPER		11-02-3170		4.99	67718	2/05/24
304809	1	1/19/24		CHAIN, HOOK, LOOP		15-42-3060		72.09	67718	2/05/24
304818	1	1/19/24		AIR & SEAL FILTERS/MOWERS		11-15-3060		87.75	67718	2/05/24
304978	1	1/22/24		FILTERS/#80		21-42-3060		28.40	67718	2/05/24
305011	1	1/22/24		PACKING TAPE		23-41-3120		20.97	67718	2/05/24
305048	1	1/22/24		AIR FILTER/MOWER		11-15-3060		15.99	67718	2/05/24
305067	1	1/22/24		GRAY PRIMER		15-42-3120		41.86	67718	2/05/24
305112	1	1/23/24		LIGHT BULBS		11-11-3060		9.95	67718	2/05/24
305114	1	1/23/24		10" BRUSH HEAD		11-11-3120		27.44	67718	2/05/24
305133	1	1/23/24		OIL, AIR, FUEL FILTERS/#12		11-11-3060		60.33	67718	2/05/24
305207	1	1/23/24		LIGHT, PIGTAIL/#12		11-11-3060		10.40	67718	2/05/24
305231	1	1/24/24		ICE MELT/CITY OFFICE		11-02-3120		17.98	67718	2/05/24
305231	2	1/24/24		ICE MELT/ARTS CENTER		11-02-3120		8.99	67718	2/05/24
305231	3	1/24/24		ICE MELT/WELCOME CENTER		11-02-3120		8.99	67718	2/05/24
305231	4	1/24/24		ICE MELT/MUSEUM		11-17-3120		8.99	67718	2/05/24

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

427 SHORES NAPA										
305251	1	1/24/24		OIL & AIR FILTERS/#3		11-11-3060		66.94	67718	2/05/24
305267	1	1/24/24		SPRAYER,HOSE, ICEMELT,OIL ABSO		15-42-3120		235.36	67718	2/05/24
305278	1	1/24/24		FITTING, BLACK MARKERS		15-42-3120		19.13	67718	2/05/24
305372	1	1/25/24		GLOVES		11-11-2310		34.99	67718	2/05/24
305372	2	1/25/24		HANDLE AND ZEP TNT		11-11-3120		56.32	67718	2/05/24
305393	1	1/25/24		OIL,FUEL,AIR FILTERS/#37		11-11-3060		150.88	67718	2/05/24
305394	1	1/25/24		SOCKET SET		21-42-3020		77.95	67718	2/05/24
305406	1	1/25/24		PIG MAT, SEALANT		15-40-3120		239.12	67718	2/05/24
305429	1	1/25/24		FUEL CAN, CUT OFF WHEEL		21-42-3120		48.71	67718	2/05/24

SHORES NAPA								3487.22		
438 STANION WHOLESALE ELECTRI										
5671354-00	1	1/23/24	20493	LINE MATERIAL		15-42-3050		386.58	67719	2/05/24

STANION WHOLESALE ELECTRI								386.58		
4048 SURENCY LIFE & HEALTH										
GEN24-045	1	1/01/24		COBRA ELIGIBILITY		45-01-1050		50.00	67658	1/17/24

SURENCY LIFE & HEALTH								50.00		
4059 THE OLD HARDWARE STORE										
GEN24-59	1	1/24/24		WESTERN CATTLE TRAIL BOOK/MAP		11-17-3120		63.95	67720	2/05/24

THE OLD HARDWARE STORE								63.95		
1014 TIMBER LINE ELECTRIC & CO										
22099	1	1/22/24		MOSCAD RADIO UPGRADES/BILL#2		36-00-0006		89382.25	67721	2/05/24

TIMBER LINE ELECTRIC & CO								89382.25		
2159 TRIPLETT INC										
GEN24-60	1	2/05/24		SALES TAX REIMB		28-01-2060		5168.36	67722	2/05/24

TRIPLETT INC								5168.36		
2784 USD # 352										
GEN24-61	1	2/05/24		SCHOOL SALES TAX		11-02-2050		30360.80	67723	2/05/24

USD # 352								30360.80		
2895 VISION CARE DIRECT ADM.										
PR20240112	1	1/12/24		VISION CARE DIR		11-00-0012	N	121.26	67656	1/19/24
PR20240112	2	1/12/24		VISION CARE DIR		15-00-0012	N	99.53	67656	1/19/24
PR20240126	1	1/26/24		VISION CARE DIR		11-00-0012	N	121.26	67661	2/02/24
PR20240126	2	1/26/24		VISION CARE DIR		15-00-0012	N	99.53	67661	2/02/24

VISION CARE DIRECT ADM.								441.58		
2899 WEAR PARTS & EQUIP CO										
50793	1	1/19/24		NEW HOLLAND LOADER REPAIR		11-11-3120		2249.74	67724	2/05/24

INVOICE NO	LN	DATE	PO NO	REFERENCE	TRACK		1099	NET	CHECK	PD DATE
					CD	GL ACCOUNT				
				WEAR PARTS & EQUIP CO				2249.74		
				4060 WHITLEY, CASEY						
GEN24-62	1	1/22/24		OVERPAYMENT ON ACCT		15-44-3180		10.17	67725	2/05/24
				WHITLEY, CASEY				10.17		
				3384 WICHITA STATE UNIVERSITY						
524532	1	1/23/24		KS MUSEUM ASS MEMBERSHIP		11-17-2080		100.00	67726	2/05/24
				WICHITA STATE UNIVERSITY				100.00		
				***** REPORT TOTAL *****				665815.22		

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	4,733.95		
11-00-0001	GENERAL OPERATING CASH	SS/MED EMPE GEN		4,733.95	1
15-00-0011	ELECTRIC EMP TAX A/P	SS/MED EMPE ELE	2,368.12		
15-00-0001	ELECTRIC CASH	SS/MED EMPE ELE		2,368.12	1
21-00-0011	WATER EMP TAX A/P	SS/MED EMPE WAT	485.11		
21-00-0001	WATER CASH	SS/MED EMPE WAT		485.11	1
23-00-0011	SEWER EMP TAX A/P	SS/MED EMPE SEW	419.46		
23-00-0001	SEWER CASH	SS/MED EMPE SEW		419.46	1
11-00-0011	GENERAL EMP TAX A/P	SS/MED EMPE GEN	4,733.95		
11-00-0001	GENERAL OPERATING CASH	SS/MED EMPE GEN		4,733.95	1
15-00-0011	ELECTRIC EMP TAX A/P	SS/MED EMPE ELE	2,368.12		
15-00-0001	ELECTRIC CASH	SS/MED EMPE ELE		2,368.12	1
21-00-0011	WATER EMP TAX A/P	SS/MED EMPE WAT	485.11		
21-00-0001	WATER CASH	SS/MED EMPE WAT		485.11	1
23-00-0011	SEWER EMP TAX A/P	SS/MED EMPE SEW	419.46		
23-00-0001	SEWER CASH	SS/MED EMPE SEW		419.46	1
11-00-0011	GENERAL EMP TAX A/P	FED TAX GEN	4,783.34		
11-00-0001	GENERAL OPERATING CASH	FED TAX GEN		4,783.34	1
15-00-0011	ELECTRIC EMP TAX A/P	FED TAX ELE	2,059.83		
15-00-0001	ELECTRIC CASH	FED TAX ELE		2,059.83	1
21-00-0011	WATER EMP TAX A/P	FED TAX WAT	394.16		
21-00-0001	WATER CASH	FED TAX WAT		394.16	1
23-00-0011	SEWER EMP TAX A/P	FED TAX SEW	332.09		
23-00-0001	SEWER CASH	FED TAX SEW		332.09	1
11-00-0011	GENERAL EMP TAX A/P	STATE TAX GEN	2,554.44		
11-00-0001	GENERAL OPERATING CASH	STATE TAX GEN		2,554.44	1
15-00-0011	ELECTRIC EMP TAX A/P	STATE TAX ELE	1,347.55		
15-00-0001	ELECTRIC CASH	STATE TAX ELE		1,347.55	1
21-00-0011	WATER EMP TAX A/P	STATE TAX WAT	254.30		
21-00-0001	WATER CASH	STATE TAX WAT		254.30	1
23-00-0011	SEWER EMP TAX A/P	STATE TAX SEW	230.61		
23-00-0001	SEWER CASH	STATE TAX SEW		230.61	1
07-01-5030	SELF INSUR BCBS STOP LOSS PYMT	STOP LOSS 01/16	11,612.05		
07-00-0001	SELF INSUR CASH	STOP LOSS 01/16		11,612.05	1
07-01-5030	SELF INSUR BCBS STOP LOSS PYMT	STOP LOSS01/23	8,388.88		
07-00-0001	SELF INSUR CASH	STOP LOSS01/23		8,388.88	1
45-01-1050	EMP BENEFIT HEALTH/ACC INSUR	HAYES COBRA PREM	558.30		
45-00-0001	EMP BENEFITS CASH	HAYES COBRA PREM		558.30	1
45-01-1050	EMP BENEFIT HEALTH/ACC INSUR	HAYES COBR SI	690.04		
45-00-0001	EMP BENEFITS CASH	HAYES COBR SI		690.04	1
		Journal Total :	49,218.87	49,218.87	
		Sub Total	49,218.87	49,218.87	
		** Report Total **	49,218.87	49,218.87	

FUND	NAME	DEBITS	CREDITS
07	SELF INSURANCE	20,000.93	20,000.93
11	GENERAL	16,805.68	16,805.68
15	ELECTRIC UTILITY	8,143.62	8,143.62
21	WATER UTILITY	1,618.68	1,618.68
23	SEWER UTILITY	1,401.62	1,401.62
45	EMPLOYEE BENEFIT	1,248.34	1,248.34
TOTALS		49,218.87	49,218.87

** 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	20,000.93	20,000.93-
07-01-5030	SELF INSUR BCBS STOP LOSS PYMT	20,000.93	.00	20,000.93
11-00-0001	GENERAL OPERATING CASH	.00	16,805.68	16,805.68-
11-00-0011	GENERAL EMP TAX A/P	16,805.68	.00	16,805.68
15-00-0001	ELECTRIC CASH	.00	8,143.62	8,143.62-
15-00-0011	ELECTRIC EMP TAX A/P	8,143.62	.00	8,143.62
21-00-0001	WATER CASH	.00	1,618.68	1,618.68-
21-00-0011	WATER EMP TAX A/P	1,618.68	.00	1,618.68
23-00-0001	SEWER CASH	.00	1,401.62	1,401.62-
23-00-0011	SEWER EMP TAX A/P	1,401.62	.00	1,401.62
45-00-0001	EMP BENEFITS CASH	.00	1,248.34	1,248.34-
45-01-1050	EMP BENEFIT HEALTH/ACC INSUR	1,248.34	.00	1,248.34
TRANSACTION TOTALS		49,218.87	49,218.87	.00

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	4,278.16		
11-00-0001	GENERAL OPERATING CASH	SS/MED EMPE GEN		4,278.16	1
15-00-0011	ELECTRIC EMP TAX A/P	SS/MED EMPE ELE	2,378.56		
15-00-0001	ELECTRIC CASH	SS/MED EMPE ELE		2,378.56	1
21-00-0011	WATER EMP TAX A/P	SS/MED EMPE WAT	518.53		
21-00-0001	WATER CASH	SS/MED EMPE WAT		518.53	1
23-00-0011	SEWER EMP TAX A/P	SS/MED EMPE SEW	438.93		
23-00-0001	SEWER CASH	SS/MED EMPE SEW		438.93	1
11-00-0011	GENERAL EMP TAX A/P	SS/MED EMPE GEN	4,278.16		
11-00-0001	GENERAL OPERATING CASH	SS/MED EMPE GEN		4,278.16	1
15-00-0011	ELECTRIC EMP TAX A/P	SS/MED EMPE ELE	2,378.56		
15-00-0001	ELECTRIC CASH	SS/MED EMPE ELE		2,378.56	1
21-00-0011	WATER EMP TAX A/P	SS/MED EMPE WAT	518.53		
21-00-0001	WATER CASH	SS/MED EMPE WAT		518.53	1
23-00-0011	SEWER EMP TAX A/P	SS/MED EMPE SEW	438.93		
23-00-0001	SEWER CASH	SS/MED EMPE SEW		438.93	1
11-00-0011	GENERAL EMP TAX A/P	FED TAX GEN	4,178.65		
11-00-0001	GENERAL OPERATING CASH	FED TAX GEN		4,178.65	1
15-00-0011	ELECTRIC EMP TAX A/P	FED TAX ELE	2,080.31		
15-00-0001	ELECTRIC CASH	FED TAX ELE		2,080.31	1
21-00-0011	WATER EMP TAX A/P	FED TAX WAT	438.37		
21-00-0001	WATER CASH	FED TAX WAT		438.37	1
23-00-0011	SEWER EMP TAX A/P	FED TAX SEW	357.97		
23-00-0001	SEWER CASH	FED TAX SEW		357.97	1
11-00-0011	GENERAL EMP TAX A/P	STATE TAX GEN	2,290.70		
11-00-0001	GENERAL OPERATING CASH	STATE TAX GEN		2,290.70	1
15-00-0011	ELECTRIC EMP TAX A/P	STATE TAX ELE	1,354.88		
15-00-0001	ELECTRIC CASH	STATE TAX ELE		1,354.88	1
21-00-0011	WATER EMP TAX A/P	STATE TAX WAT	279.15		
21-00-0001	WATER CASH	STATE TAX WAT		279.15	1
23-00-0011	SEWER EMP TAX A/P	STATE TAX SEW	245.12		
23-00-0001	SEWER CASH	STATE TAX SEW		245.12	1
07-01-5030	SELF INSUR BCBS STOP LOSS PYMT	STOP LOSS 01/30	20,735.54		
07-00-0001	SELF INSUR CASH	STOP LOSS 01/30		20,735.54	1
45-01-1050	EMP BENEFIT HEALTH/ACC INSUR	BCBS GEN	15,434.32		
45-00-0001	EMP BENEFITS CASH	BCBS GEN		15,434.32	1
15-40-1050	ELEC. PROD. INSURANCE	BCBS ELPR	3,006.47		
15-00-0001	ELECTRIC CASH	BCBS ELPR		3,006.47	1
15-42-1050	ELEC. DIST. INSURANCE	BCBS ELDI	4,426.32		
15-00-0001	ELECTRIC CASH	BCBS ELDI		4,426.32	1
15-44-1050	ELEC. COMM & GEN INSURANCE	BCBS ELCG	2,370.19		
15-00-0001	ELECTRIC CASH	BCBS ELCG		2,370.19	1
21-40-1050	WATER PROD. INSURANCE	BCBS WAPR	442.28		
21-00-0001	WATER CASH	BCBS WAPR		442.28	1
21-42-1050	WATER DIST. INSURANCE	BCBS WADI	1,076.97		
21-00-0001	WATER CASH	BCBS WADI		1,076.97	1
23-41-1050	SEWER TREATMENT INSURANCE	BCBS SETR	962.19		
23-00-0001	SEWER CASH	BCBS SETR		962.19	1
23-43-1050	SEWER COLL. INSURANCE	BCBS SECO	729.29		
23-00-0001	SEWER CASH	BCBS SECO		729.29	1
15-00-0010	ELECTRIC A/C PAYABLE	CC GWORKS	5,624.28		

JRNL ID/ ACCOUNT NUMBER	OTHER NUMBER/ ACCOUNT TITLE	OTHER REFERENCE/ REFERENCE	DEBIT	CREDIT	BANK #
15-00-0001	ELECTRIC CASH	CC GWORKS		5,624.28	1

Journal Total : 81,261.36 81,261.36

Sub Total 81,261.36 81,261.36

** Report Total ** 81,261.36 81,261.36

FUND	NAME	DEBITS	CREDITS
07	SELF INSURANCE	20,735.54	20,735.54
11	GENERAL	15,025.67	15,025.67
15	ELECTRIC UTILITY	23,619.57	23,619.57
21	WATER UTILITY	3,273.83	3,273.83
23	SEWER UTILITY	3,172.43	3,172.43
45	EMPLOYEE BENEFIT	15,434.32	15,434.32
TOTALS		81,261.36	81,261.36

** 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	20,735.54	20,735.54-
07-01-5030	SELF INSUR BCBS STOP LOSS PYMT	20,735.54	.00	20,735.54
11-00-0001	GENERAL OPERATING CASH	.00	15,025.67	15,025.67-
11-00-0011	GENERAL EMP TAX A/P	15,025.67	.00	15,025.67
15-00-0001	ELECTRIC CASH	.00	23,619.57	23,619.57-
15-00-0010	ELECTRIC A/C PAYABLE	5,624.28	.00	5,624.28
15-00-0011	ELECTRIC EMP TAX A/P	8,192.31	.00	8,192.31
15-40-1050	ELEC. PROD. INSURANCE	3,006.47	.00	3,006.47
15-42-1050	ELEC. DIST. INSURANCE	4,426.32	.00	4,426.32
15-44-1050	ELEC. COMM & GEN INSURANCE	2,370.19	.00	2,370.19
21-00-0001	WATER CASH	.00	3,273.83	3,273.83-
21-00-0011	WATER EMP TAX A/P	1,754.58	.00	1,754.58
21-40-1050	WATER PROD. INSURANCE	442.28	.00	442.28
21-42-1050	WATER DIST. INSURANCE	1,076.97	.00	1,076.97
23-00-0001	SEWER CASH	.00	3,172.43	3,172.43-
23-00-0011	SEWER EMP TAX A/P	1,480.95	.00	1,480.95
23-41-1050	SEWER TREATMENT INSURANCE	962.19	.00	962.19
23-43-1050	SEWER COLL. INSURANCE	729.29	.00	729.29
45-00-0001	EMP BENEFITS CASH	.00	15,434.32	15,434.32-
45-01-1050	EMP BENEFIT HEALTH/ACC INSUR	15,434.32	.00	15,434.32
TRANSACTION TOTALS		81,261.36	81,261.36	.00

PAYROLL REGISTER

ORDINANCE #2024-P03

1/19/2024

<u>DEPARTMENT</u>	<u>GROSS PAY</u>
GENERAL	62,673.38
ELECTRIC	31,627.68
WATER	6,419.91
SEWER	5,575.54
TOTAL	<u>106,296.51</u>

PASSED AND SIGNED THIS _____ DAY OF _____, 2024

CITY CLERK

MAYOR

PAYROLL REGISTER

ORDINANCE #2024-P03A

2/2/2024

<u>DEPARTMENT</u>	<u>GROSS PAY</u>
GENERAL	56,715.87
ELECTRIC	31,764.33
WATER	6,856.60
SEWER	5,830.14
TOTAL	<u>101,166.94</u>

PASSED AND SIGNED THIS _____ DAY OF _____, 2024

CITY CLERK

MAYOR



CITY COMMISSION COMMUNICATION FORM

FROM: Andrew Brunner, EBH Engineering
Kenton Keith, Director of Streets & Alleys/Facilities
Neal Thornburg, Water and Sewer Superintendent
Kent Brown, City Manager

DATE: February 5, 2024

ITEM: Industrial Park project bid award - BASE Grant

NEXT STEP: Commission Motion

ORDINANCE
 MOTION
 INFORMATION

I. REQUEST OR ISSUE:

Bid award for the Industrial Park project.

II. RECOMMENDED ACTION / NEXT STEP:

Bid award to the lowest bidder. Staff recommends approval.

III. FISCAL IMPACTS:

Project is 75% grant funded by the State BASE 2.0 grant program.

Based on the bid of \$890,482.50

State's portion - \$667,861.88

City's portion - \$222,620.62

IV. BACKGROUND INFORMATION:

City of Goodland was selected for the BASE 2.0 Grant award (Building a Stronger Economy) in April 2023. The grants are a 75/25 cost share with 75% of the project cost eligible to be paid by grant funds. The total cost of the project as stated in Resolution 1614 is \$1,808,555. The City of Goodland was awarded \$1,356,416 in BASE grant funds for the project.

The estimates for the construction in the grant were the following:

Water/sewer utility ext-	\$319,819.50
Street construction -	\$1,214,235.00
Total of	\$1,534,054.50

Bids were advertised on December 12, 2023
Bid opening on January 25, 2023
Bid tab is attached. 3 bids were received.

Miller Construction Services, Inc. was the low bidder.
Base Bid of \$662,713.00.
Additive #1 (Detention pond) - \$62,719.50.
Additive #2 (Water) - \$56,395.00
Additive #3 (Sewer) - \$108,655.00

Total all sections - **\$890,482.50**

So – with lower bid of **\$890,482.50** than the expected amount in the grant approval of \$1,534,054.50 – staff recommends Commission award the bid with all 3 addendums included.

V. **LEGAL ISSUES:** None

VI. **CONFLICTS OR ENVIRONMENTAL ISSUES:** None

VII. **SUMMARY AND ALTERNATIVES:**

Commission may take one of the following actions:

1. Approve the resolution as requested.
2. Reject the proposal and direct staff to not submit an application.
3. Direct staff to pursue an alternative approach.

BID Tabulation

Goodland Industrial Park Improvements 2023

January 25, 2024

BASE BID				Engineer's Estimate EBH Engineering		Miller Construction Services Goodland, Kansas		Smoky Hill, LLC Salina, Kansas		Sporer Land Development Oakley, Kansas	
ITEM	DESCRIPTION	UNIT	QUANTITY	Price	Extension	Price	Extension	Price	Extension	Price	Extension
1	Mobilization	L.S.	1	\$ 100,000.00	\$ 100,000.00	\$ 38,000.00	\$ 38,000.00	\$ 52,500.00	\$ 52,500.00	\$ 50,000.00	\$ 50,000.00
2	Common Excavation	C.Y.	4345	\$ 20.00	\$ 86,900.00	\$ 3.25	\$ 14,121.25	\$ 15.00	\$ 65,175.00	\$ 5.05	\$ 21,942.25
3	Rock Excavation	C.Y.	23	\$ 40.00	\$ 920.00	\$ 32.00	\$ 736.00	\$ 64.00	\$ 1,472.00	\$ 5.05	\$ 116.15
4	Concrete Pavement (8") (AE)(NRDJ)	S.Y.	5184	\$ 110.00	\$ 570,240.00	\$ 83.00	\$ 430,272.00	\$ 80.00	\$ 414,720.00	\$ 93.00	\$ 482,112.00
5	Concrete Pavement (8") (AE)	S.Y.	95	\$ 100.00	\$ 9,500.00	\$ 80.00	\$ 7,600.00	\$ 132.25	\$ 12,563.75	\$ 93.00	\$ 8,835.00
6	Curb & Gutter (AE)	L.F.	2592	\$ 45.00	\$ 116,640.00	\$ 35.00	\$ 90,720.00	\$ 36.00	\$ 93,312.00	\$ 44.00	\$ 114,048.00
7	Aggregate Base	S.Y.	5989	\$ 30.00	\$ 179,670.00	\$ 11.00	\$ 65,879.00	\$ 22.75	\$ 136,249.75	\$ 15.75	\$ 94,326.75
8	Geosynthetic Reinforcement	S.Y.	5989	\$ 5.00	\$ 29,945.00	\$ 1.75	\$ 10,480.75	\$ 2.60	\$ 15,571.40	\$ 2.50	\$ 14,972.50
9	Concrete Flume	Each	1	\$ 2,500.00	\$ 2,500.00	\$ 2,000.00	\$ 2,000.00	\$ 3,200.00	\$ 3,200.00	\$ 1,950.00	\$ 1,950.00
10	Rip Rap Slope Protection	S.Y.	33	\$ 50.00	\$ 1,650.00	\$ 25.50	\$ 841.50	\$ 84.00	\$ 2,772.00	\$ 55.00	\$ 1,815.00
11	Adjustment of Water Valve	Each	3	\$ 250.00	\$ 750.00	\$ 500.00	\$ 1,500.00	\$ 325.00	\$ 975.00	\$ 350.00	\$ 1,050.00
12	20" Bio-Log Ditch Check	L.F.	45	\$ 15.00	\$ 675.00	\$ 12.50	\$ 562.50	\$ 15.00	\$ 675.00	\$ 5.05	\$ 227.25
TOTAL BASE BID				\$	1,099,390.00	\$	662,713.00	\$	799,185.90	\$	791,394.90
ADDITIVE NO. 1											
A1.1	Mobilization	L.S.	1	\$ 10,000.00	\$ 10,000.00	\$ 4,100.00	\$ 4,100.00	\$ 1,500.00	\$ 1,500.00	\$ 1.00	\$ 1.00
A1.2	Common Excavation	C.Y.	6500	\$ 10.00	\$ 65,000.00	\$ 3.75	\$ 24,375.00	\$ 4.25	\$ 27,625.00	\$ 5.05	\$ 32,825.00
A1.3	Compaction of Earthwork	C.Y.	3523	\$ 5.00	\$ 17,615.00	\$ 7.50	\$ 26,422.50	\$ 3.00	\$ 10,569.00	\$ 5.05	\$ 17,791.15
A1.4	Rip Rap Slope Protection	S.Y.	44	\$ 50.00	\$ 2,200.00	\$ 25.00	\$ 1,100.00	\$ 84.00	\$ 3,696.00	\$ 55.00	\$ 2,420.00
A1.5	Erosion Control Mat (Class 2)	S.Y.	396	\$ 10.00	\$ 3,960.00	\$ 7.00	\$ 2,772.00	\$ 6.00	\$ 2,376.00	\$ 2.50	\$ 990.00
A1.6	Seeding	L.S.	1	\$ 15,000.00	\$ 15,000.00	\$ 3,700.00	\$ 3,700.00	\$ 12,000.00	\$ 12,000.00	\$ 6,498.90	\$ 6,498.90
A1.7	20" Bio-Log Ditch Check	L.F.	20	\$ 15.00	\$ 300.00	\$ 12.50	\$ 250.00	\$ 15.00	\$ 300.00	\$ 5.05	\$ 101.00
TOTAL ADDITIVE NO. 1				\$	114,075.00	\$	62,719.50	\$	58,066.00	\$	60,627.05
ADDITIVE NO. 2											
A2.1	Mobilization	L.S.	1	\$ 7,500.00	\$ 7,500.00	\$ 4,600.00	\$ 4,600.00	\$ 750.00	\$ 750.00	\$ 10,000.00	\$ 10,000.00
A2.2	Waterline Connection	Each	1	\$ 8,000.00	\$ 8,000.00	\$ 1,000.00	\$ 1,000.00	\$ 2,900.00	\$ 2,900.00	\$ 750.00	\$ 750.00
A2.3	8" PVC Pipe (C900)	L.F.	555	\$ 85.00	\$ 47,175.00	\$ 69.00	\$ 38,295.00	\$ 54.85	\$ 30,441.75	\$ 98.00	\$ 54,390.00
A2.4	6" Gate Valve w/ Valve Box	Each	2	\$ 1,800.00	\$ 3,600.00	\$ 1,100.00	\$ 2,200.00	\$ 1,650.00	\$ 3,300.00	\$ 2,500.00	\$ 5,000.00
A2.5	8" Gate Valve w/ Valve Box	Each	1	\$ 2,200.00	\$ 2,200.00	\$ 1,900.00	\$ 1,900.00	\$ 2,375.00	\$ 2,375.00	\$ 3,300.00	\$ 3,300.00
A2.6	Fire Hydrant Assembly (3-Way)	Each	2	\$ 7,500.00	\$ 15,000.00	\$ 4,000.00	\$ 8,000.00	\$ 5,775.00	\$ 11,550.00	\$ 7,500.00	\$ 15,000.00
A2.7	Condulet Test Station	Each	2	\$ 450.00	\$ 900.00	\$ 200.00	\$ 400.00	\$ 225.00	\$ 450.00	\$ 500.00	\$ 1,000.00
TOTAL ADDITIVE NO. 2				\$	84,375.00	\$	56,395.00	\$	51,766.75	\$	89,440.00
ADDITIVE NO. 3											
A3.1	Mobilization	L.S.	1	\$ 20,000.00	\$ 20,000.00	\$ 6,000.00	\$ 6,000.00	\$ 750.00	\$ 750.00	\$ 10,000.00	\$ 10,000.00
A3.2	Sanitary Sewer Connection	Each	1	\$ 3,000.00	\$ 3,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 4,800.00	\$ 4,800.00
A3.3	8" SDR26 Sanitary Sewer Pipe	L.F.	1565	\$ 90.00	\$ 140,850.00	\$ 37.00	\$ 57,905.00	\$ 56.15	\$ 87,874.75	\$ 95.00	\$ 148,675.00
A3.4	Standard Manhole (0-6') w/ Std Ring & Cover	Each	6	\$ 7,000.00	\$ 42,000.00	\$ 7,000.00	\$ 42,000.00	\$ 5,600.00	\$ 33,600.00	\$ 7,900.00	\$ 47,400.00
A3.5	Manhole (Extra Depth)	L.F.	7	\$ 250.00	\$ 1,750.00	\$ 250.00	\$ 1,750.00	\$ 295.00	\$ 2,065.00	\$ 600.00	\$ 4,200.00
TOTAL ADDITIVE NO. 3				\$	207,600.00	\$	108,655.00	\$	125,289.75	\$	215,075.00
Total Bid (Base+A1+A2+A3)						\$	890,482.50	\$	1,034,308.40	\$	1,156,536.95



AGENDA ITEM #
CITY COMMISSION COMMUNICATION FORM

FROM: Andrew Brunner, P.E., EBH Engineering
Kenton Keith, Street Superintendent
Kent Brown, City Manager

DATE: February 5, 2024

ITEM: 2024 Cost Share Project – Caldwell Av.

NEXT STEP: Commission Motion

ORDINANCE
 MOTION
 INFORMATION

I. REQUEST OR ISSUE:

Bid award for KDOT Cost Share project for Caldwell Av. Bid tab is included in the packet. McCormick Asphalt Paving was the lone bidder on the project for \$393,980.85.

II. RECOMMENDED ACTION / NEXT STEP:

Motion to approve the bid.

III. FISCAL IMPACTS:

Project is 80% grant funded by the KDOT Cost Share program. Grant award was for a maximum \$401,280 on the state's 80%. Bid is lower than the grant award.

Based on the bid -

State's portion - \$315,184.68

City's portion - \$78,796.17 will be paid out of Special Highway Fund

06-01-3120 Special Highway Reconstruction

IV. BACKGROUND INFORMATION:

The City was awarded a Cost Share Grant for the project on Caldwell Avenue and was selected to receive a maximum state award of \$401,280.00. According to the letter from KDOT dated June 6, 2023 the grant is expected to aid in the completion of "construction-phase" as proposed in your project application with the following considerations:

- Mill and overlay a new surface of 2 inch thickness with correction locations that require full depth patching along the driving lanes and at each intersection.

City of Goodland is 100% financially responsible for the following items:

- 20% local cash match
- Preliminary Engineering (PE) and Design
- Right-of-Way
- Utilities
- Non-participating items
- All costs that exceed the maximum state award.

On October 17, 2023, KDOT issued a notice to proceed to the City of Goodland. As part of that notice – they stated the following:

You are hereby notified that you may proceed immediately with Caldwell Avenue Improvements Cost Share Project. - - - Per the agreement, you have December 2023 listed as your bid letting date. You have 6 months from that date to bid your project, then two years from that date to complete construction.

Bids were advertised on December 12, 2023

Bid opening on January 25, 2023

2 paving contractors pulled plans. There was only one bidder.

The bid is just slightly higher than the engineer's estimate; but, the bid is less than the grant award. There is additional traffic control and maneuvering of equipment in order to not route traffic to parking lanes. In addition, the engineering review in preparing the bid had reduced the amount of patching which is the primary reason it ended up less than the grant award. Staff will ask the Commission if we should ask KDOT to add the parking lanes in the one block from 16th to 17th to the project.

McCormick has an estimated start date of September 1, 2024. I did inform them that liquidated damages would be enforced after September 27th.

V. LEGAL ISSUES: None

VI. CONFLICTS OR ENVIRONMENTAL ISSUES: None

VII. SUMMARY AND ALTERNATIVES:

Commission may take one of the following actions:

1. Motion to approve.
2. Motion to disapprove.
3. Direct staff to pursue an alternative approach.

BID Tabulation

Goodland Caldwell Avenue Improvements 2023

January 25, 2024

BASE BID				Engineer's Estimate EBH Engineering		McCormick Asphalt Paving Stratton, CO	
ITEM	DESCRIPTION	UNIT	QUANTITY	Price	Extension	Price	Extension
1	Mobilization	L.S.	1	\$ 50,000.00	\$ 50,000.00	\$ 41,200.00	\$ 41,200.00
2	Milling	S.Y.	8750	\$ 5.50	\$ 48,125.00	\$ 6.35	\$ 55,562.50
3	HMA - Commercial Grade (Class A)	Tons	1005	\$ 165.00	\$ 165,825.00	\$ 181.67	\$ 182,578.35
4	HMA - Commercial Grade (Class A) (Patching)	Tons	185	\$ 400.00	\$ 74,000.00	\$ 228.00	\$ 42,180.00
5	Granular Base (Patching)	S.Y.	550	\$ 20.00	\$ 11,000.00	\$ 78.00	\$ 42,900.00
6	Geosynthetic Reinforcement (Patching)	S.Y.	550	\$ 7.00	\$ 3,850.00	\$ 5.80	\$ 3,190.00
7	Adjustment of Manhole	Each	2	\$ 3,000.00	\$ 6,000.00	\$ 2,500.00	\$ 5,000.00
8	Adjustment of Water Valves	Each	1	\$ 1,500.00	\$ 1,500.00	\$ 1,700.00	\$ 1,700.00
9	Traffic Control	L.S.	1	\$ 20,000.00	\$ 20,000.00	\$ 19,670.00	\$ 19,670.00
TOTAL BASE BID				\$	380,300.00	\$	393,980.85



AGENDA ITEM #
CITY COMMISSION COMMUNICATION FORM

FROM: Kent Brown, City Manager

DATE: February 5, 2024

ITEM: Creation of a Land Bank policy

NEXT STEP:

ORDINANCE
 MOTION
 INFORMATION

I. REQUEST OR ISSUE:

Housing Committee recommendation on the creation of a Land Bank policy and program.

II. BACKGROUND INFORMATION:

From the November 6, 2023 City Commission meeting minutes "There is an example for a Land Bank Program in your packet from another community in Kansas. It has been brought up to have a tool for properties that are dilapidated and we have had one property donated to the city. Program allows a method for property to go through the bank and to another property owner to update the property. This example has been in operation for eight years." - It was then sent to the Housing Committee for a recommendation.

Housing committee looked at the proposal and has recommended that the City go ahead and create the program. It is more of a structured program that we can revise to fit Goodland needs. The land bank focuses on the conversion of vacant, abandoned, tax-delinquent, or otherwise underused properties into productive use.

[FAQs-2020-01-07.pdf\(pittks.org\)](#) - is a link to the Frequently Asked Questions regarding the City of Pittsburg, Kansas land bank program.

SUMMARY AND ALTERNATIVES:

Commission may take one of the following actions:

1. Give staff direction to set up proposed agreement
2. Give staff direction to not pursue proposed agreement.



SCCD/ Collaborative Housing Committee
524 E. Hwy 24
Goodland, KS 67735

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

Dear Commission Members,

We are writing to strongly recommend the development and implementation of a comprehensive Land Bank Policy for the City of Goodland. A well-crafted land bank policy has the potential to significantly impact our community's growth, revitalization, and overall well-being. A land bank is created to strategically acquire properties, eliminate liabilities, and transfer the properties to new, responsible owners in a transparent manner that results in outcomes consistent with community-based plans. The land bank focuses on the conversion of vacant, abandoned, tax-delinquent, or otherwise underused properties into productive use.

This recommendation is informed by the following factors:

- **Addressing Community Needs:** Defining clear objectives for the land bank policy that align with our city's current and future needs. Consider addressing issues such as housing, and economic development, and ensure the policy is responsive to community priorities.
- **Partnerships and Collaboration:** Encourage partnerships with local businesses, nonprofits, and government entities. Collaborative efforts can leverage resources and expertise, creating a more holistic approach to community development.
- **Education and Outreach:** Develop educational programs and outreach efforts to inform the property owners and the public about the benefits of the land bank policy. Communicating this information will help to create a supportive and active engagement in the success of the policy.

We believe that the establishment of a land bank policy aligns with our community's long-term vision. Thank you for considering this recommendation and we look forward to witnessing the positive impact of a land bank policy in our community.

Sincerely,

Collaborative Housing Committee

Complaint Form

Your name: Rod Cooper Date: 1-24-24
(Check preferred contact method)

Phone Number: 785-821-3964

Email: rcooper@st-tel.net

Complaint Information

Date of incident: 12-28-2020 to present

Location of Incident: 1200 E Hwy 24, Goodland, KS

Description of Complaint (please describe in detail):

A rain water collection pond belonging to the City of Goodland that collects rain water is drained by the City of Goodland by pumping the water down an existing ditch adjacent to 19th Street & Eustis Street and drains into the ditch bordering the railroad tracks.

This ditch is blocked by an old road. When the ditch fills up, it floods the property at 1200 E Hwy 24 consisting of four acres and damages the existing property to the extent it is unusable.

This makes the development of the property impossible until the City of Goodland remedies the problem.

The owner has been in contact with the State of Kansas and the City of Goodland and has been unable to get this problem fixed for the last four years.

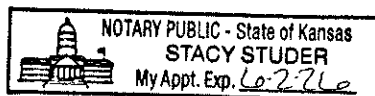
Is this the first time you have reported a complaint?

 Yes X No

RECEIVED BY: _____	DATE: _____	TIME: _____
DEPARTMENT COMPLAINT ISSUED TO:		
<input type="checkbox"/> CODE COMPLIANCE	<input type="checkbox"/> WASTE/WATER SEWER	
<input type="checkbox"/> PARKS	<input type="checkbox"/> MISC	
<input type="checkbox"/> WATER	<input type="checkbox"/> STREETS	
<input type="checkbox"/> ADMINISTRATION	<input type="checkbox"/> POLICE DEPARTMENT	

Signature: Rodney Cooper
State of Kansas
County of Sherman

The foregoing instrument was acknowledged before me this 24th day of January, 2024 by Rodney Cooper.



Stacy Studer
Notary Public