



CITY COMMISSION AGENDA

MONDAY, MAY 6, 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. 04/15/2024 Commission Meeting Minutes
- B. Appropriation Ordinances 2024-09; 2024-09A; , 2024-P09

4. PRESENTATIONS & PROCLAMATIONS

- A. National Police Week Proclamation

5. ORDINANCES AND RESOLUTIONS

- A. Resolution 1631 - Abate nuisance property at 1526 Caldwell Avenue
- B. Ordinance 1772 – Adopt the IFGC - International Fuel & Gas Code
- C. Ordinance 1773 – Adopt the IRC – International Residential Code

6. FORMAL ACTIONS

- A. Industrial Park - Lot Three (3) in Block Four (4) – sales agreement
- B. Water tower maintenance – Power Plant tower
- C. Utility easement agreement - Lots 12-17, Block 2, Sunset Addition
- D. Award bid for Contract Mowing in 2024

7. DISCUSSION ITEMS

- A. Sherman 4C's – Child Care project presentation and discussion
- B. Bryce and Jessica Cole – 621 Eustis Av. utility extension request
- C. 24/7 Travel Store - alternative solid waste removal method request
- D. Section 19-502 Use Standards and 19-503 Use Table - Text Amendment Ordinance to Planning Commission

8. REPORTS

- A. City Manager
 - (1) Manager Memo
 - (2) April month end fund balance
 - (3) Police monthly activity report
 - (4) Spring cleanup results
 - (5) Industrial Park address
 - (6) City Commission tour of city facilities
 - (7) Review utility rates – budget prep
 - (8) IFB – street sweeper
- B. City Commissioners
- C. Mayor

9. ADJOURNMENT

- A. Next Regular Meeting is Monday May 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: May 6, 2024
SUBJECT: Agenda Report

Consent Agenda:

- A. 4-15-2024 Commission Meeting Minutes
- B. Appropriation Ordinances 2024-09; 2024-09A; 2024-P09;

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

Public Hearing

None this meeting.

Presentations & Proclamations

- A. National Police Week Proclamation

This proclamation designates the week of May 12-18, 2024 as "National Police Week" in Goodland. Unless something comes up, we plan to have multiple police officers at the meeting and will have Commissioners take a photo with them after reading the proclamation.

Ordinances and Resolutions:

- A. Resolution 1631 - Abate nuisance property at 1526 Caldwell Avenue

The property at 1526 Caldwell Avenue meets the criteria for nuisance. Building Official Hildebrand will review details with the Commission at the meeting.

RECOMMENDED MOTION: "I move that we approve Resolution 1631, A RESOLUTION

- B. Ordinance 1772 - Adopt the IFGC - International Fuel & Gas Code

At their last meeting on May 1, the Construction Advisory Board of Trades and Appeals (CABT) recommended that the City Commission adopt the 2018 International Fuel and Gas code and make the appropriate changes to the Goodland City Code. There were a few amendments recommended as well by the CABT including the title, fee schedule, fee refunds, violations, stop work orders and permit fee table.

RECOMMENDED MOTION: "I move that we approve Ordinance #1772, an Ordinance adopting and amending the 2018 International Fuel and Gas Code Book and make the appropriate changes to the Goodland City Code."

C. Ordinance 1773 – Adopt the IRC – International Residential Code.

At their last meeting on May 1, the Construction Advisory Board of Trades and Appeals (CABT) recommended that the City Commission adopt the 2018 International Residential Code and make the appropriate changes to the Goodland City Code. There were a few amendments recommended as well by the CABT including the title, omitting Section 103.1 and 105.2.2, schedule of permit fees and permit fee table, omitting Section 108.5, Section R309.5 Fire sprinklers, Section R313 Automatic Fire Sprinkler Systems, Section R406 Foundation Waterproofing and Dampproofing, Section R506.2.3 Vapor Retarder, Chapter 11 Energy Efficiency, Section M1411.8 Locking access port caps, Section P2503.6 Shower Liner Test, Section P2904 Dwelling Unit Fire Sprinkler System, Section 3902.16 Arc-fault circuit-interrupter protection, and Appendixes G,F,H,I,K,L,M,O,P,T(RE), U(RE).

RECOMMENDED MOTION: "I move that we approve Ordinance #1773 an Ordinance adopting and amending the 2018 International Residential Code Book and make the appropriate changes to the Goodland City Code."

Formal Actions

A. Industrial Park - Lot Three (3) in Block Four (4) – sales agreement

Included in your packet is a sales agreement for Lot 3, Block 4 of the Industrial Park to Raul and Lisa Rodriguez as per the discussion at the last City Commission meeting.

RECOMMENDED MOTION: "I move that we approve the sales agreement for Lot 3, Block 4 of the Goodland Industrial Park to Raul and Lisa Rodriguez as presented and direct staff to setup closing as per the agreement."

B. Water tower maintenance – Power Plant tower

This is a list of project needs and issues to address and identified the critical maintenance items for the Power Plant water tank. The resulting proposal is a one-time project where work is defined and paid upon completion. Work will be completed in 2024. The project does not include any painting of the inside or outside in the project. In addition, it does not include the removal of the lead based paint on the exterior of the power plant water tank.

RECOMMENDED MOTION: "I move that we approve the proposal as presented by Viking Industrial Painting for OSHA/KDHE Upgrades and Repairs on the power plant tank for \$69,100."

C. Utility easement agreement – Lots 12-17, Block 2, Sunset Addition

Utility easement is needed to extend electrical service to the lots identified. Easement description was created by EBH. Since the Mayor is the signature for the agreement, staff presents the agreement for Commission approval.

RECOMMENDED MOTION: "I move that we approve the easement agreement with Gennifer Laing Golden Trust & Richard Reed Golden Trust for a permanent easement over, under and through the described real property for the construction and maintenance of utilities on."

above or under a tract of land more particularly described as Lots 12-17, Block 2, Sunset Addition, of the City of Goodland, Sherman County, Kansas.”

D. Award bid for Contract Mowing in 2024

Previously, an invitation for bid for mowing abatement when we have to enforce on properties with grass and weed violations was published. Only one bid was received. The one quote was received from Damon Rickard, who will perform the service for \$44 an hour. Staff recommends to approve the quote from Mr. Rickard.

RECOMMENDED MOTION: “I move that we approve the contract with Damon Rickard of \$44 per hour.”

Discussion Items

A. Sherman 4C’s – Child Care project description and discussion

David Blochlinger, Vice President, of the Sherman County Child Care Coalition (Sherman 4C’s) will give a short presentation and then have a discussion with the Commission on a possible project to build a child care facility and the project parameters.

B. Bryce Cole – Utility extension request

Bryce and Jessica Cole are building a house at 621 Eustis Avenue. It is within the city’s electric service territory so the City must provide electrical service. The house is nearing completion and the property owners are requesting a connection to city water. The owners do not want to annex the property at this time. If annexed, they would have to connect to the sewer system according to code. The sewer extension would have to come from the alley entrance between Eustis and Washington on 6th St. (or possibly 7th St.). In either case, the cost would be extensive to extend the sewer main and another manhole or other facility at the end of the main. The water main is in the street on Eustis Avenue. According to Section 17-105 - If the governing body of the city shall deem it in the best interest of the city and its inhabitants and economically feasible, utility service from the city may be furnished to any tract of real estate situated outside the city's corporate limits upon terms and conditions as set forth herein. Before proceeding with the request for service, property owners and staff are requesting Commission direction.

C. 24/7 Travel Stores – alternative trash removal method request

Mark Augustine with 24/7 Travel Stores is looking for an alternative method to remove trash at the Goodland location due to the cost and the method of collecting trash that is creating a messy situation. Included in the packet is a photo of a large trash compactor that the owner has used in other locations. Mr. Augustine is looking to pursue the purchase and operation of a similar trash compactor to address both the cost and the cleanliness of trash removal from the site if an exemption to the code requirements could be added or created for this type of operation.

D. Section 19-502 Use Standards and 19-503 Use Table - Text Amendment Ordinance to Planning Commission

Before the ordinance is presented to the Planning Commission for their recommendations to send them to the City Commission for approval, the documents are included here for any initial comments by the City Commission.

Reports:

A. City Manager

- Manager Memo
- April month end fund balance
- Spring cleanup results
- Industrial Park address
- Set date for possible City Commission tour of city facilities
- Review utility rates – budget prep
- IFB – street sweeper

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

April 15, 2024

5:00 P.M.

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

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

Mayor Thompson led Pledge of Allegiance

PUBLIC HEARING

- A. Waiver of Distance Limitation: 1222 Main St.** – Mayor Thompson opened the public hearing for the waiver of distance limitation for 1222 Main Street at 5:01 p.m. Kent stated, the Commission received a petition for a distance waiver at 1222 Main. In Section 3-102 of the City code, no alcoholic liquor or cereal malt beverage is allowed to be sold or served within 200 feet of any church, library or school. This property is within the 200 feet. The governing body can waive the requirement if we receive a petition and hold hearing. Commission approved Resolution 1627 to set public hearing for the waiver of distance limitation. Neil Watson, property owner stated, our intention is to open an establishment with shuffleboard, pool tables and other games for people to have a place to hang out. We are serving beer in cans, not on tap with light food. Alison Griffith, property owner stated, we are only serving cereal malt beverages but if we decide to sell liquor in the future, will this waiver still apply? Jake stated, the State issues a liquor license so State laws will apply for your liquor license. Michael Jordan, citizen stated, I operate Goodland Games. When we moved to Goodland we noticed there is not much for people to do in evening. This is competition for our business, but I hope this will help give people opportunities for things to do in the evening. Mayor Thompson closed the public hearing for the waiver of distance limitation for 1222 Main Street at 5:06 p.m.
- B. Petition for De-Annexation: Goodland Energy Center Lots 15, 19, 20, 21 and 22** - Mayor Thompson opened the public hearing for the de-annexation of Goodland Energy Center Lots 15, 19, 20, 21 and 22 at 5:07 p.m. Kent stated, a petition was filed requesting de-annexation of lots in the Goodland Energy Center. Previously the lots were annexed for an economic development project that did not come to fruition. There are no City utility services extended and Midwest Energy provides electrical services for the property. The Commission approved Resolution 1628 to set the public hearing for the de-annexation. Zekke Beringer stated, I filed the petition because of lack of city resources for property and ability to do certain things with the property since it is within city limits including a possible shooting range. I feel this is the best way to improve property for those activities. Mayor Thompson closed the public hearing for the de-annexation of Goodland Energy Center Lots 15, 19, 20, 21 and 22 at 5:09 p.m.

PUBLIC COMMENT

CONSENT AGENDA

- A. **04/01/24 Commission Meeting Minutes**
- B. **Appropriation Ordinances: 2024-08, 2024-08A and 2024-P08**
ON A MOTION by Vice-Mayor Howard to approve Consent Agenda **seconded** by Commissioner Myers. **MOTION carried on a VOTE of 4-0.**

PRESENTATIONS & PROCLAMATIONS

- A. **Arbor Day Proclamation** – Mayor Thompson proclaimed April 26th as Arbor Day in the City of Goodland and encouraged citizens to plant trees to promote the well-being of this community for future generations. Kent stated, April 26th the City will host a celebration at Steever Park at 1:30 p.m. We will plant a tree in the park south of the shade structure.

ORDINANCES AND RESOLUTIONS

- A. **Resolution 1629: Designating Depositories** – Mary stated, annually the commission is required to designate the depositories for City funds. The resolution outlines the depositories. **ON A MOTION** by Commissioner Redlin to approve Resolution 1629: Designating Depositories **seconded** by Commissioner Myers. **MOTION carried on a VOTE of 4-0.**
- B. **Resolution 1630: Waiver of Distance Limitation: 1222 Main St.** – Kent stated, this resolution is for commission consideration if you find no adverse findings. The resolution grants a waiver for The Rec Room to serve cereal malt beverages at 1222 Main Street. Resolution identifies that the commission finds the proximity of the establishment is not adverse to public welfare and safety, authorizes waiver as requested and can revoke if business use ever changes. **ON A MOTION** by Commissioner Redlin to approve Resolution 1630: Waiver of Distance Limitation for 1222 Main Street **seconded** by Vice-Mayor Howard. **MOTION carried on a VOTE of 4-0.**
- C. **Ordinance 1771 – De-Annex Goodland Energy Center lots 15, 19, 20, 21 and 22** – Kent stated, this ordinance is also for commission consideration if you agree with petition to exclude property from city boundaries. It sets forth what state statute requires and is only for the designated five lots of the Energy Center. **ON A MOTION** by Commissioner Redlin to approve Ordinance 1771 – De-Annex Goodland Energy Center lots 15, 19, 20, 21 and 22 **seconded** by Commissioner Myers. Mayor Thompson stated, I understand the original intent for lots, but at this point the City has no interest in the lots and we do not provide services. I appreciate that you came forward with petition. **MOTION carried on a VOTE of 4-0.**

FORMAL ACTIONS

- A. **122 W. 14th Street – Request to Advertise for Bids** - Zach stated, my last contact with owner was March 24th. They contacted Black Hills in February to disconnect service. Black Hills indicated it would be two to three weeks. They contacted Black Hills again and said it will be three weeks. Advertisement of bids keeps our process moving forward. Mayor Thompson stated, I feel we need to continue moving forward on property. Zach stated, I called Black Hills and verified they put in the request. After I called Black Hills, they put in 811 request for a locate. Kent stated, even if we advertise for bids, we do not have to accept the bids if the property owner takes action to tear down the structure. **ON A MOTION** by Mayor Thompson to approve an advertisement for bids for the property at 122 W. 4th Street **seconded** by Commissioner Redlin. **MOTION carried on a VOTE of 4-0.**

MINUTES

Goodland City Commission

April 15, 2024

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DISCUSSION

- A. Industrial Park: Lot Three (3) in Block Four (4) Purchase Agreement** – Kent stated, this is two-acre lot we have discussed on the north side of the park at end of current concrete road. We also discussed the lot on Highway 24, but there are problems with that lot. Lisa and Raul Rodriquez have agreed to buy this lot at price stated by commission. I would like direction to move ahead on sale of property. Mayor Thompson stated, the property has concrete road but no utilities. We are in the process of bringing utilities to lots and finishing concrete road. Kent stated, that is correct; project will start in June. Our bid was good enough that we can extend utilities and road in park. Mayor Thompson asked, who would be responsible for utilities, the City or new owners? Kent stated, we would treat like other lot owners. We will extend the main to them with grant project. The owners are responsible for costs to connect utilities to our mains. Mayor Thompson stated, our intent is to encourage business growth and agree with price discussed last meeting. Vice-Mayor Howard stated, I agree with sale and feel it is a win for the City and County to have lot improved. They are putting up a good size building. We need the lots utilized. Mayor Thompson stated, their intention is to house and maintain their trucks. I do not feel this sale will hinder further growth in park. Consensus of Commission is to proceed with sale of lot and bring documents to next meeting.
- B. C-2 Downtown Business to D-M Downtown Mixed Use Zoning: Text Amendment Ordinance to Planning Commission** – Kent stated, this ordinance references the downtown business district, from Main and 5th Street to 14th Street and generally Central to Broadway Avenues. This changes zoning of district from C-2 to D-M: Downtown Mixed Use. In previous discussions, Commission felt the best way to proceed is to change the name to help promote growth and understanding of what is allowable. Zach stated to change zone district name it requires changes to fourteen sections of our code in the ordinance. We will still have to discuss property uses and parking. This ordinance only changes district name. We will present to Planning Commission for the planning commissioners to consider the proposed ordinance and set hearing. Mayor Thompson stated, it is a long ordinance, but the only change is the district name to agree with use of area. Consensus of Commission is to present ordinance to Planning Commission.
- C. Adding ADU's to Section 19-502: Text Amendment Ordinance to Planning Commission** – Kent stated, similar to previous item but references ADU's. Zach stated, Section 19-502 outlines Use Standards so with changes in R-1 and R-2 districts it will be clear what is required if someone wants an ADU. Mayor Thompson asked, what other changes are in ordinance? Zach stated, Use Standards include information for attached or unattached ADU's so the applicant will know what utilities will be needed and parking design. Consensus of Commission is to present ordinance to Planning Commission. Kent stated, these will be presented at Special Planning Commission Meeting on April 23rd, and then will require thirty days from publication for hearing. Mayor Thompson stated, I appreciate the work the Planning Commission is doing. Kent stated, they are willing to have an extra meeting in April and May.

REPORTS

- A. City Manager - 1.** Manager memo is in the packet. **2.** March fund balance report, monthly police activity report, quarterly municipal court summary and first quarter building permit summary are in the packet. **3.** Kenton stated, the concrete has been poured for the fuel tanks. The State has contacted Milco to complete testing, but we do not have date. We still have small leak on the union so Westhusing is coming back to fix. We will know more once Milco completes test. **4.** We were informed of grant opportunities for the electric system. Whether it be the south loop or additional generation, it seems like a good opportunity. The application is through the State but it

is a federal grant. The division of emergency management has to approve pre-application before we can submit an application. It appears to be a good opportunity to submit a grant. If growth occurs, there is question whether we have enough generation within our facilities, so it could help the community. Additional generation is not a small ticket item. **5.** I had a meeting with Vice President of Sherman County Child Care Coalition. We had a previous request but they have not provided information requested. They submitted paperwork to become a non-profit organization and will attend next meeting. It appears they are better organized at this point. **6.** We submitted a grant application for water tank maintenance. They have not announced winners but it is unlikely we were selected. I had a conversation with Rick Penner from Viking and Neal to present a proposal addressing immediate needs. We have money set aside but it will be a project over several years. **7.** I have been asked to serve on KMU Executive Board. They meet four times a year, and a couple meetings are during events I attend anyway. It will not require much additional time. **8.** Mayor Thompson asked, do we have a date for City wide clean up? Kent stated, I checked with staff and scheduled for May 2nd and 3rd. We will get some advertisements out.

B. City Commissioners

Vice-Mayor Howard – 1. No Report

Commissioner Showalter – 1. Absent, No report

Commissioner Myers - 1. No Report

Commissioner Redlin – 1. No Report

C. Mayor Thompson– 1. No Report

ADJOURNMENT WAS HAD ON A MOTION BY Commissioner Redlin seconded by Commissioner Myers. Motion carried by unanimous VOTE, meeting adjourned at 5:45 p.m. Next meeting is scheduled for May 6, 2024.

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				

				2299 1000 BULBS.COM						
W04014848	1	4/12/24	20524	LED SPOTLIGHTS X 2		15-42-3010		147.59	68056	5/06/24
				1000 BULBS.COM				----- 147.59		
				2652 911 CUSTOM						
56568	1	4/11/24	20584	3" & 4" MOUNTS		36-01-4010		65.00	68057	5/06/24
				911 CUSTOM				----- 65.00		
				3784 AMAZON CAPITAL SERVICES						
16G3-1XCQ-MNTK	1	4/21/24		BINDERS/TABS FOR BUDGET		11-02-3120		117.67	68058	5/06/24
173K-T34K-144P	1	4/09/24		TONER-TN227CMY		11-03-3120		249.00	68058	5/06/24
1CP4-FT3N-CTCF	1	4/06/24		RETURN/VACUUM		11-06-3120		38.48-	68058	5/06/24
1MTJ-RV6V-TV1H	1	4/25/24		DESK RISER		15-44-3060		199.99	68058	5/06/24
1N6R-X6M7-91TY	1	4/23/24	20586	STREAMLIGHT CHARGER, POWERINVE		11-03-3120		68.38	68058	5/06/24
1RV9-W7Q6-JNJF	1	4/12/24		VACUUM		11-06-3120		39.99	68058	5/06/24
1RV9-W7Q6-JNJF	2	4/12/24		LANYARDS X 100/ARBOR DAY		11-02-3120		19.39	68058	5/06/24
1WT1-9F1M-79T1	1	4/23/24		DESK RISERS X 2		15-44-3060		439.97	68058	5/06/24
				AMAZON CAPITAL SERVICES				----- 1095.91		
				2871 AMERICAN FAMILY LIFE						
PR20240419	1	4/19/24		AFLAC CANCER		11-00-0012	N	33.18	3045937	4/26/24 E
PR20240419	2	4/19/24		AFLAC CANCER		15-00-0012	N	16.02	3045937	4/26/24 E
PR20240419	3	4/19/24		AFLAC CANCER		21-00-0012	N	18.21	3045937	4/26/24 E
PR20240419	4	4/19/24		AFLAC ACCIDENT		11-00-0012	N	99.30	3045937	4/26/24 E
PR20240419	5	4/19/24		AFLAC ACCIDENT		15-00-0012	N	19.02	3045937	4/26/24 E
PR20240419	6	4/19/24		AFLAC ACCIDENT		21-00-0012	N	14.28	3045937	4/26/24 E
PR20240419	7	4/19/24		AFLAC ST DISB		11-00-0012	N	43.08	3045937	4/26/24 E
PR20240419	8	4/19/24		AFLAC ST DISB		15-00-0012	N	43.20	3045937	4/26/24 E
PR20240419	9	4/19/24		AFLAC LIFE RIDR		15-00-0012	N	2.76	3045937	4/26/24 E
PR20240419	10	4/19/24		AFLAC LIFE		11-00-0012	N	36.33	3045937	4/26/24 E
PR20240419	11	4/19/24		AFLAC LIFE		21-00-0012	N	12.51	3045937	4/26/24 E
PR20240419	12	4/19/24		SPEC HLTH EVENT		11-00-0012	N	20.10	3045937	4/26/24 E
PR20240419	13	4/19/24		SPEC HLTH EVENT		23-00-0012	N	13.62	3045937	4/26/24 E
PR20240419	14	4/19/24		AFLAC HOSP CONF		11-00-0012	N	51.96	3045937	4/26/24 E
				AMERICAN FAMILY LIFE				----- 423.57		
				1389 AMERICAN FID						
PR20240419	1	4/19/24		AF CANCER AT		11-00-0012	N	33.55	3045934	4/26/24 E
PR20240419	2	4/19/24		AF CANCER AT		15-00-0012	N	16.90	3045934	4/26/24 E
PR20240419	3	4/19/24		AF CANCER AT		21-00-0012	N	4.95	3045934	4/26/24 E
PR20240419	4	4/19/24		AF CANCER AT		23-00-0012	N	4.95	3045934	4/26/24 E
PR20240419	5	4/19/24		AMER FID CANCER		11-00-0012	N	128.34	3045934	4/26/24 E
PR20240419	6	4/19/24		AMER FID CANCER		15-00-0012	N	115.00	3045934	4/26/24 E
PR20240419	7	4/19/24		AMER FID CANCER		21-00-0012	N	13.48	3045934	4/26/24 E
PR20240419	8	4/19/24		AMER FID CANCER		23-00-0012	N	45.12	3045934	4/26/24 E
PR20240419	9	4/19/24		AMER FID LIFE		11-00-0012	N	241.72	3045934	4/26/24 E
PR20240419	10	4/19/24		AMER FID LIFE		15-00-0012	N	239.16	3045934	4/26/24 E
PR20240419	11	4/19/24		AMER FID LIFE		21-00-0012	N	57.38	3045934	4/26/24 E
PR20240419	12	4/19/24		AMER FID LIFE		23-00-0012	N	57.37	3045934	4/26/24 E
PR20240419	13	4/19/24		AM FID ACCIDENT		11-00-0012	N	102.95	3045934	4/26/24 E

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

1389 AMERICAN FID										
PR20240419	14	4/19/24		AM FID ACCIDENT		15-00-0012	N	84.75	3045934	4/26/24 E
PR20240419	15	4/19/24		AM FID ACCIDENT		23-00-0012	N	17.45	3045934	4/26/24 E
PR20240419	16	4/19/24		AM FID HOSPITAL		11-00-0012	N	26.99	3045934	4/26/24 E
PR20240419	17	4/19/24		AM FID HOSPITAL		15-00-0012	N	26.99	3045934	4/26/24 E
PR20240419	18	4/19/24		AM FID HOSPITAL		21-00-0012	N	7.97	3045934	4/26/24 E
PR20240419	19	4/19/24		AM FID HOSPITAL		23-00-0012	N	7.96	3045934	4/26/24 E
PR20240419	20	4/19/24		AM FD DISABILTY		11-00-0012	N	137.20	3045934	4/26/24 E
PR20240419	21	4/19/24		AM FD DISABILTY		23-00-0012	N	19.38	3045934	4/26/24 E
PR20240419	22	4/19/24		AF CRITICAL CR		11-00-0012	N	35.93	3045934	4/26/24 E
PR20240419	23	4/19/24		AF CRITICAL CR		15-00-0012	N	8.77	3045934	4/26/24 E

AMERICAN FID								1434.26		
1390 AMERICAN FIDELITY										
PR20240419	1	4/19/24		AF MED REIMBURS		11-00-0012	N	354.17	3045935	4/26/24 E
PR20240419	2	4/19/24		AF MED REIMBURS		15-00-0012	N	395.00	3045935	4/26/24 E
PR20240419	3	4/19/24		AF MED REIMBURS		21-00-0012	N	57.30	3045935	4/26/24 E
PR20240419	4	4/19/24		AF MED REIMBURS		23-00-0012	N	119.79	3045935	4/26/24 E

AMERICAN FIDELITY								926.26		
2809 AMERICAN MUNICIPAL SERVIC										
59787	1	3/31/24		COLLECTIONS/MARCH 2024		15-44-2140		127.64	68059	5/06/24

AMERICAN MUNICIPAL SERVIC								127.64		
1996 AVERY POSTCARDS										
2459-23	1	4/17/24		POSTCARDS		11-17-3120		255.90	68060	5/06/24

AVERY POSTCARDS								255.90		
3774 B&H PHOTO-VIDEO										
223427598	1	4/16/24	20183	BACKBONE EQUIPMENT		36-01-4010		922.47	68061	5/06/24

B&H PHOTO-VIDEO								922.47		
1184 BAYSINGER POLICE SUPPLY										
1066056	1	4/08/24	20582	INNER/OUTER VEST ARMOR X 3		36-01-4010		3384.00	68062	5/06/24

BAYSINGER POLICE SUPPLY								3384.00		
374 BLACK HILLS ENERGY										
GEN24-192	1	4/10/24		GAS CHARGES/CITY BLDG		15-44-2100		74.98	68055	4/23/24
GEN24-192	2	4/10/24		GAS CHARGES/CITY BLDG		21-40-2100		74.97	68055	4/23/24
GEN24-193	1	4/10/24		GAS CHARGES/ARTS CENTER		11-02-2100		127.95	68055	4/23/24
GEN24-194	1	4/10/24		GAS CHARGES/WATER TREATMENT		21-40-2100		246.29	68055	4/23/24
GEN24-205	1	5/01/24		GAS CHARGES/AIRPORT		11-13-2100		29.82	68063	5/06/24
GEN24-205	2	5/01/24		GAS CHARGES/AIRPORT		11-13-2100		92.06	68063	5/06/24
GEN24-205	3	5/01/24		GAS CHARGES/PARKS		11-15-2100		44.94	68063	5/06/24
GEN24-206	1	4/19/24		GAS CHARGES/CEMETERY		11-19-2100		156.57	68063	5/06/24
GEN24-207	1	4/25/24		GAS CHARGES/POWER PLANT		15-40-2100		298.48	68063	5/06/24
GEN24-208	1	4/22/24		GAS CHARGES/PD		11-03-2100		399.98	68063	5/06/24
GEN24-209	1	4/30/24		GAS CHARGES/WELCOME CENTER		11-21-2100		65.16	68063	5/06/24

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374 BLACK HILLS ENERGY										

BLACK HILLS ENERGY								1611.20		
292 BORDER STATES INDUSTRIES										
928095311	1	3/27/24	20516	MILWANKEE 6.0, COPPER, REELS	15-42-3050		3525.05	68064	5/06/24	
928131968	1	4/03/24	20516	MILWANKEE 6.0	15-42-3050		271.41	68064	5/06/24	
928210918	1	4/17/24	20521	#2 DEADEND SERVICE WRAP	15-42-3050		134.08	68064	5/06/24	
928210930	1	4/17/24	20521	REELS OF #2 & #4 TRIPLEX	15-42-3050		3305.30	68064	5/06/24	

BORDER STATES INDUSTRIES								7235.84		
1880 CITY OF GOODLAND-REFUND A										
GEN24-195	1	5/06/24		ELECTRIC DEPOSIT REFUND	20-01-5060		1999.13	68065	5/06/24	
GEN24-195	2	5/06/24		WATER DEPOSIT REFUND	22-01-5070		1275.00	68065	5/06/24	

CITY OF GOODLAND-REFUND A								3274.13		
4079 COAST TO COAST COMPUTER										
A2660857	1	4/18/24	20184	TONERS X 3	11-03-3120		149.97	68066	5/06/24	

COAST TO COAST COMPUTER								149.97		
3219 COLBY WRECKING YARD										
107493	1	4/19/24		VET MEMORIAL PROJECT CEMETERY	11-19-3030		85.80	68067	5/06/24	

COLBY WRECKING YARD								85.80		
600 CONSTELLATION NEWENERGY G										
4023365	1	4/30/24		GAS CHARGES/MARCH 2024	15-40-2090		1118.96	68068	5/06/24	

CONSTELLATION NEWENERGY G								1118.96		
3699 CRAFTCO INC										
9403159140	1	4/16/24	20654	WHITE/YELLOW PAINT, GLASS BEADS	11-11-3120		1625.00	68069	5/06/24	

CRAFTCO INC								1625.00		
4078 DINOSAUR LLC										
1158	1	4/02/24		FOSSIL TUSK/SCCF GRANT	38-01-4010		3500.00	68070	5/06/24	

DINOSAUR LLC								3500.00		
3800 EMC INSURANCE COMPANIES										
7001850041	1	4/06/24		PREMIUM	21-40-2060		1233.52	68051	4/16/24	
7001850041	2	4/06/24		PREMIUM	21-42-2060		1233.52	68051	4/16/24	
7001850041	3	4/06/24		PREMIUM	23-41-2060		1233.52	68051	4/16/24	
7001850041	4	4/06/24		PREMIUM	23-43-2060		1233.52	68051	4/16/24	
7001850041	5	4/06/24		PREMIUM	15-40-2060		16652.47	68051	4/16/24	
7001850041	6	4/06/24		PREMIUM	15-42-2060		16652.47	68051	4/16/24	
7001850041	7	4/06/24		PREMIUM	15-44-2060		2467.03	68051	4/16/24	
7001850041	8	4/06/24		PREMIUM	11-02-2060		20969.77	68051	4/16/24	
7001850041-1	1	4/06/24		VAN INSURANCE	11-06-2060		906.00	68051	4/16/24	
7001850041-1	2	4/06/24		MUSUEM INSURANCE	11-17-2060		3404.22	68051	4/16/24	

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7001850041-1	3	4/06/24		3800 EMC INSURANCE COMPANIES INSURANCE		11-25-2060		11624.53	68051	4/16/24
				EMC INSURANCE COMPANIES				77610.57		
PR20240419	1	4/19/24		4056 FAMILY SUPPORT REGISTRY CO Child Suppor		21-00-0012	N	184.61	68054	4/26/24
				FAMILY SUPPORT REGISTRY				184.61		
2458031	1	3/19/24		211 FARM PLAN HYDRAULIC HOSE, O-RINGS/#21		11-11-3060		377.03	68071	5/06/24
2459373	1	3/21/24		O-RINGS		11-25-3060		2.10	68071	5/06/24
2459392	1	3/21/24		O-RINGS X 6		11-25-3060		12.60	68071	5/06/24
2466315	1	4/05/24		PDQ COUPLER, GAUGE 2.5"		11-11-3060		94.43	68071	5/06/24
				FARM PLAN				486.16		
KSCOB130253	1	4/15/24	20652	2201 FASTENAL COMPANY REFILL NUT & BOLT BIN		11-11-3120		125.05	68072	5/06/24
				FASTENAL COMPANY				125.05		
S1477101	1	4/18/24		2705 FOLEY INDUSTRIES WHEEL LOADER BROOM HYD ANGLE		31-01-2010		47856.00	68073	5/06/24
				FOLEY INDUSTRIES				47856.00		
416248	1	5/02/24		205 FRONTIER AG UNLEADED FUEL		15-42-2020		13916.68	68074	5/06/24
416250	1	5/02/24		DIESEL/POWER PLANT		15-40-2020		41455.20	68074	5/06/24
				FRONTIER AG				55371.88		
9082632424	1	4/11/24	19747	3100 GRAINGER PAPER/FUEL SYSTEM PRINTER		11-11-3120		65.45	68075	5/06/24
				GRAINGER				65.45		
GEN24-199	1	5/01/24		3610 GUYER, JONI R. CEMETERY CARE/MAY 2024		11-19-2140	M	4073.33	68076	5/06/24
				GUYER, JONI R.				4073.33		
2524	1	3/15/24		1056 H & H SPRINKLERS INC BORE WIRE/AIRPORT GATE		11-11-3060		981.00	68077	5/06/24
2529	1	3/15/24		BORE/CATTLETRAIL HOUSES		21-42-2140		1100.00	68077	5/06/24
				H & H SPRINKLERS INC				2081.00		
338398	1	3/27/24		391 HOOVER LUMBER WEATHERSTRIP		11-11-3120		37.77	68081	5/06/24
338428	1	3/28/24		LIGHT PANEL		11-03-3030		16.19	68081	5/06/24
338431	1	3/28/24		NUTS & BOLTS, ROD STEEL		11-11-3120		11.17	68081	5/06/24

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391 HOOVER LUMBER										
338446	1	3/28/24		REBAR/POOL SHADE STRUCTURE		11-25-3030		28.05	68081	5/06/24
338521	1	3/29/24		ROOF BRUSH 7", HANDLE		23-41-3120		17.08	68081	5/06/24
338693	1	4/02/24		EXPANSION JOINT/CEMENT PATIO		11-25-3030		26.97	68081	5/06/24
338702	1	4/02/24		1/4"X1000 WHITE NYLON		23-41-3120		1.59	68081	5/06/24
338710	1	4/02/24		REKEY LOCKS, KEYS/ROSEWOOD		11-15-3030		39.98	68081	5/06/24
338728	1	4/03/24		LOCK/BATHROOM DOOR ROSEWOOD		11-15-3030		37.79	68081	5/06/24
338751	1	4/03/24		REKEY LOCKS/GULICK PARK		11-15-3030		32.00	68081	5/06/24
338758	1	4/03/24		KEYS X 4/FIRE		11-13-3120		14.36	68081	5/06/24
338813	1	4/04/24		NUTS & BOLTS		23-41-3020		5.07	68081	5/06/24
338903	1	4/05/24		CEDAR PICKETS, SCREWS/218 E 13		21-42-3050		36.57	68081	5/06/24
339038	1	4/08/24		ADAPTER PVC DWV 3"		23-41-3070		7.73	68081	5/06/24
339109	1	4/09/24		SELF LEVEL SEAL/CEMENT PATIO		11-25-3030		71.96	68081	5/06/24
339122-TAX	1	4/10/24		SCREWS, BOARDS		15-42-3030		101.83	68081	5/06/24
339126	1	4/10/24		JOINTS, PIPE/FUEL PUMPS		36-01-4010		64.54	68081	5/06/24
339146-TAX	1	4/10/24		BRUSHES		15-42-3120		11.98	68081	5/06/24
339147-TAX	1	4/10/24		1X8X10 PINE		15-42-3030		26.42	68081	5/06/24
339160	1	4/10/24		REKEY LOCKS/STEEVER PARK		11-15-3030		24.00	68081	5/06/24
339214	1	4/11/24		REKEY LOCKS/PHILLIPS PARK		11-15-3030		32.00	68081	5/06/24
339223	1	4/11/24		CROSS TEE 1.5"X4'		11-03-3030		32.34	68081	5/06/24
339228	1	4/11/24		GOOD BRUSH FLAT		11-11-3120		6.99	68081	5/06/24
339269	1	4/12/24		METAL CUT, RECIP 9"		21-42-3120		159.62	68081	5/06/24
339269	2	4/12/24		PLIERS X 2		21-42-3020		35.08	68081	5/06/24
339314	1	4/12/24		SELF LEVEL POLY SEAL		11-11-3120		58.45	68081	5/06/24
339397	1	4/15/24		3/8/" AC/MC CONNECTOR		11-03-3030		3.75	68081	5/06/24
339397	2	4/15/24		6" LED LIGHT		11-03-3030		47.98	68081	5/06/24
339448	1	4/15/24		2X4X16 BOARDS X 8		11-11-3120		82.72	68081	5/06/24
339485-TAX	1	4/16/24		BRUSH, PAINT SUPPLIES		15-42-3030		86.02	68081	5/06/24
339526	1	4/16/24		LED LIGHTS, CONNECTORS		11-03-3030		52.98	68081	5/06/24
339724	1	4/19/24		GLOVES X 3		11-15-3160		45.87	68081	5/06/24
339749-TAX	1	4/19/24		PAINTBRUSHES, PRIMER GRAY		15-40-3120		74.65	68081	5/06/24
339857	1	4/22/24		TOOLS/#18		11-11-3020		151.14	68081	5/06/24
339858	1	4/22/24		CONDUIT/VETERANS MEMORIAL		11-19-3030		17.98	68081	5/06/24
339880	1	4/22/24		NUTS/VETERANS PROJECT		11-19-3030		11.16	68081	5/06/24
339902	1	4/23/24		MASKING TAPE		11-25-3150		7.73	68081	5/06/24
339914	1	4/23/24		CONCRETE/VET MEMERIAL PROJECT		11-19-3030		20.34	68081	5/06/24
340149	1	4/26/24		CONNECTORS X 3		15-42-3120		38.49	68081	5/06/24
466091	1	4/11/24		WALL MOUNTS, TILE, SCREWS		11-03-3030		239.66	68081	5/06/24
K38380	1	3/27/24		WHEEL BARROW		23-41-3120		143.99	68081	5/06/24
K38493	1	3/29/24		2X6X20 BOARDS X 2		11-11-3120		43.76	68081	5/06/24

HOOVER LUMBER								2005.75		
3152 ICMA DUES RENEWAL										
213248-24	1	5/06/24		BROWN/MEMBERSHIP DUES		11-02-2080		570.00	68082	5/06/24

ICMA DUES RENEWAL								570.00		
1733 IN THE CAN LLC										
GEN24-196	1	5/01/24		SOLID WASTE CONTRACT/MAY		30-01-2220		46244.00	68083	5/06/24

IN THE CAN LLC								46244.00		
3249 INTERNAL REVENUE SERVICE										

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3249 INTERNAL REVENUE SERVICE										
PR20240419	1	4/19/24		FED/FICA TAX		11-00-0011	N	13007.65	3045938	4/26/24 E
PR20240419	2	4/19/24		FED/FICA TAX		15-00-0011	N	6883.74	3045938	4/26/24 E
PR20240419	3	4/19/24		FED/FICA TAX		21-00-0011	N	1066.45	3045938	4/26/24 E
PR20240419	4	4/19/24		FED/FICA TAX		23-00-0011	N	2325.58	3045938	4/26/24 E

INTERNAL REVENUE SERVICE								23283.42		
1328 ITRON, INC.										
664798	1	11/11/23		HARDWARE MAINTENANCE		15-00-0006		6767.68	68084	5/06/24

ITRON, INC.								6767.68		
1092 KANSAS CORP. COMM.										
GEN24-204	1	5/01/24		2011-00357		39-01-2050		100.36	68085	5/06/24
GEN24-204	2	5/01/24		2011-00571		39-01-2050		32.77	68085	5/06/24

KANSAS CORP. COMM.								133.13		
1424 KANSAS DEPARTMENT OF REVE										
GEN24-197	1	5/01/24		WATER PROTECTION FEE/1ST QTR		48-01-5090		1044.75	68086	5/06/24
GEN24-197	2	5/01/24		CLEAN DRINKING WATER FEE/1STQTR		21-52-5020		979.46	68086	5/06/24

KANSAS DEPARTMENT OF REVE								2024.21		
399 KANSAS MUNICIPAL ENERGY A										
DUES-GOOD-2024	1	4/17/24		MEMBERSHIP DUES		15-40-2080		822.00	68087	5/06/24

KANSAS MUNICIPAL ENERGY A								822.00		
3005 KANSAS MUNICIPAL INS. TRU										
13-3302	1	4/03/24		WORKERS COMP INSURANCE PREM		45-01-2060		1589.06	68088	5/06/24
13-3302	2	4/03/24		WORKERS COMP INSURANCE PREM		23-41-2400		60.49	68088	5/06/24
13-3302	3	4/03/24		WORKERS COMP INSURANCE PREM		23-43-2400		42.03	68088	5/06/24
13-3302	4	4/03/24		WORKERS COMP INSURANCE PREM		21-40-2400		36.91	68088	5/06/24
13-3302	5	4/03/24		WORKERS COMP INSURANCE PREM		21-42-2400		65.61	68088	5/06/24
13-3302	6	4/03/24		WORKERS COMP INSURANCE PREM		15-40-2400		438.27	68088	5/06/24
13-3302	7	4/03/24		WORKERS COMP INSURANCE PREM		15-42-2400		315.25	68088	5/06/24
13-3302	8	4/03/24		WORKERS COMP INSURANCE PREM		15-44-2400		15.38	68088	5/06/24

KANSAS MUNICIPAL INS. TRU								2563.00		
613 KANSAS MUNICIPAL UTILITIE										
200008608	1	4/23/24	20525	UNDERGROUND WORKSHOP/BOWEN		15-42-2170		480.00	68089	5/06/24
200008608	2	4/23/24	20525	UNDERGROUND WORKSHOP/FYFE		15-42-2170		480.00	68089	5/06/24
200008608	3	4/23/24	20525	UNDERGROUND WORKSHOP/SMITH		15-42-2170		480.00	68089	5/06/24

KANSAS MUNICIPAL UTILITIE								1440.00		
1072 KANSAS PAYMENT CENTER										
PR20240419	1	4/19/24		INCOME WITHHOLD		11-00-0012	N	96.46	3045933	4/26/24 E
PR20240419	2	4/19/24		INCOME WITHHOLD		15-00-0012	N	74.31	3045933	4/26/24 E

KANSAS PAYMENT CENTER								170.77		

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1584 KDHE WATER										
GEN24-210	1	5/06/24		WATER TESTING/KENNY		21-42-2170		25.00	68090	5/06/24
				KDHE WATER				25.00		

3392 KLING, JAKE D.										
GEN24-200	1	5/01/24		ATTORNEY FEES/MAY 2024		11-02-2140	M	5250.00	68091	5/06/24
				KLING, JAKE D.				5250.00		

865 KS DEPT TAX										
PR20240419	1	4/19/24		STATE TAX		11-00-0011	N	2265.00	3045932	4/26/24 E
PR20240419	2	4/19/24		STATE TAX		15-00-0011	N	1355.05	3045932	4/26/24 E
PR20240419	3	4/19/24		STATE TAX		21-00-0011	N	196.21	3045932	4/26/24 E
PR20240419	4	4/19/24		STATE TAX		23-00-0011	N	465.27	3045932	4/26/24 E
				KS DEPT TAX				4281.53		

523 KS PUBLIC EMP. RETIREMENT										
PR20240419	1	4/19/24		KPERS		11-00-0012	N	2375.88	3045931	4/26/24 E
PR20240419	2	4/19/24		KPERS		15-00-0012	N	2090.91	3045931	4/26/24 E
PR20240419	3	4/19/24		KPERS		21-00-0012	N	206.87	3045931	4/26/24 E
PR20240419	4	4/19/24		KPERS		23-00-0012	N	457.07	3045931	4/26/24 E
PR20240419	5	4/19/24		KPERS II		11-00-0012	N	1873.57	3045931	4/26/24 E
PR20240419	6	4/19/24		KPERS II		15-00-0012	N	1356.94	3045931	4/26/24 E
PR20240419	7	4/19/24		KPERS II		21-00-0012	N	97.48	3045931	4/26/24 E
PR20240419	8	4/19/24		KPERS II		23-00-0012	N	97.48	3045931	4/26/24 E
PR20240419	9	4/19/24		KPERS III		11-00-0012	N	4163.65	3045931	4/26/24 E
PR20240419	10	4/19/24		KPERS III		15-00-0012	N	1408.58	3045931	4/26/24 E
PR20240419	11	4/19/24		KPERS III		21-00-0012	N	457.26	3045931	4/26/24 E
PR20240419	12	4/19/24		KPERS III		23-00-0012	N	236.83	3045931	4/26/24 E
PR20240419	13	4/19/24		KPERS D&D		11-00-0012	N	551.33	3045931	4/26/24 E
PR20240419	14	4/19/24		KPERS D&D		15-00-0012	N	318.23	3045931	4/26/24 E
PR20240419	15	4/19/24		KPERS D&D		21-00-0012	N	49.92	3045931	4/26/24 E
PR20240419	16	4/19/24		KPERS D&D		23-00-0012	N	51.86	3045931	4/26/24 E
				KS PUBLIC EMP. RETIREMENT				15793.86		

301 LEAGUE OF KS. MUNICIPALIT										
200013090	1	4/16/24		PLANNING & ZONING 101/HILDEBRA		11-09-2170		25.00	68092	5/06/24
				LEAGUE OF KS. MUNICIPALIT				25.00		

4077 M6 CONCRETE ACCESSORIES										
0965741-IN	1	4/15/24		CHERRY STREET PROJECT SUPPLIES		38-01-4020		4132.00	68093	5/06/24
0965925-IN	1	4/17/24		STAKES/CHERRY ST PROJECT		38-01-4020		148.90	68093	5/06/24
				M6 CONCRETE ACCESSORIES				4280.90		

4076 MCCLARY, JACOB										
GEN24-198	1	4/22/24		OVERPAYMENT ON BILL		15-44-3180		50.00	68094	5/06/24
				MCCLARY, JACOB				50.00		

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965 MED-ENTERPRISES										
75252	1	4/19/24		ANNUAL INSPECTION/CITY BLDG	11-02-2140		M	78.00	68095	5/06/24
75253	1	4/19/24		ANNUAL INSPECTION/PUBLIC TRANS	11-06-2140		M	7.75	68095	5/06/24
75253	2	4/19/24		ANNUAL INSPECTION/CITY SHOP	11-11-2140		M	553.50	68095	5/06/24
75254	1	4/19/24		ANNUAL INSPECT/BALL FIELDS	11-23-2140		M	15.50	68095	5/06/24
75254	2	4/19/24		ANNUAL INSPECT/RECHARGE/POOL	11-25-2140		M	141.00	68095	5/06/24
75255	1	4/19/24		ANNUAL INSPECTION/WATER TREAT	21-40-2140		M	15.50	68095	5/06/24
75256	1	4/19/24		ANNUAL INSPECTION/SEWER PLANT	23-41-2140		M	48.00	68095	5/06/24
75257	1	4/19/24		ANNUAL INSPECTION/MUSEUM	11-17-2140		M	39.00	68095	5/06/24
75258	1	4/19/24		ANNUAL INSP/RECHARGE/PWR PLANT	15-40-2140		M	606.86	68095	5/06/24
75259	1	4/19/24		ANNUAL INSPECTION/TRUCKS	11-11-2140		M	48.75	68095	5/06/24
75259	2	4/19/24		ANNUAL INSPECTION/PICKUPS	11-11-2140		M	86.50	68095	5/06/24
75260	1	4/19/24		ANNUAL INSPECTION/AIRPORT	11-13-2140		M	19.50	68095	5/06/24
75264	1	4/24/24		ANNUAL INSPECTION/POLICE DEPT	11-03-2140		M	131.75	68095	5/06/24

MED-ENTERPRISES								1791.61		
2104 NATIONWIDE TRUST CO. FSB										
PR20240419	1	4/19/24		NATIONWIDE TRST	11-00-0012		N	575.00	3045936	4/26/24 E
PR20240419	2	4/19/24		NATIONWIDE TRST	15-00-0012		N	265.00	3045936	4/26/24 E

NATIONWIDE TRUST CO. FSB								840.00		
2401 PAW WASH										
GEN24-201	1	5/01/24		ANIMAL CONTROL/MAY 2024	11-05-2140			2100.00	68096	5/06/24

PAW WASH								2100.00		
3759 PRAIRIESPRINGS HOSPITALIT										
GEN24-205	1	5/06/24		SALES TAX REIMB	28-01-2050			4865.19	68097	5/06/24

PRAIRIESPRINGS HOSPITALIT								4865.19		
1683 PRINCIPAL MUTUAL LIFE INS										
PR20240419	1	4/19/24		PRIN. MUTUAL	11-00-0012		N	106.47	68052	4/26/24
PR20240419	2	4/19/24		PRIN. MUTUAL	15-00-0012		N	278.89	68052	4/26/24

PRINCIPAL MUTUAL LIFE INS								385.36		
4065 PVS DX, INC.										
287000103-24	1	4/01/24	20388	FERRIC CHLORIDE/55 GALLON	23-41-3040			523.00	68098	5/06/24
287000103-24	2	4/01/24	20388	CHLORINE CYLINDERS	21-40-3040			3072.16	68098	5/06/24
287000103-24	3	4/01/24	20388	CHLORINE CYLINDERS	11-25-3150			5112.80	68098	5/06/24
287000103-24	4	4/01/24	20388	SODIUM BICARB	11-25-3150			2327.50	68098	5/06/24
287000103-24	5	4/01/24	20388	FUEL SURCHARGE	11-25-3150			220.45	68098	5/06/24
287000103-24	6	4/01/24	20388	FUEL SURCHARGE	21-40-3040			220.45	68098	5/06/24
287000103-24	7	4/01/24	20388	FUEL SURCHARGE	23-41-3040			220.45	68098	5/06/24
287000116-24	1	4/08/24	20540	FERRIC CHLORIDE/55 GALLON	23-41-3040			554.38	68098	5/06/24

PVS DX, INC.								12251.19		
3462 REPUBLICAN VALLEY VETERIN										
223835	1	4/11/24		SHOTS/GOOSE	11-03-3250			125.38	68099	5/06/24

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REPUBLICAN VALLEY VETERIN								125.38		
1442 S & T COMMUNICATIONS, INC										
10871345	1	5/01/24		ALARMS		11-17-2180		12.76	68100	5/06/24
10871345	2	5/01/24		ALARMS		15-44-2180		38.28	68100	5/06/24
10871345	3	5/01/24		ALARMS		21-40-2100		11.04	68100	5/06/24
10871345	4	5/01/24		ALARMS		23-41-2180		12.76	68100	5/06/24
10871345	5	5/01/24		ALARMS		21-42-2100		9.95	68100	5/06/24
S & T COMMUNICATIONS, INC								84.79		
407 SALINA SUPPLY COMPANY										
S100219354.010	1	4/01/24	19880	3" THICK X 31" METER BOX		21-42-3050		159.11	68102	5/06/24
S100244262.005	1	1/13/24	20109	2" & 3" NEPTUNE INSERTS		21-00-0006		2860.00	68102	5/06/24
S100247577.012	1	4/01/24	20111	1X3/4"COMP X MIP		21-00-0006		67.34	68102	5/06/24
S100247577.013	1	4/15/24	20111	1" METER YOKE ADAPTER MALE		21-00-0006		130.35	68102	5/06/24
S100260693.006	1	3/27/24	20384	1" CURB STOP X 10		21-42-3050		1972.97	68102	5/06/24
S100260693.007	1	4/15/24	20384	1"CCX8.54 DBL STRAP SADDLE		21-42-3050		158.99	68102	5/06/24
S100260693.008	1	4/15/24	20384	1"CCX8.54 DBL STRAP SADDLE		21-42-3050		53.00	68102	5/06/24
S100261113.001	1	3/08/24	20384	5/8" X 3/4" METER YOKE COUPLIN		21-42-3050		340.59	68102	5/06/24
S100261547.001	1	3/27/24	20535	METER CAN PUMP BATTERY ADAPTER		21-42-3050		39.90	68102	5/06/24
S100261547.001	2	3/27/24	20535	METER CAN PUMPS		21-42-3050		453.44	68102	5/06/24
S100261547.001	3	3/27/24	20535	3/4" CTS COMPRESSION		21-42-3050		243.31	68102	5/06/24
S100261547.001	4	3/27/24	20535	1" X 100' POLY PIPE		21-42-3050		198.00	68102	5/06/24
S100261547.001	5	3/27/24	20535	1" X 15" METER YOKES X 6		21-42-3050		2451.90	68102	5/06/24
S100261547.002	1	3/27/24	20535	3/4" CTS COMPRESSIONS		21-42-3050		162.21	68102	5/06/24
S100261551.001	1	4/10/24	20535	1.5" E-METER W REGISTER X 4		21-42-3050		2948.24	68102	5/06/24
S100261551.003	1	4/18/24	20535	1.5" E-METER W REGISTER		21-42-3050		737.06	68102	5/06/24
S100261618.002	1	3/21/24	20387	FLANGE SLP 10 SCH80		38-01-4010		901.86	68102	5/06/24
S100261618.004	1	3/28/24	20387	4", 6", 10" PVC SPEER VALVE		38-01-4010		15745.65	68102	5/06/24
S100262709.001	1	4/15/24	20539	GASKETS 5/8,1,1.5,2"		21-42-3050		330.72	68102	5/06/24
s100261618.001	1	3/19/24	20387	4",6",10" FLANGE PACKS		38-01-4010		645.61	68102	5/06/24
SALINA SUPPLY COMPANY								30600.25		
2265 SCHERMERHORN, KATHY										
GEN24-202	1	5/01/24		ANIMAL CONTROL/MAY 2024		11-05-2140	M	1500.00	68103	5/06/24
GEN24-203	1	4/10/24		CREMATIONS/ROADWAY INN CATS		11-05-2140	M	40.00	68103	5/06/24
SCHERMERHORN, KATHY								1540.00		
413 SCHLOSSER, INC.										
115559	1	4/08/24		CONCRETE/FUEL SYSTEMS		36-01-4010		1880.00	68104	5/06/24
11567	1	4/09/24		CONCRETE/POOL PATIO		11-25-3030		915.00	68104	5/06/24
11587	1	4/11/24		CONCRETE/FUEL SYSTEMS		36-01-4010		1175.00	68104	5/06/24
11610	1	4/17/24		CONCRETE/GULICK PARK SIDEWALK		26-01-4010		960.75	68104	5/06/24
SCHLOSSER, INC.								4930.75		
421 SHARE CORPORATION										
265131	1	4/08/24	20537	AQUABROM		21-40-3040		3743.29	68105	5/06/24
265131	2	4/08/24	20537	AQUABROM		23-43-3040		2000.00	68105	5/06/24
265131	3	4/08/24	20537	AQUABROM		23-41-3040		1743.28	68105	5/06/24

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SHARE CORPORATION								7486.57		
427 SHORES NAPA										
310803	1	3/19/24		POTTING SOIL		11-19-3120		159.92	68110	5/06/24
311538	1	3/27/24		GAS CAN		23-41-3020		59.99	68110	5/06/24
311590	1	3/27/24		HOLE PLUGS, CONNECTORS		36-01-4010		12.26	68110	5/06/24
311624	1	3/27/24		TOOL MAGNET		11-11-3020		25.99	68110	5/06/24
311624	2	3/27/24		FLEX SEAL SPRAY, TAPE		11-11-3120		63.31	68110	5/06/24
311662	1	3/28/24		BARREL PUMP		23-41-3120		44.99	68110	5/06/24
312059	1	4/01/24		GROMMETS, PIN CLIPS		11-11-3060		68.08	68110	5/06/24
312141	1	4/02/24		FILTERS		11-25-3060		35.96	68110	5/06/24
312141	2	4/02/24		TAPCON SCREWS		11-25-3030		46.76	68110	5/06/24
312271	1	4/03/24		COTTER KEY, BOLTS		11-15-3060		2.24	68110	5/06/24
312276	1	4/03/24		TAPE, CONNECTERS, NUT BOLT		38-01-4010		20.68	68110	5/06/24
312293	1	4/03/24		RESPIRATORS		11-15-3120		95.98	68110	5/06/24
312336	1	4/03/24		CREDIT/POTTING SOIL		11-19-3120		119.94-	68110	5/06/24
312424	1	4/04/24		TOWELS, SCENTS		11-11-3120		32.28	68110	5/06/24
312441	1	4/04/24		CONDUIT COUPLERS		15-42-3050		9.09	68110	5/06/24
312450	1	4/04/24		CORNER BRACES/CEMENT POOL		11-25-3030		4.99	68110	5/06/24
312479	1	4/04/24		SPRAYER, HOSE REPAIR		15-42-3120		26.79	68110	5/06/24
312551	1	4/05/24		LIQUID FERTILIZER/TREES		11-15-3040		24.99	68110	5/06/24
312552	1	4/05/24		YARD STAKES/MAT NORTH ROW TREE		11-15-3120		5.97	68110	5/06/24
312553	1	4/05/24		HOSE, SPRINKLER TREE ROW		11-03-3030		88.97	68110	5/06/24
312613	1	4/05/24		MIRROR ADHESIVE, TIES/NEW PD		38-01-4010		42.60	68110	5/06/24
312636	1	4/05/24		HALOGEN 300W/500W BULBS		21-42-3120		34.32	68110	5/06/24
312762	1	4/08/24		PIPE CLEANER, FITTING		11-15-3120		9.04	68110	5/06/24
313071	1	4/10/24		TIMER/WATER DRIP SYSTEMT TREES		11-15-3120		15.98	68110	5/06/24
313087	1	4/10/24		KEY, COUPLER, NIPPLES, VALVES		11-19-3120		63.68	68110	5/06/24
313202	1	4/11/24		GORILLA TAPE X 5		11-11-3120		49.95	68110	5/06/24
313255	1	4/11/24		HOSE BARB		11-11-3120		4.95	68110	5/06/24
313292	1	4/11/24		BENCH BRUSH, HOSE REPAIR		15-40-3060		45.07	68110	5/06/24
313311	1	4/11/24		SOCKET, 5 PIN RELAY 30A/PD VEH		36-01-4010		13.56	68110	5/06/24
313320	1	4/11/24		HARDWARE		11-25-3120		39.84	68110	5/06/24
313426	1	4/12/24		GRADE 5 BOLTS		15-42-3030		3.26	68110	5/06/24
313478	1	4/12/24		NUTS, STUDS, BOLTS/NEW PD VEH		36-01-4010		6.72	68110	5/06/24
313485	1	4/12/24		BATTERY		11-11-3060		123.49	68110	5/06/24
313641	1	4/15/24		ANCHOR BOLTS		11-15-3120		9.90	68110	5/06/24
313641	2	4/15/24		SCREWS/#57		11-15-3170		2.55	68110	5/06/24
313866	1	4/16/24		TRASH BAGS & SHOP TOWELS		11-15-3120		46.98	68110	5/06/24
313963	1	4/17/24		BALL VALVE & NIPPLE/SPRINKLER		11-17-3120		21.67	68110	5/06/24
314115	1	4/18/24		BRAKE STONES, CYLINDER/#79		21-42-3060		36.78	68110	5/06/24
314143	1	4/18/24		ADAPTER		11-15-3060		4.62	68110	5/06/24
314143	2	4/18/24		1/4-18, 1/8-27 HEX DIE		11-15-3020		11.35	68110	5/06/24
314148	1	4/18/24		SLIME		23-41-3120		23.98	68110	5/06/24
314278	1	4/19/24		70A, BRAKER/VET MEMORIAL		11-17-3030		46.98	68110	5/06/24
314284	1	4/19/24		FITTING/BHUB/VET MEMORIAL		11-19-3030		24.78	68110	5/06/24
314325	1	4/19/24		BOX,COVERS.PHOTOCONTROL/VET ME		11-19-3030		105.93	68110	5/06/24
314331	1	4/19/24		BELT TENSIONER PULLEY/#7		11-11-3170		35.16	68110	5/06/24
314337	1	4/19/24		BOLT, FUSEHOLD/NEW PD UNITS		36-01-4010		12.80	68110	5/06/24
314456	1	4/22/24		TIDE		11-11-3120		29.99	68110	5/06/24
314471	1	4/22/24		BUSHING COVER BOX/VET MEMORIAL		11-19-3030		25.86	68110	5/06/24
314485	1	4/22/24		SPRINKER HEAD		11-19-3120		19.99	68110	5/06/24
314488	1	4/22/24		FITTING, CONDUIT/VETS MEMORIAL		11-19-3030		4.76	68110	5/06/24
314526	1	4/22/24		NIPPLES X 2		11-19-3030		20.48	68110	5/06/24

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427 SHORES NAPA										
314528	1	4/22/24		DISPOSABLE GLOVES		23-41-3120		86.10	68110	5/06/24
314636	1	4/23/24		ELBOW, PIPE/#79		21-42-3060		5.48	68110	5/06/24
314801	1	4/24/24		FILTERS, NON DETER 30QT/#79		21-42-3060		22.92	68110	5/06/24
314836	1	4/24/24		CLIPS/FLAG AT BASEBALL FIELD		11-23-3060		11.38	68110	5/06/24
314868	1	4/24/24		8' BULBS X 4		11-11-3030		359.96	68110	5/06/24
314920-24	1	4/24/24		TRUCK BATTERY W/STUDS		15-42-3060		310.63	68110	5/06/24
315017	1	4/25/24		ELECTRICAL PLATE		11-11-3030		1.49	68110	5/06/24
315027	1	4/25/24		PINS/#79		21-42-3060		4.18	68110	5/06/24
315031	1	4/25/24		DOOR HINGE PIN/#9		11-11-3170		18.90	68110	5/06/24
315066	1	4/25/24		BATHROOM CLEANERS		11-15-3120		17.98	68110	5/06/24
315323	1	4/27/24		SPRINKLER HEAD		11-19-3060		44.99	68110	5/06/24
315584	1	4/30/24		COUPLER/WATER DEPOT REPAIR		11-15-3120		1.77	68110	5/06/24
315610	1	4/30/24		DOG/CAT STOPPER FRONT PLANTERS		11-02-3120		15.99	68110	5/06/24
315683	1	4/30/24		INSPECTION MIRROR		11-15-3020		18.49	68110	5/06/24

SHORES NAPA								2566.58		
432 SMITH AND LOVELESS, INC.										
176292	1	4/10/24	20130	DIFFUSER RUBBER SLEEVE X 40		23-41-3060		2374.74	68111	5/06/24
CR12368	1	4/12/24		CREDIT SWITCH		23-43-3060		790.00-	68111	5/06/24

SMITH AND LOVELESS, INC.								1584.74		
435 SOLOMON ELECTRIC SUPPLY,										
049829	1	4/23/24		CREDIT		15-42-3050		146.25-	68112	5/06/24
387523	1	4/23/24	20512	25 KVA PADMOUNT		15-42-3050		4332.75	68112	5/06/24

SOLOMON ELECTRIC SUPPLY,								4186.50		
438 STANION WHOLESALE ELECTRI										
5689294-00	1	4/23/24	20505	ATB0 X 12, ATB2 X 12		15-42-3010		10581.56	68113	5/06/24
5701818-00	1	4/16/24	20519	4" DURALINE		15-42-3050		3825.91	68113	5/06/24
5703688-00	1	4/09/24	20517	10 PACK MILWAUKEE 5.0		15-42-3050		1273.65	68113	5/06/24

STANION WHOLESALE ELECTRI								15681.12		
461 TIFCO INDUSTRIES										
71967864	1	4/08/24	20290	HIGH TEMP ELECT TERMINALS		15-40-3060		47.13	68114	5/06/24
71967864	2	4/08/24	20290	MACHINE SCREW ANCHORS		15-40-3060		24.84	68114	5/06/24

TIFCO INDUSTRIES								71.97		
2159 TRIPLETT INC										
GEN24-204	1	5/06/24		SALES TAX REIMB		28-01-2060		4027.52	68115	5/06/24

TRIPLETT INC								4027.52		
2784 USD # 352										
GEN24-206	1	5/06/24		SCHOOL SALES TAX		11-02-2050		29903.91	68116	5/06/24

USD # 352								29903.91		

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				1651 VAN DIEST SUPPLY COMPANY						
121618	1	4/23/24	20655	MOSQUITO MIST		11-11-3110		4435.75	68117	5/06/24
				VAN DIEST SUPPLY COMPANY				4435.75		
				2895 VISION CARE DIRECT ADM.						
PR20240419	1	4/19/24		VISION CARE DIR		11-00-0012	N	172.96	68053	4/26/24
PR20240419	2	4/19/24		VISION CARE DIR		15-00-0012	N	99.53	68053	4/26/24
PR20240419	3	4/19/24		VISION CARE DIR		23-00-0012	N	14.82	68053	4/26/24
				VISION CARE DIRECT ADM.				287.31		
				640 WAL*MART						
00700	1	3/22/24		UNIVERSAL CLEANING KIT		11-03-3120		12.12	68118	5/06/24
01425	1	3/21/24		39 GALLON TRASH BAGS		15-40-3120		11.51	68118	5/06/24
01807	1	3/27/24		COFFEE & CANDY		11-02-3120		24.88	68118	5/06/24
02827	1	4/09/24		TABS		15-40-3120		47.20	68118	5/06/24
03022	1	4/02/24		OFFICE/CLEANING SUPPLIES		15-40-3120		171.03	68118	5/06/24
03662	1	3/22/24		AMMONIA TEST, POOL BRUSH		23-41-3120		66.13	68118	5/06/24
05874	1	4/10/24		CABLE		11-02-3120		8.93	68118	5/06/24
07222	1	3/27/24		PAPER TOWELS, OFFICE SUPPLIES		15-44-3120		75.67	68118	5/06/24
07223	1	3/27/24		GLASS CLEANER, LYSOL		11-06-3120		10.44	68118	5/06/24
07939	1	4/02/24		GRAB BAG SUPPLIES		38-01-4010		91.97	68118	5/06/24
07940	1	4/02/24		STORAGE TOTE		11-17-3120		6.84	68118	5/06/24
				WAL*MART				526.72		
				3175 WESTHUSING'S INC						
20984	1	3/28/24		INSTALL RETROFIT/FUEL SYSTEM		36-01-4010		2513.04	68119	5/06/24
20985	1	3/28/24		REPAIR FUEL SYSTEM		36-01-4010		7784.53	68119	5/06/24
20986	1	4/02/24		REPAIR FUEL SYSTEM/TESTING		36-01-4010		763.25	68119	5/06/24
				WESTHUSING'S INC				11060.82		
				***** REPORT TOTAL *****				472301.83		

JRNL ID/ ACCOUNT NUMBER	OTHER NUMBER/ ACCOUNT TITLE	OTHER REFERENCE/ REFERENCE	DEBIT	CREDIT	BANK #
PAYROLL					
07-01-5030	SELF INSUR BCBS STOP LOSS PYMT	STOP LOSS 04/16	3,486.64		
07-00-0001	SELF INSUR CASH	STOP LOSS 04/16		3,486.64	1
07-01-5030	SELF INSUR BCBS STOP LOSS PYMT	STOP LOSS 04/23	4,485.29		
07-00-0001	SELF INSUR CASH	STOP LOSS 04/23		4,485.29	1
15-00-0010	ELECTRIC A/C PAYABLE	GWORKS CC	5,323.19		
15-00-0001	ELECTRIC CASH	GWORKS CC		5,323.19	1
Journal Total :			13,295.12	13,295.12	
Sub Total			13,295.12	13,295.12	
** Report Total **			13,295.12	13,295.12	

FUND	NAME	DEBITS	CREDITS
07	SELF INSURANCE	7,971.93	7,971.93
15	ELECTRIC UTILITY	5,323.19	5,323.19
TOTALS		13,295.12	13,295.12

** 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	7,971.93	7,971.93-
07-01-5030	SELF INSUR BCBS STOP LOSS PYMT	7,971.93	.00	7,971.93
15-00-0001	ELECTRIC CASH	.00	5,323.19	5,323.19-
15-00-0010	ELECTRIC A/C PAYABLE	5,323.19	.00	5,323.19
		=====	=====	=====
	TRANSACTION TOTALS	13,295.12	13,295.12	.00

PAYROLL REGISTER

ORDINANCE #2024-P09

4/26/2024

<u>DEPARTMENT</u>	<u>GROSS PAY</u>
GENERAL	58,781.35
ELECTRIC	31,824.35
WATER	4,990.78
SEWER	10,261.91
TOTAL	<u>105,858.39</u>

PASSED AND SIGNED THIS _____ DAY OF _____, 2024

CITY CLERK

MAYOR



AGENDA ITEM
CITY COMMISSION COMMUNICATION FORM

FROM: Felicity Jordan, Administrative Assistant

DATE: 5/6/2024

ITEM: National Police Week Proclamation

NEXT STEP: Commission Information

ORDINANCE
 MOTION
 INFORMATION

A. **SUMMARY:**

This proclamation designates the week of May 12-18, 2024 as National Police Week in Goodland. In 1962, President Kennedy proclaimed May 15 as National Peace Officers Memorial Day and the calendar week in which May 15 falls, as National Police Week. The members of the Goodland Police Department play an important role in the safeguarding the rights and freedoms of the citizens of our community. We would like to honor the men and women whose service and dedication to our City is greatly appreciated.



PROCLAMATION
City of Goodland, Kansas

“National Police Week”

May 12-18, 2024

WHEREAS, in 1962, President Kennedy proclaimed May 15 as National Peace Officers Memorial Day and the calendar week in which May 15 falls, as National Police Week; and

WHEREAS, there are approximately 800,000 law enforcement officers serving in communities across the United States, including the dedicated members of the City of Goodland Police Department; and

WHEREAS, the members of the Goodland Police Department play an important role in safeguarding the rights and freedoms of the citizens of our community; and

WHEREAS, since the first recorded death in 1791, over 20,000 law enforcement officers in the United States have made the ultimate sacrifice and been killed in the line of duty; and

WHEREAS, May 15 is designated as Peace Officers Memorial Day, in honor of all fallen officers and their families and U.S. flags should be flown at half-staff; and

NOW, THEREFORE, I, Aaron Thompson, Mayor of the City of Goodland, do hereby proclaim the week of May 12-18, 2024 as National Police Week in the City of Goodland and encourage all citizens to publicly salute the service of law enforcement officers in our community and in communities across the nation.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the CITY OF GOODLAND, KANSAS, to be affixed this 6th day of May 2024.

Aaron Thompson, Mayor



AGENDA ITEM

CITY COMMISSION COMMUNICATION FORM

**FROM: Zach Hildebrand- Building Inspector,
Kent Brown, City Manager**

DATE: 05/06/2024

ITEM: Nuisance property located at 1526 Caldwell Ave. Resolution 1631

NEXT STEP: Commission Motion
 ORDINANCE
 MOTION
 INFORMATION

I. **REQUEST OR ISSUE**

On April 3, 2024 I sent official notice that the property is in violation of 7-208 of the Municipal Code of the City of Goodland. The abatement portion of the code states 10 days to have the issues corrected. I provided them an extension of time to 30 days due to the amount of items creating the nuisance on the property. After sending certified mail to the listed owner on the Open Records for Kansas Appraisers website I was contacted by Juan Sandoval. The owner listed has passed away and no formal action has been taken to obtain the property in his name. The response I received after sending a copy of the letter was not good with Juan stating that most of the trash in the alley wasn't his and was the neighbors and he wasn't going to touch it.

The request is to adopt Resolution 1631 to allow for the abatement of the nuisances on the property and in the alley behind the property. After adoption of the resolution it will be published for 2 consecutive weeks in the Goodland Star Newspaper and posted on the property.

II. **RECOMMENDED ACTION/NEXT STEP**

Commissioners may take on of the following actions:

1. Approve the proposal as requested.
2. Reject the proposal and move to deny the bid award.
3. Direct Staff to pursue an alternative approach.



City of Goodland Building Inspection/Code Enforcement

204 W. 11th St.

Goodland, Kansas 67735

Phone: 785-890-4550

Fax: 785-890-4532

Zach.Hildebrand@goodlandks.gov

April 3, 2024

RE: Nuisance Violation Chapter 7 Section 7-208 Unlawful Acts

Address: 1526 Caldwell Ave., Goodland, KS 67735

Owner: Irma Flores

Dear Irma Flores,

This letter is official notice that your property is in violation of the Municipal Code of Goodland Kansas. You have 30 days from the receipt of this notice to abate the issues.

If you have questions regarding this issue please feel free to contact me Monday thru Friday during normal business hours. My contact information is located in the header of this letter.

In the back yard by the shed, it seems that there is being an accumulation of items that are described under the Municipal Code as listed below.

The highlighted items are the violations that caused this letter.

The Municipal Code reads as follows:

Sec. 7-208. - Unlawful acts.

It shall be unlawful for any person to allow to exist on any residential, commercial or industrial premises, conditions which are injurious to the health, safety or general welfare of the residents of the community or conditions which are detrimental to adjoining property, the neighborhood or the city. For the purpose of fair and efficient enforcement and administration, such unlawful conditions shall be classified as follows:

(a) *Exterior conditions (yard)* shall include, but not be limited to, the scattering over or the parking, leaving, depositing or accumulation on the yard of any of the following:

(1) Lumber, wire, metal, tires, concrete, masonry products, plastic products, supplies, equipment, machinery, auto parts, junk or refuse;

(2) Abandoned motor vehicles;

(3) Furniture, stoves, refrigerators, televisions, sinks, bicycles, lawn mowers, or other such items of personal property; or

(4) Nauseous substances, carcasses of dead animals or places where animals are kept in an offensive manner.

(b) *Exterior conditions (structure)* shall include, but not be limited to, deteriorated, dilapidated, or unsightly:

- (1) Exteriors of any structure;
- (2) Exteriors of any accessory structure; or
- (3) Fences, walls, or retaining walls.

Sincerely,

Zach Hildebrand – Building Official/Code Enforcement





CITY OF GOODLAND

204 W. 11TH ST.

PO BOX 59

GOODLAND, KANSAS 67735

AFFIDAVIT

(Pursuant to Section 7-308 of the Code of the City of Goodland)

I, Zach Hildebrand, after having been duly sworn in accordance with law, do hereby depose and state that:

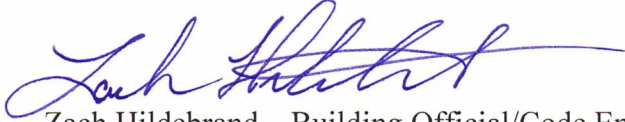
1. I am employed as the Building Official/Code Enforcement Officer for the City of Goodland and have held said position since March of 2023.
2. Upon receiving a complaint on or about April 3, 2024, I sent by certified mail a notice of violation to Irma Flores property owner of 1526 Caldwell Ave. in Goodland, Kansas, at their mailing address listed on the Open Records for Kansas Appraisers Website listed below:

Irma Flores
1526 Caldwell Ave.
Goodland, KS 67735

3. The notice cited violations of Sections 7-208 of the Municipal Code of the City of Goodland.
4. The notice was returned.
5. On April 5, 2024 an occupant of the structure reached out to me, named Juan Sandoval, stating that the nuisance items placed beside the dumpster behind the property was not his and he was not going to clean it up. Nothing was addressed about the accumulation of the other nuisance items in the yard and driveway of the property.
6. A routine internet search for Irma Flores returns an obituary for an Irma Flores of Goodland, KS, leading me to believe that both of property owners are deceased.
7. According to City of Goodland Utility Billing records, utilities to the property were shut off due to code violation after inspecting the inside of the structure and finding the electrical and mechanical portions of the structure unsafe.
8. As provided above I have performed my due diligence to ascertain the whereabouts of the property owners or any other person with legal authority over the subject property as required by Section 7-211 of the Code of the City of Goodland. As provided above I believe the named property owners are deceased with neither any known estate proceeding nor any other individual with legal authority over the subject property by which to provide notice or service of process.

9. I am providing this affidavit as required by Section 7-211 of the Code of the City of Goodland and submit a proposed resolution to the governing body to allow the City to proceed with abatement of the property and assessing any and all costs associated to the subject property as provided in Section 7-214 of the Code of the City of Goodland.

10. I, the undersigned, acknowledge and state, under the penalty of perjury, that the statements contained in this document are accurate and true.



Zach Hildebrand – Building Official/Code Enforcement

STATE OF KANSAS
COUNTY OF SHERMAN

The foregoing instrument was acknowledged before me this ____ day of _____, 2024 by Zach Hildebrand, Building Official/Code Enforcement of the City of Goodland, Kansas.

Notary

My Commission Expires: _____

(SEAL)



RESOLUTION NO. 1631

A RESOLUTION PERTAINING TO NUISANCES AT 1526 CALDWELL AVE.; PROVIDING NOTICE OF INTENT TO ABATE AND ASSESS ANY COSTS INCURRED AGAINST THE PROPERTY

WHEREAS, Sec. 7-208 of the Goodland Municipal Code establishes it to be unlawful for any person to allow to exist on any residential, commercial or industrial premises, conditions which are injurious to the health, safety or general welfare of the residents of the community or conditions which are detrimental to adjoining property, the neighborhood, or the city; and

WHEREAS, the property at 1526 Caldwell Ave. in Goodland and property owners Irma Flores are found to be in violation of Sec. 7-208 of the Goodland Municipal Code; and

WHEREAS, it is believed that Irma Flores is deceased and after reasonable diligence there is no known estate proceeding nor any individual having legal authority over the subject property; and

WHEREAS, Sec. 7-211(c) of the Goodland Municipal Code provides a process for violation abatement when the whereabouts of the property owner is unknown and cannot be ascertained the existence of reasonable diligence; and

WHEREAS, the Code Enforcement Officer as authorized representative of the public officer did on May 2, 2024 file an affidavit with the City Clerk pursuant to Sec. 7-211(c) of the Goodland Municipal Code.

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

SECTION 1. That the City Clerk shall cause this resolution to be published two consecutive weeks in the official City newspaper.

SECTION 2. That the public officer or authorized representative of the public officer shall cause this resolution shall be posted on the premises where such conditions exist.

SECTION 3. That the City of Goodland hereby authorizes the public officer or other agents of the City to abate the conditions causing the violation at 1526 Caldwell Ave at the end of two consecutive weeks after the resolution has been published.

SECTION 4. That all costs incurred as a result of abatement shall be assessed as a special assessment charged against the lot or parcel of land on which the nuisance was located.

PASSED AND ADOPTED this 6th day of May, 2024 by the Governing Body of the City of Goodland, Kansas.

Aaron Thompson, Mayor

ATTEST:

Mary P. Volk, City Clerk



AGENDA ITEM
CITY COMMISSION COMMUNICATION FORM

FROM: Zach Hildebrand, Building Official

DATE: May 6, 2024

ITEM: Ordinance 1772 - Adopt the 2018 Edition of the International Fuel and Gas Code

NEXT STEP: Motion to Approve

ORDINANCE
 MOTION
 INFORMATION

I. REQUEST OR ISSUE:

The Construction Advisory Board of Trades and Appeals (CABT) recommends that the City Commission adopt the 2018 International Fuel and Gas code and make the appropriate changes to the Goodland City Code. Ordinance 1773 is attached for the Commission's consideration.

II. RECOMMENDED ACTION / NEXT STEP:

Motion to approve the proposed Ordinance

III. FISCAL IMPACTS:

None

IV. BACKGROUND INFORMATION:

At the last CABT meeting on May 1, 2024, Building Official Hildebrand and the board members discussed adopting the (IFGC) 2018 International Fuel and Gas Code Book for the City of Goodland, with the following amendments to be made:

2018 International Fuel and Gas Code Section 101.1 Title. Amended as follows: These regulations shall be known as the International Fuel and Gas Code of the City of Goodland, hereinafter referred to as "this code".

2018 International Fuel and Gas Code Section 106.6.2 Fee schedule. The fees for work shall be as stated in Section 4-803 of The City of Goodland Municipal Code.

2018 International Fuel and Gas Code Section 106.6.3 Fee Refunds. Omitted.

2018 International Fuel and Gas Code Section 108.4 Violation penalties. Amended to read as follows: Persons who shall violate a provision of this code, fail to comply with any of the requirements thereof to erect, install, alter or repair work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor, punishable by a fine not exceeding \$1,000.00 or by imprisonment not less than 5 days

and not exceeding more than 30 days in the Sherman County Bastille. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue. All persons found in violation shall be required to correct or remedy such violations or defects within a reasonable time. The application of the above penalty shall not be held to prevent the removal of prohibited conditions.

2018 International Fuel and Gas Code Section 108.5 Stop work orders. Amended to read as follows: Upon notice from the code official that work is being performed contrary to the provisions of this code or in a dangerous unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, the owners authorized agent, or the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an

2018 International Fuel and Gas Code Section 401.5 Identification. Omitted.
Section 7-403 City of Goodland Code is repealed.

SECTION 3. Section 4-803 Permit Fees. Permit fees will be based on valuation of the work not including labor.

Permit Fees			
Valuation	Fee	Valuation	Fee
\$1.00-\$200.00	No Fee	\$18,000.00	\$59.50
\$200.00 - \$400.00	\$7.50	\$19,000.00	\$62.00
\$500.00	\$10.00	\$20,000.00	\$64.50
\$600.00	\$11.00	\$21,000.00	\$66.50
\$700.00	\$12.00	\$22,000.00	\$68.50
\$800.00	\$13.00	\$23,000.00	\$70.50
\$900.00	\$14.00	\$24,000.00	\$72.50
\$1,000.00	\$15.00	\$25,000.00	\$74.50
\$1,100.00	\$15.30	\$26,000.00	\$76.50
\$1,200.00	\$15.60	\$27,000.00	\$78.50
\$1,300.00	\$15.90	\$28,000.00	\$80.50
\$1,400.00	\$16.20	\$29,000.00	\$82.50
\$1,500.00	\$16.50	\$30,000.00	\$84.50
\$1,600.00	\$16.80	\$31,000.00	\$86.50
\$1,700.00	\$17.10	\$32,000.00	\$88.50
\$1,800.00	\$17.40	\$33,000.00	\$90.50
\$1,900.00	\$17.70	\$34,000.00	\$92.50
\$2,000.00	\$18.00	\$35,000.00	\$94.50
\$3,000.00	\$21.00	\$36,000.00	\$96.50
\$4,000.00	\$24.00	\$37,000.00	\$98.50
\$5,000.00	\$27.00	\$38,000.00	\$100.50
\$6,000.00	\$29.50	\$39,000.00	\$102.50
\$7,000.00	\$32.00	\$40,000.00	\$104.50
\$8,000.00	\$34.50	\$41,000.00	\$106.50
\$9,000.00	\$37.00	\$42,000.00	\$108.50
\$10,000.00	\$39.50	\$43,000.00	\$110.50

\$11,000.00	\$42.00	\$44,000.00	\$112.50
\$12,000.00	\$44.50	\$45,000.00	\$114.50
\$13,000.00	\$47.00	\$46,000.00	\$116.50
\$14,000.00	\$49.50	\$47,000.00	\$118.50
\$15,000.00	\$52.00	\$48,000.00	\$120.50
\$16,000.00	\$54.50	\$49,000.00	\$122.50
\$17,000.00	\$57.00	\$50,000.00	\$124.50

The rest of the book was reviewed and determined to be okay as is. The CABT approved a motion to recommend to the City Commission to adopt the 2018 International Fuel and Gas Code Book and make the appropriate changes to the Goodland City Code.

City staff has reviewed further the correct format from ICC for the proposed ordinance. It is presented at this meeting for the Commission's consideration.

V. Summary and Alternatives:

Commission may take on of the following actions:

1. Approve the proposal as presented.
2. Reject the proposal and move to deny the adoption of the 2018 International Fuel and Gas Code.
3. Direct Staff to pursue an alternative approach.

ORDINANCE NO. 1772

AN ORDINANCE ADOPTING AND AMENDING THE 2018 INTERNATIONAL FUEL AND GAS CODE BOOK AND CREATING CHAPTER 4 ARTICLE XIII FUEL AND GAS CODE IN THE MUNICIPAL CODE OF THE CITY OF GOODLAND, KANSAS.

WHEREAS, the City of Goodland Construction Board has recommended to approve adopting and amending the 2018 International Fuel and Gas Code book and create Chapter 4 Article VIII for the Municipal Code of the City of Goodland, Kansas.

WHEREAS, the Governing Body finds it is in the best interest of the City to adopt and amend the 2018 International Fuel and Gas Code book and create Chapter 4 Article VIII for the Municipal Code of the City of Goodland, Kansas.

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

SECTION 1. The City of Goodland Municipal Code Chapter 4 Article VIII is hereby created and amended to read as follows:

Article VIII: Fuel and Gas Code

4-801 Adoption of code incorporated. Amended to read as follows: There is hereby incorporated by the governing body of the City of Goodland that certain fuel and gas code known as the International Fuel and Gas Code as compiled by the International Code Council and all supplements thereto of which not less than three copies have and are now filed in the office of the city clerk of the and the same are hereby adopted and incorporated as fully as if set out in length therein and from the date on which this code shall take effect, the provisions thereof shall be controlling on all dwellings and premises within the corporate limits of the city.

4-802 Amendments to the 2018 International Fuel and Gas Code is amended to read as follows:

2018 International Fuel and Gas Code Section 101.1 Title. Amended as follows: These regulations shall be known as the International Fuel and Gas Code of the City of Goodland, hereinafter referred to as "this code".

2018 International Fuel and Gas Code Section 106.6.2 Fee schedule. The fees for work shall be as stated in Section 4-803 of The City of Goodland Municipal Code.

2018 International Fuel and Gas Code Section 106.6.3 Fee Refunds. Omitted.

2018 International Fuel and Gas Code Section 108.4 Violation penalties. Amended to read as follows: Persons who shall violate a provision of this code, fail to comply with any of the requirements thereof to erect, install, alter or repair work in violation of the

approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor, punishable by a fine not exceeding \$1,000.00 or by imprisonment not less than 5 days and not exceeding more than 30 days in the Sherman County Bastille. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue. All persons found in violation shall be required to correct or remedy such violations or defects within a reasonable time. The application of the above penalty shall not be held to prevent the removal of prohibited conditions.

2018 International Fuel and Gas Code Section 108.5 Stop work orders. Amended to read as follows: Upon notice from the code official that work is being performed contrary to the provisions of this code or in a dangerous unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, the owners authorized agent, or the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an

2018 International Fuel and Gas Code Section 401.5 Identification. Omitted.
Section 7-403 City of Goodland Code is repealed.

SECTION 3. Section 4-803 Permit Fees. Permit fees will be based on valuation of the work not including labor.

Permit Fees			
Valuation	Fee	Valuation	Fee
\$1.00-\$200.00	No Fee	\$18,000.00	\$59.50
\$200.00 - \$400.00	\$7.50	\$19,000.00	\$62.00
\$500.00	\$10.00	\$20,000.00	\$64.50
\$600.00	\$11.00	\$21,000.00	\$66.50
\$700.00	\$12.00	\$22,000.00	\$68.50
\$800.00	\$13.00	\$23,000.00	\$70.50
\$900.00	\$14.00	\$24,000.00	\$72.50
\$1,000.00	\$15.00	\$25,000.00	\$74.50
\$1,100.00	\$15.30	\$26,000.00	\$76.50
\$1,200.00	\$15.60	\$27,000.00	\$78.50
\$1,300.00	\$15.90	\$28,000.00	\$80.50
\$1,400.00	\$16.20	\$29,000.00	\$82.50
\$1,500.00	\$16.50	\$30,000.00	\$84.50
\$1,600.00	\$16.80	\$31,000.00	\$86.50
\$1,700.00	\$17.10	\$32,000.00	\$88.50
\$1,800.00	\$17.40	\$33,000.00	\$90.50
\$1,900.00	\$17.70	\$34,000.00	\$92.50
\$2,000.00	\$18.00	\$35,000.00	\$94.50

\$3,000.00	\$21.00	\$36,000.00	\$96.50
\$4,000.00	\$24.00	\$37,000.00	\$98.50
\$5,000.00	\$27.00	\$38,000.00	\$100.50
\$6,000.00	\$29.50	\$39,000.00	\$102.50
\$7,000.00	\$32.00	\$40,000.00	\$104.50
\$8,000.00	\$34.50	\$41,000.00	\$106.50
\$9,000.00	\$37.00	\$42,000.00	\$108.50
\$10,000.00	\$39.50	\$43,000.00	\$110.50
\$11,000.00	\$42.00	\$44,000.00	\$112.50
\$12,000.00	\$44.50	\$45,000.00	\$114.50
\$13,000.00	\$47.00	\$46,000.00	\$116.50
\$14,000.00	\$49.50	\$47,000.00	\$118.50
\$15,000.00	\$52.00	\$48,000.00	\$120.50
\$16,000.00	\$54.50	\$49,000.00	\$122.50
\$17,000.00	\$57.00	\$50,000.00	\$124.50

SECTION 2. This ordinance shall be in force and take effect after its publication in the Goodland Star News.

PASSED AND ADOPTED this 6th day of May, 2024, by the Governing Body of the City of Goodland, Kansas.

Aaron Thompson, Mayor

ATTEST:

Mary P. Volk, City Clerk



AGENDA ITEM
CITY COMMISSION COMMUNICATION FORM

FROM: Zach Hildebrand, Building Official

DATE: May 6, 2024

ITEM: Ordinance 1773 - Adopt the 2018 Edition of the International Residential Code

NEXT STEP: Motion to Approve

ORDINANCE
 MOTION
 INFORMATION

I. REQUEST OR ISSUE:

The Construction Advisory Board of Trades and Appeals (CABT) recommends that the City Commission adopt the 2018 International Residential Code and make the appropriate changes to the Goodland City Code. Ordinance 1774 is attached for the Commission's consideration.

II. RECOMMENDED ACTION / NEXT STEP:

Motion to approve the proposed Ordinance

III. FISCAL IMPACTS:

None

IV. BACKGROUND INFORMATION:

At the last CABT meeting on May 1, 2024, Building Official Hildebrand and the board members discussed adopting the (IRC) 2018 International Residential Code Book for the City of Goodland, with the following amendments to be made:

- a) 2018 International Residential Code amendments are as follows:
 - i) 2018 International Residential Code Section 101.1 These provisions shall be known as the Residential Code for one- and two-family dwellings of the City of Goodland, and shall be cited as such and will be referred to herein as "this code."
 - ii) 2018 International Residential Code Section 103.1 Omitted.
 - iii) 2018 International Residential Code Section 105.2.2 Omitted.
 - iv) 2018 International Residential Code Section 108.2 Schedule of permit fees. On, buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the table below.

Item	Fees
Residential Fences	\$15.00
Residential Roofing	\$15.00
Total Valuation	
\$1.00 to \$500.00	\$15.00
\$501.00 to \$2,000.00	\$15.00 for the first \$500.00 plus \$1.50 for each additional \$100.00 or fraction thereof, up to and including \$2,000.00.
\$2,001.00 to \$25,000.00	\$37.50 for the first \$2,000.00 plus \$6.00 for each additional \$1,000.00 or fraction thereof, up to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$175.50 for the first \$25,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof, up to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$288.00 for the first \$50,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof, up to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$438.00 for the first \$100,000.00 plus \$2.25 for each additional \$1,000.00 or fraction thereof, up to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$1,338.00 for the first \$500,000.00 plus \$1.50 for each additional \$1,000.00 or fraction thereof, up to and including \$1,000,000.00.
\$1,000,001.00 and up	\$2,088.00 for the first \$1,000,000.00 plus \$1.50 for each additional \$1,000.00 or fraction thereof.

- i) 2018 International Residential Code Section 108.5 Omitted.
- ii) 2018 International Residential Code R309.5 Fire sprinklers. Omitted.
- iii) 2018 International Residential Code Section R313 Automatic Fire Sprinkler Systems. Omitted.
- iv) 2018 International Residential Code Section R406 Foundation Waterproofing and Dampproofing. Omitted.
- v) 2018 International Residential Code Section R506.2.3 Vapor Retarder. Omitted.
- vi) 2018 International Residential Code Chapter 11 Energy Efficiency. Omitted.
- vii) 2018 International Residential Code Section M1411.8 Locking access port caps. Omitted.
- viii) 2018 International Residential Code Section P2503.6 Shower Liner Test. Omitted.
- ix) 2018 International Residential Code Section P2904 Dwelling Unit Fire Sprinkler System. Omitted.

- x) 2018 International Residential Code Section 3902.16 Arc-fault circuit-interrupter protection. Omitted.
- xi) 2018 International Residential Code Appendixes G, F, H, I, K, L, M, O, P, T(RE), U(RE). Omitted.

V. Summary and Alternatives:

Commission may take on of the following actions:

1. Approve the proposal as presented.
2. Reject the proposal and move to deny the adoption of the 2018 International Residential Code.
3. Direct Staff to pursue an alternative approach.

ORDINANCE NO. 1773

AN ORDINANCE ADOPTING AND AMENDING THE 2018 RESIDENTIAL CODE BOOK, , AMENDING CHAPTER 4 ARTICLE II SECTION 4-201 AND AMENDING CHAPTER 4 ARTICLE II SECTION 4-207 OF THE CITY CODE FOR THE CITY OF GOODLAND, KANSAS.

WHEREAS, the City of Goodland Construction Board has recommended to approve adopting and amending the 2018 International Residential Code and amending Section 4-201 and 4-207.

WHEREAS, the Governing Body finds it is in the best interest of the City of Goodland, Kansas to approve adopting and amending the 2018 International Residential Code and amending Section 4-201 and 4-207.

BY THE GOVERNING BODY OF THE CITY OF GOODLAND, KANSAS:

SECTION 1. The City of Goodland Code Section 4-201 is amended as follows:

Sec. 4-201. - Codes adopted.

That certain documents, three copies of which are on file and are open for inspection of the public in the office of the city clerk of the City of Goodland, being marked and designated as:

(1) 2018 International Building Code not including [chapter 9](#) or appendixes A, B, D, L and M is hereby adopted by the City of Goodland for the purpose of establishing rules, regulations and minimum requirements to provide a reasonable level of safety, public health and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire, explosion and other hazards, and to provide a reasonable level of safety to firefighters and emergency responders during emergency operations, including the issuance of permits and providing a penalty for violation thereof, that certain building code known as the "International Building Code," Edition of 2018, including all appendix chapters, prepared and published in book form by the International Code Council, Incorporated, 4051 Flossmoor Road, Country Club Hills, Illinois 60478, to be known as the Building Code of the City of Goodland, Kansas, save and except such articles, sections, parts, or portions as are hereafter omitted, deleted, modified, or changed. One official copy of said building code shall be filed with the city clerk to be open to inspection and available to the public at all reasonable hours.

(2) 2018 International Existing Building Code is hereby adopted for the purpose of establishing the minimum requirements for existing buildings using prescriptive and performance-related provisions to encourage the use and reuse of existing buildings while requiring reasonable upgrades and improvements while adequately protecting the public health, safety and welfare; provisions that do not unnecessarily increase

construction costs; provisions that do not restrict the use of new materials, products or methods of construction; and provisions that do not give preferential treatment to particular types or classes of materials, products or methods of construction.

(3) 2018 International Residential Code is hereby adopted for the purpose of establishing the minimum requirements for single- and two-family dwellings and townhouses with amendments and omissions specified in Section 4-207 of this code.

4-207.1 AMENDMENTS AND OMISSIONS TO THE 2018 INTERNATIONAL BUILDING CODE AND 2018 INTERNATIONAL RESIDENTIAL CODE. The following sections of the Building Codes adopted by references in this article are hereby amended or deleted as follows:

a) 2018 International Building code amendments are as follows:

- i) INTERNATIONAL BUILDING CODE 101.1 Title. Amended to read as follows: These regulations shall be known as the Building Code of the City of Goodland hereinafter referred to as "this code."
- ii) INTERNATIONAL BUILDING CODE 105.1.1 Annual permit. Repealed.
- iii) INTERNATIONAL BUILDING CODE 105.2 Exception #1 amended to read as follows: One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 150 square feet. (13.94 m²).
- iv) INTERNATIONAL BUILDING CODE 105.2 Exception #2. Repealed.
- v) INTERNATIONAL BUILDING CODE 105.2 Exception #6. Repealed.
- vi) INTERNATIONAL BUILDING CODE 109.2 Fee schedule. Amended to read as follows: The fees for all construction, enlarging, repairs, alterations, additions, moving, or demolishing work shall be as indicated in the following schedule:

Item	Fees
Residential Fences	\$15.00
Residential Roofing	\$15.00
Total Valuation	
\$1.00 to \$500.00	\$15.00
\$501.00 to \$2,000.00	\$15.00 for the first \$500.00 plus \$1.50 for each additional \$100.00 or fraction thereof, up to and including \$2,000.00.

\$2,001.00 to \$25,000.00	\$37.50 for the first \$2,000.00 plus \$6.00 for each additional \$1,000.00 or fraction thereof, up to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$175.50 for the first \$25,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof, up to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$288.00 for the first \$50,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof, up to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$438.00 for the first \$100,000.00 plus \$2.25 for each additional \$1,000.00 or fraction thereof, up to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$1,338.00 for the first \$500,000.00 plus \$1.50 for each additional \$1,000.00 or fraction thereof, up to and including \$1,000,000.00.
\$1,000,001.00 and up	\$2,088.00 for the first \$1,000,000.00 plus \$1.50 for each additional \$1,000.00 or fraction thereof.

vii) INTERNATIONAL BUILDING CODE 109.6 Fee refunds. Repealed.

viii) INTERNATIONAL BUILDING CODE 114.4 Violation penalties. Amended to read as follows: Refer to Chapter 4 Article II Section 4-202 of the City of Goodland Code.

b) 2018 International Residential Code amendments are as follows:

- i) 2018 International Residential Code Section 101.1 These provisions shall be known as the Residential Code for one- and two-family dwellings of the City of Goodland, and shall be cited as such and will be referred to herein as “this code.”
- ii) 2018 International Residential Code Section 103.1 Omitted.
- iii) 2018 International Residential Code Section 105.2.2 Omitted.
- iv) 2018 International Residential Code Section 108.2 Schedule of permit fees. On, buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the table below.

Item	Fees
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Residential Fences	\$15.00
Residential Roofing	\$15.00
Total Valuation	
\$1.00 to \$500.00	\$15.00
\$501.00 to \$2,000.00	\$15.00 for the first \$500.00 plus \$1.50 for each additional \$100.00 or fraction thereof, up to and including \$2,000.00.
\$2,001.00 to \$25,000.00	\$37.50 for the first \$2,000.00 plus \$6.00 for each additional \$1,000.00 or fraction thereof, up to and including \$25,000.00.
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\$100,001.00 to \$500,000.00	\$438.00 for the first \$100,000.00 plus \$2.25 for each additional \$1,000.00 or fraction thereof, up to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$1,338.00 for the first \$500,000.00 plus \$1.50 for each additional \$1,000.00 or fraction thereof, up to and including \$1,000,000.00.
\$1,000,001.00 and up	\$2,088.00 for the first \$1,000,000.00 plus \$1.50 for each additional \$1,000.00 or fraction thereof.

- i) 2018 International Residential Code Section 108.5 Omitted.
- ii) 2018 International Residential Code R309.5 Fire sprinklers. Omitted.
- iii) 2018 International Residential Code Section R313 Automatic Fire Sprinkler Systems. Omitted.
- iv) 2018 International Residential Code Section R406 Foundation Waterproofing and Dampproofing. Omitted.
- v) 2018 International Residential Code Section R506.2.3 Vapor Retarder. Omitted.
- vi) 2018 International Residential Code Chapter 11 Energy Efficiency. Omitted.
- vii) 2018 International Residential Code Section M1411.8 Locking access port caps. Omitted.

- viii) 2018 International Residential Code Section P2503.6 Shower Liner Test. Omitted.
- ix) 2018 International Residential Code Section P2904 Dwelling Unit Fire Sprinkler System. Omitted.
- x) 2018 International Residential Code Section 3902.16 Arc-fault circuit-interrupter protection. Omitted.
- xi) 2018 International Residential Code Appendixes G, F, H, I, K, L, M, O, P, T(RE), U(RE). Omitted.

SECTION 3. This ordinance shall be in force and take effect after its publication in the Goodland Star News.

PASSED AND ADOPTED this 6th day of May, 2024, by the Governing Body of the City of Goodland, Kansas.

Aaron Thompson, Mayor

ATTEST:

Mary P. Volk, City Clerk



CITY COMMISSION COMMUNICATION FORM

FROM: Kent Brown, City Manager
Jake Kling, City Attorney

DATE: 5/6/2024

ITEM: Industrial Park - Lot Three (3) in Block Four (4) – sales agreement

NEXT STEP: Staff direction

I. **REQUEST OR ISSUE:** Sales agreement for Lot 3, Block 4 of the Industrial Park to Raul and Lisa Rodriguez.

II. **RECOMMENDED ACTION / NEXT STEP:**
Approve sales agreement and authorize the Mayor to sign.

III. **FISCAL IMPACTS:** None.

IV. **BACKGROUND INFORMATION:**

From the March 18, 2024 City Commission minutes –

Industrial Park Lot: Lease Agreement Proposal – Kent stated, the proposed lease with Raul and Lisa Rodriguez is for lot three, block four of the Goodland Industrial Park. They have some questions about leasing the property because it will require a couple property improvements. Nutrien Ag completed the entrance in their property lease. I provided Lisa and Raul numbers for the City to improve the entrance to the property. Lisa stated, we actually would like to purchase the property because of investment to put in utilities and entrance. We would like to put a building on lot. Mayor Thompson asked, what is your business? Lisa stated, truck hauling for commodities. We have a commercial shop between 16th and 17th Street but our neighbors are upset with truck traffic. We are trying to come up with alternatives for our current location. Mayor Thompson asked, how would you use the building? Lisa stated, to park and service trucks. We are trying to keep peace in the neighborhood. We haul for Nutrien Ag often and a two-acre lot will be enough to park and service trucks. Raul asked, how wide is an acre? Kent stated, each lot is two- acres. Mayor Thompson stated, my concern with selling lot is our vision for the industrial park is to have larger businesses with more employees. How big is your business? Raul stated, right now three employees. Mayor Thompson stated, you have a good commercial business but it is smaller than we vision in the park, which is my concern with selling the property. I have no issue with a lease and I understand your concerns with expenses involved to improve property that is leased. Lisa stated, our business could continue to grow. Our idea is to locate business in a commercial area and help neighborhood. Mayor Thompson asked, is the concern noise? Lisa stated, it is trucks and the noise. We have the option of the land across from our business but it does not settle neighborhood problem. Commissioner Redlin asked, what about our property on Highway 24 would you be interested in that? Lisa stated, I did not know there was property available. Vice-Mayor Howard stated, I have no problem with either property especially if you build a building because it is tax property for community. The commission needs to decide what they want to do. Commissioner

Showalter stated, we have a vision to expand and build up the park. I want to see the building improvement but not a parking lot. I have no concern with industry but want to generate economic activity in industrial park. Lisa stated, we will set up a meeting with Kent to look at other property and let commission make a decision.

From the April 1, 2024 City Commission minutes - -

A. Highway 24 Parcel Discussion – Kent stated, included in the packet are aerials of the industrial park and the lot on Highway 24. The City received a Sheriff's deed for the Highway 24 property in 2009. The property is a former motel site that was torn down and demolition costs assessed against the property. Jake is reviewing a possible sale agreement as Raul and Lisa Rodriguez have expressed interest in the property. However, with the Sheriff's deed, in order to gain title insurance to the property, additional action would need to be taken by either the City or the proposed owner. After 15 years, we can go through the process to gain quiet title or they can get a quitclaim deed, which will be a hurdle in financing the property. A quiet title action will cost about \$2,500, as we have to go through District Court. The City or new owner can pay the fees. Another issue we may have is there may be other people wanting the lot. I had an inquiry on the lot in recent past. If multiple people are interested, there are other ways to sell property. This lot is not listed for sale while the Industrial park lots have been for sale. Mayor Thompson asked, what do we want to do with property? Are we interested in selling outright to someone that will build on property for appropriate use or do we want to advertise property for sale? With title issue, I believe it would be easiest just to sell property. Jake stated, if your intent is to sell, the obstacle you are going to face is someone wanting to build without clear title. If the individual only wants to pay cash and park on the lot, it will not matter to the City. The property owner will have to face the issue. No one will sell insurance with a Sheriff's deed, as the institution cannot finance without clear title. Commissioner Showalter stated, we know what we want done on property, but wonder if a better move would be to give lot to SCCD to use for economic development. They are making those decisions and might be a better fit for them to decide how to use lot. In our first discussion, I stated I did not want to see land in Industrial Park used for a parking lot but they want to build on lot. What is more industrial than that? We do not want that type of business in a residential district. I do not have a problem with them using industrial park lot. Vice-Mayor Howard stated, they are requesting lot right next to Nutrien Ag. If they want to build on the lot to improve property, we should allow it. We need to set a price for lots. Jake stated, be careful not to pigeon hole the City because land values change. If you can get a price from a realtor that will help. Vice-Mayor Howard stated, they want to expand their business. Mayor Thompson stated, regarding property on Highway 24, I agree with Commissioner Showalter as SCCD could use lot for economic development. I feel we need to get title taken care of so someone can have clear title. Kent stated, time might become an obstacle if they wait for clear title. Consensus of commission is for the City to proceed with process for quiet title on Highway 24 property then determine how we want to proceed on property. Mayor Thompson asked, on the industrial park lots how do we want to proceed? I do not think we want to list all the lots for sale at once. Once we get utilities and concrete road it will help make lots attractive. I have been thinking about that lot since our last discussion. What Rodriguez's want to do is not outside the realm of the industrial park. There are many empty lots out there available for other businesses. If we want to sell this lot to them, we need to get a value. Commissioner Myers stated, at this point in time their business is appropriate. Mayor Thompson stated, Nutrien Ag owns a lot then rents the lot which is next to property Rodriguez's have been discussing. Commissioner Redlin stated, I would leave it up to the Rodriguez's to determine which lot they want. If they want to wait for us to get title cleared, they need to understand it will take time, but if they want lot in Industrial Park, I agree to sell lot. Mayor Thompson asked, how do we determine price of lot? Kent stated, I received a letter from one real estate agent in town that provided price ranges for both pieces of property. He discloses the information are rough estimates. The price for Highway 24 would be a little higher price because of location, property has an entrance and utilities exist. Commissioner Myers stated, I agree with Commissioner Showalter on giving Highway 24 lot to SCCD for

economic development. Mayor Thompson stated, looking at the estimate, I feel \$30,000 is a good price. Kent stated, staff will check with buyers and put together sales information for commission. We will work on the title process for Highway 24 property. Consensus of commission is agreement with Kent.

From the April 15, 2024 City Commission minutes (draft at the time of this writing)

A. Industrial Park: Lot Three (3) in Block Four (4) Purchase Agreement – Kent stated, this is two-acre lot we have discussed on the north side of the park at end of current concrete road. We also discussed the lot on Highway 24, but there are problems with that lot. Lisa and Raul Rodriguez have agreed to buy this lot at price stated by commission. I would like direction to move ahead on sale of property. Mayor Thompson stated, the property has concrete road but no utilities. We are in the process of bringing utilities to lots and finishing concrete road. Kent stated, that is correct; project will start in June. Our bid was good enough that we can extend utilities and road in park. Mayor Thompson asked, who would be responsible for utilities, the City or new owners? Kent stated, we would treat like other lot owners. We will extend the main to them with grant project. The owners are responsible for costs to connect utilities to our mains. Mayor Thompson stated, our intent is to encourage business growth and agree with price discussed last meeting. Vice-Mayor Howard stated, I agree with sale and feel it is a win for the City and County to have lot improved. They are putting up a good size building. We need the lots utilized. Mayor Thompson stated, their intention is to house and maintain their trucks. I do not feel this sale will hinder further growth in park. Consensus of Commission is to proceed with sale of lot and bring documents to next meeting.

V. **LEGAL ISSUES:** None

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

PURCHASE AND SALE AGREEMENT

This Purchase and Sale Agreement (this "Agreement") is made and executed on _____, 2024, by and between the **City of Goodland, Kansas**, a Kansas municipality, as **CITY**, and **Raul & Lisa Rodriguez**.

RECITALS

WHEREAS, City owns real estate located in the Goodland Industrial Park in Goodland, legally described as follows (the "Property"):

Lot Three (3) in Block Four (4) of the Goodland Industrial Park,

which City is willing to transfer to RAUL & LISA RODRIGUEZ for the construction of improvements on said lots; and

WHEREAS, RAUL & LISA RODRIGUEZ desires to acquire said Property to construct improvements thereon to enhance its facilities in Goodland, and

WHEREAS, the parties wish to enter into an agreement setting out their mutual obligations to one another; and

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES CONTAINED HEREIN, THIS AGREEMENT IS AS FOLLOWS:

1. **DESCRIPTION.** City agrees to transfer and RAUL & LISA RODRIGUEZ agrees to accept the Property described above pursuant to the terms of this Agreement. The "Property" includes with (a) all improvements, structures and fixtures now constructed with respect to and situated on such real property; (b) all and singular the rights and appurtenances pertaining to such real property, including any easements; (c) access to adjacent streets, alleys and rights-of-way; (d) any and all water, water rights, oil, gas or minerals lying within or that are appurtenant to such real property and any rights with respect thereto; (e) any and all leases and security deposits with respect to such real property; (f) all warranties or guaranties with respect to any portion of such real property; and (g) all licenses and permits related to such real property. It is agreed and understood that this Agreement is for the transfer of the Property in its present existing condition.

2. **CONSIDERATION.** In consideration of City transferring to RAUL & LISA RODRIGUEZ the Property, RAUL & LISA RODRIGUEZ agrees to accept said property and pay City the sale price of **\$30,000.00** for the lot. City agrees to transfer the Property to RAUL & LISA RODRIGUEZ at closing.

3. **SPECIAL WARRANTY DEED.** City shall convey marketable fee simple title to the property by Special Warranty Deed in form reasonably acceptable to RAUL & LISA RODRIGUEZ (the "Deed"), which shall be executed, acknowledged, and delivered to RAUL & LISA RODRIGUEZ on the closing date of this transaction, free of all liens and encumbrances, except deed restrictions and easements of record and installments of special assessments not yet due, if any.

4. PROOF OF MARKETABLE TITLE. City shall deliver a commitment for a title insurance (the "Commitment") in an amount equal to the RAUL & LISA RODRIGUEZ portion from Northwest Kansas Title Co. LLC, 1101 Main Street, Goodland, KS 67735, Phone (785) 899-5641, Attn: Cortney L. Dorn or Amber Phillips, as agent for Old Republic Title Insurance Company (the "Title Company") for examination by RAUL & LISA RODRIGUEZ, the cost of which shall be paid for by RAUL & LISA RODRIGUEZ. Upon receipt of the Commitment, RAUL & LISA RODRIGUEZ shall have a reasonable time, not to exceed 30 days, to examine the same and return it to City with any written objections relative to the marketability of the title. Any objections not so furnished shall be deemed to be waived by the RAUL & LISA RODRIGUEZ. If valid objections are made to the marketability of the title as aforesaid, City shall have a reasonable time to satisfy any valid objections to the title and to make the title marketable; if legal proceedings are necessary, such proceedings shall be done promptly and diligently to completion. In the event City is unable to furnish marketable title as herein provided, this Agreement shall become null and void, and thereupon the City shall return to the RAUL & LISA RODRIGUEZ all monies paid by him whereupon all parties shall be released from further liability hereunder.

If RAUL & LISA RODRIGUEZ has no objections or once said objections are satisfied by City, then City shall cause to be issued at closing to RAUL & LISA RODRIGUEZ an owner's policy of title insurance (with extended coverage) (the "Owner's Policy") which will insure RAUL & LISA RODRIGUEZ against loss or damage to the extent of the purchase price by reason of defects in City's title to said real estate, subject to the above exceptions. Such owner's policy shall be conclusive evidence of marketable title in City subject only to the aforesaid exceptions.

5. APPROVAL OF CONSTRUCTION PLANS. RAUL & LISA RODRIGUEZ acknowledges that it is required pursuant to local ordinance to submit a final construction plan for its construction on the Property, which plans which must be approved by local authorities prior to RAUL & LISA RODRIGUEZ beginning construction.

6. REPRESENTATIONS AND WARRANTIES. (a) To induce RAUL & LISA RODRIGUEZ to execute, deliver and perform this Agreement, City hereby represents and warrants to RAUL & LISA RODRIGUEZ on and as of the date hereof and on and as of the closing date as follows: (a) the undersigned signatory of City possesses the full right to execute and deliver and perform the terms of this Agreement without the necessity of obtaining the consent of any person and the same constitutes the legal, valid and binding obligation of City and is enforceable in accordance with the terms hereof; (b) City is the sole owner of the Property, title is vested in City and City has good and marketable title to the Property free and clear of liens, security interests, encumbrances, leases, occupancy agreements, options, rights of first refusal and restrictions of every kind and description except for any liens related to indebtedness for borrowed money that City will cause to be discharged at or prior to the closing; (c) there are no claims, causes of action or litigation or administrative proceedings pending or, to City's knowledge, threatened with respect to the ownership or operation of the Property, including, without limitation, disputes of tenants, employees, government authorities, environmental groups, prior owners, utilities, contractors, adjoining landowners or suppliers of goods and services; and (d) City has no knowledge of any substance, chemical or waste on or affecting the Property that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. City shall notify RAUL & LISA RODRIGUEZ if any of City's representations and warranties under this Agreement are or become untrue immediately upon City's discovery thereof.

(b) To induce City to execute, deliver and perform this Agreement, RAUL & LISA RODRIGUEZ hereby represents and warrants to City on and as of the date hereof and on and as of the closing date as follows that the undersigned signatory of RAUL & LISA RODRIGUEZ possesses the full right to execute and deliver and perform the terms of this Agreement without the necessity of obtaining the consent of any person and the same constitutes the legal, valid and binding obligation of City and is enforceable in accordance with the terms hereof.

7. FIRST RIGHT OF REFUSAL. The parties agree that once the title has been transferred to RAUL & LISA RODRIGUEZ, by the Special Warranty Deed, RAUL & LISA RODRIGUEZ agrees that if will execute a First Right of Refusal wherein it agrees that if it intends to offer the subject property for sale within five years from the closing date, it will first offer the property to CITY for the same price as stated in this agreement at \$30,000 per lot. If CITY declines the offer in writing, RAUL & LISA RODRIGUEZ may sell the property to a third party at the agreed upon price between it and the third party.

8. REAL ESTATE TAXES. All real estate taxes for the year 2023 and prior years shall be the responsibility of City. Real estate taxes for the year 2024 will be prorated between the parties as of the closing date.

9. CARE OF PREMISES-POSSESSION. RAUL & LISA RODRIGUEZ shall be entitled to the possession of the Property on the closing of this transaction.

10. CLOSING OF TRANSACTION. (a) The transaction contemplated by this Agreement shall be closed on or before the _____ day of _____, 2024, at the offices of the Title Company, unless said closing date is extended in writing by all parties hereto. Neither party will be required to be present in person at the closing if such party has delivered all of the items it is required to deliver at the closing to the Title Company on or before the closing date; provided however, that if such items have been delivered to the Title Company with escrow instructions, such instructions must be consistent with the provisions of this Agreement. If any such instructions conflict with the provisions of this Agreement, the provisions of this Agreement shall govern and control.

(b) At the closing, City shall execute (where necessary) and deliver to RAUL & LISA RODRIGUEZ the following: (i) the Deed; (ii) a mechanic's lien affidavit in the form customarily utilized by the Title Company and reasonably satisfactory to City to enable the Title Company to delete the mechanic's lien exception from the Owner's Policy to be issued to RAUL & LISA RODRIGUEZ; (iii) if applicable, a certification of City's non-foreign status pursuant to Section 1445 of Internal Revenue Code of 1986, as amended, of the United States of America; (iv) such other releases, terminations, affidavits, bills of sale, assignments and conveyance documents as RAUL & LISA RODRIGUEZ may require to consummate the sale of the Property; (v) such other certifications and confirmations as may be reasonably required by the Title Company to insure over any liens or encumbrances affecting the Property, and the standard exceptions contained in an ALTA owner's policy of title insurance (except for the survey exception); (vi) evidence of City's authority to consummate the transactions herein (if required by the Title Company); and (vii) the closing statement prepared by the Title Company (the "Closing Statement").

(a) At the closing, RAUL & LISA RODRIGUEZ shall execute (where necessary) and deliver to City the following: (i) the payment of \$30,000.00, and (ii) the Closing Statement.

(b) RAUL & LISA RODRIGUEZ shall pay for (i) all costs of RAUL & LISA RODRIGUEZ's inspection of the Property; (ii) the costs of any survey prepared by RAUL &

LISA RODRIGUEZ; (iii) one-half (1/2) of the closing and escrow fees of the Title Company; (iv) the cost of recording the Deed; (v) the Title Company charges for issuance of the Commitment and the costs of any endorsements to the Owner's Policy; and (vi) the fees and expenses of RAUL & LISA RODRIGUEZ' counsel.

(c) City shall pay for (i) the fees and expenses of City's counsel; (ii) one-half (1/2) of the closing and escrow fees of the Title Company; (iii) any and all transfer taxes, deed stamps or other taxes due in connection with the sale or conveyance of the Property contemplated herein; (iv) the costs of recording and/or filing any releases relating to any liens against City's interest in the Property; (v) the costs of curing or correcting any title or other defect in the Property that City has agreed to correct or cure pursuant to the terms hereof; and (vi) the Title Company charges for the Owner's Policy.

11. **ASSIGNMENT.** RAUL & LISA RODRIGUEZ shall not have the authority to assign this Agreement or any interest under this Agreement or in and to the Property, without the express prior written consent of City, which consent shall not be unreasonably withheld, conditioned or delayed.

12. **DEFAULT.** In the event RAUL & LISA RODRIGUEZ fails to comply with any of the terms of this Agreement, time being specifically made of the essence hereof, then this Agreement shall, at the option of City, become immediately null and void, and all rights of RAUL & LISA RODRIGUEZ hereunder shall then end, and all moneys paid and improvements made hereunder shall then be retained by City as rent and as liquidated damages for said non-performance, and City shall be entitled to immediate possession of the Property, and all parties shall then be released of all further liability hereunder.

If City does not exercise this option to terminate this Agreement, then City may require specific performance of this Agreement, and also exercise any other legal rights and remedies available to City under the laws of Kansas.

In the event City fails to comply with any of the terms of this Agreement, then RAUL & LISA RODRIGUEZ may require specific performance of this Agreement, and also exercise any other legal rights and remedies available to RAUL & LISA RODRIGUEZ under the laws of Kansas.

13. **BINDING EFFECT.** The terms and provisions of this Agreement shall extend to and become binding upon the successors and assigns of the respective parties hereto.

14. **ENTIRE AGREEMENT.** This Agreement contains the entire agreement between the parties and shall not be modified in any manner except by an instrument in writing executed by the parties hereto. If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

15. **BROKERAGE.** Each party hereby represents and warrants to the other that it has not dealt with any broker. Each party hereby agrees to indemnify, defend and hold the other harmless from and against any and all claims, causes of action, losses, damages,

liabilities, judgments, settlements and expenses (including, without limitation, attorneys' fees) that the other may sustain or incur by reason of its breach of the foregoing representation and warranty. The provisions of this Section 15 shall survive the closing or termination of this Agreement.

16. **INDEMNIFICATION.** City shall defend, exonerate, indemnify and hold RAUL & LISA RODRIGUEZ, its directors, officers, employees, agents and representatives, harmless from and against all claims, damages, liabilities, fines, penalties, costs or expenses (including attorneys' fees or consultants' fees, remedial, removal or other response costs and costs of defense), suits or obligations of any and every nature whatsoever arising out of or in any manner connected with environmental conditions on, under or about the Property up to and including the closing date. The obligations of City under this Section 16 shall survive the closing date.

17. **NOTICES.** The attorneys for City and RAUL & LISA RODRIGUEZ may send notices hereunder on behalf of their respective clients, such notices to have the same force and effect as notices delivered hereunder by the parties. Any notice required or permitted to be given hereunder by one party to the other shall be in writing and shall be effective (i) when delivered in person; (ii) when sent by fax to the fax number specified below and receipt of delivery confirmation; (iii) if delivered by courier, one (1) day after being deposited with a reputable overnight courier such as FedEx or UPS; or (iv) if delivered by mail, two (2) days after being deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, at the addresses set forth below (either Party may change its address for notice by delivering written notice to the other party in accordance with the terms hereof):

Notices to CITY:

City Manager
204 W. 11th St.
Goodland, KS 67735
Fax: 785-890-4532

With a copy to:

City Attorney
1011 Main
Goodland, KS 67735
Attn: Jake D. Kling
Fax: 785-890-6644

Notices to RAUL & LISA RODRIGUEZ:

Raul & Lisa Rodriguez
902 E. 8th St.
Goodland, KS 67735

[The remainder of this page is intentionally left blank]

IN WITNESS WHEREOF, City and RAUL & LISA RODRIGUEZ have executed this Agreement the day and year first above written.

CITY:

CITY OF GOODLAND, KANSAS

RAUL & LISA RODRIGUEZ:

RAUL & LISA RODRIGUEZ



By _____

By

Aaron Thompson, Mayor

Raul & Lisa Rodriguez

STATE OF KANSAS, COUNTY OF SHERMAN, ss:

The foregoing instrument was acknowledged before me this _____, 2024, by Aaron Thompson, Mayor of the City of Goodland, Kansas, a municipal corporation.

Notary Public

My appointment expires: _____

STATE OF KANSAS, COUNTY OF SHERMAN, ss:

The foregoing instrument was acknowledged before me this _____, 2024, by Raul & Lisa Rodriguez.

Notary Public

My appointment expires: _____



CITY COMMISSION COMMUNICATION FORM

FROM: Neal Thornburg, Water & Sewer Superintendent
Kent Brown, City Manager

DATE: 5/6/2024

ITEM: Water tower maintenance – Power Plant tower

NEXT STEP: Approve quote

ORDINANCE
 MOTION
 INFORMATION

I. **REQUEST OR ISSUE:** Year 2024: Power Plant Tank - OSHA/KDHE Upgrades and Repairs: Proposal by Viking Industrial Painting for \$69,100.

II. **RECOMMENDED ACTION / NEXT STEP:**
Approve quote in order to schedule repair and maintenance items on the power plant tank in 2024.

III. **FISCAL IMPACTS:**
The water tower maintenance line item in CIRF stands at \$125,000. The 2024 Budget transfers an additional \$60,000 from the water utility to the CIRF for that line item.

IV. **BACKGROUND INFORMATION:**
Originally, Rick Penner with Viking Industrial Painting had presented a maintenance agreement proposal for projects through 2029. That proposal was based on a defined scope and term maintenance program where work is defined and completed over a time period. Staff also was applying for a grant announced through the Kansas Water Office. The Commission direction at that time was they would like to see us address through the budget if we could see what that increase in budget would be. The general consensus was to get the work done without a bond. And the Commission consensus was to recommend we apply for the grant and whatever assistance we can get, but would like to pay annually from the budget.

The City of Goodland was not awarded a grant from the Kansas Water Office as finally announced in April. Rick Penner and staff went back to the list of project needs and issues to address and identified the critical maintenance items for the Power Plant water tank. The resulting proposal is a one-time project where work is defined and paid upon completion. Work will be completed in 2024. Staff and the vendor will work again for a proposal in 2025 on the next set of issues identified in the original proposal.

From the August 21, 2023 City Commission minutes:

A. **Water Towers Inspection Report and Recommendations: Viking** –Rick Penner from Viking Industrial Painting (Viking) stated, I have spent a lot of years working with engineers and architects as a coating manufacturer representative, primarily water tank businesses. I specified your coatings when you built the south tank in Goodland. Viking is based out of Omaha, been in business since 2001 and moved to Omaha in 2018. We have a lot of certified inspectors and offer full service for water tanks. Our approach is a little different than most as we do a lot of consulting and try to work with people to come up with their best options. In 2020 I climbed all the tanks in Goodland and completed inspections at that time. Our recent inspection was a dive inspection of the tanks. KDHE/OSHA/ARRA evaluate the structural conditions, coatings, sanitary conditions, safety and security of your structures. Security and safety would be main priorities. Rick reviewed conditions and recommendations for each tank for the commission. The north tank has an aluminum coating in good condition, not a thick coating but I like aluminum coatings as they work very well. It would be a good candidate for an overcoat but not now. Overflow discharge that you have is good but according to regulations it should be terminated at 12” to 24” above grade and have a flapper screen and a splash pad. Recommendations for the scope of work on north tower are 1.) Install cable safety climb devices to all interior ladders; 2.) Seal non-compliant dry riser vent opening; 3.) Install KDHE compliant fail-safe vent; 4.) Install secondary access opening at tank roof; 5.) Cut off overflow pipe at 12-24” above grade and install flanged screen, flapper gate and splash pad; 6.) Plan for future overcoat of the exterior aluminum coating system; 7.) Plan for renovation of interior coating system with zinc/epoxy coating system; and 8.) Caulk interior skip welds and rafters. The south tank is aged and just needs rejuvenated. I would recommend 1.) Plan for overcoat renovation of tank exterior; and 2.) Plan for renovation of tank interior wet area with zinc/epoxy coating system. The power plant tank has a lot more issues but structurally is good. Recommendations are 1.) Repair concrete at tank leg foundations; 2.) Terminate overflow at ground level and install screen /flapper; 3.) Consideration for new ladders at interior and exterior; 4.) Install mid-rail at tank balcony railing; 5.) Remove spider rods and hub at tank interior; 6.) Seal and weld roof to tank shell; 7.) Install safety handrail at tank bottom; 8.) Refurbish tank interior with zinc/epoxy coating system; and 9.) Overcoat exterior with aluminum coating system. There are three maintenance options to evaluate. A one-time project where work is defined and paid upon completion. A defined scope and term maintenance program where work is defined and completed over a time period. Then a full service maintenance program which defines renovations up front as well as future maintenance. Kent stated, Viking also looked at our clear water tanks at water treatment plant and there were no concerns. Rick stated, they were very clean. Kent stated, Neal and I are working with Rick and our question moving forward is a how to schedule maintenance work. Rick stated, I have a list of typical framework for maintenance on tanks over a ten year period to get necessary items addressed. Nothing is set in stone but we were trying to set up the priority for maintenance. Mayor Thompson stated, thank you for the report and presentation. Unfortunately it brings issues to our attention that need addressed. It is difficult to proceed without knowing ballpark costs. Rick stated, if you did everything on list ballpark estimate would be about \$750,000 at this time, which includes overcoat. We need to evaluate long term so City knows what to expect. If you consider full containment, that adds \$300,000 to the cost. That is where we need to evaluate City needs so you know what to expect. Commissioner Showalter asked, how much does a water tower cost? Rick stated, they are from \$1,500,000 to \$2,500,000. The City has \$5,000,000 to \$7,000,000 in assets with your water tanks. There is nothing structurally

wrong with any of them and can be repaired. Kent stated, the important thing to do is continued maintenance. Vice-Mayor Howard stated, if maintenance is done on a timely schedule it is more cost efficient. Rick stated, that is correct, if you get too far behind it is hard to catch up. Mayor Thompson stated, we are finding that with a lot of our infrastructure. Neal stated, it would be a concern if we lose a tower.

From the December 18, 2023 City Commission minutes - -

Water Tower Maintenance Proposal – Kent stated, Rick Penner from Viking previously discussed the tower inspection. We have had numerous discussions to determine a plan for repairs. Rick stated, all action items are based on OSHA, AWWA and KDHE regulations. The scope of work recommended for the north tank is as follows: install cable safety climb devices to all interior ladders; seal non-compliant dry riser vent opening; install KDHE compliant fail-safe aluminum vent; install secondary access opening at tank roof; cut off overflow pipe at 12-24” above grade and install flanged screen and flapper gate; renovation of interior coating system with zinc/epoxy coating system; and caulking of interior skip welds and rafters. Scope of work on the power plant tower includes: repair concrete at tank leg foundations; terminate overflow at ground level and install “air-break”; new ladders at interior and exterior; raise handrail and install midrail; remove spider rods and hub at tank interior; seal weld roof to tank shell; install safety handrail at tank bottom; refurbish tank interior with zinc/epoxy coating system; and full lead containment and blast tank exterior and install 3 coat system. Kent asked, what is life expectancy of paint? Rick stated, there are different expectations. Your south tower at the ball complex was built around 1999 and has held up very well. I feel if you are blasting the paint off you need to do it right. The paint lasts longer here because of your weather. Viking uses a Trello system to track work and quality control on projects. Our quality assurance recommends no sub-contractors will work on project, project monitoring is completed by Viking with a report of work performed and inspection of site superintendent at all times to monitor projects. Viking follows all safety protocols and have a licensed engineer on staff that knows water tanks. There are additional needs for the towers, but we feel these are current priority. When spread out cost and work over time, the priority is power plant tank roof and the work that needs done at that site. Mayor Thompson stated, we cannot argue it all needs addressed. Rick stated, we try to be professional in work we represent. Mayor Thompson asked, do you have breakdown of costs? Rick stated, it depends how you lay the project out, but total will be about \$725,000 overall. You have to consider that costs will continue to escalate as you delay things. Kent stated, these projects are not wishes, but necessary. We did not include everything but wanted to come with a workable project. Neal stated, if we lose a tank we are in trouble because rely on all of them in the summer. Kent stated, in the budget we dedicate \$60,000 to \$80,000 a year for tank maintenance. There is a new set of grant money available for water projects and many will apply for the money. We hope if we apply for priority items as a portion of the project, it would help feel a gap. Our tanks are operating but have to maintain so they will operate next 50 years. We are trying to put best project together to address our needs. A grant would help, but may not be awarded. If the grant is not an option we will have to discuss borrowing money and pay over time or dedicate more budget money to towers, which is only one part of the water system. We have to address the entire system to ensure public has clean water. Right now we feel this is a good project to approach. If grant does not get awarded, staff needs direction to pursue other options to acquire additional resources. We cannot keep addressing these projects and not address rates. If commission agrees on project size we will start working with vendor to set up a contract for project. Mayor Thompson asked, on the power plant tank you have repairs and painting, do you know what costs of the two projects are? Rick stated, repairs are around \$70,000, the exterior work and containment will be around \$325,000 to \$350,000 while the interior is around \$100,000. It is more efficient to do both interior and exterior work at once, but it could be done separately. It is just costly to bring equipment back. Commissioner Showalter asked, do any other communities do anything out of the box on lead based paint? Rick stated, many get bonds, some even from local banks. There are pros and cons to grants. The grant Kent is

discussing has a lot of people talking. I hope they spread it out because a lot of people have needs. There are requirements included in the grant. Mayor Thompson stated, I would like to see us address through the budget if we could see what that increase in budget would be. I prefer to do project without a bond. I recommend we apply for the grant and whatever assistance we can get, but I would like to pay annually from the budget.

V. **LEGAL ISSUES:** None

VI. **CONFLICTS OR ENVIRONMENTAL ISSUES:**

SUMMARY AND ALTERNATIVES:

Commission may take one of the following actions:

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

THE CITY OF GOODLAND, KANSAS

250,000 Gallon Power Plant Tank Repairs and Upgrades – 2024

Analysis: Maintenance requirements and regulations for water storage tanks come from both the state and federal levels of government. Tanks are to be kept in accordance with OSHA, AWWA and KDHE guidelines. There are five areas that are considered in water tank evaluations:

- 1) **Structural:** Foundations, Steel Structures, etc.
- 2) **Sanitary:** Vents, Overflows, Screens, Manways, Tank Cleanliness, Tank Openings, etc.
- 3) **Security:** Locks, Ladder Gates, Fencing, etc.
- 4) **Safety:** Safety Climbing Devices, Manways, Ladders, etc.
- 5) **Coatings:** Degree of Corrosion, Existing Coating Condition, Coating Technology and Selection, etc.

Taking these areas of evaluation into consideration as well as the established maintenance and project goals of the city will help to provide pro-active maintenance for the water tank assets.

SCHEDULE OF WORK - POWER PLANT TANK – 2024

Repairs and Upgrades:

1. **Balcony Handrail:** The Contractor shall make modifications to the existing tank balcony by raising the handrail to a 42" height. The handrail shall include a kick-plate and mid-rail and be in accordance with OSHA standards.
 - **Analysis:** The existing handrail does not meet OSHA standards and modifications should be made at the time of renovations.
2. **Interior Wet Handrail:** The Contractor shall install a handrail at the bottom of the interior of the tank bowl around the riser column opening. This handrail shall have a 4" high kick-plate, a 24" high mid-rail and a 42" high top-rail and in accordance with OSHA standards.
 - **Analysis:** The other method for covering the riser column opening is to use a grate. The grate will often move or become damaged, and the railing system is a safer alternative.
3. **Spider Rods:** The Contractor will remove existing spider rods and hub at the top of the interior wet area shell. All openings created from removal shall be seal welded.
 - **Analysis:** The spider rods and hub are not structural components of the tank. They are maintenance items that are in the way of properly rigging and maintaining the tank.
4. **Seal Roof Gap:** The Contractor shall remove clips attaching the tank roof to the top of the tank shell. Modifications shall be made to pull the roof to the shell. The entire perimeter shall be 100% seal welded to permanently attach roof to shell.
 - **Analysis:** KDHE Chapter VI states that all finished water storage structures shall have suitable watertight roofs that exclude birds, animals, insects and excessive dust. The method of seal welding the roof is a permanent solution for sealing as well as structural solution as compared to other temporary methods of sealing the gap.

5. **Overflow:** The Contractor shall make modifications to the base of the overflow pipe. The outlet of the pipe shall be altered to 12-24" from ground level and include a screen and flapper gate.
 - **Analysis:** KDHE Chapter VI states that all overflows should be at a 12-24" elevation from ground level. No overflow may be connected directly to any type of storm drain, drain piping or drain structure. All overflow pipes should be located so that the discharge is visible.
6. **Exterior Leg, Shell and Roof Ladders:** The Contractor shall remove the existing non-compliant ladders from the tank exterior leg, shell and roof. The ladders shall be replaced with new ladders that are dimensionally code, in accordance with OSHA standards. The ladder shall be braced with extended standoffs at approximately 8" intervals.
 - **Analysis:** OSHA standards state that ladders are to be 16" wide with 12" step height and ¾" rungs. The side rails are to be 2-3/8" and the toe space is to be 7". The existing ladders do not meet these standards.
7. **Interior Wet Ladder:** The Contractor shall remove the existing non-compliant ladder. The ladder shall be replaced with a new ladder that is dimensionally code in accordance with OSHA standards. The ladder shall be braced with **extended** standoffs at approximately 8" intervals.
 - **Analysis:** The existing ladder does not meet size standards and due to the location of the existing roof manway it is not functionable because it is too far from the opening.
8. **Foundations:** Damaged foundations at the tank legs shall be excavated to reach "sound" concrete. Concrete shall be prepared to sound surface. Forms shall be utilized, and reinforcement steel shall be installed. The use of hydraulic cementitious resurface such as Tnemec Series 217 Mortarcrete shall be utilized as the filler material and hard troweled to provide smooth appearance.
 - **Analysis:** See procedural steps provided by Viking.



PO Box 24162
Omaha, NE 68124
vikingindustrialpainting.com

PROPOSAL

Please sign and date and return one (1) copy to our office or by email. Please keep a copy for your records.

CONTACT DETAILS

Proposal Submitted To	City of Goodland	Proposal Submitted By	Rick Penner (316)651-6164 rick@viptanks.com
Address	204 West 11 th St. Goodland, KS 67735	Client Contact	Kent Brown/Neal Thornburg (785)821-2279
Client Phone	(785)890-4500	Client Email	kent.brown@goodlandks.gov
Job Name	Power Plant Tank Repairs and Upgrades	Tank Size and Style	250,000 Gallon Cone-Top
Job Location	Goodland KS Power Plant	Tank Name	Power Plant Tank

SERVICES

Viking Industrial Painting, Inc. agrees to provide all labor, equipment, and materials needed to complete the following:

Year 2024: Power Plant Tank - OSHA/KDHE Upgrades and Repairs:

- Balcony Handrail:** The Contractor shall make modifications to the existing tank balcony by raising the handrail to a 42" height. The handrail shall include a kick-plate and mid-rail and be in accordance with OSHA standards.
- Interior Wet Handrail:** The Contractor shall install a handrail at the bottom of the interior of the tank bowl around the riser column opening. This handrail shall have a 4" high kick-plate, a 24" high mid-rail and a 42" high top-rail and in accordance with OSHA standards.
- Spider Rods:** The Contractor will remove existing spider rods and hub at the top of the interior wet area shell. All openings created from removal shall be seal welded.
- Seal Roof Gap:** The Contractor shall remove clips attaching the tank roof to the top of the tank shell. Modifications shall be made to pull the roof to the shell. The entire perimeter shall be seal welded to permanently attach roof to shell.
- Overflow:** The Contractor shall make modifications to the base of the overflow pipe. The outlet of the pipe shall be altered to 12-24" from ground level and include a screen and flapper gate.
- Exterior Leg, Shell and Roof Ladders:** The Contractor shall remove the existing non-compliant ladders from the tank exterior leg, shell and roof. The ladders shall be replaced with new ladders that are dimensionally code, in accordance with OSHA standards. The ladder shall be braced with extended standoffs at approximately 8" intervals.
- Interior Wet Ladder:** The Contractor shall remove the existing non-compliant ladder. The ladder shall be replaced with a new ladder that is dimensionally code, in accordance with OSHA standards. The ladder shall be braced with **extended** standoffs at approximately 8" intervals. This includes the ladder section at the bottom of the bowl.
- Foundations:** Damaged foundations at the tank legs shall be excavated to reach "sound" concrete. Concrete shall be prepared to sound surface. Forms shall be utilized, and reinforcement steel shall be installed. Hydraulic cementitious re-surfacer shall be utilized (Tnemec Series 217) as the filler material and hard troweled to provide smooth appearance.
- Coatings:** Touch-Up painting of repaired and new surface shall be performed at the tank interior and exterior. NSF Coatings shall be utilized at the interior of the tank.

COST

Total Cost of Materials and Labor:

\$69,100.00

Payment
Terms:

Payment to be made in full upon completion of work. All applicable taxes will apply.

AGREEMENT TERMS

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the proposed price. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Preparer Printed Name:

Rick Penner

Date:

5/6/2024

Authorized Preparer Signature:



ACCEPTANCE OF PROPOSAL

By accepting this proposal, you agree to the above prices, specifications, and conditions. Viking Industrial Painting, Inc. is authorized to do the work as specified. Payment will be made as outlined above. Price is good for 60 from date submitted.

Authorized Client Printed Name:

Date of
Acceptance:

Authorized Client Signature:



CITY COMMISSION COMMUNICATION FORM

FROM: Kent Brown, City Manager
Felicity Jordan, Administrative Assistant

DATE: May 6, 2024

ITEM: Golden Trust Utility Easement

NEXT STEP:

ORDINANCE
 MOTION
 INFORMATION

-
- I. REQUEST OR ISSUE:** Utility easement for the property being developed by the Golden Trust located at Lots 12-17, Block 2, Sunset Addition.
- II. RECOMMENDED ACTION / NEXT STEP:** Approve the agreement
- III. FISCAL IMPACTS:** None
- IV. BACKGROUND INFORMATION:** There are two homes being built at 1506 and 1514 Cattletrail which required new utilities, primarily electric lines, to be ran to the property. This is a standard utility easement between the Golden Trust and the City of Goodland.
- V. LEGAL ISSUES:** None

UTILITY EASEMENT

This agreement is entered into by and between Gennifer Laing Golden Trust & Richard Reed Golden Trust, Party of the First Part, and the City of Goodland, Kansas, Parties of the Second Part, for and in consideration of the mutual benefit to be received by all parties. The Parties of the First Part hereby give the Party of the Second Part a permanent easement over, under and through their hereinafter described real property for the construction and maintenance of utilities on, above or under a tract of land now owned by the Party of the First Part, more particularly described as follows:

Lots 12-17, Block 2, Sunset Addition, of the City of Goodland, Sherman County, Kansas

The easement which is granted under this agreement shall be located as follows

A permanent utility easement more specifically described as follows:

By attachment "Exhibit A, pages 1 and 2"

It is mutually agreed that the Party of the Second Part shall have the full right to enter upon the property of the Parties of the First Part for the purpose of excavating for laying and back filling utilities and shall have the right to enter upon the property for repairs, maintenance and operation. The Party of the Second Part further covenants that none of the foregoing activities shall cause the surface of the earth to sink or otherwise change and agrees to restore such lands to their original state if a sinking or changing does occur, without cost to the Parties of the First Part.

IN WITNESS WHEREOF, the Party of the First Part and the Party of the Second Part hereunto set their hands this ____ day of _____, 2024.

Gennifer Laing, Golden Trust

Richard Reed, Golden Trust

The City of Goodland,
A Municipal Corporation

Aaron Thompson
Mayor of the City of Goodland, Kansas

ATTEST:

Mary P. Volk, City Clerk

ACKNOWLEDGEMENT

STATE OF KANSAS)
)ss:
COUNTY OF SHERMAN)

Personally appeared before me, a Notary Public in and for the County and State aforesaid came Gennifer Laing and Reed Golden, who are personally known to me to be the same persons who executed, the foregoing instrument and such persons duly acknowledged the execution of the same.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal this ___ day of _____, 2024.

Notary Public

My Commission Expires:

ACKNOWLEDGEMENT

STATE OF KANSAS)
)ss:
COUNTY OF SHERMAN)

Personally appeared before me, a Notary Public in and for the County and State aforesaid came the above named Aaron Thompson, Mayor of the City of Goodland, Kansas and Mary P. Volk, City Clerk for the City of Goodland, Kansas, who are personally known to me to be the same persons who executed, the foregoing instrument and such persons duly acknowledged the execution of the same.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal this ___ day of _____, 2024.

Notary Public

My Commission Expires:

“EXHIBIT A”

**A DESCRIPTION FOR A 25' UTILITY EASEMENT
IN A PART OF LOTS 12-17, BLOCK 2, SUNSET ADDITION,
OF THE CITY OF GOODLAND,
SHERMAN COUNTY, KANSAS**

OWNED BY

**GENNIFER LAING GOLDEN TRUST
&
RICHARD REED GOLDEN TRUST**

25' Utility Easement Description

All of the West 25.00 feet of Lots 12-17, Block 2, Sunset Addition of the City of Goodland, Sherman County, Kansas, lying 12.5 feet along both sides of the following described centerline:

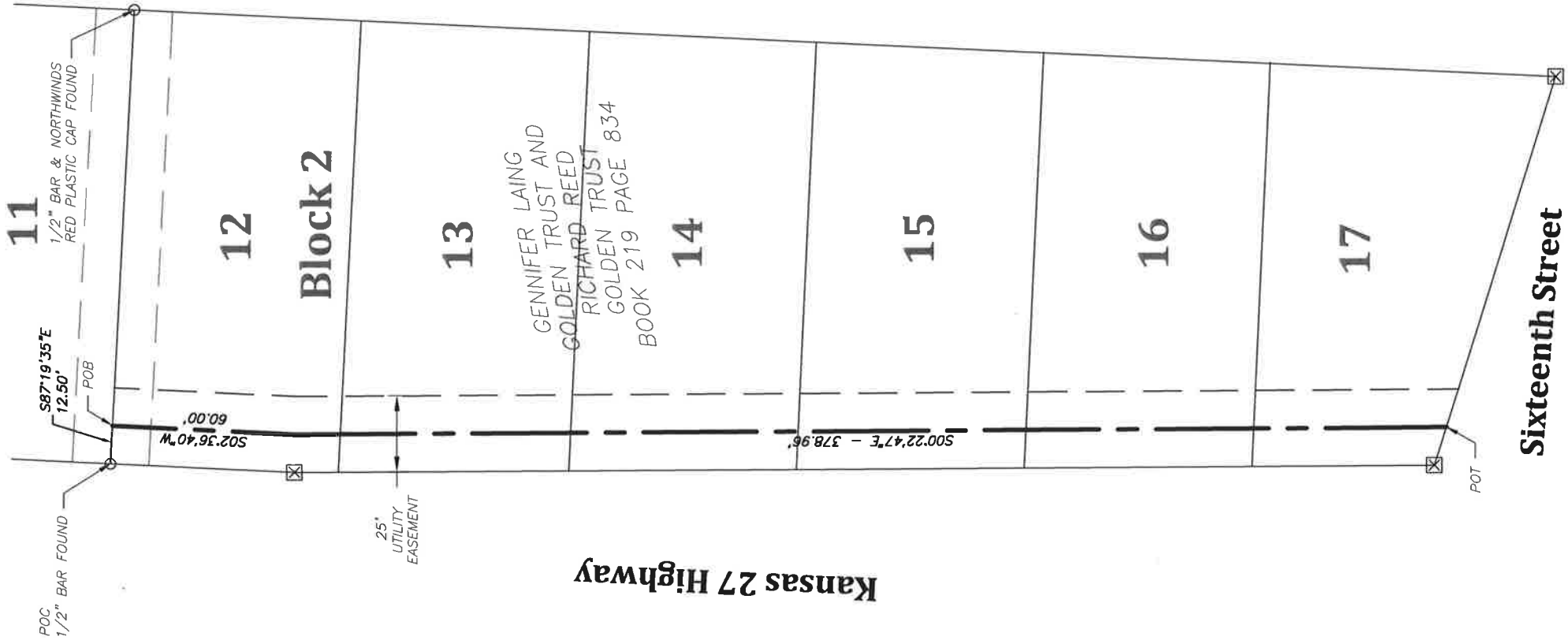
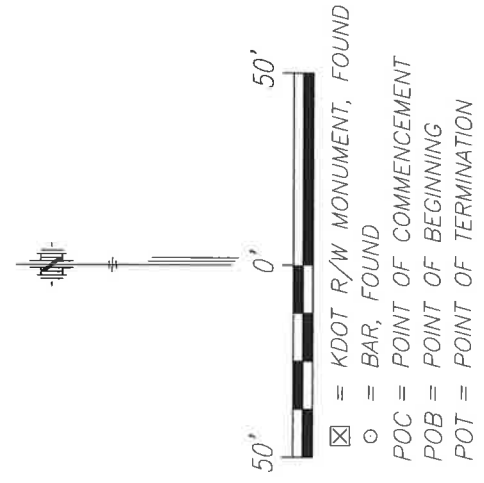
COMMENCING at the Northwest Corner of Lot 12, Block 2, Sunset Addition of the City of Goodland, Sherman County, Kansas; Thence South 87°19'35" East along the North line of said Lot 12, a distance of 12.50 feet to the point of beginning; Thence leaving said North line of Lot 12 South 02°36'40" West, a distance of 60.00 feet; Thence South 00°22'47" East, a distance of 378.96 feet to the POINT OF TERMINATION. Sidelines to be lengthened and shortened as to create a contiguous boundary with the points of beginning and termination. Containing 0.25 acres more or less.

29 April, 2024



Darrin W. Hall, PS 1359 KS
Evans, Bierly, Hutchison & Associates, P.A.
1105 Williams
Great Bend, Kansas 67530
(620) 793-8411

A 25' UTILITY EASEMENT
IN A PART OF BLOCK 2
SUNSET ADDITION OF THE CITY OF
GOODLAND, SHERMAN COUNTY, KS
"EXHIBIT A"





AGENDA ITEM

CITY COMMISSION COMMUNICATION FORM

**FROM: Zach Hildebrand- Building Inspector,
Felicity Jordan-Administrative Assistant
Kent Brown, City Manager**

DATE: 05/06/2024

ITEM: Quote for Contract Mowing Abatement

NEXT STEP: Commission Motion

ORDINANCE
 MOTION
 INFORMATION

I. **REQUEST OR ISSUE**

Previously, an invitation for bid for mowing abatement when we have to enforce on properties with grass and weed violations was published with a deadline of May 1, 2024. There was one bid received. It is the same company that did the contract mowing last year. The bid that was received is from Damon Rickard, who will perform the services for \$44.00 an hour. Staff recommends to approve the quote from Mr. Rickard for \$44.00 an hour.

II. **RECOMMENDED ACTION/NEXT STEP**

Commissioners may take on of the following actions:

1. Approve the proposal as requested.
2. Reject the proposal and move to deny the bid award.
3. Direct Staff to pursue an alternative approach.



CITY OF GOODLAND

204 W. 11TH ST.
P.O. Box 59
GOODLAND, KANSAS 67735

BID SPECIFICATIONS

2024 CONTRACT MOWING SERVICES for SPECIFIED PROPERTIES WITHIN THE CITY OF GOODLAND, KANSAS

General Information:

Sealed Bids will be received for **Contract Mowing Services** within the City of Goodland, Kansas. Please submit your bid to the City Manager's Office. All bids must be received on or before Wednesday, May 1, 2024 by 11:00 A.M. All bids should be marked, "**CONTRACT MOWING**" on the outside of the envelope. Bids will be opened at 11:00 A.M. Wednesday, May 1, 2024 in the City Manager's office. Bid award will take place no sooner than the May 6th regularly scheduled City Commission meeting.

Contractors should include all costs of labor and material in their bid. Bids should be based on an hourly rate. The bid for **Contract Mowing Services** shall be submitted on the **Bid Sheet** enclosed. Interested individuals must be at least 18 years of age and carry a minimum of \$1,000,000.00 in liability insurance with the City of Goodland named as Additional Named Insured. The individual must be able to work on an as needed basis with the City when contacted to mow and trim specified properties.

Contractors required by law to provide Workers' Compensation Insurance MUST provide the proper 'Certificate of Coverage' issued by its own work comp carrier with their bid. Contractors that are not required to purchase work comp insurance (self-employed or total payroll not in excess of \$20,000) MUST return with signature the Affidavit of Waiver included with this bid packet.

Payment for mowing and trimming the specified properties will be after completion of the job, that meets all of the accepted specifications, and accepted by the City Commission not sooner than the first regular City Commission Meeting following completion and acceptance.

The City of Goodland reserves the right to accept or reject any or all bids for any reason deemed necessary. Should bids come in above or below anticipated cost, the City reserves the right to adjust the Bid Specifications, accordingly.

Any questions concerning this bid will be forwarded to the City Manager during regular business hours.



CITY OF GOODLAND

204 W. 11TH ST.

P.O. BOX 59

GOODLAND, KANSAS 67735



AGENDA ITEM #
CITY COMMISSION COMMUNICATION FORM

FROM: Kent Brown, City Manager

DATE: 5/6/2024

ITEM: Bryce & Jessica Cole, 621 Eustis Av., Request to extend water to serve residence

NEXT STEP: Council Direction

ORDINANCE
 MOTION
 INFORMATION

I. REQUEST OR ISSUE:

Bryce and Jessica Cole are building a house at 621 Eustis Avenue. It is within the city's electric service territory so the City must provide electrical service. The house is nearing completion and the property owners are requesting a connection to city water. The owners do not want to annex the property at this time.

II. RECOMMENDED ACTION / NEXT STEP:

Before the property owner proceeds with the application for water services, the property owner and staff are requesting some direction from the City Commission.

IV. BACKGROUND INFORMATION:

City Code – Chapter 17

DIVISION 3. - EXTENSION OF SERVICES

Sec. 17-105. - Conditions of service.

If the governing body of the city shall deem it in the best interest of the city and its inhabitants and economically feasible, utility service from the city may be furnished to any tract of real estate situated outside the city's corporate limits upon terms and conditions as set forth herein.

(Ord. No. 1671 , 4-6-15)

Sec. 17-106. - Application for service.

(a)Any person outside the city's corporate limits desiring to make connection with any municipal utility service shall first make application to the city clerk. Application shall include a plot plan, drawing and specifications completed by a licensed engineer within the State of Kansas. All plans and permits shall be in accordance with state and city specifications and be approved by the appropriate government entity. The completed

application must be received by the city clerk at least 60 days prior to the start of any proposed utility extension.(b)The appropriate department head shall prepare an estimated construction cost to include any service territory acquisition, and the applicant shall submit same with the application for utility extension.(c)Within 30 days after receiving the completed application and required documentation, the city manager shall furnish to the governing body, for its review, the completed application for the proposed extension of utilities, along with the estimated construction cost. The city governing body may approve or disapprove any application for utility extensions. The governing body shall set the tap fee for any approved application.

(Ord. No. 1671 , 4-6-15)

Sec. 17-107. - Final payment of costs.

The tap fee shall be paid to the city by applicant for the utility extension prior to the construction of such utility.

(Ord. No. 1671 , 4-6-15)

Sec. 17-108. - Location of utility; easements.

(a)Selection and approval of extension location. The city shall select or approve the location of any utility extension to be constructed, and the applicant for such extension shall secure and provide any and all easements in favor of the city and in a form approved by it that may be required for such extension.(b)Water extension.(1)Water meters shall be placed in accordance with city specifications and approval;(2)Service line taps shall be located to the closest water main that will provide adequate service;(3)No potable water supply line shall be installed from the city water supply to any structure outside the city limits without a cross-connection device equal to that of a reduced pressure principle backflow preventor being installed immediately after the water meter. No device shall be moved or removed without the approval of the director of public works and the building official;(4)The water line extension shall not exceed a distance of one-half mile from the corporate limits of the city.(c)Sewer extension.(1)A sewer line extension shall be designed by a Kansas licensed engineer;(2)A sewer extension shall extend from the nearest adequate sewer main within the corporate limits of the city;(3)A sewer extension shall not exceed a distance of one-half mile from the corporate limits of the city.(d)Electrical extension.(1)All lots within a proposed development or subdivision shall have service drops installed;(2)An electrical disconnect shall be placed on the outside of all structures before connecting to the city's electric utility;(3)The electric line extension shall not exceed a distance of two miles from the corporate limits of the city.

(Ord. No. 1671 , 4-6-15)

Sec. 17-109. - Connection.

Prior to the connection of any utility extension to the city's utility service, all appropriate connection fees shall be paid.

(Ord. No. 1671 , 4-6-15)



CITY COMMISSION COMMUNICATION FORM

FROM: Kent Brown- City Manager

DATE: 5/6/2024

ITEM: 24/7 Travel Store request on solid waste services

NEXT STEP: X Staff Direction

-
- I. **REQUEST OR ISSUE:** Mark Augustine, owner of 24/7 Travel Store, is looking for an alternative method to remove trash at the Goodland location due to costs and the mess left behind from the trash trucks hydraulics and containers with no lids or overfilled resulting in blowing trash littering the area.
- II. **RECOMMENDED ACTION/NEXT STEP:** Staff direction.
- III. **BACKGROUND INFORMATION:**
Here is the pertinent section of the city's contract with In the Can for Solid Waste - -

SECTION TWO GENERAL DUTY OF CONTRACTOR This contract shall be controlled by Chapter 7, "Health, Sanitation and Welfare" of the City of Goodland, Code of Ordinances, hereinafter defined as the "Ordinances" and as the same Code may be hereinafter amended, as to all requirements, terms, conditions, definitions and provisions relating to either of the parties hereto in addition to those requirements set forth by Kansas Department of Health and Environment, all terms required by each entity are hereby mutually incorporated by reference into the contract.

This Contractor agrees with the City to handle the collection and disposition of garbage and refuse within the City in accordance with the terms and conditions of this contract.

The Contractor agrees to provide solid waste service to all residents and commercial businesses within the City limits of Goodland, and the following outside of the city limits: 3233 Sunset Drive 910 Centennial Drive 840 Centennial Drive 860 Centennial Drive

The Contractor acknowledges the sole exception to required performance of refuse pickup under this contract by Contractor is the local Wal-Mart outlet, which has previously contracted with a separate and distinct service for collection of their refuse with the prior approval of the City.

However - the city code states the following - - - see Sec 7-103 - specifically #10.

Sec. 7-103. - Prohibited acts.

It shall be unlawful for any person, firm, partnership or corporation:

- (1) To deposit, throw, place or leave any garbage, trash or other refuse upon public or private property, including his or her own, except in a cart or dumpster complying with the provisions herein;
 - (2) To remove the contents of a cart or dumpster, or any portion thereof, except for the proper collection and disposal as permitted herein;
 - (3) To upset, remove or carry away any cart or dumpster, or mutilate or injure such cart or dumpster in any manner;
 - (4) To place or deposit, or cause to be placed or deposited, any refuse or yard waste in a cart or dumpster other than his or her own cart or dumpster or one provided for his or her use;
 - (5) To place or deposit, or cause to be placed or deposited, any refuse or yard waste in a cart or dumpster with the intent of avoiding payment of the required fees;
 - (6) To interfere in any manner with the city or its contractor in the collection of refuse or yard waste;
 - (7) To burn or bury any refuse at any place within the city;
 - (8) To cause, permit or allow any material, other than material as expressly permitted by this article, to be deposited in any cart or dumpster provided therefore by the city and/or contractor of the city;
 - (9) To destroy or deface any cart or dumpster provided by the city and/or contractor of the city for the use of any customer;
 - (10) To subscribe with any private contractor for refuse, garbage and/or trash disposal service other than with the city or contractor of the city.**
- (Ord. No. 1502, § 3, 6-16-03)
- =====

Consequently, there would need to be an amendment to the contract or amendment to the code to allow 24/7 Travel Stores to pursue the alternative method of disposing solid waste.

Attached is a picture of a compactor at a similar location which is working out as planned. Separate negotiations have occurred in Colby and Russell (amongst other communities) regarding solid waste removal and the city's solid waste franchise agreement.

Adding to

Amending current text

Omitting from

Discussion for changes if any

Sec. 19-502. - Use standards.

modified

The conditional use standards of this section shall apply to permitted, conditional uses and accessory uses as noted.

A. Accessory Uses. Permitted uses and approved conditional uses shall be deemed to include accessory uses and activities that are necessarily and customarily associated with, and appropriate, incidental, and subordinate to the principal uses allowed in zoning districts. Accessory uses and activities shall be subject to the same regulations as apply to principal uses in each district, unless otherwise stated in this zoning ordinance.

(1) Residential Accessory Uses. Residential uses shall include, but not be limited to, the following accessory uses, activities and structures:

(A) Dormitory style residences, when associated with a college or medical facility;

(B) Fences and walls;

(C) Garages, carports and off-street parking and loading areas, provided that a detached garage or carport shall not cover more than twelve (12) percent of the total lot area, with a maximum of 1,200 square feet; and no more than twenty (20) feet to the peak of the roof or structure;

(D) Gardens, provided that they meet the required setbacks of the district in which they are located;

(E) Gates and guard houses;

(F) Guest house or guest rooms, neither of which may include kitchen facilities, provided such facilities are used for the occasional housing of guests of the occupants of the principal building and not as rental units for permanent occupancy as housekeeping units;

(F) Accessory dwelling units; provide they meet the use standards and district regulations

(G) Playhouses, patios, cabanas, porches, gazebos and incidental household storage buildings, provided that such buildings shall not cover more than five (5) percent of the total lot area;

(H) Radio and television receiving antennas and support structures;

(I) Recreational and play facilities for residents;

(J) Storage and parking of recreational equipment such as boats, boat trailers, camping trailers, converted buses or trucks, house trailers, provided that storage and parking shall be limited to private garages, side or rear yards of private homes, and in the driveways of private homes. Stored or parked vehicles or equipment shall not protrude onto public property or obstruct any sidewalks. Recreational vehicles or equipment shall not be stored or parked within required off-street parking spaces.

(K) Storm shelters and fallout shelters; and

(L) Other necessary and customary uses determined by the Building Official Planning Commission to be appropriate, incidental and subordinate to the principal use on the lot, subject to compliance with any development and performance standards imposed by the Building Official Planning Commission to ensure land use compatibility.

(M) Swimming pools subject to a setback of no less than four (4) feet from a protective fence no less than six (6) feet in height around the perimeter of the pool.

(2) Nonresidential Accessory Uses. Nonresidential uses shall include, but not be limited to, the following accessory uses, activities and structures:

(A) Cafeterias, dining halls and similar food services when operated primarily for the convenience of employees, residents, clients, or visitors to the principal use;

(B) Construction trailers, which will be removed within 30 days of the completion of or abandonment of construction;

(C) Dwelling units, other than manufactured homes, when used or intended to be used for security or maintenance personnel;

(D) Dwelling Units, when located on the second story of a commercial structure located in the "D-MU" district;

(E) Fences and walls;

(F) Gates and guard houses;

(G) Offices for allowed business and industrial uses when the office is located on the same site as the principal use;

(H) Parking garages and off-street parking areas;

(I) Radio and television receiving antennas and support structures;

(J) Restaurants, news stands, gift shops, swimming pools, tennis courts, clubs and lounges when in a permitted hotel, motel or office building;

(K) Sales of goods produced as a part of allowed industrial activities when on the same site as the principal industrial use;

(L) Stands offering for sale agricultural products or commodities raised on the premises;

(M) Recycling Collection Stations, subject to the provisions of sub-section 19-502.A.(4)(E) of this Article;

(N) The storage of merchandise when located within the same building as the principal business; and

(O) Other necessary and customary uses determined by the **Building Official Planning Commission** to be appropriate, incidental and subordinate to the principal use on the lot, subject to compliance with any development and performance standard imposed by the **Building Official Planning Commission** to ensure land use compatibility.

(3) Accessory Use Development and Operational Standards. The following standards shall apply to all accessory uses and structures unless otherwise specifically provided:

(A) Exterior Setback: No accessory structure shall be located within a required exterior setback.

(B) Interior (Rear) Setback: Accessory structures shall not be required to comply with the interior rear setback standard that applies to principal uses. Accessory structures shall, however, be set back at least ten feet from rear lot lines and shall not be closer to the side lot line than the applicable minimum interior side setback. Garages with entrances to an alley shall be set off a minimum of ten feet from the alley, garages with out direct access to the alley may be setback three feet from the alley. Accessory structures of less than **150-200** square feet are exempt from side yard requirements.

(C) Interior (Side) Setbacks: No accessory structure shall be located within a required interior side setback.

(D) Setbacks from Easements: No accessory structure, other than a fence or wall, shall be located within any platted or recorded easement , or over any known utility.

(E) Height: No accessory structure shall exceed sixteen (**16-20**) feet in height.

(F) Building Separation: Unless attached to the principal structure with a common roof line, accessory structures shall be located at least six (6) feet from any other structure.

(G) Building Coverage: No detached accessory structure shall cover more than fifty (50) percent of the total lot area and not to exceed 1,200 square feet. Accessory buildings and structures shall be included in the calculation of total building coverage.

(H) Accessory structures shall not be larger than the principal use.

(4) Recycling Collection Stations. Recycling Collection Stations shall be allowed as an accessory use in accordance with the following standards:

(A) Maximum Size and Approval Required: Recycling collection stations shall be allowed as an accessory use only if it does not exceed 1,000 square feet in area and only if shown on a Site Plan that has been reviewed and approved in accordance with Article XIII.

(B) Screening: All collection stations shall be screened from public view of adjoining properties or any street right-of-way with a six (6) foot tall, 100 percent opaque, solid screen or be wholly contained within a structure.

(C) Separation from Residential: Recycling collection station structures shall be located at least 150 feet from adjacent property zoned R-1, R-2, or M-P.

(D) Reverse Vending Machines: Reverse vending machines shall be located or soundproofed such that the noise of operation is imperceptible from the property line of property zoned or used for residential purposes.

(E) Maintenance: An employee, business owner or property owner shall be responsible for keeping the recycling sites in a clean and safe condition and shall pick up any recycled materials that have blown around the site or adjacent area. All materials shall be stacked properly within a recycling bin and be monitored on a frequent basis.

(F) Hours of Operation: A sign shall be posted on the recycling enclosure stating the hours when collection of materials may be conducted. Collection hours of recyclables shall be determined by the Zoning Administration.

(G) Signs: A sign shall be posted on the recycling enclosure stating the hours when collection of materials may be conducted. Collection hours of recyclables shall be determined by the Zoning Administration.

B. Concentrated Feeding Operation. The site plan review procedures should be used to assure compliance with all KDHE requirements to protect against water contamination from feedlots. All proposed Concentrated Feeding Operations that are designed to accommodate Class 1 and Class II concentration of animals should be subject to site plan review. The site plan submittal should demonstrate how the following conditions are met:

(1) All waste from a concentrated animal feeding operation should be controlled so that there is not discharge of waste (including stormwater runoff that comes in contact with animal waste) from the property; and no discharge of wastes, directly or indirectly, to surface or subsurface waters, including sinkholes, dry stream beds, flowing streams, wet weather tributaries, and drainage ditches.

(2) The no-discharge requirements of the KDHE, division of Environmental Quality, under the Kansas Clean Water Law, should be met.

(3) A copy of the KDHE "Letter of Approval", required, should be submitted with the Site Plan Review.

(4) Separation requirements of the KDHE for Concentrated Feeding Operations should be met.

Such reviews should be placed as an item on the regular meeting schedule of the Planning Commission. A notice of the meeting should be sent to landowners in the notification area as prescribed by the KDHE rules.

C. Adult Entertainment Establishments are hereby prohibited in all zoning district within the City of Goodland and the unincorporated planning area and no building, structure, premises or land shall be used, constructed, reconstructed, altered or expanded as or for an Adult Entertainment Establishment.

D. Bed and Breakfast. Bed and Breakfast facilities shall be allowed by conditional use permit in all residential and commercial districts. The following requirements shall apply to all bed and breakfast facilities:

(1) The structure in which the bed and breakfast facility is located shall contain no less than 2,000 square feet of habitable floor area.

(2) The establishment is located in a dwelling unit permanently occupied by the owner or manager, wherein as an accessory use to the residential use, rooms are rented to the public for not more than fourteen (14) consecutive nights.

(3) Two (2) off-street parking spaces with one (1) additional off-street parking space per lodging room shall be provided, and said spaces shall be adequately screened from neighboring property.

(4) A time period may be established by the City Commission for each bed and breakfast establishment.

(5) No more than four bedroom units may be provided to guests. The City Commission may, however, further limit the number of lodging rooms allowed in order to maintain the character of the neighborhood in which the bed and breakfast facility is located.

E. Cemeteries, Crematories and Mausoleums. The following standards shall apply to cemeteries, crematories and mausoleums:

(1) Entrances: All cemeteries, crematories and mausoleums shall provide entrances on an arterial or collector street with ingress and egress so designed as to minimize traffic congestion.

(2) Landscape Buffer: A landscape buffer shall be provided along all property lines abutting any R-1, R-2, or M-P zoned property, pursuant to Article VIII.

F. Communication Towers. Communication towers shall be subject to the following standards:

(1) Principal Use: Communication towers shall always be considered a principal use. They may be located on lots occupied by another principal use.

(2) Setbacks:

(A) The minimum setback between communication towers and all property lines shall be equal to 20 percent of the height of the tower.

(B) Communication towers shall be setback a minimum of 50 feet from any existing or planned right-of-way.

(C) Communication towers shall be set back a minimum of 100 feet from the lot line of any R-1, R-2, or M-P zoning district.

(D) Peripheral supports and guy anchors for communication towers may be located within the required setbacks, provided that they shall be located entirely within the boundaries of the property in which the tower is located and shall be located no closer than five feet from any lot line, and no closer than 10 feet from the lot line of a R-1, R-2, or M-P zoning district.

(3) Height: The principal support structure for communication towers shall be permitted to exceed the height limit of the zoning district in which it is located, provided that the setback standards of this section are complied with.

(4) Security Fences and Walls: A fence or wall not less than seven feet in height from finished grade shall be constructed around each communication tower and around each guy anchor and peripheral support. The fence or wall shall comply with the following standards:

(A) Access to the tower shall be through a locked gate in the required fence or wall.

(B) If the communication tower is adjacent to a residential zoning district or a lot occupied by a residential dwelling unit, the required fencing shall consist of a masonry wall or solid fence with trees and shrubs planted along the exterior of the fence or wall. At least one tree and one shrub shall be required for each 30 linear feet of fence or wall line.

(C) If high voltage is necessary for the operation of the communication tower and it is present in a ground grid or in a tower, signs located every 20 feet and attached to the fence or wall shall display in large bold letters the following: "HIGH VOLTAGE - DANGER".

(5) Airport Approach Paths: Communication towers shall not encroach into or through any established public or private airport approach path as established by the Federal Aviation Administration (FAA).

(6) Removal of Obsolete and Unused Towers: All obsolete or unused communication towers shall be removed within 12 months of cessation of use.

(7) Electromagnetic Radiation: Communication towers shall comply with all applicable Federal Communication Commission (FCC) standards for non-ionizing electromagnetic radiation (NER).

G. Composting Facility. The following standards shall apply to all Compost Facilities:

(1) Landscape Buffer: Compost Facilities shall have a landscape buffer around its perimeter, pursuant to Article VIII. The decision-making body may require a greater buffer to protect adjacent property from adverse visual and other impacts associated with a specific compost facility.

(2) Traffic Circulation: The operation shall provide entrances on arterial or collector streets only with ingress and egress so designed as to minimize traffic congestion. No more than one vehicle entrance shall be allowed for each 660 feet of lot frontage on a public street. There shall be enough room on-site to accommodate peak traffic volume and company vehicles. The Building Official may require a traffic report to be submitted with the Conditional Use Permit application.

(3) Storage Bins: Storage bins or trailers will be allowed to be stored on-site as an ancillary use, providing they are durable, covered and meet the same setbacks required for the structure on the site. The bins shall be completely screened from view from off site.

(4) Setbacks: Structures shall be set back at least 100 feet from all lot lines and at least 300 feet from the lot line of any property zoned R-1, R-2, or M-P.

(5) Hours of Operation: Uses shall not operate before sunrise or after sunset. When located within 1,000 feet of an R-1, R-2, or M-P zoning district the use shall not operate after 7:00 p.m. or before 8:00 a.m.

(6) Paving: All roads, driveways, parking lots and loading/unloading areas within 500 feet of any lot line shall be graded and improved with all-weather material.

(7) Stormwater Management: A stormwater management plan may be required at the discretion of the City Engineer.

(8) Litter Control: The operation shall be attended on days of operation to maintain the property in a clean, litter-free condition.

(9) Hazardous Material: Operations shall not involve the on-site holding, storage or disposal of hazardous substances, except for such substances used for the operation of the facility such as fuel and pesticides.

(10) Material: No food scraps (except for vegetable scraps) or other vermin-attracting materials shall be processed, stored or disposed of on the site of the compost facility. Only yard/garden wastes are allowed as compost material.

(11) Other Regulations: All operations shall be licensed if required, have proper permits from the Kansas Department of Health and Environment and shall meet all City, County, State and Federal Health Department requirements pertaining to facilities, equipment and other features.

H. Convalescent Care. At least 70 square feet of usable open space shall be provided for each patient bed. This required open space may be designed to provide outdoor space for recreational activities or landscaped outdoor sitting areas.

I. Day Care (Limited and Commercial).

(1) Day Care, Limited:

(A) State Licensing: General Day Care uses shall be licensed by the State of Kansas and shall meet all City, County and State Health Department requirements pertaining to facilities, equipment, and other features.

(B) Residential Districts: In the "R-1", "R-2" and "M-P" residential districts, Limited Day Care uses shall be conducted in a single-family or two-family dwelling unit that is occupied as a permanent residence by the licensed day care provider, except that an assistant may provide care during necessary absences of the regular day care provider.

(2) Day Care, Commercial:

(A) State Licensing: Commercial Day Care uses shall be licensed by the State of Kansas and shall meet all City, County and State Health Department requirements pertaining to facilities, equipment, and other features.

(B) Vehicle Drop-Off Area: An off-street loading zone capable of holding one car per ten individuals cared for shall be provided, in addition to the required parking area, in order to provide for easy pickup and discharge of passengers.

J. Golf Courses.

(1) Location of Restaurants: Facilities such as restaurants and bars shall be allowed as an integral part of a principal club house building, provided there is no exterior display or advertising for the restaurant or bar.

(2) Location of Recreation Facilities: Buildings, swimming pools, tennis courts, and similar recreational facilities shall be set back at least 25 feet from the property line of any R-1, or R-2 zoning district.

K. Group Home (Limited or General). Group Homes shall be subject to the following standards only when located in a R-1, R-2, or M-P district:

(1) Spacing: A Group Home to be located within a residential zoning district shall not be located within 1,320 feet of another Group Home, measured as the shortest distance between any portion of the structure in which persons reside.

(2) Exterior Appearance: There shall be no alteration of the exterior of the Group Home that shall change the character thereof as a single-family residence. There shall be no alteration of the property on which the Group Home is located that will change the character thereof as property within a single-family dwelling district.

(3) Neighborhood Character: A Group Home constructed in an R-1, or R-2 district shall be constructed to be compatible with the architectural character of the neighborhood in which it is located.

L. Home Occupations.

(1) Restrictions and Limitations:

(A) The home occupation shall be incidental and subordinate to the principal residential use of the premises and not more than 25 percent of the floor area of any one floor of a dwelling unit shall be utilized for a home occupation or not more than 25 percent of the main floor area of a detached structure. ---Difficult to enforce need to reword.

(B) All materials or equipment used in the home occupation shall be stored within an enclosed structure.

(C) No alteration of the exterior of the principal residential structure shall be made which changes the character thereof as a dwelling.

(D) No sign shall exceed two (2) square feet, shall not be illuminated and shall be placed flat against the main wall of the principal residential structure.

(E) No person shall be engaged in such home occupation other than a person occupying such dwelling unit as his/hers residence, and not more than one non-resident employee on the premise at a time.

(F) No equipment shall be utilized that creates a nuisance due to noise, odor, emissions or electrical interference.

(G) No traffic shall be generated by the activity of the home occupation that is abnormal to a residential neighborhood.

(H) Permits shall be reviewed on a yearly basis by the Planning Commission, a fee of \$25.00 shall be payable upon initial approval and annual reviews.

(I) If the permitted home occupation is discontinued for more that six consecutive months a new permit will be required.

(J) There shall be on file in the office of the city clerk a consent agreement to the proposed home occupation signed by seventy-five (75) percent of all owners of frontage within three hundred feet of the premises whereon such use is to be operated, and not separated there from by more than one (1) street or one (1) alley.

(K) Approval of home occupations shall follow the same procedures as required for a rezoning.

(L) The building official shall complete a site inspection after the application is completed and before the public hearing with the Planning Commission.

(2) Particular Home Occupations Permitted: Customary home occupations include, but are not limited to certain occupations that do not depend upon on-site commerce, and include the following list of occupations; provided, however, that each listed occupation is subject to the requirements of (A) through (L) above:

(A) Art, dancing, and music schools provided that instruction is limited to five pupils at one time.

(B) Barber Shops, Massage Shops, and Beauty Parlors, but not more than one work station.

(C) Ministers, rabbis, priests and other religious leaders.

(D) Professional offices for architects, engineers, planners, lawyers, accountants, bookkeepers, and similar professions.

(E) Offices for Realtors, insurance agents, brokers, sales representatives, and manufacturing representatives when no exchange of tangible goods is made on the premises.

(F) Watch, clock, and jewelry repair services.

(G) Radio, television, phonograph, recorder, and small appliance repair services.

(H) Music teachers, provided that instruction shall be limited to five pupils at a time.

(I) Home crafts and hobbies such as model making, rug weaving, lapidary work, cabinet making, etc.

(J) Tailoring, alterations, and seamstresses.

(K) Tool sharpening and filing.

(L) Services not dependent on client visits to the site, such as computer-assisted services and graphic design.

(3) Particular Home Occupations Prohibited: Permitted home occupations shall not in any event include the following:

(A) Antiques - retail.

(B) Funeral services.

(C) Groceries - retail.

(D) Second-hand merchandise - retail.

(E) Equipment rental.

(F) Automobile and other motor vehicle repair services including small engine repair.

(G) Physicians.

(H) Dentists.

(I) Chiropractors.

(J) Restaurants.

(K) Stables or Kennels.

(L) Tourist Home.

(M) Renting of trailers or equipment.

M. Hospitals. Hospitals and charitable institutions shall provide entrances on arterial or collector streets only with ingress and egress so designed as to minimize traffic congestion.

N. Kennel. No kennel building or runs shall be located closer than 75 feet to any property line.

O. Landfills and Mining and Quarrying. Landfills and Mining and Quarrying uses shall be subject to the following standards:

(1) Minimum Site Area: A minimum site area of 35 acres shall be required.

(2) Entrances: There shall be no more than one entranceway from a public street for each 660 feet of street frontage. A traffic study shall be required.

- (3) Hours of Operation: Uses shall not operate before sunrise or after sunset if located within 1,000 feet of a R-1, R-2, or M-P zoned property.
- (4) Separation from Residential: No digging or excavating shall occur within 100 feet of any lot line or within 300 feet of the lot line of a R-1, R-2, or M-P zoned property.
- (5) Paving: All roads, driveways, parking lots and loading and unloading areas within 500 feet of any lot line shall be graded and paved with an approved concrete or asphalt/concrete surface as to limit adjoining lots and public roads the nuisance caused by wind-borne dust.
- (6) Slopes: The slope of material in any excavation shall not exceed the normal angle of repose of 55 degrees, whichever is less.
- (7) Buffers and Fences: When any open excavation will have a depth of ten feet or more and create a slope of more than 30 degrees, there shall be erected a fence of not less than six feet in height with suitable gates where necessary, effectively blocking access to the area in which such excavation is located. Such fences shall be located 50 feet or more from the edge of the excavation. Fences shall be adequate to prevent trespass and shall contain warning signs spaced no more than 100 feet apart to be visible along the entire length of said fences. A buffer shall be provided around the site, pursuant to Article VIII.
- (8) Stormwater Management: A stormwater management plan shall be required.
- (9) Site Restoration: The following restoration requirements shall apply to all excavation uses, provided that landfills shall, instead, be subject to state and federal requirements:
- (A) Restoration Plan: Before approval of a conditional use permit for an excavation use, the operation shall submit to the Building Official a detailed plan for restoration of the site, including information on the anticipated future use of the restored land, existing and proposed final contours with an interval of no more than five feet. The plan shall include type and number per acre of trees or shrubs to be planted, and the location of future roads, drives, drainage courses, or other improvements contemplated.
 - (B) The restoration plans shall be filed with and approved by the Planning Commission before quarrying or removal operations begin. The plans shall be prepared by a soil or geological engineer.
 - (C) Bonds: Before the issuance of any conditional use permit, the owner shall execute a bond sufficient to ensure restoration of the site in accordance with the approved restoration plan. Such bonds shall also be approved by the City Commission as to form, sufficiency and manner of execution, and shall run for the same term as the term of the conditional use permit and any renewals.
 - (D) Water Quality: In restoration, no filling operations shall be permitted which will likely result in contamination of ground or surface water, or soils, through seepage of liquid or solid waste or which will likely result in the seepage of gases into surface or sub-surface water or into the atmosphere.

(E) Appearance: The restoration plan shall provide that all areas within any single development be rehabilitated progressively as they are worked out or abandoned to a condition of being entirely lacking in hazards, inconspicuous, and blended with the general surrounding ground form so as to appear reasonably natural or they shall be restored pursuant to an approved restoration plan.

(F) Top Soil and Fills: Where topsoil is removed, sufficient arable soil shall be set aside for reclamation of the premises and shall be re-spread over the premises after the operation. The area shall be brought to final grade by a layer of earth of two feet or original thickness, whichever is less, capable of supporting vegetation. The area shall be seeded or sodded in a manner approved by the Planning Commission. Fill shall be of a suitable material approved by the Planning Commission.

(10) City, County, State and Federal Standards: All operations shall be licensed if required, have proper permits from the Kansas Department of Health and Environment and shall meet all City, County and Federal Health Department requirements pertaining to facilities, equipment and other features.

P. Manufactured Home Residential-Design. The following standards shall apply to all manufactured home residential-design dwellings:

(1) The manufactured home shall have minimum dimensions of 22 feet in width and 40 feet in length;

(2) The pitch of the roof of the manufactured home shall have a minimum vertical rise of four feet for each 12 feet of horizontal run and the roof finished with a type of shingle that is commonly used in standard residential construction in the City;

(3) All roof structures shall provide an eave projection of no less than 12 inches, exclusive of any guttering;

(4) The exterior siding shall consist of vinyl or metal horizontal lap siding (whose reflectivity does not exceed that of low luster white paint), wood, or hardboard, comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction in the City;

(5) The manufactured home shall be set up in accordance with the recommended installation procedures of the manufacturer and the standards set by the National Conference of States on Building Codes and Standards and published in "Manufactured Home Installations, 1987" (NCS BCS A225.1) or the most recent edition, and attached and anchored to a permanent foundation in accordance with the K.S.A. 75-1211 to 75-1234, as amended;

(6) Stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the home shall be installed or constructed in accordance with the standards set by the building code and attached firmly to the primary structure and anchored securely to the ground; and

(7) A Manufactured Home Residential-Design, when installed, shall have substantially the same appearance of an on-site, conventionally built, single-family dwelling.

Q. Manufactured homes. All manufactured homes in the MP district shall be attached and anchored to a permanent foundation in accordance with the Manufactured Home and Recreational Vehicle Code, K.S.A. 75-1211 to 75-1234, as amended.

(1) The exterior siding consists predominantly of vinyl or metal horizontal lap siding (the reflectivity of which does not exceed that of gloss white paint), wood, or hardboard, comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction in the City;

(2) All manufactured homes shall be secured to the ground by tie-downs and ground anchors in accordance with the Manufactured Home and Recreational Vehicle code (K.S.A. 75-1211 et seq.) and installed so that the finished floor elevation is not more than 24 inches above finished grade;

(3) Stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the home shall be installed or constructed in accordance with the standards set by the City building code and attached firmly to the primary structure and anchored securely to the ground; and

(4) The moving hitch, wheels and axles, and transporting lights have been removed.

(5) Blocking: All manufactured homes shall be blocked at a maximum of ten (10) foot centers around the perimeter of each manufactured home in accordance with the Manufactured Home and Recreational Vehicle Code and in accordance with the manufacture's guidelines.

(6) Pad Requirements: Shall be a flexible surface with a minimum of five (5) inch thick gravel, stone or compacted surface, treated to discourage plant growth, constructed to discharge water and edged to prohibit fraying or spreading of surfacing materials; or shall be of a hard surface of a minimum of two 18-inch wide concrete ribbons or slabs capable of carrying the weight and of sufficient length to support all blocking points of the manufactured home.

R. Multifamily. All multifamily development shall be subject to the following design guidelines and standards:

(1) Site Plan Review: Multifamily development shall be subject to site plan review requirements and procedures of Article XIII.

(2) Natural Features and Environment: Each site should be designed to preserve natural features and environmental resources, such as:

(A) Floodplains and drainage ways.

(B) Bodies of water.

(C) Prominent ridges and rock ledges.

(D) Existing tree cover including tree masses, wind rows and significant individual trees.

(3) Cut and Fill: Excessive cut and fill are unacceptable. The site plan should preserve the natural topography of the site.

(4) Pedestrian Circulation: Pedestrian circulation systems (sidewalks, walkways, and paths) shall be located and designed to provide physical separation from vehicles along all public and private streets and within any parking area.

(5) Building Separation: All buildings shall be separated by a minimum distance of 15 feet.

(6) Lot Coverage: Each site plan should be designed to reflect unique site characteristics and strong neighborhood environments without overcrowding the site.

(7) Open Space: Open space should be provided to meet active and passive use requirements of the neighborhood.

(A) At least ten (10) percent of the total site area shall be set aside as common open space. The common open space shall be suitable for active or passive recreational use. Common open space areas should be centrally placed within the neighborhood. Common open space may include pools, tennis courts, and tot lots. Common open space may not be counted toward nor located in required zoning district setbacks.

(B) A minimum of 60 square feet of private open space shall be provided for each ground-level dwelling unit and each dwelling unit that is accessible from a walk out basement. Private areas should allow only limited access and be enclosed to ensure privacy. Private areas typically include yards, balconies and patios.

(8) Building Clustering: Unusable and unassigned open space surrounding buildings should be reduced by clustering buildings. Buildings should be clustered around a central common area, and not have the primary orientation directed toward the parking area.

(9) Building Orientation.

(A) Individual Buildings: Individual buildings should be oriented in a way that established neighborhoods and sub-neighborhoods.

(B) Reduction of Unusable Open Space: Unusable open space should be reduced through building orientation, the use of low walls, fencing, landscaping and entry design.

(10) Vehicular Circulation and Parking.

(A) Street Layout: The layout of streets should provide for safe operation of vehicles within the neighborhood. Excessively straight and wide streets encourage high speed traffic and should be avoided. Curvilinear designs, reduced street widths and cul-de-sacs create stronger neighborhood environments.

(B) Parking Area Layout: Double loaded parking areas along private streets or drives are generally not acceptable. Parking areas should be clustered and separated from the street.

(C) Parking Enclosures: Parking enclosures should be designed and sited so as to compliment the primary structures and to provide visual relief from extensive pavement area.

(11) Pedestrian Circulation.

- (A) Pedestrian Linkages: Pedestrian access should be designed to provide reasonable linkages of dwelling units to neighborhood facilities such as recreation, services, mail and parking.
- (B) Landscaping Details: Pedestrian systems should incorporate landscaping details to increase the visual interest and character of the neighborhood.
- (C) Landscaping: Landscaping should be designed in sufficient form, quantity and location to reduce, to the greatest extent possible, negative impacts affecting the site and adjacent properties and to increase the sense of neighborhood scale, character and identify.
- (D) Architectural Design: The architecture of multifamily housing is a key element in determining the character of a neighborhood. The architecture should create a strong feeling of identity through design principles of scale, harmony, rhythm and balance.
- (E) Elongated sites with rectangular, double-loaded building footprints should be avoided. These designs typically lack interest and fail to create a strong sense of neighborhood.
- (F) The architectural design of each unit or building should impart a feeling of neighborhood scale. Units should be designed with vertical and horizontal offsets to break up roof lines, define private outdoor areas, allow greater views, and admit light and air to unit interiors. Large, blank wall surfaces should be avoided. Windows and projecting wall surfaces should be used to break up larger wall surfaces and establish visual interest.
- (G) The same level of architectural design and quality of materials should be applied to all sides of the building. The side and rear elevations, garages, carports, and all accessory structures should maintain the same level of design, aesthetic quality, and architectural compatibility.
- (H) Screening from the street of all outdoor refuse areas, ground mounted mechanical equipment, utilities, and banks of meters shall be provided. The screening of these items is to be architecturally compatible with the major building components and may include landscaping.

S. Recreation and Entertainment, Outdoor.

- (1) Outdoor recreation and entertainment uses shall be located on arterials or collectors. Public activity areas shall be located at least 200 feet from any adjacent R-1, R-2, or M-P zoning district.

T. Recreational Vehicle Parks. Recreational Vehicle Parks shall be permitted subject to the following conditions:

- (1) The site selected for recreational vehicle parks shall be well drained and primarily designed to provide space for short-term occupancy to the traveling public. Location of the site may not necessarily front on a major roadway or thoroughfare, but it shall be directly accessible to the

major roadway by means of a private road or public road that it has frontage on. Short-term occupancy shall not exceed 30 days, except as approved by the Building Official.

(2) Minimum tract size shall a minimum of two (2) acres and shall be in one (1) ownership.

(3) The maximum number of recreational vehicle spaces allowed within the permitted districts shall not be more than 20 per acre. Consideration shall be given to whether the recreational vehicle park and the density level are designed accordingly. The densities of overnight use may be higher than destination type since it primarily serves as a short stopping point while the destination type recreational vehicle park located at or near a scenic historical or outdoor recreational area provides for longer and extended stays of several days or weeks.

(4) All yard areas and other open spaces not otherwise paved or occupied by structures shall be sodded and/or landscaped and shall be maintained in compliance of this code.

(5) Minimum width of a recreational vehicle space shall be 25 feet. The space shall be so designed to provide space for parking both the recreational vehicle and towing vehicle off the roadway. No recreational vehicle unit shall be closer than 10 feet to any other adjacent unit, structure or roadway, and all spaces shall have direct access to the roadway. No unit shall be placed closer than 30 feet to any of the development property lines, and the 10 feet nearest the property line shall be permanently maintained as a sodded and/or landscaped area. RV parks shall contain a minimum of 1,000 square feet for each trailer and provide an area for the vehicle used to move it to park when unhooked. Camping space must be no less than 500 square feet.

(6) *Identification of roadways and spaces.* All park roadways recreational vehicle spaces shall be clearly identified with letters or numerals of a light reflecting material. Such letters or numerals are to be a minimum of two inches in height. Such identification shall be in complete agreement with the site plan prepared under Article XIII of the Zoning Regulations. All parking areas and roadways shall be constructed and paved with a hard surface bituminous or concrete material.

(7) *Lighting.* All RV park roadways shall be lighted from dusk to dawn in a proper and sufficient manner, as provided by the plat for construction and with approval of the planning commission and governing body of the city. All RV parks shall be provided with general outdoor lighting with a minimum of 0.3-foot candles of general illumination.

(8) *Service buildings.* Each park serving or intended to serve 10 or more recreational vehicles shall be provided with one or more service buildings which shall:

- (a) Be located no nearer than 17 feet from a recreational vehicle in a park;
- (b) Be so located that any recreational vehicle which it serves shall not be parked more than 500 feet from it;
- (c) Be of permanent type construction and be adequately lighted;
- (d) Be of moisture resistant material to permit frequent washing and cleaning;
- (e) Have one flush type toilet, one lavatory and one shower or bathtub for females; and one flush type toilet, one lavatory, one shower or bathtub for males for up to 20 recreational vehicles. One additional unit of the above plumbing facilities shall be

provided for each sex for each 20 additional recreational vehicles served or major fraction thereof. All lavatories, bathtubs and showers shall be connected with both hot and cold running water;

(f) Have adequate heating facilities to maintain a temperature of 70 degrees Fahrenheit in the building and provide hot water (140° F.) at a minimum rate of eight gallons per hour for the required fixture units;

(g) Have an accessible, adequate, safe and potable water supply of cold water;

(h) Have all rooms well ventilated with all openings effectively screened;

(i) Have at least one slop water closet or other facility suitable for cleaning and sanitizing waste receptacles located inside park premises;

(j) Comply with all applicable ordinances of this code, regarding the construction of buildings and the installation of electrical, plumbing, heating and air conditioning systems;

(k) Be maintained in a clean sanitary condition and kept free of any condition that will menace the health of any occupants or the public or constitute a nuisance.

(9) *Water supply.* Provisions relating to the water supply in RV parks in the city shall be as follows:

(a) *Required.* An accessible, safe and potable supply of water as approved by the health officer shall be provided in each park. If city water is available to the park it shall be used;

(b) *Layout.* The size and location of water mains and fire hydrants shall be in accordance with the fire code of the city, and with approval of the city building official;

(c) *Service connections.* Individual water service connections shall be provided at each RV space. Such connections shall be located at least four inches above ground surface, at least three-quarters inch in diameter and equipped with a three-quarters inch valve outlet. The outlet shall be protected from surface water flooding and all pipes shall be protected against freezing. Below ground shutoff valves may be used but stop and waste valves shall not be used. When service connections are provided for recreational vehicle spaces they shall comply with the above requirements.

(10) *Sewage disposal.* Provisions relating to sewage disposal in RV parks shall be as follows:

(a) *Individual sewer connections.* Sewer connections shall be provided for each recreational vehicle space in accordance with this code. If individual connections are provided for recreational vehicles, they shall be of similar construction;

(b) *Design.* Any sewage system connection to the city sewer system shall be in accordance with all applicable requirements of this code;

(c) *RV parks.* Shall provide sanitary stations for the sole purposes of removing and disposing of wastes from holding tanks in a clean, efficient and convenient manner.

(11) *Garbage and refuse.* Provisions for garbage and refuse storage, collection and disposal shall be maintained so as to create no health hazards, rodent harborage, insect breeding areas, accident hazards or air pollution, and all garbage and refuse storage areas that uses can or barrel type containers, shall be properly screened from public view, and shall comply with the requirements of the city.

(12) *Rodents and insects.* Provisions relating to infestation of rodents and insects in RV parks shall be as follows:

(a) *Maintenance free from infestation.* RV parks shall be maintained free of excessive insect or rodent infestation;

(b) *Preventive environmental maintenance.* The RV park management shall keep all areas outside of the confines of the individual recreational vehicle spaces reasonably free of breeding, harboring and feeding places for rodents and insects. Such areas shall be kept free of litter, trash, salvage material, junk and weeds or other obnoxious vegetation growths in excess of 8 inches in height.

(13) *Electricity.* A weather proof 50/30/20 amp surface mount RV power outlet box shall be provided for each recreational vehicle space. All electrical wiring shall comply with applicable provisions of the electrical code of the city. No power lines shall be permitted to lie on the ground. All electric wiring must be underground in RV parks.

(14) *Register.* It shall be the duty of a person operating each RV park to keep a register containing a record of all recreational vehicle owners and tenants located within each RV park. The register shall contain the name and address of each occupant, and the dates of arrival and departure of each recreational vehicle. The person operating each RV park shall keep the register available for inspection at all reasonable hours by law enforcement officers, assessor, public health officials and other officials whose duties necessitate acquisition of the information contained in the register. The original records of the register shall not be destroyed for a period of three years following the date of registration.

(15) A central office or convenience establishment with an attendant shall be provided within the recreational vehicle park to register guests and provide service and supervision to the camp for camps in excess of 5 acres.

(16) The applicant for a recreational vehicle park shall submit a development plan to the Planning Commission for approval. Such plan shall contain the information as required below and any other information the Board reasonably shall deem necessary to fully evaluate the proposed development. The applicant shall submit the information on a sheet size not to exceed 24" × 36" dimensions as a proposed development plan showing:

(A) General layout of development with dimensions, depths, number of spaces and related sanitation accommodations;

(B) Parking area location, sizes and capacity;

(C) Ingress and egress points for the project;

(D) Use of structures;

(E) General layout of typical recreational vehicle space showing size of space and proposed improvements;

(F) Layout of roadway within the camp;

(G) Net density of proposed project, expressed in terms of units per acre;

(H) General landscaping plan indicating all new and retained plant material to be incorporated within the new development and layout of outdoor lighting system;

(I) Plan and method of sewage disposal and water supply;

(J) Location plan and number of proposed sanitary conveniences, including proposed toilets, washrooms, laundries and utility areas;

(K) Be provided with barriers to protect the utility service hookups, mounted to or set in concrete, including, but not limited to, bollard posts and/or guardrails to prevent damage;

(L) The development shall provide a general refuse storage area or areas that shall be provided with a paved concrete surface and shall be enclosed to screen it from view.

U. Auditorium or Stadium.

(1) Any parking area used for the overnight parking of buses and vehicles shall be located at least 100 feet from the lot line of a lot zoned R-1, R-2, or M-P. Any such parking area shall be screened from view of adjacent R-1, R-2, or M-P districts by a landscape buffer as approved by the Planning Commission.

V. Salvage Yards. The following standards shall apply to salvage yards, scrap and waste material storage yards, auto wrecking and junk yards:

(1) Separation from Residential: No salvage yard shall be located within 300 feet of a R-1, R-2, or M-P zoning district.

(2) Screening: The operation shall be conducted wholly within a non-combustible building or within an area surrounded on all sides by a fence or wall at least six feet in height. The fence or wall shall be of uniform height, uniform texture and color, and shall be so maintained by the proprietor as to insure maximum safety to the public, obscure the junk from normal view of the public, and preserve the general welfare of the neighborhood. The fence or wall shall be installed in a way that retains all scrap, junk, or other materials within the yard. Scrap, junk or other salvaged materials shall be piled or stored so that they are not visible from outside the fenced in area and do not exceed the height of the enclosing fence or wall.

(3) Loading/Unloading: No junk shall be loaded, unloaded, or otherwise placed either temporarily or permanently outside the enclosed building, fence, or wall, or within the public right-of-way.

W. Duplexes ~~Single-family Attached duplex~~ development shall be subject to the standards of the underlying zoning district, as modified by the following standards:

- (1) Lot Width: Each ~~Single-family Attached duplex~~ dwelling unit shall be located on an individual lot having a minimum width of 50 feet.
- (2) Building Coverage; ~~Single-family Attached Duplex~~ dwelling units shall be exempt from the Building Coverage standards of the underlying zoning district.
- (3) Setbacks: No interior side setback shall be required on the "attached" side of a lot containing a ~~Single-Family Attached Duplex~~ dwelling unit. The interior setback standards of the underlying zoning district shall apply to "end" units ~~in a Single-Family Attached on a duplex~~ development. End units are those that are attached to other dwelling units on only one side.

X. Solid Waste Collection/Processing Facilities. The following standards shall apply to Solid Waste Collection/Processing Facilities:

- (1) Screening: The operation shall be conducted wholly within a non-combustible building or within an area surrounded on all sides by a fence or wall at least eight feet in height. The fence or wall shall be of uniform height, uniform texture and color, and shall be so maintained by the proprietor as to ensure maximum safety to the public, obscure the junk from normal view of the public, and preserve the general welfare of the neighborhood. The fence or wall shall be installed in a way that retains all scrap, junk, or other materials within the yard. No scrap, junk or other salvaged materials may be piled so to exceed the height of this enclosing fence or wall.
- (2) Traffic Circulation: The operation shall provide entrances on arterial or collector streets only with ingress and egress so designed as to minimize traffic congestion. There shall be enough room on-site to accommodate peak traffic volume and company vehicles. A traffic analysis shall be required.
 - (A) Storage Bins: Storage bins or trailers will be allowed to be stored on-site as an ancillary use, providing they are durable, covered and meet the same setbacks required for the structure on the site. The bins shall be screened as part of the operation.
 - (B) Loading/Unloading: No solid waste or junk shall be loaded, unloaded or otherwise placed either temporarily or permanently outside an enclosed building, fence or screened area or within the public right-of-way, except the use of storage bins placed on the outside an enclosed building for recycling. The operation shall be attended on days of operation to maintain the property in a clean, litter free condition.
 - (C) Separation for Residential: No structures shall be located within 300 feet a R-1, R-2, or M-P zoned property.
 - (D) Hours of Operation: Uses shall not operate before sunrise or after sunset if located within 1,000 feet of a R-1, R-2, or M-P zoned property.
 - (E) Paving: All roads, driveways, parking lots and loading/unloading areas within 500 feet of any lot line shall be graded and paved with an approved concrete or asphalt/concrete surface.

(F) Stormwater Management: A stormwater management plan may be required at the discretion of the City Engineer.

(G) Other Regulations: All operations shall be licensed if required, have proper permits from the Kansas Department of Health and Environment and shall meet all City, County, State and Federal Health Department requirements pertaining to facilities, equipment and other features.

(H) Time Limit and Renewal of Conditional Use Permit: The Conditional Use Permit shall be effective for one year, at which time it may be renewed in accordance with procedures applicable to the original approval. If renewed, a new time limit on the Conditional Use Permit shall be established at the public hearing. The Conditional Use Permit shall be revoked by the Building Official if it is determined by the Building Official that the use is creating a nuisance for nearby residents or businesses or is failing to comply with the conditions imposed on the operation.

Y. Temporary Uses Permitted. The following uses shall be allowed on a lot for which the vendor has a property interest:

(1) Christmas Tree Sales: Christmas tree sales in any business or industrial district for a period not to exceed 60 days. Display of Christmas trees need not comply with the yard and setback requirements of these regulations, provided that no trees shall be displayed within 30 feet of the intersection of the curb line of any two streets.

(2) Contractor's Office: Contractor's office and equipment sheds (containing no sleeping or cooking accommodations) accessory to a construction project and to continue only during the duration of such project.

(3) Real Estate Office: Real estate office (containing no sleeping or cooking accommodations unless located in a model dwelling unit) incidental to a new housing development to continue only until the sale or lease of all dwelling units in the development.

(4) Carnivals and Circuses: A carnival or circus, but only in a commercial or industrial district, and then only for a period that does not exceed three weeks. Such use need not comply with the front yard requirements, provided that structures or equipment which might block the view of operators of motor vehicles on the public streets shall conform to the requirements of the sight triangle as defined by these regulations.

(5) Garage or Yard Sales: The sale of used or second-hand merchandise shall be permitted in any residential district providing that such use shall not exceed three consecutive days in duration, nor occur more than four-times, excluding city-wide sales, during a 12 month period at one residence.

Z. Fast Food Restaurant proposals shall present a site plan that allows adequate stacking of traffic on-site at any drive-through window to prevent conflicts with vehicular movement on public streets.

AA. Wind Turbines. Wind Turbines shall be subject to the following standards:

(1) Permitted Use: Wind Turbines are a permitted use in the R-1, R-2, I-1 and I-2 zoning districts and shall meet the following setback requirements:

(2) Setbacks:

(A) Wind Turbines shall be setback a minimum of 50 feet from any existing or planned right-of-way.

(B) Wind Turbines shall be set back a minimum distance equal to the height of the principal support structure from the lot line of any R-1, R-2, or M-P zoning district.

(C) Peripheral supports and guy anchors for Wind Turbines may be located within the required setbacks, provided that they shall be located entirely within the boundaries of the property in which the tower is located and shall be located no closer than five feet from any lot line, and no closer than 10 feet from the lot line of a R-1, R-2, or M-P zoning district.

(3) Height: The principal support structure for wind turbines shall be permitted to the height limit of the zoning district in which it is located, provided that the setback standards of this section are complied with. A conditional use permit may be granted to authorize a wind turbine in excess of the permitted height, however, the applicant must be able to show that the wind turbine can meet the required setbacks.

(4) Airport Approach Paths: Wind Turbines shall not encroach into or through any established public or private airport approach path as established by the Federal Aviation Administration (FAA).

(5) Removal of Obsolete and Unused Wind Turbines: All obsolete or unused wind turbines shall be removed within 18 months of cessation of use.

BB. In the R-1 Residence District stables, sheds, pens or other places where horses, mules, asses, cattle, hogs, sheep, goats, fowl or other animals are kept shall be no closer than 50 feet to any property line.

CC. Garages may be considered a principal use in the R-1 District instead of a residential structure only if the following conditions are met:

(1) A garage shall not cover more than twelve (12) percent of the total lot area, with a maximum of 1,200 square feet; and no more than twenty (20) feet to the peak of the roof or structure.

(2) For lots 10,000 square feet and over, no garage shall be constructed or placed in such a manner as to restrict said lot from future construction of a single-family dwelling without having to first remove the garage.

(3) For lots under 10,000 square feet, garages can be constructed or placed without consideration for future construction. However, garages built on lots under 10,000 square feet without a residential structure must front a City street and cannot front an alley.

(4) Minimum Exterior Building Material Standards: A minimum of 50% of the garage's front exterior wall shall consist of one or more of the following:

(a) Stone material used for masonry construction, including but not limited to, granite, sandstone, slate, limestone, marble or other hard and durable all-weather stone.

(b) Brick material used for masonry construction composed of hard fired (kiln fired) all-weather common brick or other all-weather facing brick.

(c) Stucco or approved gypsum concrete/plaster materials.

(d) Glass.

(e) Other design components which create visual interest through the use of different textures, complementary colors, shadow lines and contrasting shapes.

(5) Driveway Requirements: All parking areas, driveways, or any part of the property used for vehicle travel shall consist of hot mix asphalt, concrete paving, stone or brick, excepting that garages which front an alley shall not be subject to these requirements.

(6) Site Plan Review: All applicants seeking the construction of a garage as a principal use in the R-1 District shall submit a Site Plan to the Building Official which shall include the following:

(a) Approximate size and locations of all structures.

(b) Access from streets.

(c) Imagery or description of exterior building materials to be used.

(d) Imagery or description of driveway construction materials to be used.

DD. Accessory Dwelling Units may be placed on a lot in the R-1 or R-2 zoning district when the following conditions are met:

(1) Detached Accessory Dwelling Unit Conditions are as follows:

a. Be smaller than the primary structure;

b. Not be located within the setbacks of zone district the lot is located in;

c. Have separate utility connections from the primary structure;

d. Includes at least a kitchen, bathroom and a bedroom that are no smaller than the requirements set forth in the Building Code that is recognized by the City of Goodland;

e. Have a unique postal address;

f. No more than one on a lot;

g. Be of similar design as the primary structure; and

h. Be provided with one off-street parking area.

(2) Attached Accessory Dwelling Unit Conditions are as follows:

a. Must be independent of the Primary Structure with a separate entrance;

- b. Include at least a kitchen, bathroom and bedroom;
- c. Have a unique postal Address;
- d. Be provided with one off-street parking area

USE REGULATIONS	ZONING DISTRICTS								Use Standards
	RESIDENTIAL				NON-RESIDENTIAL				
	R-1	R-2	M-P	A-P	C-1	D-MU	I-1	I-2	
Accessory Uses	P	P	P	P	P	P	P	P	A
Home Occupations	P	P	P						L
Temporary Uses	P	P	P		P	P	P	P	Y
AGRICULTURAL USES									
Agricultural Processing							C	P	
Agriculture, General	P								B, BB
Agriculture, Limited							C		
RESIDENTIAL USES									
Apartments		P				P			A
Assisted Living	C	P			C				
Boarding House	C	P							
Duplex	P	P							
Group Home, Limited (1—8)	P	P	P						K
Group Home, General (9+)	C	C			C				K
Group Residential		P			C				
Manufactured Home - Residential Design	P	P	P						P
Manufactured Home			P						Q
Modular Home			P						
Manufactured Home Park			P						Q
Multifamily		P							R

Single-Family, Attached	P	P	P						W
Single-Family, Detached	P	P	P						
Transitional Living Facility					P				
COMMERCIAL USES									
Adult Entertainment Facility									C
Agricultural Sales and Service					P	P	P	P	
Animal Care, General					C		P	P	N
Animal Care, Limited					P	C	P	P	
Bank or Financial Institution					P	P			
Bar or Tavern					P	P			
Bed and Breakfast	C	C	C						D
Car Wash					P	C	P	P	
Construction Sales and Service					P	C	P	P	
Day Care, Limited (1—12 individuals)	P	P	C						I
Day Care, Commercial	C	C			P	P			I
Catering					P	P			
Food Store					P	P			
Greenhouses, Nurseries	C	C			P	C	P	P	
Health Club					P	P			
Hotel, Motel or Tourist Court					P	P			
Manufactured Home Sales					P		P	P	
Massage Shop, Professional	P				P	P			L
Office, General				P	P	P	P	P	
Parking Lot, Commercial					P	P	P	P	
Print Shop					P	P	P	P	

Recreation and Entertainment, Indoor					P	P			
Recreation and Entertainment, Outdoor					P	P			S
Repair Service					P	P	P	P	
Research Service					P	C	P	P	
Restaurant, Fast Food				P	P	P	C	C	Z
Restaurant, General				P	P	P	C	C	
Retail Sales and Service					P	P	P	P	
Safety Service	C	C	C	P	C	C	C	C	
Service Station, Automotive					P	C	P	P	
Service Station, Truck Stop					P		P	P	
Studio, Television, Film, Radio, Music					P	P	C	C	
Vehicle and Equipment Sales					P	C	P	P	
Vehicle/Equipment Storage Yard							P	P	
Vehicle Repair, General					P	C	P	P	
Vehicle Repair, Limited					P	C	P	P	
Warehouse, Residential Storage					P	C	P	P	
Wind Turbine	P	P					P	P	AA
PUBLIC, QUASI-PUBLIC, AND RECREATION									
Airport or Airstrip				P			C	C	
Auditorium or Stadium					P	C	C	C	U
Cemetery, Crematory, Mausoleum	C	C			C	C	C	C	E
Churches, Chapels, Temples,	P	P	P		P	P	P	P	

Synagogues									
College or University		P			P				A
Communication Tower					C		P	P	F
Convalescent Care	C	P			C				H
Correctional Facility							C	C	
Cultural Service					P	P	C	C	
Funeral Home					C	C			
Golf Course	C	C	C						J
Government Service	P	P		P	P	P		P	
Heliport or Helipad	C	C		P		P	P	P	
Hospital	P	P			P	P			M
Library	C	C			P	P			
Medical Service					P	P			
Military Service				P	P		P	P	
Parks and Recreation	P	P	P		P	P	P	P	
Post Office					P	P			
Recreational Vehicle Park					P		C	C	T
Religious Assembly	P	P	P		P	P	P	P	
School, Elementary, Middle or High	P	P	P		P	P			
Shooting Range				C	C		C	C	
Vocational School					P				
MANUFACTURING, INDUSTRIAL AND EXTRACTIVE USES									
Asphalt or Concrete Plant							C	P	
Basic Industry							C	P	
Composting Facility							C	C	G
Food/Bakery Product Manufacturing					C		P	P	
Freight Terminal					P		P	P	
Gas and Fuel Sales/Storage							P	P	

Grain Elevator							P	P	
Hazardous Operation							C	C	
Landfill							C	C	O
Laundry Plant					P	C	P	P	
Manufacturing and Assembly					C	C	P	P	
USE REGULATIONS	ZONING DISTRICTS								
	RESIDENTIAL				NON-RESIDENTIAL				
	R-1	R-2	M-P	A-P	C-1	D-MU	I-1	I-2	Use Standards
Mining or Quarrying							C	C	O
Oil or Gas Drilling/Refining							C	C	
Printing and Publishing					P	C	P	P	
Salvage Yard							C	C	V
Solid Waste Collection/Processing							C	C	X
Solid Waste Transfer Station							P	P	
Stockyard							C	C	
Transit Facility					P	C	P	P	
Utility, Major							P	P	
Utility, Minor	P	P	P		P	P	P	P	
Warehousing and Wholesale					P		P	P	
Welding or Machine Shop					P		P	P	

City of Goodland
Month-end Fund Balance
April 2024

Fund No.	Fund	Beginning Balance	Deposits	Disbursements	Ending Balance	Investments	Total
02	Sales Tax Imp Project	0.00	-	-	0.00	-	0.00
03	Museum Endowment	7,104.74	11,463.77	(11,000.00)	7,568.51	73,310.03	80,878.54
04	Street & Proj Improvement	618,208.00	-	-	618,208.00	-	618,208.00
05	Cemetery Improvement	47,307.74	86,979.31	(84,287.00)	50,000.05	228,503.73	278,503.78
06	Special Highway	25,642.85	29,837.68	(2,500.00)	52,980.53	81,000.00	133,980.53
07	Self Insurance	107,718.77	187,099.14	(167,071.91)	127,746.00	370,000.00	497,746.00
09	Airport Fund	146,265.14	123,244.12	(120,000.00)	149,509.26	245,000.00	394,509.26
11	General	661,574.75	22,719.34	(213,769.61)	470,524.48	200,000.00	670,524.48
12	Bond and Interest	155,209.10	19,050.72	(35,500.00)	138,759.82	39,300.00	178,059.82
13	Library	9,037.69	-	(9,037.69)	-	-	-
14	Sales Tax	839.02	16,566.14	(16,882.23)	522.93	-	522.93
15	Electric Utility	927,397.96	526,650.37	(484,056.84)	969,991.49	275,000.00	1,244,991.49
18	Municipal Court Diversion Fees	4,574.93	1,121.18	(1,000.00)	4,696.11	7,100.00	11,796.11
19	Law Enforcement Trust	35,920.92	22,652.10	(20,033.44)	38,539.58	32,000.00	70,539.58
20	Electric Meter Deposit	28,472.21	34,698.00	(32,500.00)	30,670.21	121,500.00	152,170.21
21	Water Utility	46,440.43	254,528.69	(196,129.04)	104,840.08	330,000.00	434,840.08
22	Water Service Deposit	51,854.89	3,500.00	(2,500.00)	52,854.89	39,500.00	92,354.89
23	Sewer Utility	150,140.19	96,760.86	(85,675.63)	161,225.42	65,000.00	226,225.42
25	Vehicle Inspections (VIN)	11,020.36	12,608.99	(11,175.00)	12,454.35	22,000.00	34,454.35
26	Special Park & Recreation	733.91	4,000.00	(2,000.00)	2,733.91	2,000.00	4,733.91
27	Grant Improvement Reserve Fund	12,030.04	29,315.49	(29,000.00)	12,345.53	55,500.00	67,845.53
28	CID Projects	9,171.40	-	(9,171.40)	0.00	-	0.00
29	Fire Equipment	-	-	-	-	-	-
30	Health and Sanitation	26,876.73	84,620.71	(76,264.48)	35,232.96	30,000.00	65,232.96
31	Airport Improvement	(30,833.34)	-	(60.00)	(30,893.34)	-	(30,893.34)
32	Electric Reserve	157,783.91	205,397.29	(204,500.00)	158,681.20	429,900.00	588,581.20
33	Water Reserve	191,514.82	48,454.33	(48,000.00)	191,969.15	100,000.00	291,969.15
34	CDBG Grant	0.00	-	-	0.00	-	0.00
35	ARPA Project	201,769.77	513.18	-	202,282.95	24,000.00	226,282.95
36	M.E.R.F	1,096,508.14	211,862.61	(164,410.74)	1,143,960.01	1,610,600.00	2,754,560.01
37	Sewer Reserve	74,295.21	12,306.40	(12,400.00)	74,201.61	146,300.00	220,501.61
38	Capital Improvement Reserve Fund	3,158,045.89	343,649.97	(337,801.47)	3,163,894.39	2,575,000.00	5,738,894.39
39	Efficiency KS Project	0.23	137.36	(137.13)	0.46	-	0.46
40	Insurance Proceeds Fund	5,637.02	14.36	-	5,651.38	-	5,651.38
45	Employee Benefits	288,381.20	826.50	(58,180.56)	231,027.14	80,000.00	311,027.14
46	Library Employee Benefits	1,755.71	-	(1,755.71)	-	-	-
48	State Water Plan	5,276.54	417.96	(10.78)	5,683.72	-	5,683.72
TOTAL		8,233,676.87	2,390,996.57	(2,436,810.66)	8,187,862.78	7,182,513.76	15,370,376.54
FNB Bank		-	-	-	-	3,693,000.00	3,693,000.00
BANKWEST		8,231,676.87	2,389,185.17	(2,434,999.26)	8,185,862.78	35,003.73	8,220,866.51
Western State Bank		-	-	-	-	3,408,500.00	3,408,500.00
Ameriprise Ent. Inv. Services		-	-	-	-	46,010.03	46,010.03
Petty Cash		2,000.00	-	-	2,000.00	-	2,000.00
TOTAL		8,233,676.87	2,389,185.17	(2,434,999.26)	8,187,862.78	7,182,513.76	15,370,376.54

April 2024

- On April 3rd, the officer on duty was dispatched to College Avenue for a male subject trying to fight another individual and pounding on doors. The officer spoke with all involved. It was found that the individuals had a previous encounter with law enforcement that day. The male individual was taken into custody and recommended charges were filed for disorderly conduct.
- On April 7th, the officer on duty observed a vehicle unable to maintain lanes. The officer conducted a traffic stop on the vehicle, while speaking to the individual the officer observed the odor of alcohol emitting from inside the vehicle. The officer conducted field sobriety testing on the individual along with a preliminary breath test. The driver was then placed under arrest and recommended charges were filed for driving under the influence, driving while the license was canceled, transporting an open container, and driving on the right side of the roadway.
- On April 11th, the Chief was contacted by the Kansas Bureau of Investigation to assist with an offense report for the case they were working on. Recommended charges are being filed for Rape, the offender is 18 or older, and the victim was under 14.
- On April 11th, Chief was contacted by the Kansas Bureau of Investigation to assist with an offense report and arrest of the individual for the case they were working on. Recommended charges are being filed for Rape, the offender is 18 or older and the victim was under 14, Aggravated criminal sodomy, and promoting obscenity to minors.
- On April 16th, the officer on duty was dispatched to East 6th Street for residents in an apartment having a possible domestic disturbance. The officer spoke with the individuals involved. While trying to place the suspect under arrest, he took off. The officer chased him down the hall and placed him in hand restraints. Recommended charges were filed for battery on LEO, domestic battery, interference with LEO, and criminal damage to property.
- On April 16th, the officer on duty was called to the jail to speak with an individual about drug information. The officer spoke to the Probation officer for the suspect and got permission to search the residence. While searching the officers found drug paraphernalia, meth, and pills. The individuals were taken into custody and recommended charges were filed for use/possess w/ intent to use drug paraphernalia, taxation, and distribution of controlled substance or analog.
- On April 16th, the officer on duty observed a vehicle speeding. The officer conducted a traffic stop on the vehicle, while speaking to the individual the officer observed the odor of alcohol emitting from the individual's breath. The officer conducted field sobriety testing on the individual along with a preliminary breath test. The driver was then placed under arrest and recommended charges were filed for driving under the influence.
- On April 21st, the officer on duty observed a vehicle unable to maintain lanes and speeding. The officer conducted a traffic stop on the vehicle, while speaking to the individual the officer observed the odor of alcohol emitting from the driver's breath. The officer conducted field sobriety testing on the individual along with a preliminary breath test. The driver was then placed under arrest and recommended charges were filed for driving under the influence, speeding, transporting an open container, and driving on the right side of the roadway.
- On April 26th, the officer on duty was dispatched to Commerce Road for the report of fighting in progress. The officer spoke to all individuals involved and found that physical contact was made. The suspect was taken into custody and recommended charges were filed for domestic battery.

April 2024

April Activities:

The Chief and Assistant Chief were asked to speak at the Kiwanis meeting regarding the Citizens Academy.

Chief attended a meeting regarding this year's Flatlanders Festival.

Chief and Assistant Chief attend the LEPC meeting.

The GPD had their monthly meeting with all staff

Chief and the Sergeants attended sixth-grade day at the College. We were able to talk to approximately 100 kids throughout the day.

The GPD assisted with the Shriners Parade.

The Sergeants attended training for their continuing leadership training.

Corporal Mader attended training regarding social media investigations.

Along with regular activities patrol made business checks and contacts all month.

CODE:	2023 Stats	January	February	March	April	TOTAL
1013	Weather	1	0	0	0	1
1027	Drivers License Check	11	14	5	4	34
1028	Registration Check	17	19	18	5	59
1029	NCIC/Warrant Check	3	6	6	5	20
1041	Wrecker	0	1	0	0	1
1046	Driving Under the	0	0	0	0	0
1047	Non Injury Accident	9	1	4	6	20
1048	Injury accident	0	0	0	3	3
ABAND	Abandoned Vehicle	0	0	0	2	2
ADMIN	Admin Actions	9	14	13	11	47
AID	Transient Aid	6	0	3	8	17
ALARM	Alarm	3	3	1	3	10
ANIMA	Animal Complaint	18	16	22	27	83
ASALT	Assault	1	0	0	0	1
ASSIS	Outside Agency	27	14	15	18	74
ATEST	Alarm Test	0	0	0	0	0
ATL	Attempt to Locate	4	5	12	8	29
BOMBS	Bombs-Threats	0	0	0	0	0
BATTE	Battery	0	0	0	0	0
BREAK	Break Time	0	0	0	0	0
BULDG	Building Check	4	6	6	2	18
BURGL	Burglary	0	2	1	1	4
CDAMA	Criminal Damage to	0	2	3	5	10
CHEAT	Fraud	4	2	10	3	19
CHECK	Frogergy	0	0	0	0	0
CHILD	Child in Need of Care	3	7	7	3	20
CIVIL	Civil Dispute	5	6	3	11	25
CPROC	Civil Process	1	1	0	0	2
CSTBY	Civil Standby	6	1	3	1	11
DCOND	Disorderly Conduct	1	0	0	0	1
DEATH	Attended/Unattended	1	3	0	1	5
DISCO	Disconnect (911)	6	9	14	7	36
DISPU	Dispute/Neighbor	2	0	2	1	5
DOMVI	Domestic Violence	3	4	6	3	16
DRUGS	Controlled Substances	2	2	2	0	6
DRUNK	Intoxication	1	0	0	0	1
EOTSP	EMS-Transport	1	0	0	0	1
E01	Medical Abdominal	0	0	0	0	0
E06	Breathing Problems	0	0	0	0	0
E10	Chest Pain	1	0	0	0	1
E12	Convulsions/Seizures	0	0	0	0	0
E13	Medical Diabetic	0	0	0	0	0
E17	Medical Falls	0	0	1	0	1
E22	Medical Multiple	1	0	1	2	4
E26	Spec Diag-sick Person	0	0	0	0	0
E29	Traffic Injury Accident	0	0	0	0	0

E30	Traumatic Injju-	0	0	0	1	1
E32	Medical Subject Down	0	0	0	0	0
EMISC	EMS Misc Activity	0	0	0	0	0
ESTBY	EMS Stand by	0	0	0	0	0
F1ELV	Fire Elevator	0	0	0	0	0
F1STR	Fire Structure	0	0	0	0	0
F5BUR	Fire Controlled Burn	0	0	0	1	1
F5DUM	Fire in Dumpster	0	0	0	1	1
F5SBY	Fire Standby	0	0	0	0	0
FIREW	Fireworks	0	0	1	0	1
FMISC	Fire Miscellaneous	0	0	0	0	0
HARRA	Harassment	1	2	0	2	5
INFOR	Information/Misc	32	34	29	43	138
JAIL	Jail Incident	0	0	0	0	0
JUVOF	Juvenile Offender	0	0	0	0	0
LOOK	Follow Up	36	41	16	35	128
LOST	Lost Property	1	2	3	1	7
LOUDM	Loud Music or Loud	3	1	7	2	13
MEDAS	Medical Assistance	9	17	16	15	57
MISC	Misc. Unknown	7	5	5	5	22
MPERS	Missing Persons	1	4	0	3	8
MCTFT	Motor Vehicle Theft	1	0	0	0	1
NCIC	Wanted	0	0	0	0	0
OPEN	Open Doors	3	4	4	7	18
OPEN911	Open 911 Call	11	9	7	5	32
OTHER	All Other Criminal Act.	8	7	11	12	38
PARKI	Parking Complaint	9	9	15	23	56
PPLNT	Power Plant	0	0	1	1	2
PROPD	Property Damage	0	1	0	2	3
PROWL	Prowler	0	0	0	1	1
PUBSV	Public Service	2	9	5	6	22
RAPE	Rape	0	0	0	2	2
RECKL	Reckless Driver	4	6	3	4	17
RESTR	Restraining Order/PFA	0	0	0	0	0
RIOT	Fights	1	6	1	3	11
RPROP	Recovered Property	0	1	0	4	5
ROBRY	Robbery	0	0	0	0	0
SERV	Service Rendered	32	11	6	3	52
SEXOF	Sex Offenses	2	1	1	3	7
SHOTS	Gunshots	2	1	0	0	3
SIG3	Signal 3 / Mental	4	1	1	2	8
SIG4	Signal 4 / Suicidal	1	1	2	2	6
SLIDE	Slide Off	2	0	1	0	3
SNOMO	Snowmobile	0	0	0	0	0
SPROP	Stolen Property	0	0	1	1	2
STATU	Status Check	1	0	0	0	1
SUSPI	Suspicion	14	15	23	23	75

THARA	Thelephone	0	0	2	0	2
THEFT	Theft	8	12	6	7	33
THREA	Threat-Criminal-	0	4	0	0	4
TRAFF	Traffic Stop	77	137	107	71	392
TRAIN	Training	0	0	0	0	0
TRANS	Transporting	2	3	0	3	8
TRESS	Trespassing	3	3	9	5	20
VAGRA	Vagrancy	0	0	1	6	7
VALID	Validations	0	0	0	0	0
VANDA	Vandalism	1	0	0	0	1
VINCK	VIN Inspection	48	41	35	50	174
VMAIN	Vehicle Maintenance	1	0	1	0	2
WALK	Business Walk Through	36	32	56	68	192
WARNT	Warrants	3	13	8	7	31
WELFA	Welfare Check	19	10	16	6	51
XFOOT	Neighborhood Foot	20	22	27	33	102
XTRAW	Extra Watch	27	12	10	7	56
Monthly Total		583	615	595	616	
Yearly Total:						

Calls for Service 2021 thru 2024

