



CITY COMMISSION AGENDA

MONDAY, NOVEMBER 18, 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. PRESENTATIONS

- A. Waterworth Presentation

4. CONSENT AGENDA

- A. 11/4/2024 Commission Meeting Minutes
- B. Appropriation Ordinances 2024-22; 2024-22A; and 2024-P22

5. ORDINANCES AND RESOLUTIONS

- A. Ordinance 1789: Rezone 425 Center Avenue from R-1 to D-MU.
- B. Ordinance 1776 - An Ordinance Adopting and Amending Section 19-202 – Definitions
- C. Ordinance 1790 – An Ordinance Amending text for Section 19-501 – Use Table
- D. Ordinance 1791 – An Ordinance Amending text for Section 19-502 – Use Standards

6. FORMAL ACTIONS

- A. Viking Industrial Painting – Power Plant project invoice
- B. Wolak building agreement amendment

7. DISCUSSION ITEMS

- A. 24/7 Travel Store – Trash Issue
- B. Fort Hays Northwest Tech Grant Award – follow up on MOU for Passive House at 326 Sherman St.
- C. Beer Garden – Regulations for Future Events
- D. KMEA - Ninnescah Flats Solar Project
- E. Ordinance 1792 – Creating Land Bank Board of Trustees, powers, budget, etc.
- F. Follow up on USD 352 Plans for Career Tech Building at High School and Sales Tax

8. REPORTS

- A. City Manager
 - (1) Manager Memo
 - (2) Police Monthly Activity report – October
 - (3) 1526 Caldwell – Demolition and Tax Sale
 - (4) NW Tech Use of Kitchen at Armory Building
 - (5) Industrial Park project update
 - (6) Industrial Park lots
 - (7) City owned property – annexation
- B. City Commissioners
- C. Mayor

9. EXECUTIVE SESSION

- A. Under the authority of KSA 75-4319 (b)(1) for personnel matters for nonelected personnel.
- B. Action from Executive Session, if any.

10. ADJOURNMENT

- A. Next Regular Meeting is Monday December 2, 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: November 18, 2024
SUBJECT: Agenda Report

2. Consent Agenda:

- A. 11-4-2024 Commission Meeting Minutes
- B. Appropriation Ordinances 2024-22; 2024-22A; and 2024-P22;

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

3. Presentations & Proclamations

- A. Waterworth Presentation - Dylan Green with Waterworth will give a presentation on Continuous Utility Rate Management software for city utilities including electric, water and sewer.

4. Ordinances and Resolutions:

- A. Ordinance 1789: Rezone 425 Center Avenue from R-1 to D-MU.

The applicant, Brian Morales – requested a zoning change from R-1 to D-MU. As the property is currently zoned he is unable to open a coffee shop. He currently is doing deliveries, but would like to be able to set up an actual coffee shop. In the staff report, there were a couple concerns raised regarding the uses allowed in D-MU district as well as the height limitations for the district. Several of the neighbors did call to ask about the rezoning; but, there were no negative comments received from the neighbors once staff reviewed the request with them.

The Planning Commission unanimously recommended approval of the rezoning. The reasons put forth by the Planning Commission was:

- 1) There is an exciting new business that wants to do good things in Goodland and that's what we are trying to promote
- 2) An additional community gathering space
- 3) Although there are concerns about the future use of the space, let's not stand in the way of progress today and the use by the current business.

RECOMMENDED MOTION: “I move to approve Ordinance 1789 that approves the zone change request for 425 Center Avenue from R-1 to D-MU.”

ALTERNATE MOTION: “I move to disapprove Ordinance 1789 that would deny the zone change request for 425 Center Avenue from R-1 to D-MU.”

B. Ordinance 1776 - An Ordinance Adopting and Amending Section 19-202 – Definitions

The original ordinance proposed a few months ago was tabled to include other definitions as well as cleaning up terminology to current language that is not outdated and will fit the community for future years to come.

The planning commission completed their work on this Ordinance and held a public hearing on the proposed text amendment at their November 12 meeting. No comments were received and the planning commission unanimously recommended approval of Ordinance 1776 to the City Commission. Also included document that identified the definitions that had changes within the 23 page ordinance.

RECOMMENDED MOTION: “I move that we approve Ordinance 1776, AN ORDINANCE ADOPTING AND AMENDING SECTION 19-202 of the City of Goodland Municipal Code to adopt the definition for Accessory Dwelling Unit and Omitting Design Standards for Modular and Manufactured Homes in Residential Districts.”

C. Ordinance 1790 – An Ordinance Amending text for Section 19-501 – Use Table

Use Table changed to match changes in Section 19-202 Definitions and Section 19-502 Use Standards.

RECOMMENDED MOTION: “I move that we approve Ordinance 1790, AN ORDINANCE ADOPTING AND AMENDING SECTION 19-501 OF CITY OF GOODLAND MUNICIPAL CODE TO ADOPT AN AMENDED USE TABLE.”

D. Ordinance 1791 – An Ordinance Amending text for Section 19-502 – Use Standards

Final Ordinance to coordinate among the 3 sections – definitions, use table and use standards. Ordinance amends the Use Table to match.

RECOMMENDED MOTION: “I move that we approve Ordinance 1791, AN ORDINANCE ADOPTING AND AMENDING SECTION 19-502 USE STANDARDS OF THE CITY OF GOODLAND MUNICIPAL CODE.”

5. Formal Actions

A. Viking Industrial Painting – Power Plant project invoice

First and final pay estimate on the Power Plant project with Viking Industrial Painting.

Recommended Motion: “I approve Viking Industrial Painting in the amount of \$69,100.00.”

B. Wolak building agreement amendment

Amendment to Section 9 of the Wolak building agreement in 2012. Both the City and County Clerks requested amendment to reflect current practices.

Recommended Motion: “I approve the amendment to Section 9 of the Wolak building agreement signed on November 20, 2012 with Sherman County.”

6. Discussion Items

A. 24/7 Travel Store – Trash Issue

Ted Augustine stated he will come to the City Commission meeting to formally request a change in solid waste services. Back on May 6, 2024, Mark Augustine, owner of 24/7 Travel Store, was looking for an alternative method to remove trash at the Goodland location. See CCCF for further.

B. Fort Hays Northwest Tech Grant Award – follow up on MOU for Passive House at 326 Sherman St.

Ben Schears with Fort Hays Tech Northwest announced that the college had been notified of a substantial grant award on the project and is ready to take the next step. Will need Commission direction on drafting agreement for transfer of property and any additional items to address.

C. Beer Garden – Regulations for Future Events

Justin Stasser of Traditions, LLC will attend and inquire about the possibility of expanding boundaries of beer garden during Flatlanders and/or special events.

D. KMEA - Ninnescah Flats Solar Project

KMEA has entered or expects to enter into a power purchase agreement to acquire up to 90 MW of electric energy, capacity, and ancillary services from the Ninnescah Flats Solar Project in Pratt County, Kansas (the “Facility”) for a period of thirty (30) years. The Ninnescah Flats Solar Project is being set up by KMEA so that Members who wish to participate will purchase electric energy, capacity, and ancillary services from the Facility. Included in your packet is a pdf of an initial presentation to city staff. Staff request to have KMEA come and present the proposal formally at the Dec. 2 Commission meeting.

E. Ordinance 1792 – Creating Land Bank Board of Trustees, powers, budget, etc.

Previously, Commission had requested Ordinance to review. Staff has copy of the Ordinance as well as the State of Kansas Attorney General's opinion from 2020 on the exemption of property from taxation. Staff will request to present Ordinance to other major taxing entities (County, School) before asking Commission to approve.

F. Follow up on USD 352 Plans for Career Tech Building at High School and Sales Tax

Follow up on presentation by Bill Biermann, USD 352 Superintendent, at last Commission meeting.

8. Reports:

A. City Manager

- Manager Memo
- Police Monthly Activity report – October
- 1526 Caldwell – Demolition and Tax Sale
- NW Tech Use of Kitchen at Armory Building
- Industrial Park project update
- Industrial Park lots
- City owned property – annexation

B. City Commissioners

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

C. Mayor

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

GOODLAND CITY COMMISSION
Regular Meeting

November 4, 2024

5:00 P.M.

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

Also present were 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, Mary Volk - City Clerk and Kent Brown - City Manager.

Mayor Thompson led Pledge of Allegiance

PUBLIC HEARING

- A. Public Hearing: 321 Broadway Unfit Structure** – Mayor Thompson opened public hearing for unfit structure at 321 Broadway at 5:01 p.m. Zach stated, I have had no contact with property owner and all mail is returned as undeliverable. I recommend we move forward on property. There was a foundation dug but no structure on property. Last year Commission dealt with removing a shipping container from property. Mayor Thompson closed public hearing for unfit structure at 321 Broadway at 5:02 p.m.
- B. Public Hearing: 508 W. 15th Street Unfit Structure** - Mayor Thompson opened public hearing for unfit structure at 508 W. 15th Street at 5:02 p.m. Zach stated, last year owner was contacted and indicated they were going to tear it down, but did not. They do not have money for it now. She is going to apply for the demolition grant program which takes 90 days so I would ask we adjust the 30 day time frame. Commissioner Showalter stated, I feel if they need 90 days to apply for grant, I have no problem extending as long as they come in tomorrow to apply. Mayor Thompson closed public hearing for unfit structure at 508 W. 15th Street at 5:03 p.m.

PUBLIC COMMENT

PRESENTATIONS

- A. Bill Biermann USD 352 Superintendent: Plans for Career Tech Building at High School** – Bill stated, School Board has been in discussion about our career and technical education building. This is green metal building south of high school. We have some code issues that have come up with building and eventually will have to do something. We are looking at a plan that involves the City and a city street. I also want to visit about extension of City sales tax. In 2013 we passed a bond election for a \$.25 City sales tax. We appreciate community support of the bond and attaching \$.25 City sales tax. With the city sales tax, the City can use 10% to help offset infrastructure costs. The bond was used to renovate West School, North School and JH-HS. We are proud of what we were able to do with the \$15M bond. Central School has been slowly renovated with grants and Spark money but we have never touched the Career and Technical Education (CTE) building. It is an old inefficient building that does not meet needs for current programs. In addition, it is used for other programs like Robotics, Science Olympiad, Technology and a broadcast studio but we have no space for programs. We bought and demolished houses on lot west of High School for additional parking during events. We are considering building the CTE building there. We still own one existing house next to lot. If we use site for building we will demolish this house also. The current building has 9,800 square feet, this lot is 24,000 square feet. We have an initial drawing of building and how it would look on lot that we will continue to fine tune. As an option, we looked at remodeling current structure with an addition in the parking

MINUTES

Goodland City Commission

November 4, 2024

Page 2

lot but this cost is estimated \$2.7M and we still have an old building. The new building is estimated at \$4M. We feel we should build new because State will pay a weighting factor based on our poverty factors. Our factor will be 25% or about \$1M which brings new cost close to remodel. 1 mill generates approximately \$100,000. We operate on 6 mill capital outlay budget. We have authority to go to 8 mills, but never have. Most schools in Kansas use 8 mills for capital outlay budget. If we increase 2 mills it would generate \$200,000 but is that what community wants. We started looking at other options like grants and \$.25 sales tax previously passed for bond. With the 20 year note we are scheduled to pay off four years early in 2029 which will save about 8.75 mills. The \$.25 tax is for 20 years but is tied to bond so even if we pay off early it is tied bond. We want to look at continuing the sales tax for this project. The \$.25 tax generated \$275,000 a year when it began and last year about \$363,000. This year we will exceed that amount. If it generates about \$400,000 we feel we should look at it. It will be about \$3.5M which falls in line with 10 year project. At last meeting the Board decided to continue looking at this option. I wanted to evaluate how our sales tax rates compares to other communities. Kanorado is the highest sales tax in the state. We are with nine other communities of like size and schools. The 6.5% tax on food will go away in January but remains for everything else. Over 10 years the \$.25 tax will generate about \$3.5M for project. Of course it will not go into effect until the bond is paid off. We would use some existing money in capital outlay plan. City costs are the \$.25 tax plus City can use 10% to pay for infrastructure. If we build new, would City also consider supporting changing Cherry Street from 12th to 13th into a one way? It makes sense with traffic flow and safety. We believe this offers best option, instead of current location. We have also discussed what we do with current building. With this building we also own maintenance shop north of Casey's, storage shed over by Wheatridge Acres and the warehouse. If we build new, we can sell one of the other locations and utilize current CTE building for maintenance. We need to know first if the City would support putting a question on the ballot for the community to decide on a 10 year \$.25 sales tax to fund new building. Then also does the City support the concept to turn Cherry Street into a one way between 12th and 13th. We are still in planning stages but would like to know what the commission thinks of these two concepts so we can move forward with options. Commissioner Showalter asked, why have we not considered the street a one way before now? With busses after school there is a lot of traffic. Bill stated, it is busy throughout the day. When bells ring between classes, there is a lot of traffic all day. Kent stated, I feel planning commission should be involved with a change in traffic pattern. I believe they will be in favor, but need to be involved. Jason asked, will there be a better crossing for students than we have now for current building? Bill stated, we have curb outs in the plan and we will need to work with City on traffic. At West School we have a bump to slow traffic, but the curb out makes it more noticeable. With a new building you will have secure access which we do not have at current building. Jason asked, if the City makes that stretch of street 20 mph while school is in session it will help. Bill stated, I think it is smart to have planning commission involved. I feel the current traffic flow is more south to north. Vice-Mayor Howard stated, I think a new building is a good idea because it provides a better learning facility with room. Continuation of a current tax is easier than to start a new tax. Commissioner Showalter stated, when it comes to the sales tax and whether it should be on ballot, it would take me time to warm up to idea. If you can sell it to the public, I support letting the community decide. Bill stated, yes we will have to sell the continuation of sales tax to the public. Commission just needs to be in support of us putting it on the ballot for the public to decide. We are probably looking at new building anyway, just how will it be paid. The challenge of the board is we have been trying to save, but we are never going to save enough for the project and keep money in the bank. Inflation continues to be a battle with

saving money. Commissioner Myers stated, I like the new building and the one way street for safety. Bill stated, we will let the commission ponder and will need a decision from commission after first of the year. 2029 is a few years away. We are prepared to put issue to the public and if voted down, we will go to plan B. I do appreciate working with city. We have a great partnership with police, administration, and street crews. Other school districts do not have this partnership.

CONSENT AGENDA

A. 10/21/24 Commission Meeting Minutes

B. Appropriation Ordinances: 2024-21, 2024-21A and 2024-P21

ON A MOTION by Commissioner Showalter to approve Consent Agenda **seconded by** Commissioner Redlin. **MOTION carried on a VOTE of 5-0.**

ORDINANCES AND RESOLUTIONS

A. Resolution 1648: FY2022 KS SLCGP Grants – Joshua stated, the City was awarded four cybersecurity grants for equipment outlined in resolution. The total award for all grants is \$109,551. Resolution authorizes mayor to sign grant paperwork. This grant process started July 2023. Mayor Thompson stated, it is amazing we received the grants to boost our system. Joshua stated, the first grant replaces mobile data terminal or units for police. The new ones are top of the line and we will end up with thirteen new units. Second grant replaces a server which allows for encryption. Third grant is new NAS for virtual machines and archiving data that is highly accessible. Final grant is for wireless bridge upgrades between buildings. **ON A MOTION** by Commissioner Redlin to approve Resolution 1648: FY2022 KS SLCGP Grants **seconded by** Commissioner Myers. **MOTION carried on a VOTE of 5-0.**

B. Resolution 1649: 321 Broadway Unfit Structure – Zach stated, resolution allows property owner 30 days to commence backfilling foundation and removal of construction materials from the site before the City proceeds. I feel it is time to move forward on property. **ON A MOTION** by Commissioner Showalter to approve Resolution 1649: 321 Broadway Unfit Structure **seconded by** Vice-Mayor Howard. **MOTION carried on a VOTE of 5-0.**

C. Resolution 1650: 508 W. 15th Street Unfit Structure – Zach stated, resolution allows property owner 30 days to commence repair of the building or the Commission will raise and remove the building from the site. Since owner contacted me today and is going to complete demolition application, I feel we should give more time for application. Vice-Mayor Howard asked, should we consider amending time frame to 90 days? **ON A MOTION** by Mayor Thompson to approve Resolution 1650: 508 W. 15th Street Unfit Structure, amending the time frame to 90 days **seconded by** Commissioner Showalter. **MOTION carried on a VOTE of 5-0.**

FORMAL ACTIONS

A. Change Order #1: Caldwell Cost Share Project - Andrew stated, change order is recommended to adjust all quantities to as constructed quantities. It was a good project and change order is a net decrease of \$18,117.61. In middle of project discovered street had a good sub-base so did not have to complete as much patching. We also had a contract increase from 16th to 17th Street to widen the driving path, but end result is a net decrease. **ON A MOTION** by Commissioner Showalter to approve Change Order #1 on Caldwell Cost Share Project to adjust all quantities to as constructed quantities, resulting in a net decrease in the amount of \$18,117.61 **seconded by** Commissioner Redlin. **MOTION carried on a VOTE of 5-0.**

B. Pay Estimate #1: Caldwell Cost Share Project - Andrew stated, this is first and final pay estimate to Bettis Asphalt & Construction in the amount of \$375,863.24. **ON A MOTION** by

Commissioner Showalter to approve pay estimate #1 to Bettis Asphalt & Construction in the amount of \$375,863.24 **seconded by** Vice-Mayor Howard. **MOTION carried on a VOTE of 5-0.**

- C. Pay Estimate #4: Industrial Park Improvements** - Andrew stated, this is for continued work by Miller Construction in the Industrial Park in the amount of \$454,968.01. We are close to 99% of concrete being complete and project is moving ahead well. We have had good weather. There was a minor issue that required grinding, but not much. Millers have to tie in sanitary sewer line and water crew will finish water lines in near future. **ON A MOTION by** Commissioner Showalter to approve pay estimate #4 to Miller Construction in the amount of \$454,968.01 **seconded by** Commissioner Myers. **MOTION carried on a VOTE of 5-0.**

DISCUSSION

- A. Water Main Replacement Project: Walnut Street** – Kent stated, a few years ago, EBH gave presentations for water main replacements. There has been an immediate need to take care of one of the projects. Neal stated, we had some taste complaints on water at 16th and Walnut. It is a dead end steel main that has been installed in the 1950's. We can go across 16th Street, set fire hydrant and continue through park or over to College Street to tie into existing mains for circulation. Kent stated, the Water Department will work with H & H Sprinkler to bore line so no open cuts to expose lines. They will pull lines, chlorinate and hook up services to ensure pass testing. Existing main is 2" but we will replace with 6" main and allow circulation of water by tying into existing main. The current line will be abandoned. We would like to get started with the first portion of project between 15th and 16th from Cherry to park area. The cost will be about \$75,000 to \$90,000 by the time we get all the materials and supplies. We have \$350,000 in CIRF for water replacement and need to start replacement of lines. We can then continue with the other two blocks. Total estimated project cost is \$124,000. Mayor Thompson stated, we have the money and I feel if this is most pressing, we need to move forward. Neal stated, with this main being a dead end, we need to address issue. When Pizza Hut moved we had a problem because water usage decreased in area. We put a flush hydrant in to help cure that issue but it moves on up the block. I feel our staff can handle project. Kent stated, we will have communication with property owners because services will move to new line. Vice-Mayor Howard asked, when will project begin? Neal stated, we will check availability of materials but as soon as we can over winter since boring line.

REPORTS

- A. City Manager** - **1.** Manager memo is in the packet. **2.** October month end fund balance report is in the packet. **3.** Periodically the City solicits proposals for banking services. It has not been done for few years. Our current bank is changing hands January 1st and have had inquiries from other financial institutions in town. This is to offer all local banks an opportunity. **4.** Parks Department has completed parking area by tennis court. We have eleven additional parking spots.
- B. City Commissioners**
Vice-Mayor Howard – **1.** No Report
Commissioner Showalter – **1.** No Report
Commissioner Myers - **1.** No Report
Commissioner Redlin – **1.** No Report
- C. Mayor Thompson**– **1.** My family will be moving to Garden City so the end of this year will be the end of my term as Commissioner. I would like to thank everyone for their support.

EXECUTIVE SESSION

- A. EXECUTIVE SESSION - Under the Authority of KSA 75-4319 (b) (1) for personnel matters of non-elected personnel** - Mayor Thompson made a motion at 6:06 p.m. to recess into executive session under authority of K.S.A.75-4319 (b) (1) to discuss personnel matters of non-elected personnel not to exceed ten minutes. I request the City Commission and City Manager be present. Commissioner Redlin seconded the motion. **MOTION carried by a VOTE of 5-0. Meeting resumed at 6:16 p.m.**

ADJOURNMENT WAS HAD ON A MOTION BY Commissioner Redlin **seconded by** Commissioner Showalter. **Motion carried by unanimous VOTE, meeting adjourned at 6:17 p.m. Next meeting is scheduled for November 18, 2024.**

ATTEST:

Aaron Thompson, Mayor

Mary P. Volk, City Clerk

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

			2299 1000	BULBS.COM						
W04206245	1	10/30/24	20953	CASE OF 3 PACK 4' BULBS		15-40-3030		211.09	68977	11/18/24
W04208262	1	11/01/24	20632	4' LED T5 TUBE, PACK FIXTURE		11-11-3030		669.75	68977	11/18/24

				1000 BULBS.COM				880.84		
			2652 911	CUSTOM						
56058	1	2/23/24	19741	16" MINI AMBER MAG LIGHT		21-42-3170		354.00	68978	11/18/24

				911 CUSTOM				354.00		
			1615	ADVANCED AUTO BODY						
GEN24-529	1	10/31/24		HAIL REPAIR/PD #8		11-03-3170		256.72	68979	11/18/24

				ADVANCED AUTO BODY				256.72		
			2871	AMERICAN FAMILY LIFE						
PR20241101	1	11/01/24		AFLAC CANCER		11-00-0012	N	33.18	3046063	11/08/24 E
PR20241101	2	11/01/24		AFLAC CANCER		15-00-0012	N	16.02	3046063	11/08/24 E
PR20241101	3	11/01/24		AFLAC CANCER		23-00-0012	N	18.21	3046063	11/08/24 E
PR20241101	4	11/01/24		AFLAC ACCIDENT		11-00-0012	N	71.40	3046063	11/08/24 E
PR20241101	5	11/01/24		AFLAC ACCIDENT		15-00-0012	N	19.02	3046063	11/08/24 E
PR20241101	6	11/01/24		AFLAC ACCIDENT		23-00-0012	N	14.28	3046063	11/08/24 E
PR20241101	7	11/01/24		AFLAC ST DISB		11-00-0012	N	43.08	3046063	11/08/24 E
PR20241101	8	11/01/24		AFLAC ST DISB		15-00-0012	N	43.20	3046063	11/08/24 E
PR20241101	9	11/01/24		AFLAC LIFE RIDR		15-00-0012	N	2.76	3046063	11/08/24 E
PR20241101	10	11/01/24		AFLAC LIFE		11-00-0012	N	21.31	3046063	11/08/24 E
PR20241101	11	11/01/24		AFLAC LIFE		21-00-0012	N	12.51	3046063	11/08/24 E
PR20241101	12	11/01/24		SPEC HLTH EVENT		11-00-0012	N	20.10	3046063	11/08/24 E
PR20241101	13	11/01/24		AFLAC HOSP CONF		11-00-0012	N	51.96	3046063	11/08/24 E

				AMERICAN FAMILY LIFE				367.03		
			1389	AMERICAN FID						
PR20241101	1	11/01/24		AF CANCER AT		11-00-0012	N	33.55	3046060	11/08/24 E
PR20241101	2	11/01/24		AF CANCER AT		15-00-0012	N	16.90	3046060	11/08/24 E
PR20241101	3	11/01/24		AF CANCER AT		21-00-0012	N	4.95	3046060	11/08/24 E
PR20241101	4	11/01/24		AF CANCER AT		23-00-0012	N	4.95	3046060	11/08/24 E
PR20241101	5	11/01/24		AMER FID CANCER		11-00-0012	N	128.34	3046060	11/08/24 E
PR20241101	6	11/01/24		AMER FID CANCER		15-00-0012	N	115.00	3046060	11/08/24 E
PR20241101	7	11/01/24		AMER FID CANCER		21-00-0012	N	45.13	3046060	11/08/24 E
PR20241101	8	11/01/24		AMER FID CANCER		23-00-0012	N	13.47	3046060	11/08/24 E
PR20241101	9	11/01/24		AMER FID LIFE		11-00-0012	N	209.59	3046060	11/08/24 E
PR20241101	10	11/01/24		AMER FID LIFE		15-00-0012	N	239.16	3046060	11/08/24 E
PR20241101	11	11/01/24		AMER FID LIFE		21-00-0012	N	71.25	3046060	11/08/24 E
PR20241101	12	11/01/24		AMER FID LIFE		23-00-0012	N	71.25	3046060	11/08/24 E
PR20241101	13	11/01/24		AM FID ACCIDENT		11-00-0012	N	102.95	3046060	11/08/24 E
PR20241101	14	11/01/24		AM FID ACCIDENT		15-00-0012	N	84.75	3046060	11/08/24 E
PR20241101	15	11/01/24		AM FID ACCIDENT		21-00-0012	N	17.45	3046060	11/08/24 E
PR20241101	16	11/01/24		AM FID HOSPITAL		15-00-0012	N	26.99	3046060	11/08/24 E
PR20241101	17	11/01/24		AM FID HOSPITAL		21-00-0012	N	7.97	3046060	11/08/24 E
PR20241101	18	11/01/24		AM FID HOSPITAL		23-00-0012	N	7.96	3046060	11/08/24 E
PR20241101	19	11/01/24		AM FD DISABILTY		11-00-0012	N	118.84	3046060	11/08/24 E
PR20241101	20	11/01/24		AM FD DISABILTY		21-00-0012	N	19.38	3046060	11/08/24 E

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

				1389 AMERICAN FID						
PR20241101	21	11/01/24		AF CRITICAL CR		11-00-0012	N	35.93	3046060	11/08/24 E
PR20241101	22	11/01/24		AF CRITICAL CR		15-00-0012	N	8.77	3046060	11/08/24 E
				AMERICAN FID				-----		
								1384.53		
				1390 AMERICAN FIDELITY						
PR20241101	1	11/01/24		AF MED REIMBURS		11-00-0012	N	354.17	3046061	11/08/24 E
PR20241101	2	11/01/24		AF MED REIMBURS		15-00-0012	N	395.00	3046061	11/08/24 E
PR20241101	3	11/01/24		AF MED REIMBURS		21-00-0012	N	119.80	3046061	11/08/24 E
PR20241101	4	11/01/24		AF MED REIMBURS		23-00-0012	N	57.29	3046061	11/08/24 E
				AMERICAN FIDELITY				-----		
								926.26		
				853 B & H PAVING COMPANY INC.						
2545	1	10/29/24		ASPHALT		11-11-3120		3510.00	68980	11/18/24
				B & H PAVING COMPANY INC.				-----		
								3510.00		
				3774 B&H PHOTO-VIDEO						
228438419	1	10/29/24		TONERS/BROTHER TN660		15-44-3060		299.67	68981	11/18/24
228684715	1	11/07/24		45" DUAL CURVED MONITOR		15-44-3060		523.79	68981	11/18/24
				B&H PHOTO-VIDEO				-----		
								823.46		
				374 BLACK HILLS ENERGY						
GEN24-545	1	11/08/24		GAS CHARGES		21-40-2100		184.41	68982	11/18/24
GEN24-546	1	11/04/24		GAS CHARGES		11-15-2100		45.24	68982	11/18/24
GEN24-546	2	11/04/24		GAS CHARGES		11-13-2100		31.79	68982	11/18/24
GEN24-546	3	11/04/24		GAS CHARGES		11-13-2100		36.29	68982	11/18/24
GEN24-547	1	11/08/24		GAS CHARGES		15-44-2100		50.38	68982	11/18/24
GEN24-547	2	11/08/24		GAS CHARGES		21-40-2100		50.37	68982	11/18/24
GEN24-548	1	11/05/24		GAS CHARGES		11-11-2100		88.85	68982	11/18/24
GEN24-549	1	11/05/24		GAS CHARGES		11-17-2100		83.95	68982	11/18/24
GEN24-550	1	11/06/24		GAS CHARGES		11-21-2100		49.72	68982	11/18/24
GEN24-551	1	11/08/24		GAS CHARGES		11-02-2100		40.99	68982	11/18/24
GEN24-552	1	11/05/24		GAS CHARGES		15-40-2100		38.63	68982	11/18/24
GEN24-553	1	11/06/24		GAS CHARGES		21-42-2100		37.09	68982	11/18/24
GEN24-554	1	11/01/24		GAS CHARGES		11-13-2100		32.88	68982	11/18/24
				BLACK HILLS ENERGY				-----		
								770.59		
				71 BLUE CROSS - BLUE SHIELD						
PR20241101	1	11/01/24		BCBS S300/SHIP		11-00-0012	N	20.11	3046055	11/08/24 E
PR20241101	2	11/01/24		BCBS S300/SHIP		15-00-0012	N	23.25	3046055	11/08/24 E
				BLUE CROSS - BLUE SHIELD				-----		
								43.36		
				1331 CASHIER'S CHECK						
GEN28-528	1	11/07/24		INVEST/WSB		03-00-0003		9000.00	68976	11/07/24
GEN28-528	2	11/07/24		INVEST/WSB		05-00-0003		1700.00	68976	11/07/24
GEN28-528	3	11/07/24		INVEST/WSB		18-00-0003		6500.00	68976	11/07/24
GEN28-528	4	11/07/24		INVEST/WSB		19-00-0003		4800.00	68976	11/07/24
GEN28-528	5	11/07/24		INVEST/WSB		20-00-0003		40000.00	68976	11/07/24

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

1331 CASHIER'S CHECK										
GEN28-528	6	11/07/24		INVEST/WSB		22-00-0003		34000.00	68976	11/07/24
GEN28-528	7	11/07/24		INVEST/WSB		25-00-0003		6000.00	68976	11/07/24
GEN28-528	8	11/07/24		INVEST/WSB		33-00-0003		129000.00	68976	11/07/24
GEN28-528	9	11/07/24		INVEST/WSB		37-00-0003		86000.00	68976	11/07/24
GEN28-528	10	11/07/24		INVEST/WSB		38-00-0003		2000000.00	68976	11/07/24
GEN28-528	11	11/07/24		INVEST/WSB		45-00-0003		30000.00	68976	11/07/24
GEN28-528	12	11/07/24		INVEST/FNB		07-00-0003		140000.00	68976	11/07/24
GEN28-528	13	11/07/24		INVEST/FNB		09-00-0003		105000.00	68976	11/07/24
GEN28-528	14	11/07/24		INVEST/FNB		11-00-0003		50000.00	68976	11/07/24
GEN28-528	15	11/07/24		INVEST/FNB		12-00-0003		10000.00	68976	11/07/24
GEN28-528	16	11/07/24		INVEST/FNB		15-00-0003		200000.00	68976	11/07/24
GEN28-528	17	11/07/24		INVEST/FNB		19-00-0003		2200.00	68976	11/07/24
GEN28-528	18	11/07/24		INVEST/FNB		21-00-0003		125000.00	68976	11/07/24
GEN28-528	19	11/07/24		INVEST/FNB		23-00-0003		40000.00	68976	11/07/24
GEN28-528	20	11/07/24		INVEST/FNB		26-00-0003		2800.00	68976	11/07/24
GEN28-528	21	11/07/24		INVEST/FNB		32-00-0003		92000.00	68976	11/07/24
GEN28-528	22	11/07/24		INVEST/FNB		36-00-0003		1580000.00	68976	11/07/24

CASHIER'S CHECK								4694000.00		
519 CITY OF GOODLAN										
PR20241101	1	11/01/24		TECHNOLOGY		15-00-0012	N	15.00	3046056	11/08/24 E

CITY OF GOODLAN								15.00		
515 CITY OF GOODLAND, FUEL										
GEN24-530	1	11/01/24		DIESEL		15-42-3070		562.27	68983	11/18/24
GEN24-530	2	11/01/24		DIESEL		11-15-3070		113.87	68983	11/18/24
GEN24-530	3	11/01/24		DIESEL		11-23-3070		67.26	68983	11/18/24
GEN24-530	4	11/01/24		DIESEL		11-11-3070		751.37	68983	11/18/24
GEN24-530	5	11/01/24		DIESEL		21-42-3070		114.46	68983	11/18/24
GEN24-530	6	11/01/24		GAS		15-42-3070		71.63	68983	11/18/24
GEN24-530	7	11/01/24		GAS		15-40-3070		117.37	68983	11/18/24
GEN24-530	8	11/01/24		GAS		11-15-3070		245.87	68983	11/18/24
GEN24-530	9	11/01/24		GAS		11-03-3070		1209.52	68983	11/18/24
GEN24-530	10	11/01/24		GAS		11-11-3070		177.63	68983	11/18/24
GEN24-530	11	11/01/24		GAS		11-06-3070		195.78	68983	11/18/24
GEN24-530	12	11/01/24		GAS		21-42-3070		137.70	68983	11/18/24
GEN24-530	13	11/01/24		GAS		21-40-3070		60.50	68983	11/18/24

CITY OF GOODLAND, FUEL								3825.23		
1880 CITY OF GOODLAND-REFUND A										
GEN24-531	1	11/01/24		ELECTRIC DEPOSIT REFUND		20-01-5060		1700.00	68984	11/18/24
GEN24-531	2	11/01/24		WATER DEPOSIT REFUND		22-01-5070		1150.00	68984	11/18/24

CITY OF GOODLAND-REFUND A								2850.00		
987 COMPLIANCE ONE										
321748	1	11/08/24		EAP		15-44-2140		4.40	68986	11/18/24
321748	2	11/08/24		EAP		15-42-2140		4.40	68986	11/18/24
321748	3	11/08/24		EAP		11-15-2140		3.30	68986	11/18/24
321748	4	11/08/24		EAP		11-11-2140		4.40	68986	11/18/24

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

987 COMPLIANCE ONE										
321748	5	11/08/24		EAP		11-03-2140		8.80	68986	11/18/24
321748	6	11/08/24		EAP		11-02-2140		4.40	68986	11/18/24
321748	7	11/08/24		EAP		11-04-2140		1.10	68986	11/18/24
321748	8	11/08/24		EAP		11-17-2140		1.10	68986	11/18/24
321748	9	11/08/24		EAP		21-42-2140		1.10	68986	11/18/24
321748	10	11/08/24		EAP		23-41-2140		1.10	68986	11/18/24
322335	1	11/08/24		ADMIN FEE		15-42-2140		45.90	68986	11/18/24
322335	2	11/08/24		ADMIN FEE		15-40-2140		30.60	68986	11/18/24
322335	3	11/08/24		ADMIN FEE		11-11-2140		53.55	68986	11/18/24
322335	4	11/08/24		OVERAGE/WOOD		11-15-2140		5.00	68986	11/18/24

COMPLIANCE ONE								169.15		
2015 CONST.NEWENERGY										
4167401	1	11/06/24		GAS CHARGES/CITY OFFICE		15-44-2100		1.28	68987	11/18/24
4167401	2	11/06/24		GAS CHARGES/CITY OFFICE		21-40-2100		1.27	68987	11/18/24
4167414	1	11/08/24		GAS CHARGES/CITY SHOP		11-11-2100		5.55	68987	11/18/24

CONST.NEWENERGY								8.10		
2682 DESIGNS										
7970-25	1	10/28/24		EMROIDER 4 SHIRTS		15-42-3160	M	17.44	68988	11/18/24
7978-24	1	10/27/24		EMBROIDER SHIRTS/JEANS		15-42-3160	M	91.56	68988	11/18/24

DESIGNS								109.00		
2254 EAGLE COMMUNICATIONS										
GEN24-313	1	7/01/24		TELEPHONE/INTERNET		11-02-2180		276.99	68974	11/05/24
GEN24-313	2	7/01/24		TELEPHONE/INTERNET		11-03-2180		405.54	68974	11/05/24
GEN24-313	3	7/01/24		TELEPHONE/INTERNET		11-04-2180		118.48	68974	11/05/24
GEN24-313	4	7/01/24		TELEPHONE/INTERNET		11-06-2180		50.49	68974	11/05/24
GEN24-313	5	7/01/24		TELEPHONE/INTERNET		11-09-2180		151.52	68974	11/05/24
GEN24-313	6	7/01/24		TELEPHONE/INTERNET		11-11-2100		180.31	68974	11/05/24
GEN24-313	7	7/01/24		TELEPHONE/INTERNET		11-15-2100		118.48	68974	11/05/24
GEN24-313	8	7/01/24		TELEPHONE/INTERNET		11-17-2180		118.48	68974	11/05/24
GEN24-313	9	7/01/24		TELEPHONE/INTERNET		11-25-2180		180.31	68974	11/05/24
GEN24-313	10	7/01/24		TELEPHONE/INTERNET		15-40-2100		209.07	68974	11/05/24
GEN24-313	11	7/01/24		TELEPHONE/INTERNET		15-42-2100		180.31	68974	11/05/24
GEN24-313	12	7/01/24		TELEPHONE/INTERNET		15-44-2180		265.68	68974	11/05/24
GEN24-313	13	7/01/24		TELEPHONE/INTERNET		21-40-2180		122.78	68974	11/05/24
GEN24-313	14	7/01/24		TELEPHONE/INTERNET		21-42-2100		150.54	68974	11/05/24
GEN24-313	15	7/01/24		TELEPHONE/INTERNET		23-41-2180		120.87	68974	11/05/24
GEN24-532	1	11/01/24		TELEPHONE/INTERNET		11-02-2180		278.43	68990	11/18/24
GEN24-532	2	11/01/24		TELEPHONE/INTERNET		11-03-2180		410.42	68990	11/18/24
GEN24-532	3	11/01/24		TELEPHONE/INTERNET		11-04-2180		121.31	68990	11/18/24
GEN24-532	4	11/01/24		TELEPHONE/INTERNET		11-06-2180		51.35	68990	11/18/24
GEN24-532	5	11/01/24		TELEPHONE/INTERNET		11-09-2180		150.52	68990	11/18/24
GEN24-532	6	11/01/24		TELEPHONE/INTERNET		11-11-2100		179.31	68990	11/18/24
GEN24-532	7	11/01/24		TELEPHONE/INTERNET		11-15-2100		121.31	68990	11/18/24
GEN24-532	8	11/01/24		TELEPHONE/INTERNET		11-17-2180		121.31	68990	11/18/24
GEN24-532	9	11/01/24		TELEPHONE/INTERNET		11-25-2180		179.31	68990	11/18/24
GEN24-532	10	11/01/24		TELEPHONE/INTERNET		15-40-2100		208.07	68990	11/18/24
GEN24-532	11	11/01/24		TELEPHONE/INTERNET		15-42-2100		179.31	68990	11/18/24

INVOICE NO	LN	DATE	PO NO	REFERENCE	CD	GL ACCOUNT	1099	NET	CHECK	PD	DATE
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2254 EAGLE COMMUNICATIONS											
GEN24-532	12	11/01/24		TELEPHONE/INTERNET		15-44-2180		265.60	68990	11/18/24	
GEN24-532	13	11/01/24		TELEPHONE/INTERNET		21-40-2180		121.30	68990	11/18/24	
GEN24-532	14	11/01/24		TELEPHONE/INTERNET		21-42-2100		149.55	68990	11/18/24	
GEN24-532	15	11/01/24		TELEPHONE/INTERNET		23-41-2180		120.75	68990	11/18/24	

EAGLE COMMUNICATIONS								5307.70			
172 EKLUND											
GEN24-556	1	11/12/24		BROWN/PUBLIC OFFICIAL BOND		11-02-2060		175.00	68991	11/18/24	

EKLUND								175.00			
3800 EMC INSURANCE COMPANIES											
7001850048	1	11/06/24		PREMIUM		21-40-2060		758.78	68992	11/18/24	
7001850048	2	11/06/24		PREMIUM		21-42-2060		758.78	68992	11/18/24	
7001850048	3	11/06/24		PREMIUM		23-41-2060		758.78	68992	11/18/24	
7001850048	4	11/06/24		PREMIUM		23-43-2060		758.78	68992	11/18/24	
7001850048	5	11/06/24		PREMIUM		15-40-2060		10243.59	68992	11/18/24	
7001850048	6	11/06/24		PREMIUM		15-42-2060		10243.59	68992	11/18/24	
7001850048	7	11/06/24		PREMIUM		15-44-2060		1517.57	68992	11/18/24	
7001850048	8	11/06/24		PREMIUM		11-02-2060		12899.35	68992	11/18/24	
Y9369	1	11/05/24		DEDUCTIBLE/819 WASHINGTON		11-02-2060		1000.00	68992	11/18/24	

EMC INSURANCE COMPANIES								38939.22			
517 EVANS,BIERLY,HUTCHISON &											
15546	1	10/30/24		INDUSTRIAL PARK		04-01-2140	M	10618.25	68993	11/18/24	
15548	1	10/30/24		CALDWELL STREET		06-01-3120	M	1552.50	68993	11/18/24	
15562	1	10/30/24		AIRPORT RWY		31-01-2040	M	3815.74	68993	11/18/24	
15563	1	10/30/24		AIRPORT SEAL & PAINT		31-01-2040	M	1286.80	68993	11/18/24	

EVANS,BIERLY,HUTCHISON &								17273.29			
4056 FAMILY SUPPORT REGISTRY											
PR20241101	1	11/01/24		CO Child Suppor		23-00-0012	N	184.61	68972	11/08/24	

FAMILY SUPPORT REGISTRY								184.61			
205 FRONTIER AG											
472919	1	11/14/24		DIESEL		11-11-2020		11700.20	68994	11/18/24	
472919	2	11/14/24		GAS		15-42-2020		2799.03	68994	11/18/24	
472919	3	11/14/24		GAS		36-01-4010		2830.13	68994	11/18/24	

FRONTIER AG								17329.36			
3721 GOODLAND AUTOMOTIVE LLC											
398360	1	10/17/24		CONNECTOR/TRAILER		11-11-3060		11.99	68995	11/18/24	
398854	1	10/30/24		L&G STARTER/STOW SAW		11-11-3060		114.39	68995	11/18/24	
398855	1	10/30/24		WASHER FLUID		11-11-3060		192.50	68995	11/18/24	

GOODLAND AUTOMOTIVE LLC								318.88			
206 GOODLAND STAR-NEWS											

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

206 GOODLAND STAR-NEWS											
7497-1024	1	10/31/24		PUBLIC TRANSPORTATION AD		11-06-2130		42.90	68997	11/18/24	
7497-1024	2	10/31/24		ZONING		11-09-2130		93.48	68997	11/18/24	
7497-1024	3	10/31/24		RES 1645		11-09-2130		127.92	68997	11/18/24	
7497-1024	4	10/31/24		RES 1646		11-09-2130		127.92	68997	11/18/24	
7497-1024	5	10/31/24		ORD 1785		11-09-2130		39.36	68997	11/18/24	
7497-1024	6	10/31/24		ORD 1786		11-09-2130		39.36	68997	11/18/24	
7497-1024	7	10/31/24		ORD 1784		11-02-2130		39.36	68997	11/18/24	
7497-1024	8	10/31/24		ORD 1783		15-44-2130		39.36	68997	11/18/24	
7497-1024	9	10/31/24		ORD 1787		11-09-2130		39.36	68997	11/18/24	
7497-1024	10	10/31/24		RES 1645		11-09-2130		127.92	68997	11/18/24	
7497-1024	11	10/31/24		RES 1646		11-09-2130		127.92	68997	11/18/24	
7497-1024	12	10/31/24		FINANCIALS		11-02-2130		157.44	68997	11/18/24	
7497-1024	13	10/31/24		PUBLIC TRANSIT OPERATING		11-06-2130		39.36	68997	11/18/24	
7497-1024	14	10/31/24		DBE FOR CTD/PUBLIC TRANSIT		11-06-2130		39.36	68997	11/18/24	
7497-1024	15	10/31/24		ORD 1788		15-44-2130		39.36	68997	11/18/24	

GOODLAND STAR-NEWS								1120.38			
167 GOODLAND YOST FARM SUPPLY											
16801	1	10/01/24		HOSE, HOSE END, ORING/#29		11-11-3060		264.24	68998	11/18/24	
16874	1	10/07/24		14" BAR, CHAIN, SPROCKET		15-42-3020		90.20	68998	11/18/24	
17023	1	10/16/24		DRIVE TUBE, CARB, REPAIR		15-42-3020		533.83	68998	11/18/24	
17024	1	10/16/24		CHAIN CATCH		15-42-3020		2.18	68998	11/18/24	
17155	1	10/28/24		ULTRA OIL		11-11-3060		26.24	68998	11/18/24	

GOODLAND YOST FARM SUPPLY								916.69			
3100 GRAINGER											
9205041107	1	8/05/24	20622	FULL BODY HARNESS		11-11-2310		49.37	68999	11/18/24	
9300569713	1	10/31/24	20631	DRUM CANDLE, WHITE BOARD		11-11-3060		173.31	68999	11/18/24	
9302223350	1	11/01/24	20633	LAMPS/PATCH TRUCK #9		11-11-3170		88.00	68999	11/18/24	

GRAINGER								310.68			
3729 GWORK											
2019-25902	1	10/28/24		ANNUAL SUBSCRIPTION		11-04-2140		1500.00	69000	11/18/24	
2019-25902	2	10/28/24		ANNUAL SUBSCRIPTION		15-44-3060		3000.00	69000	11/18/24	
2019-25902	3	10/28/24		ANNUAL SUBSCRIPTION		15-44-2140		31500.00	69000	11/18/24	

GWORK								36000.00			
2343 HACH COMPANY											
14231122	1	10/21/24	20567	PH BUFFER, PH BUFFER 9.23		23-41-3120		279.07	69001	11/18/24	
14242431	1	10/29/24	20569	PH GEL PROBE		23-41-3060		497.27	69001	11/18/24	

HACH COMPANY								776.34			
4129 HAMMEN, HEIDI											
GEN24-533	1	10/31/24		OVERPAYMENT ON ACCT		15-44-3180		5.54	69002	11/18/24	

HAMMEN, HEIDI								5.54			
2893 HELENA CHEMICAL CO.											

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

			2893	HELENA CHEMICAL CO.						
41219107	1	11/01/24		UNISON, DIMENSION, GLYSTAR		11-15-3040		856.70	69003	11/18/24
41219110	1	10/04/24		BATTLESHIP CHEMICAL		11-15-3040		700.00	69003	11/18/24
				HELENA CHEMICAL CO.				----- 1556.70		
			3427	HUBER & ASSOCIATES						
CW227202	1	11/04/24		ENTERPOL INTERFACE MAINT		11-03-2050		850.00	69004	11/18/24
				HUBER & ASSOCIATES				----- 850.00		
			3249	INTERNAL REVENUE SERVICE						
PR20241101	1	11/01/24		FED/FICA TAX		11-00-0011	N	12330.48	3046064	11/08/24 E
PR20241101	2	11/01/24		FED/FICA TAX		15-00-0011	N	6802.50	3046064	11/08/24 E
PR20241101	3	11/01/24		FED/FICA TAX		21-00-0011	N	1377.34	3046064	11/08/24 E
PR20241101	4	11/01/24		FED/FICA TAX		23-00-0011	N	978.96	3046064	11/08/24 E
				INTERNAL REVENUE SERVICE				----- 21489.28		
			1328	ITRON, INC.						
692778	1	11/11/24		HARDWARE MAINTENANCE		15-44-2140		7173.76	69005	11/18/24
				ITRON, INC.				----- 7173.76		
			2023	JCI INDUSTRIES INC						
8272607	1	9/12/24	20708	REPAIR OF PUMP SEAL		15-40-3060		2305.35	69006	11/18/24
				JCI INDUSTRIES INC				----- 2305.35		
			262	KANSAS BROADCAST COMPANY						
34613-1	1	10/30/24		HOLIDAY GREETINGS		11-02-2130		250.00	69007	11/18/24
				KANSAS BROADCAST COMPANY				----- 250.00		
			1092	KANSAS CORP. COMM.						
GEN24-534	1	11/01/24		2011-00357		39-01-2050		100.36	69008	11/18/24
GEN24-534	2	11/01/24		2011-00571		39-01-2050		32.77	69008	11/18/24
				KANSAS CORP. COMM.				----- 133.13		
			2052	KANSAS ONE-CALL SYSTEM, I						
4100278	1	10/31/24		50 LOCATES		15-42-2140		30.00	69009	11/18/24
4100278	2	10/31/24		50 LOCATES		21-40-2140		30.00	69009	11/18/24
				KANSAS ONE-CALL SYSTEM, I				----- 60.00		
			1072	KANSAS PAYMENT CENTER						
PR20241101	1	11/01/24		INCOME WITHOLD		11-00-0012	N	96.46	3046059	11/08/24 E
				KANSAS PAYMENT CENTER				----- 96.46		
			3999	KANSAS TURNPIKE AUTHORITY						
23069951	1	10/27/24		TOLLS/BEDORE KMEA		15-40-2190		3.87	69010	11/18/24
23069951	2	10/27/24		TOLLS/BEDORE KMEA		15-42-2190		3.87	69010	11/18/24

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

3999 KANSAS TURNPIKE AUTHORITY											

KANSAS TURNPIKE AUTHORITY								7.74			
225 KANSASLAND TIRE-GOODLAND											
42338	1	10/17/24		ATV TIRE REPAIR		15-42-3060		27.25	69011	11/18/24	
42555	1	10/18/24		4-265/70R17 TIRES/#6		11-15-3170		778.20	69011	11/18/24	
42573	1	10/25/24		TRUCK TIRE REPAIR		11-11-3060		45.00	69011	11/18/24	
42643	1	10/28/24		TIRE REPAIR		11-11-3170		20.00	69011	11/18/24	
42712	1	10/29/24		15X6.00X6 TIRES X 2/JD 200601		11-15-3060		127.94	69011	11/18/24	

KANSASLAND TIRE-GOODLAND								998.39			
1246 KMEA-WAPA											
GOOD-2024-11	1	11/06/24		WAPA/OCTOBER 2024		15-40-2120		8243.00	69012	11/18/24	

KMEA-WAPA								8243.00			
865 KS DEPT TAX											
PR20241101	1	11/01/24		STATE TAX		11-00-0011	N	2543.63	3046058	11/08/24	E
PR20241101	2	11/01/24		STATE TAX		15-00-0011	N	1507.07	3046058	11/08/24	E
PR20241101	3	11/01/24		STATE TAX		21-00-0011	N	309.38	3046058	11/08/24	E
PR20241101	4	11/01/24		STATE TAX		23-00-0011	N	223.12	3046058	11/08/24	E

KS DEPT TAX								4583.20			
523 KS PUBLIC EMP. RETIREMENT											
PR20241101	1	11/01/24		KPERS		11-00-0012	N	2436.57	3046057	11/08/24	E
PR20241101	2	11/01/24		KPERS		15-00-0012	N	2140.41	3046057	11/08/24	E
PR20241101	3	11/01/24		KPERS		21-00-0012	N	206.87	3046057	11/08/24	E
PR20241101	4	11/01/24		KPERS		23-00-0012	N	206.86	3046057	11/08/24	E
PR20241101	5	11/01/24		OPTIONAL KPERS		11-00-0012	N	261.50	3046057	11/08/24	E
PR20241101	6	11/01/24		OPTIONAL KPERS		15-00-0012	N	46.95	3046057	11/08/24	E
PR20241101	7	11/01/24		KPERS II		11-00-0012	N	1884.76	3046057	11/08/24	E
PR20241101	8	11/01/24		KPERS II		15-00-0012	N	1358.87	3046057	11/08/24	E
PR20241101	9	11/01/24		KPERS II		21-00-0012	N	97.48	3046057	11/08/24	E
PR20241101	10	11/01/24		KPERS II		23-00-0012	N	97.48	3046057	11/08/24	E
PR20241101	11	11/01/24		KPERS III		11-00-0012	N	3779.01	3046057	11/08/24	E
PR20241101	12	11/01/24		KPERS III		15-00-0012	N	1347.01	3046057	11/08/24	E
PR20241101	13	11/01/24		KPERS III		21-00-0012	N	693.56	3046057	11/08/24	E
PR20241101	14	11/01/24		KPERS III		23-00-0012	N	441.61	3046057	11/08/24	E
PR20241101	15	11/01/24		KPERS D&D		11-00-0012	N	530.81	3046057	11/08/24	E
PR20241101	16	11/01/24		KPERS D&D		15-00-0012	N	317.58	3046057	11/08/24	E
PR20241101	17	11/01/24		KPERS D&D		21-00-0012	N	65.39	3046057	11/08/24	E
PR20241101	18	11/01/24		KPERS D&D		23-00-0012	N	48.88	3046057	11/08/24	E

KS PUBLIC EMP. RETIREMENT								15961.60			
1395 LAMPTON WELDING SUPPLY											
0000670217	1	11/01/24		10 YEAR LEASE/CYLINDERS		15-40-2140		333.55	69013	11/18/24	

LAMPTON WELDING SUPPLY								333.55			
3778 LAW OFFICE AMBER M BREHM											

INVOICE NO	LN	DATE	PO NO	REFERENCE	CD	GL ACCOUNT	1099	NET	CHECK	PD DATE
PR20241101			3778	LAW OFFICE AMBER M BREHM						
	1	11/01/24		BREHM LAW OFFIC		11-00-0012	N	448.95	68970	11/08/24
				LAW OFFICE AMBER M BREHM				448.95		
E40868			3295	LOGAN CONTRACTORS SUPPLY						
	1	10/08/24		MIXER TUBE, STAKE, WHIRLBIT		11-11-3120		1701.06	69014	11/18/24
				LOGAN CONTRACTORS SUPPLY				1701.06		
PR20241101			3998	MASA						
	1	11/01/24		MEDICAL TRANSPO		11-00-0012	N	165.00	68971	11/08/24
	2	11/01/24		MEDICAL TRANSPO		15-00-0012	N	112.00	68971	11/08/24
	3	11/01/24		MEDICAL TRANSPO		21-00-0012	N	21.00	68971	11/08/24
	4	11/01/24		MEDICAL TRANSPO		23-00-0012	N	7.00	68971	11/08/24
				MASA				305.00		
32692			1440	MCCLURE PLUMBING & HEATIN						
	1	9/03/24		URINAL KIT/BATHROOM B		11-11-3030		30.00	69015	11/18/24
	1	10/02/24		HOSE CLAMP, COUPLER/ROSEWOOD		11-15-3120		32.88	69015	11/18/24
	1	10/08/24		BALL VALVE, NIPPLE, PIPE		21-42-3050		370.28	69015	11/18/24
				MCCLURE PLUMBING & HEATIN				433.16		
PR20241101			2104	NATIONWIDE TRUST CO. FSB						
	1	11/01/24		NATIONWIDE TRST		11-00-0012	N	575.00	3046062	11/08/24 E
	2	11/01/24		NATIONWIDE TRST		15-00-0012	N	265.00	3046062	11/08/24 E
				NATIONWIDE TRUST CO. FSB				840.00		
INV11804			3085	OFFICE WORKS & HOME FURNI						
	1	10/30/24		COPY COUNT		11-02-3120		134.91	69016	11/18/24
				OFFICE WORKS & HOME FURNI				134.91		
22659			3403	PEST AWAY LLC						
	1	11/07/24		PEST CONTROL/NOVEMBER 2024		11-02-2140		35.00	69017	11/18/24
	2	11/07/24		PEST CONTROL/NOVEMBER 2024		23-41-2140		55.00	69017	11/18/24
	3	11/07/24		PEST CONTROL/NOVEMBER 2024		11-13-2140		20.00	69017	11/18/24
	4	11/07/24		PEST CONTROL/NOVEMBER 2024		11-17-2140		35.00	69017	11/18/24
	5	11/07/24		PEST CONTROL/NOVEMBER 2024		21-40-2140		40.00	69017	11/18/24
	6	11/07/24		PEST CONTROL/NOVEMBER 2024		11-11-2140		55.00	69017	11/18/24
	7	11/07/24		PEST CONTROL/NOVEMBER 2024		15-40-2140		54.50	69017	11/18/24
	8	11/07/24		PEST CONTROL/NOVEMBER 2024		11-03-2140		40.00	69017	11/18/24
	9	11/07/24		PEST CONTROL/NOVEMBER 2024		11-21-2140		15.00	69017	11/18/24
	10	11/07/24		PEST CONTROL/NOVEMBER 2024		11-15-2140		40.00	69017	11/18/24
	11	11/07/24		PEST CONTROL/NOVEMBER 2024		11-23-2140		25.00	69017	11/18/24
	12	11/07/24		PEST CONTROL/NOVEMBER 2024		11-02-2140		130.00	69017	11/18/24
				PEST AWAY LLC				544.50		
5611			1924	PRAIRIE LAND ELECTRIC						
	1	11/08/24		POWER BILL/OCTOBER 2024		15-40-2120		149390.42	69018	11/18/24

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

1924 PRAIRIE LAND ELECTRIC										
PRAIRIE LAND ELECTRIC								149390.42		

4065 PVS DX, INC.										
DE28000407-24	1	10/31/24		CHLORINE CYLINDERS		21-40-3040		160.00	69019	11/18/24
PVS DX, INC.								160.00		

3462 REPUBLICAN VALLEY VETERIN										
228777	1	10/25/24		RABIES/LUNA GONZALES		11-05-2140		25.00	69020	11/18/24
229120	1	10/30/24		INTERCEPTOR PLUS/GOOSE		11-03-3250		77.68	69020	11/18/24
REPUBLICAN VALLEY VETERIN								102.68		

407 SALINA SUPPLY COMPANY										
S100247850.001	1	10/28/24	20564	1.5" BALL STRAIGHT MTR VALVEX2		21-42-3050		476.43	69021	11/18/24
S100272529.003	1	10/28/24	20559	2" ESERIES METERS X 3		21-42-3050		2958.33	69021	11/18/24
S100274788.001	1	10/28/24	20568	2" REPAIR CLAMP, 6"COUPLINGS		21-42-3050		1096.28	69021	11/18/24
S100274836.001	1	10/28/24	20564	1.5X 5 COUPLING X 1		21-42-3050		46.02	69021	11/18/24
S100274836.001	2	10/28/24	20564	1.5" FLEXIBLE METER COUPLINGX2		21-42-3050		148.87	69021	11/18/24
S100274836.001	3	10/28/24	20564	3/4 COUPLING MIPXCOMP IPS X 10		21-42-3050		408.05	69021	11/18/24
S100274836.001	4	10/28/24	20564	FREIGHT		21-42-3050		24.03	69021	11/18/24
S100274850.002	1	10/28/24	20564	2" BALL FIP FLANGE		21-42-3050		361.41	69021	11/18/24
SALINA SUPPLY COMPANY								5519.42		

924 SCHEOPNER'S WATER CONDITI										
62675	1	11/01/24		COOLER RENT		11-03-3120		12.50	69022	11/18/24
6365	1	10/18/24		WATER		11-17-3120		12.00	69022	11/18/24
6725	1	10/14/24		WATER		11-03-3120		12.00	69022	11/18/24
SCHEOPNER'S WATER CONDITI								36.50		

2265 SCHERMERHORN, KATHY										
GEN24-537	1	10/31/24		CREMATIONS/OCTOBER 2024		11-05-2140	M	180.00	69023	11/18/24
SCHERMERHORN, KATHY								180.00		

418 SELF INSURANCE FUND										
GEN24-535	1	11/01/24		EMPR/GENERAL		45-01-1050		17535.00	69024	11/18/24
GEN24-535	2	11/01/24		EMPR/ELECTRIC PROD		15-40-1050		3775.35	69024	11/18/24
GEN24-535	3	11/01/24		EMPR/ELECTRIC DIST		15-42-1050		5715.43	69024	11/18/24
GEN24-535	4	11/01/24		EMPR/ELECTRIC COMM		15-44-1050		3083.37	69024	11/18/24
GEN24-535	5	11/01/24		EMPR/WATER PROD		21-40-1050		561.10	69024	11/18/24
GEN24-535	6	11/01/24		EMPR/WATER DIST		21-42-1050		1597.09	69024	11/18/24
GEN24-535	7	11/01/24		EMPR/SEWER TREATMENT		23-41-1050		1208.96	69024	11/18/24
GEN24-535	8	11/01/24		EMPR/SEWER COLLECTION		23-43-1050		647.85	69024	11/18/24
SELF INSURANCE FUND								34124.15		

421 SHARE CORPORATION										
284998	1	10/25/24	20404	PRY BAR SET		21-40-3020		450.93	69025	11/18/24
284998	2	10/25/24	20404	PRY BAR SET		21-42-3020		450.93	69025	11/18/24

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

285099	1	10/28/24	20718	421 SHARE CORPORATION PRY BAR SET		15-40-3020		308.87	69025	11/18/24

SHARE CORPORATION								1210.73		
GEN24-536	1	11/01/24		3851 SHERMAN CO COMM DEVELOP MUSEUM SALES/KEYCHAIN, MAGNETS		11-00-0893	M	10.00	69026	11/18/24

SHERMAN CO COMM DEVELOP								10.00		
002-00042363	1	10/07/24		428 SHERMAN COUNTY LANDFILL C&D		15-42-3120		3.08	69027	11/18/24
002-00042420	1	10/09/24		C & D		15-42-3120		6.27	69027	11/18/24
002-00042469	1	10/11/24		C & D		15-42-3120		23.76	69027	11/18/24
002-00042747	1	10/24/24		C & D		15-42-3120		3.08	69027	11/18/24

SHERMAN COUNTY LANDFILL								36.19		
6015862079	1	10/31/24		4038 STAPLES OFFICE NEWSLETTER PAPER		11-02-3120		69.61	69028	11/18/24

STAPLES OFFICE								69.61		
GEN24-537	1	11/01/24		4048 SURENCY LIFE & HEALTH COBRA ELIGIBILTY/NOVEMBER		45-01-1050		50.00	69029	11/18/24

SURENCY LIFE & HEALTH								50.00		
72031020	1	10/30/24	20719	461 TIFCO INDUSTRIES GLOVES		15-40-2310		253.04	69030	11/18/24

TIFCO INDUSTRIES								253.04		
9409	1	11/06/24		1014 TIMBER LINE ELECTRIC & CO REMOTE SUPPORT/SCADA SYSTEM		21-40-2140		470.00	69031	11/18/24

TIMBER LINE ELECTRIC & CO								470.00		
1096823	1	11/05/24		3568 UNDERGROUND VAULTS SHRED SERVICE		11-03-2140		47.00	69032	11/18/24

UNDERGROUND VAULTS								47.00		
1930117479	1	9/30/24		972 UNIFIRST CORPORATION UNIFORMS		21-40-3160		45.37	69034	11/18/24
1930117479	2	9/30/24		UNIFORMS		21-42-3160		47.84	69034	11/18/24
1930117479	3	9/30/24		UNIFORMS		23-41-3160		22.00	69034	11/18/24
1930118266	1	10/07/24		UNIFORMS		21-40-3160		22.00	69034	11/18/24
1930118266	2	10/07/24		UNIFORMS		23-41-3160		22.00	69034	11/18/24
1930118266	3	10/07/24		UNIFORMS		21-42-3160		47.84	69034	11/18/24
1930119324	1	10/14/24		UNIFORMS		21-40-3160		23.16	69034	11/18/24
1930119324	2	10/14/24		UNIFORMS		23-41-3160		22.00	69034	11/18/24
1930119324	3	10/14/24		UNIFORMS		21-42-3160		44.00	69034	11/18/24
1930120386	1	10/21/24		UNIFORMS		21-40-3160		22.00	69034	11/18/24

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

972 UNIFIRST CORPORATION										
1930120386	2	10/21/24		UNIFORMS		23-41-3160		22.00	69034	11/18/24
1930120386	3	10/21/24		UNIFORMS		21-42-3160		44.00	69034	11/18/24
1930121249	1	10/28/24		UNIFORMS		21-40-3160		21.31	69034	11/18/24
1930121249	2	10/28/24		UNIFORMS		23-41-3160		22.47	69034	11/18/24
1930121249	3	10/28/24		UNIFORMS		21-42-3160		135.76	69034	11/18/24

UNIFIRST CORPORATION								563.75		
3524 VERIZON										
9977576391	1	10/31/24		CELLPHONES/HOTSPOTS		11-03-2180		757.91	69035	11/18/24
9977576391	2	10/31/24		HOTSPOT/IT		11-02-2180		40.01	69035	11/18/24
9977576391	3	10/31/24		CELL PHONE/IPAD		11-06-2180		81.81	69035	11/18/24
9977576391	4	10/31/24		IPAD		11-09-3120		40.01	69035	11/18/24
9977576391	5	10/31/24		CELL PHONE/IPAD		11-11-3120		64.52	69035	11/18/24
9977576391	6	10/31/24		CELL PHONE/IPAD		15-42-3120		81.81	69035	11/18/24
9977576391	7	10/31/24		CELL PHONE		15-42-3120		24.51	69035	11/18/24
9977576391	8	10/31/24		IPAD/GIS TABLET		21-40-2180		80.02	69035	11/18/24

VERIZON								1170.60		
3092 VERNON MANUFACTURING										
20023	1	11/04/24	20403	RADIOS X 2		21-40-3120		84.66	69036	11/18/24
20023	2	11/04/24	20403	RADIOS X 1		21-40-3120		42.34	69036	11/18/24

VERNON MANUFACTURING								127.00		
4010 VIKING INDUSTRIAL PAINTIN										
PS-INV105007	1	10/30/24		POWER PLANT TANK REPAIR		38-01-4080		69100.00	69037	11/18/24

VIKING INDUSTRIAL PAINTIN								69100.00		
3313 VISA										
GEN24-538	1	10/31/24		HOTEL/BROWN LEAGUE CONFERENCE		11-02-2190		105.43	69041	11/18/24
GEN24-538	2	10/31/24		FUEL/BROWN LEAGUE CONFERENCE		11-02-2190		40.00	69041	11/18/24
GEN24-538	3	10/31/24		MEAL/BROWN LEAGUE CONFERENCE		11-02-2190		9.49	69041	11/18/24
GEN24-538	4	10/31/24		FUEL/BROWN LEAGUE CONFERENCE		11-02-2190		38.30	69041	11/18/24
GEN24-538	5	10/31/24		FUEL/BROWN LEAGUE CONFERENCE		11-02-2190		16.00	69041	11/18/24
GEN24-539	1	10/31/24		TOOL STABILIZER		11-11-3020	N	8.99	69041	11/18/24
GEN24-539	2	10/31/24		COVERALLS		11-11-3160		44.99	69041	11/18/24
GEN24-539	3	10/31/24		REMOTE BB		36-01-4010		1236.00	69041	11/18/24
GEN24-539	4	10/31/24		FLOWERS/HEINRICH SERVICE		15-44-3120		64.20	69041	11/18/24
GEN24-539	5	10/31/24		DESK CALCULATOR		15-44-3120		119.95	69041	11/18/24
GEN24-539	6	10/31/24		GOV'T FINANCIAL/BROWN CLASS		11-02-2170		242.00	69041	11/18/24
GEN24-540	1	10/31/24		ROOM/JOHNSON CLERK CLASS		15-44-2190		477.45	69041	11/18/24
GEN24-541	1	10/31/24				11-13-3030		135.09	69041	11/18/24
GEN24-542	1	10/31/24		HOTEL/SCHECK WATER TEST		21-40-2190		136.00	69041	11/18/24
GEN24-542	2	10/31/24		FUEL/SCHECK WATER TEST		21-40-2190		47.05	69041	11/18/24
GEN24-542	3	10/31/24		MEAL/SCHECK WATER TEST		21-40-2190		12.50	69041	11/18/24
GEN24-542	4	10/31/24		MEAL/SCHECK WATER TEST		21-40-2190		11.13	69041	11/18/24
GEN24-542	5	10/31/24		WATER TEST/SCHECK		21-40-2170		25.00	69041	11/18/24
GEN24-542	6	10/31/24		EAGLELIFT LINK ASSY, CYLINDER		11-11-3060		1250.93	69041	11/18/24
GEN24-543	1	10/31/24		BOOTS/STREET DEPT		11-11-3160		1814.49	69041	11/18/24
GEN24-543	2	10/31/24		COMMERCIAL APPLICATOR/KEITH		11-11-2170		100.00	69041	11/18/24

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

3313 VISA										
GEN24-543	3	10/31/24		COMMERCIAL APPLICATOR/KRAYCA		11-15-2170		100.00	69041	11/18/24
GEN24-543	4	10/31/24		COMMERCIAL APPLICATOR/KRAYCA		11-15-2170		100.00	69041	11/18/24
GEN24-543	5	10/31/24		BOOTS/WOOD		11-15-3160		109.99	69041	11/18/24
GEN24-543	6	10/31/24		WATER PUMP IMPELLER, SEAL SET		21-40-3060		80.50	69041	11/18/24
GEN24-544	1	10/31/24		FUEL/JOHNSON KLETC TRAINING		25-01-2170		41.00	69041	11/18/24
GEN24-544	2	10/31/24		FUEL/JOHNSON KLETC TRAINING		25-01-2170		21.82	69041	11/18/24
GEN24-544	3	10/31/24		DOG FOOD		11-03-3250		66.99	69041	11/18/24
GEN24-545	1	10/31/24		FUEL/NICHOLS KMU SUBSTATION TR		15-40-2190		63.81	69041	11/18/24
GEN24-545	2	10/31/24		MEAL/NICHOLS KMU SUBSTATION TR		15-40-2190		8.44	69041	11/18/24
GEN24-545	3	10/31/24		ROOM/NICHOLS KMU SUBSTATION TR		15-40-2190		138.82	69041	11/18/24
GEN24-545	4	10/31/24		FUEL/BEDORE KMEA CONFERENCE		15-42-2190		75.05	69041	11/18/24
GEN24-545	5	10/31/24		ROOM/BEDORE KMEA CONFERENCE		15-42-2190		149.54	69041	11/18/24
GEN24-545	6	10/31/24		FUEL/BEDORE KMEA CONFERENCE		15-42-2190		60.00	69041	11/18/24
GEN24-545	7	10/31/24		MEAL/BEDORE KMEA CONFERENCE		15-42-2190		9.69	69041	11/18/24
GEN24-545	8	10/31/24		MEAL/BEDORE KMEA CONFERENCE		15-42-2190		9.38	69041	11/18/24
GEN24-546	1	10/31/24		SLINGO POLE STAND/PO 20945		15-42-3020		558.39	69041	11/18/24
GEN24-546	2	10/31/24		SAFETY GLASSES		15-42-2310		175.94	69041	11/18/24
GEN24-547	1	10/31/24		DOG FOOD		11-03-3250		64.29	69041	11/18/24
GEN24-547	2	10/31/24		DOG FOOD TAX CREDIT		11-03-3250		5.79-	69041	11/18/24
GEN24-547	3	10/31/24		FUEL/REDDICK TRAINING		25-01-2170		39.44	69041	11/18/24
GEN24-547	4	10/31/24		MEAL/REDDICK TRAINING/NO RECT		25-01-2170		17.03	69041	11/18/24
GEN24-547	5	10/31/24		FUEL/REDDICK TRAINING		25-01-2170		35.52	69041	11/18/24
GEN24-547	6	10/31/24		MEAL/REDDICK TRAINING		25-01-2170		8.03	69041	11/18/24
GEN24-547	7	10/31/24		MEAL/REDDICK TRAINING		25-01-2170		6.81	69041	11/18/24
GEN24-547	8	10/31/24		MEAL/REDDICK TRAINING		25-01-2170		13.12	69041	11/18/24
GEN24-547	9	10/31/24		FUEL/REDDICK TRAINING		25-01-2170		35.65	69041	11/18/24
GEN24-547	10	10/31/24		ROOM/REDDICK TRAINING		25-01-2170		220.12	69041	11/18/24
GEN24-547	11	10/31/24		MEAL/REDDICK TRAINING		25-01-2170		13.12	69041	11/18/24

VISA								8151.69		
2895 VISION CARE DIRECT ADM.										
PR20241101	1	11/01/24		VISION CARE DIR		11-00-0012	N	159.59	68969	11/08/24
PR20241101	2	11/01/24		VISION CARE DIR		15-00-0012	N	99.53	68969	11/08/24
PR20241101	3	11/01/24		VISION CARE DIR		21-00-0012	N	14.82	68969	11/08/24

VISION CARE DIRECT ADM.								273.94		
4130 WATERWORTH										
INV-1347	1	10/16/24		ANNUAL SOFTWARE SUBSCRIPTION		38-01-4010		9600.00	69042	11/18/24

WATERWORTH								9600.00		
3175 WESTHUSING'S INC										
22811	1	10/25/24		CARDREADER INOPERABLE/REPAIR		36-01-4010		993.25	69043	11/18/24

WESTHUSING'S INC								993.25		

***** REPORT TOTAL *****								5179040.67		

GLJRN LUD	Wed Nov 13, 2024 9:16 AM	City of Goodland KS	OPER: MPV	PAGE	1
06.22.23	POSTING DATE: 11/15/2024	GENERAL LEDGER JOURNAL ENTRIES	JRNL:6313		
		CALENDAR 11/2024, FISCAL 11/2024			
		UPDATE			
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 11/05	13,465.66		
07-00-0001	SELF INSUR CASH	STOP LOSS 11/05		13,465.66	1
07-01-5030	SELF INSUR BCBS STOP LOSS PYMT	STOP LOSS 11/12	6,259.33		
07-00-0001	SELF INSUR CASH	STOP LOSS 11/12		6,259.33	1
45-01-1050	EMP BENEFIT HEALTH/ACC INSUR	BCBS GEN	13,943.74		
45-00-0001	EMP BENEFITS CASH	BCBS GEN		13,943.74	1
15-40-1050	ELEC. PROD. INSURANCE	BCBS ELPR	3,006.47		
15-00-0001	ELECTRIC CASH	BCBS ELPR		3,006.47	1
15-42-1050	ELEC. DIST. INSURANCE	BCBS ELDI	4,426.32		
15-00-0001	ELECTRIC CASH	BCBS ELDI		4,426.32	1
15-44-1050	ELEC. COMM & GEN INSURANCE	BCBS ELCG	2,370.19		
15-00-0001	ELECTRIC CASH	BCBS ELCG		2,370.19	1
21-40-1050	WATER PROD. INSURANCE	BCBS WAPR	442.28		
21-00-0001	WATER CASH	BCBS WAPR		442.28	1
21-42-1050	WATER DIST. INSURANCE	BCBS WADI	1,318.35		
21-00-0001	WATER CASH	BCBS WADI		1,318.35	1
23-41-1050	SEWER TREATMENT INSURANCE	BCBS SETR	962.19		
23-00-0001	SEWER CASH	BCBS SETR		962.19	1
23-43-1050	SEWER COLL. INSURANCE	BCBS SECO	519.91		
23-00-0001	SEWER CASH	BCBS SECO		519.91	1
14-01-5080	SALES TAX REMITTANCE TO STATE	OCT SALES TAX	23,500.77		
14-00-0001	SALE TAX CASH	OCT SALES TAX		23,500.77	1
15-50-5020	ELECTRIC COMPENSATING TAX	OCT SALES TAX	22.14		
15-00-0001	ELECTRIC CASH	OCT SALES TAX		22.14	1
21-52-5080	WATER COMPENSATING TAX REMIT.	OCT SALES TAX	40.25		
21-00-0001	WATER CASH	OCT SALES TAX		40.25	1
11-00-0893	GENERAL OP. MISC RECEIPTS	OCT SALES TAX	9.45		
11-00-0001	GENERAL OPERATING CASH	OCT SALES TAX		9.45	1
15-50-5020	ELECTRIC COMPENSATING TAX	OCT COMP TAX	240.03		
15-00-0001	ELECTRIC CASH	OCT COMP TAX		240.03	1
15-44-2140	ELEC. COMM & GEN PROF. SERV.	CC POS	81.11		
15-00-0001	ELECTRIC CASH	CC POS		81.11	1
15-44-2140	ELEC. COMM & GEN PROF. SERV.	CC	90.62		
15-00-0001	ELECTRIC CASH	CC		90.62	1
Journal Total :			70,698.81	70,698.81	
Sub Total			70,698.81	70,698.81	
** Report Total **			70,698.81	70,698.81	

FUND	NAME	DEBITS	CREDITS
07	SELF INSURANCE	19,724.99	19,724.99
11	GENERAL	9.45	9.45
14	SALES TAX	23,500.77	23,500.77
15	ELECTRIC UTILITY	10,236.88	10,236.88
21	WATER UTILITY	1,800.88	1,800.88
23	SEWER UTILITY	1,482.10	1,482.10
45	EMPLOYEE BENEFIT	13,943.74	13,943.74
TOTALS		70,698.81	70,698.81

** 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	19,724.99	19,724.99-
07-01-5030	SELF INSUR BCBS STOP LOSS PYMT	19,724.99	.00	19,724.99
11-00-0001	GENERAL OPERATING CASH	.00	9.45	9.45-
11-00-0893	GENERAL OP. MISC RECEIPTS	9.45	.00	9.45
14-00-0001	SALE TAX CASH	.00	23,500.77	23,500.77-
14-01-5080	SALES TAX REMITTANCE TO STATE	23,500.77	.00	23,500.77
15-00-0001	ELECTRIC CASH	.00	10,236.88	10,236.88-
15-40-1050	ELEC. PROD. INSURANCE	3,006.47	.00	3,006.47
15-42-1050	ELEC. DIST. INSURANCE	4,426.32	.00	4,426.32
15-44-1050	ELEC. COMM & GEN INSURANCE	2,370.19	.00	2,370.19
15-44-2140	ELEC. COMM & GEN PROF. SERV.	171.73	.00	171.73
15-50-5020	ELECTRIC COMPENSATING TAX	262.17	.00	262.17
21-00-0001	WATER CASH	.00	1,800.88	1,800.88-
21-40-1050	WATER PROD. INSURANCE	442.28	.00	442.28
21-42-1050	WATER DIST. INSURANCE	1,318.35	.00	1,318.35
21-52-5080	WATER COMPENSATING TAX REMIT.	40.25	.00	40.25
23-00-0001	SEWER CASH	.00	1,482.10	1,482.10-
23-41-1050	SEWER TREATMENT INSURANCE	962.19	.00	962.19
23-43-1050	SEWER COLL. INSURANCE	519.91	.00	519.91
45-00-0001	EMP BENEFITS CASH	.00	13,943.74	13,943.74-
45-01-1050	EMP BENEFIT HEALTH/ACC INSUR	13,943.74	.00	13,943.74
		=====	=====	=====
	TRANSACTION TOTALS	70,698.81	70,698.81	.00

PAYROLL REGISTER

ORDINANCE #2024-P22

11/8/2024

<u>DEPARTMENT</u>	<u>GROSS PAY</u>
GENERAL	54,998.48
ELECTRIC	31,758.10
WATER	6,539.32
SEWER	4,888.26
TOTAL	<u>98,184.16</u>

PASSED AND SIGNED THIS _____ DAY OF _____, 2024

CITY CLERK

MAYOR



AGENDA ITEM

CITY COMMISSION COMMUNICATION FORM

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

DATE: June 17, 2024

ITEM: Ordinance 1789 - An Ordinance to rezone 425 Sherman Avenue
(2ND ADDN TO GOODLAND , BLOCK 25 , Lot 13 – 18) from R-1 to
D-MU.

NEXT STEP: Motion to Approve

☒ ORDINANCE
☐ MOTION
☐ INFORMATION

I. REQUEST OR ISSUE:

Zone Change Request – Request to change zoning from "R-1" Residential—
Single-family and two-family district to "D-MU" Downtown Mixed Use district for
425 Center Avenue a/k/a/ 2ND ADDN TO GOODLAND , BLOCK 25 , Lot 13 - 18.

II. RECOMMENDED ACTION / NEXT STEP:

Motion to approve the proposed Ordinance

III. FISCAL IMPACTS:

None

IV. BACKGROUND INFORMATION:

The applicant, Brian Morales – requested a zoning change from R-1 to D-MU. As
the property is currently zoned he is unable to open a coffee shop. He currently
is doing deliveries, but would like to be able to set up an actual coffee shop.

Chapter 19 of the Goodland Municipal Code provides guidance as to the approval
or denial of a requested change of zoning. Per Section 19-1608. - Matters to be
considered for zoning district amendments. "In order to recommend approval or
disapproval of a proposed zoning district amendment, the Planning Commission
shall consider the following matters:

- A. Character of the neighborhood.
- B. Consistency with the comprehensive plan and regulations of the City of

Goodland.

C. Adequacy of public utilities and other needed public services.

D. Suitability of the uses to which the property has been restricted under its existing zoning.

E. Compatibility of the proposed district classification with nearby properties.

F. The extent to which the zoning amendment may detrimentally affect nearby property.

G. Whether the proposed amendment provides a disproportionately great loss to the individual land owners nearby relative to the public gain.

Notice of public hearing was published in the Goodland Star News on May 17, 2024.

Notice of public hearing and of their right to file protest petitions was also mailed to all owners of real property within 300 feet of the property proposed to be rezoned. The notice was sent to 21 property owners.

COMPATIBILITY with COMPREHENSIVE PLAN:

In Chapter 5 Future Land Use (page 39 of the Comprehensive Plan Update, October 2000)

Land Use Externalities

Certain basic planning issues are relevant to sound public policy. Externalities, or the impact of a given parcel of land on its neighboring properties, must be considered. For example, a residential district that abuts expanding commercial districts can experience negative externalities. If not carefully planned, the residential district has less value than a similar district integrated within a residential neighborhood or in a well-designed mixed-use district. In effect, the land use incompatibility creates a cost imposed by the commercial owners on the residential owners. The best way to minimize these external costs is to a) interrelate the multiple land uses in a planned mixed-use development, or b) separate incompatible land uses with buffers and similar details of effective urban design. These planning principles help create compatible transitions between residential and commercial areas. Areas of Goodland that are vulnerable to the "externalities" of change and need careful land use planning include existing single-family residential areas near vacant, commercial land.

Redevelopment of mixed-use commercial must be carefully considered.

Characteristics that most people seek in a residential area—quiet, serenity, stability—can be protected by implementing site plan review recommendations as part of the plan update implementation.

COMPATIBILITY with the SURROUNDING DEVELOPMENT:

Zoning

NORTH – "R-1" Residential—Single-family and two-family district

EAST - "R-1" Residential—Single-family and two-family district

SOUTH – "R-1" Residential – Single family and two family district.

WEST - "R-1" Residential—Single-family and two-family district

Land Use

NORTH – Residential

EAST – Residential

SOUTH – Residential

WEST - Residential

Staff Comments The application appears to be in order, and should allow the Board to make findings as to whether all requirements have been satisfied.

Per the Section 19-1608, staff comments are highlighted below on each of the considerations for the Planning Commission:

A. Character of the neighborhood.

The character of the neighborhood is mixed with residential and Commercial. South and to the east between 5th Street and 6th Street on the Main Avenue side is already zoned D-MU and currently is the location of a Dental Office, an Accounting Firm and offices as well. South of the property that is proposed for the zoning change is the Masonic Lodge. Everything else around the property is being used as residential R-1.

B. Consistency with the comprehensive plan and regulations of the City of Goodland.

The proposed change would allow the proposed use of the structure to fit with regulations. A cause for concern would be the allowable use's and height limitations for future use of the structure. If adopted someone in the future could build up to 75 feet in height instead of the 35 feet that is allowed under the R-1 and R-2 districts.

C. Adequacy of public utilities and other needed public services.

This structure already has taps for Sewer, Water, and Electric.

D. Suitability of the uses to which the property has been restricted under its existing zoning.

This structure was once a church that has been converted into a dwelling with extra space not being used. The applicant would like to utilize that space for his Coffee/Drink making business. A concern would be if in the future, this property was sold or the current owner decided to establish a different type of business that is allowed as a use in the D-MU, would it be fair to the neighboring properties?

E. Compatibility of the proposed district classification with nearby properties.

The proposed zoning classification is partly compatible with nearby properties.

F. The extent to which the zoning amendment may detrimentally affect nearby property.

The new zoning district may create a different traffic pattern for the street, but should not adversely affect anyone. There is adequate off street parking as there is a pull through driveway that could be utilized for the customers.

G. Whether the proposed amendment provides a disproportionately great loss to the individual land owners nearby relative to the public gain.

The proposed zoning district could cause a loss to the individual landowners surrounding the property which the zoning change has been proposed for. If the change is made to rezone a future owner of the lot could potentially open/build a new establishment that isn't fitting with the characteristic of the neighborhood.

=====

At their meeting on November 12, the Planning Commission held a public hearing on the proposed rezoning. Only the applicants appeared at the hearing. Several neighbors did contact Building Official Hildebrand; but, there were no negative comments received. At the conclusion of the hearing, the Planning Commission unanimously recommended approval of the rezoning. The reasons put forth by the Planning Commission was:

- 1) There is an exciting new business that wants to do good things in Goodland and that's what we are trying to promote
- 2) An additional community gathering space
- 3) Although there are concerns about the future use of the space, let's not stand in the way of progress today and the use by the current business.

=====

RECOMMENDED MOTION: I move to approve Ordinance 1789 that approves the zone change request for 425 Center Avenue from R-1 to D-MU.

ALTERNATE MOTION: I move to disapprove Ordinance 1789 that would deny the zone change request for 425 Center Avenue from R-1 to D-MU.

ATTACHMENTS:

1. **Application**
2. **Map**
3. **Official notice and address list of notifications**
4. **Copy of newspaper publication**
5. **Aerial photos**
6. **Future land use map**

CITY OF GOODLAND, KANSAS, - PROCEDURES MANUAL

Article 9 – Zoning District Amendment (Rezoning) Procedure

CITY OF GOODLAND, KANSAS REZONING APPLICATION

Return Form to:

Inspections and Code Enforcement Department
City of Goodland
204 W. 11th Street
Goodland, KS 67735-0059
(785) 899-4550
(785) 899-4532 (fax)

For Office Use Only

Case No.: 2024-1101
Deposit: _____
Date Advertised: _____
Date Notices Sent: _____
Public Hearing Date: 10/08/24

APPLICANT INFORMATION:

Applicant: BRIAN MORALES Phone: (785) 443-4371
Address: 425 CENTER AVE Zip: 67735
Owner: BRIAN MORALES Phone: (785) 443-4371
Address: 425 CENTER AVE Zip: 67735

PROPERTY INFORMATION:

Street Address or General Location of Property: 425 Center Ave
Property is Located In (Legal Description): 2nd Addition to Goodland, Block 25, lot 13-18

Present Zoning R-1 Requested Zoning: D-MU Acreage: .48
Present Use of Property: Basement finished as home, main level is business.
Character of the Neighborhood: _____

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	<u>Residential</u>	<u>R-1</u>
South	<u>Vacant/Parking</u>	<u>R-1</u>
East	<u>Residential</u>	<u>R-1</u>
West	<u>Residential</u>	<u>R-1</u>

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would the proposed change create a small, isolated district unrelated to surrounding districts? Yes _____ No ✓

CITY OF GOODLAND, KANSAS, - PROCEDURES MANUAL

Article 9 – Zoning District Amendment (Rezoning) Procedure

If yes, explain: _____

2. Are there substantial reasons why the property cannot be used in accordance with existing zoning? Yes ☒ No ☐

If yes, explain: Residential limits to only home use. We desire a place for our community to gether and enjoy a coffeehouse.

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Is the proposed change consistent with the goals, objectives and policies set forth in the Comprehensive Plan?

Yes ☒ No ☐

2. Is the proposed change consistent with the Future Land Use Map?

Yes ☒ No ☐

TRAFFIC CONDITIONS:

1. Identify the street(s) with access to the property: 5th Street and Center Ave

2. Identify the classification of those street(s) as Arterial, Collector or Local and each Right-of-Way width:

Street Name	Classification	Right-of-Way Width
<u>5th Street</u>	<u>Local</u>	<u>80'</u>
<u>Center Avenue</u>	<u>Local</u>	<u>80'</u>

3. Will turning movements caused by the proposed use create an undue traffic hazard? Yes ☐ No ☒

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

- | | | |
|--|------------------------------|--|
| 1. Appropriately Sized Lots? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| 2. Properly Sized Street Right-of-Way? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| 3. Drainage Easements? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| 4. Utility Easements: | | |
| Electricity? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Gas? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Sewers? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Water? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |

5. Additional Comments: _____

CITY OF GOODLAND, KANSAS, - PROCEDURES MANUAL

Article 9 – Zoning District Amendment (Rezoning) Procedure

UNIQUE CHARACTERISTICS OF PROPERTY AND ADDITIONAL COMMENTS:

THIS PROPERTY WAS PREVIOUSLY THE FIRST BAPTIST CHURCH FOR YEARS SINCE ITS CREATION. WE DESIRE TO ONCE AGAIN MAKE IT A COMMUNITY HUB FOR GATHERINGS AND FELLOWSHIP, A SPACE FOR ALL TO ENJOY.

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned.
2. One copy of a statement describing the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Goodland.
3. Certified list of property owners within:
 - A. 300 feet of the property if the proposed P-D is located within the city's municipal boundaries;
 - B. 1,000 feet of the property if the proposed P-D is adjacent to the city's corporate limits.
4. If the proposed zoning requires a conditional use permit, the rezoning application shall be accompanied by a conditional use permit application defining the specifically requested use or list of uses.


Applicant's Signature

9/10/24
Date

To whom it may concern,

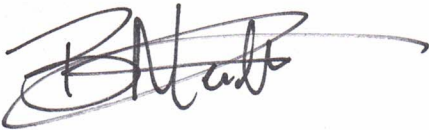
The proposed rezoning of our property from residential to DMU will bring significant benefits to the broader community of Goodland. By breathing new life into the former First Baptist Church building, we aim to transform this historically significant space into a vibrant coffee house; Tinkering Owl Coffee Co. This repurposing will offer residents and visitors a welcoming place to gather, work, and engage in meaningful conversation, while maintaining the character of the building. The transformation inside and out will beautify the neighborhood, and contribute to the economic growth of this area.

It is unlikely that we would have any traffic issues or congestion of the area when patrons and community members visit this property. Simply considering that this old church location once held services for hundreds of members at a time, we don't foresee any complications nor plan on hosting more people than the church once maintained.

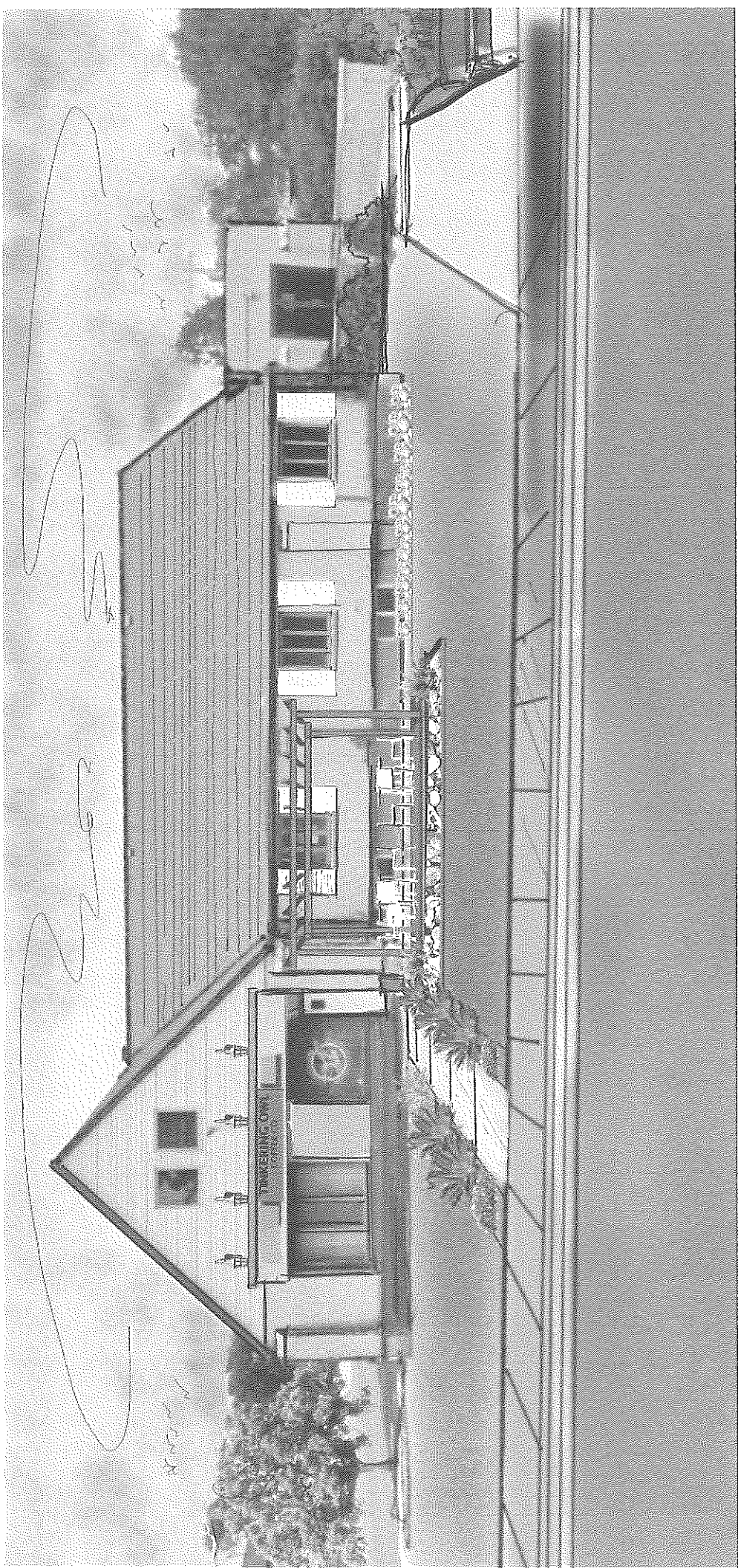
Beyond economic benefits, our goal is to restore the former church to a place of community use once again, aligning with Goodland's vision of fostering connection and enhancing public spaces. When we purchased this property 10 years ago, and decided to settle and start a family in Goodland Kansas, we dreamed that our building would someday serve as a venue for local clubs, small groups, events, and collaborations, offering a platform for creativity and community engagement. After a decade, we are finally at the cusp of it all, we hope we can finally bring our passion to fruition.

By revitalizing this iconic building, we hope to increase property values, improve the neighborhood's appeal, and create a shared space that strengthens the sense of community for all who live in and visit Goodland. Thank you.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Brian Morales', with a long horizontal flourish extending to the right.

Brian Morales
Tinkering Owl Coffee Co.
(785) 201-3330
(785) 443-4371 Mobile



W 4th St

E 4th St

Center Ave

W 5th St

E 5th St

OFFICIAL NOTICE

Public Hearing for Zoning District Change (Rezoning)

To whom it may concern and to all persons interested: Notice is hereby given that at 6:00p.m. on November 12, 2024, the City of Goodland Planning Commission, in the Second Floor Conference Room, at City Hall, 204 W. 11th Street, Goodland, Kansas, will consider the following application:

Case No. 2024-1101

Zone change from the "R-1" district to the "D-MU" district for property legally described and generally located as follows:

2ND ADDN TO GOODLAND , BLOCK 25 , Lot 13 – 18

a/k/a 425 Center Avenue, Goodland, KS 67735

As provided in Chapter 19 Article XVI Section 19-601 the above amendment will be discussed and considered by the Goodland Planning Commission, and all persons interested in said matter will be heard at this time concerning their views and wishes; and any protest against any of the provisions of the proposed changes to the zoning regulation will be considered by the Commission. Property owners within 300 feet of such property described above, wanting to protest the proposed change will have fourteen days after the Planning Commission makes its recommendation regarding the requested rezoning to submit a protest petition to the office of the City of Goodland City Clerk. If a valid protest petition is filed with the City Clerk prior to the deadline, the change shall only be approved by a unanimous vote of the City Commission. Protest petitions are available in the Building Inspection and Code Enforcement Department of the City of Goodland.

Certified, this September 30, 2024.

Zach Hildebrand

Building Official



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

September 26, 2024

RE: CORRECTED Official Notice of a Public Hearing for zoning change from R-1 to D-MU

Case Number: 2024-1101

Property applying for a zoning change: 425 Center Avenue, Goodland, KS 67735 a/k/a 2ND ADDN TO GOODLAND , BLOCK 25 , Lot 13 – 18.

To whom it may concern,

The previous letter you received about the rezoning public hearing had the incorrect date on it. The date for the public hearing is November 12 , 2024 at 6:00pm at City Hall.

Notice is hereby given that at 6:00 p.m. on November 12, 2024, the City of Goodland Planning Commission, in the Second Floor Conference Room, at City Hall, 204 W. 11th Street, Goodland, Kansas, will hold the public hearing regarding the zoning classification change. The amendment will be discussed and considered by the Planning Commission, and all persons interested in said matter will be heard at this time concerning their views and wishes; and any protest against any of the provisions of the proposed changes to the zoning regulation will be considered by the Planning Commission.

The property at the address listed above is requesting a zoning change from the “R-1” Single-family Residential district to the “D-MU” Downtown Mixed Use District. The owner of the property would like to develop a business on this lot and cannot do so while being zoned R-1. The proposed business should not have any major effect to the normal traffic on this intersection.

If you are receiving this letter, your property is located within 300 feet of the property proposing rezoning. Every property owner within 300 feet as well as anyone who has concerns with the rezoning of the property stated above will be presented to the Planning Commissioners at the time of the public hearing.

If you want to protest the proposed change, you will have 14 days after the Planning Commission makes its recommendation regarding the requested rezoning to submit a protest petition to the office of the City of Goodland City Clerk. If a valid protest petition is filed with the City Clerk prior to the deadline, the change shall only be approved by a unanimous vote of the City Commission. Protest Petitions are available in the Building Inspection and Code Enforcement Department of the City of Goodland.

If you have questions, comments or concerns please reach out to me during normal business hours Monday through Friday. My contact information is located in the header of this letter.

Sincerely,
Zach Hildebrand – Building Official/Code Enforcement



ORDINANCE NO. 1789

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF GOODLAND, KANSAS, UNDER THE AUTHORITY GRANTED BY THE CITY OF GOODLAND, KANSAS ZONING REGULATIONS

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

SECTION 1. ZONING CHANGE. That having received a recommendation from the Building Official, and proper notice having been given and hearing held as provided by law and under the authority of and subject to the provisions of the City of Goodland, Kansas Zoning Regulations, the zoning classification or districts of the lands legally described hereby are changed as follows:

Zone changed from “R-1” Residential, Single-family and two-family district, to “D-MU” General business district for property legally described and generally located as follows:

2ND ADDN TO GOODLAND , BLOCK 25 , Lot 13 - 18.

SECTION 2. ZONING MAP. That upon the taking effect of this Ordinance, the above zoning changes shall be entered and shown on the “Official Zoning Map” previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Zoning Regulation as amended.

SECTION 3. EFFECTIVE DATE. This ordinance shall take effect and be in force from and after its publication in the official City Newspaper.

PASSED AND ADOPTED this 18th day of August, 2024, by the Governing Body of the City of Goodland, Kansas.

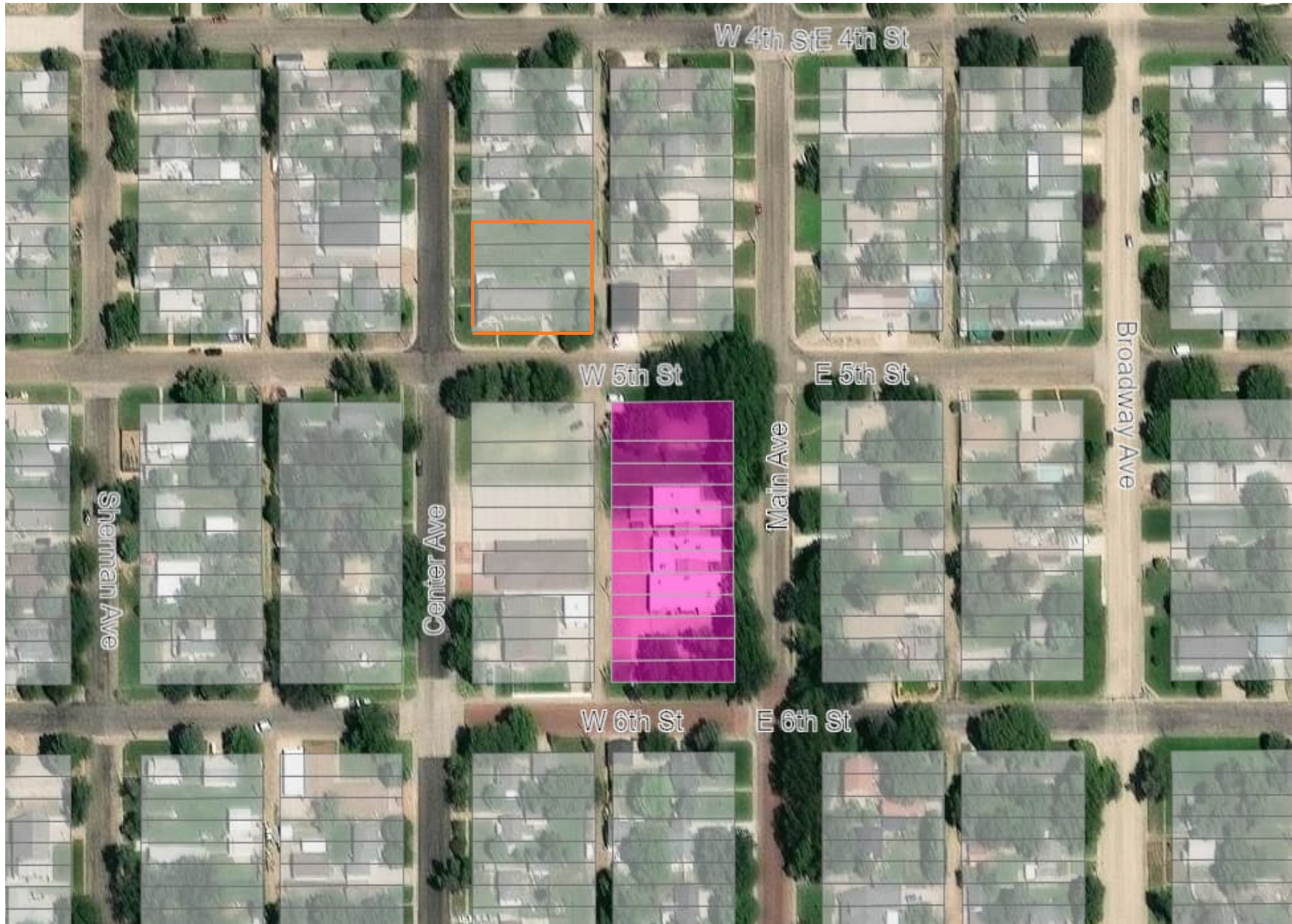
Aaron Thompson, Mayor

ATTEST:

Mary P. Volk, City Clerk

North

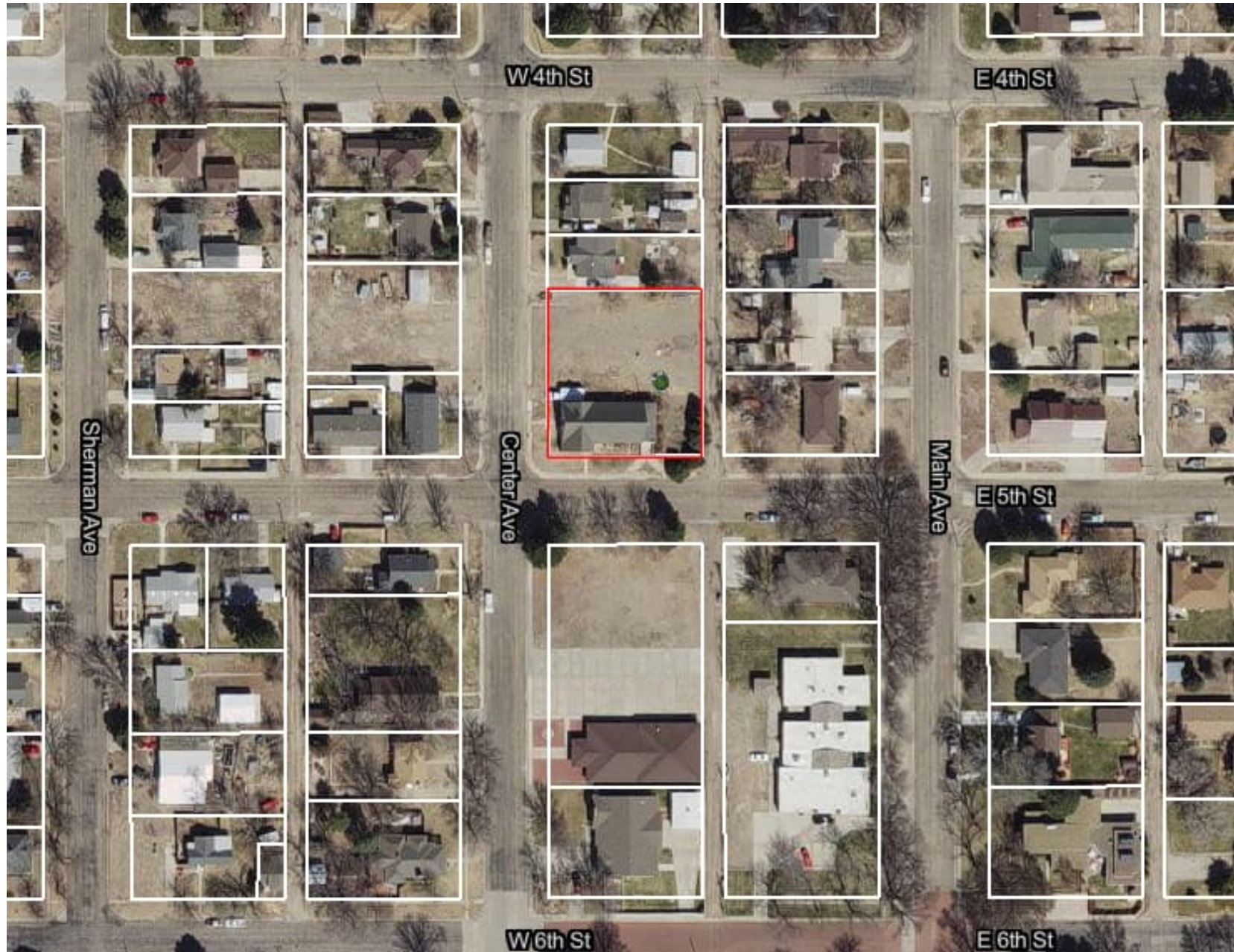
Property outlined in orange



South

North

Property outlined in orange



South



AGENDA ITEM

CITY COMMISSION COMMUNICATION FORM

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

DATE: November 18, 2024

ITEM: Ordinance 1776 - An Ordinance Amending the text for Chapter 19 Section 202 Interpretation and Definitions to add ADUs and other changes to the definitions of the Zoning Code of the City of Goodland.

NEXT STEP: Motion to Approve

☒ ORDINANCE
☐ MOTION
☐ INFORMATION

I. REQUEST OR ISSUE:

The Staff of the City of Goodland and the Planning Commissioners have recommended the adoption and amending Section 19-202, Interpretation and Definitions.

II. RECOMMENDED ACTION / NEXT STEP:

Motion to approve the proposed Ordinance

III. FISCAL IMPACTS:

None

IV. BACKGROUND INFORMATION:

Staff and Commissioners have been working together over the last year to adopt a new set of zoning regulations to help with the need of housing in Goodland. The definitions proposed in this ordinance will allow for the changes in the Use Table (Section 19-501) and the Use Standards (Section 19-502) to work hand in hand with each other. The original ordinance proposed a few months ago was tabled to include other definitions as well as cleaning up terminology to current language that is not outdated and will fit the community for future years to come.

Below is the procedure according to Appendix C of the Goodland Municipal Code

ARTICLE 8 - ZONING & SUBDIVISION TEXT AMENDMENT PROCEDURE

4. The Governing Body shall consider the Planning Commission's recommendation and may

either approve the recommendation; override the Planning Commission's recommendation by a 2/3 majority vote of the membership of the Governing Body; or return the proposed amendment to the Planning Commission for reconsideration, as prescribed in the adopted zoning or subdivision regulations. If received for reconsideration, the Planning Commission shall consider the Governing Body's reasons for failure to approve or disapprove and may resubmit its original recommendation or a revised recommendation. Upon receipt of the recommendation, the Governing Body may approve or disapprove the proposed zoning or subdivision text amendment.

5. If the Governing Body approves the requested change, it shall adopt an ordinance to that effect.

V. Summary and Alternatives:

Commission may take the following actions:

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

ORDINANCE NO. 1776

AN ORDINANCE ADOPTING AND AMENDING SECTION 19-202 OF CITY OF GOODLAND MUNICIPAL CODE TO ADOPT THE DEFINITION FOR ACCESSORY DWELLING UNIT AND OMITTING DESIGN STANDARDS FOR MODULAR AND MANUFACTURED HOMES IN RESIDENTIAL DISTRICTS.

WHEREAS, the City of Goodland Construction Board has recommended to approve and adopt the amendments to Section 19-202 of the City of Goodland Municipal Code.

WHEREAS, the Governing Body finds it is in the best interest of the City to adopt and approve the amendments to Section 19-202 of the City of Goodland Municipal Code.

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

Section 1. The City of Goodland Municipal Code Section 19-202 as follows:

Accessory use or structure. A use or structure (exceeding two hundred 200 square feet) subordinate to the principal structure or use which serves a purpose customarily incidental to the principal structure or use and normally is incidental to a use by right and complying with all the following conditions:

- a. Is clearly subordinate, incidental, and customary to and commonly associated with the operation of the use by right.
- b. Is operated and maintained under the same ownership as the use by right on the same zone lot.
- c. Includes only those structures or structural features consistent with the use by right.
- d. Fences, gates, walls and utility poles are exempt from dimensional requirements and the number of allowed structures in each zone district.

Accessory Dwelling Unit. A second, subordinate dwelling unit located on the same lot as a primary dwelling unit or commercial unit. The unit includes its own independent living facilities with provisions for sleeping, cooking, and sanitation, and is designed for residential occupancy independent of the primary dwelling unit or commercial unit. The unit may have a separate entrance or an entrance to an internal common area accessible to the outside and may or may not be attached to or integrated within the same structure as the primary dwelling unit, including a basement, addition, floor, or portion of a floor.

Acreage, Gross: Gross acreage is the total area of land within a given boundary, including any proposed rights of way, easements, and open space.

Acreage, Net: Net Acreage means *the remaining ground area of a parcel after deleting all land areas for proposed and existing public rights-of-way and easements.*

Adjacent means meeting or touching at some point, or separated from a lot or parcel by one (1) of the following: a street, alley, or other right-of-way, lake, stream, or open space.

Commented [BC1]: There will be ADUS in non-residential districts. Also please check to see if you will require a separate tap.

Commented [KB2]: Is this combining detached and attached ADU's into one definition? Will that provide confusion?

Commented [BC3R2]: An ADU by definition is either attached or detached- the focus needs to be on that extra unit

Adjacent property owner is an owner of record of any estate, right , or interest in real property abutting the subject property.

Adult: A person 18 years of age or older.

Adult Entertainment Establishment: Any business, premises or establishment including, without limitation, adult bookstores, adult video stores, adult motion picture theaters, adult mini-motion picture theaters, adult cabarets, adult live performance theaters which has any of the following:

(1) Thirty percent (30%) or more of its annual gross receipts derived from:

(a) the offering of entertainment, performances, scenes, visual representations, or other presentations which are characterized by emphasis on depiction or description of "specified sexual activities" or of "specified anatomical areas" as herein defined, or

(b) the offering of stocks in trade of books, magazines, periodicals, or other printed matter or photographs, films, motion pictures, video cassettes, slides, or other photographic materials which are characterized by emphasis on depiction or description of "specified sexual activities" or of "specified anatomical areas" as herein defined, and instruments, devices, or paraphernalia designed for use in connection with "specified sexual activities" as herein defined; or

(2) Thirty percent (30%) or more of its inventory on hand at any time consisting of stocks in trade of books, magazines, periodicals, or other printed matter or photographs, films, motion pictures, video cassettes, slides, or other photographic materials which are characterized by emphasis on depiction or description of "specified sexual activities" or of "specified anatomical areas" as herein defined, or paraphernalia designed for use in connection with "specified sexual activities" as herein defined; or

(3) Thirty percent (30%) or more of its floor area at any time allocated to

(a) entertainment, performances, scenes, visual representations, or other presentations which are characterized by emphasis on depiction or description of "specified sexual activities" or of "specified anatomical areas" as herein defined, or

(b) the offering, display and storage of stocks in trade of books, magazines, periodicals, or other printed matter or photographs, films, motion pictures, video cassettes, slides, or other photographic materials which are characterized by emphasis on depiction or description of "specified sexual activities" or of "specified anatomical areas" as herein defined, and instruments, devices, or paraphernalia designed for use in connection with "specified sexual activities" as herein defined, and instruments, devices or paraphernalia designed for use in connection with "specified sexual activities" as herein defined.

Agriculture, crop shall mean farming, including plowing, tillage, cropping, utilization of best management practices, seeding, cultivating or harvesting for the production of food and fiber products;

Agriculture, livestock the grazing or raising of livestock (except in feedlots); nurseries, tree farms, aquaculture; sod production; orchards; nurseries; and the cultivation of products commonly grown in Sherman County.

Agricultural Processing: The initial processing of crop-based agricultural products that is reasonably required to take place in close proximity to the site where such products are produced. Typical uses include grain mills.

Agricultural Sales and Service: An establishment primarily engaged in the sale, purchase, or rental of farm tools and implements, feed and grain, tack, animal care products and farm supplies. This definition excludes the sale of large implements, such as tractors and combines, but includes food sales and farm machinery repair services that are accessory to the principal use.

Airport or Airstrip: Any public or privately owned or operated ground facility designed to accommodate landing and takeoff operations of aircraft, including all taxiways, aircraft storage and tie-down areas, hangars, and other necessary buildings and open spaces.

Alley: minor or secondary way that is used primarily for utility access and secondarily for vehicular access to the back or side of properties otherwise abutting on a street.

Alteration: Any addition, removal, extension, or change in the location of any wall of a main building or accessory building.

Animal Care, General: A use providing animal care, veterinary services, daycare, grooming, or boarding, including outside animal runs.

Animal Care, Limited: A use providing animal care, boarding, and veterinary services for household pets, with no outside animal runs. See "Kennel."

Applicant: The owner or duly designated representative of land proposed to be subdivided, or for which a conditional permit, amendment, variance, construction permit, or certificate of occupancy has been requested. Consent shall be required from the legal owner of the premises.

Asphalt or Concrete Plant: An establishment engaged in the manufacture, mixing, batching or recycling of asphalt, asphaltic cement, cement or concrete products.

Assisted living means a residential facility that provides meals and assistance with daily activities, such as dressing, grooming, and bathing for the elderly or adults who are unable to manage these activities themselves.

Auditorium or Stadium: An open, partially enclosed or fully enclosed facility used or intended to be used primarily for spectator sports, entertainment events, expositions and other public gatherings. Typical uses include convention and exhibition halls, sports arenas and amphitheaters.

Automated Teller Machine (ATM): A mechanized consumer banking device operated by a financial institution for the convenience of its customers, whether outside or in an access-controlled facility. Automatic Teller Machines (ATM) located within a building shall be considered accessory to the principal use unless the ATM is likely to be an independent traffic generator.

Bank or Financial Institution: Establishments engaged in deposit banking. Typical uses include commercial banks, savings institutions and credit unions. "Banks and Financial Institutions" also include automated teller machines.

Commented [KB4]: Doesn't make sense – why the only difference from General animal care is no outside runs.

Commented [BC5R4]: Well I did not review but have now corrected- so many definitions for animal care!!! I agree this is weird! Often outside animal runs have a distance from residential uses requirement of anywhere between 100 and 300 ft. We could add this to the use within the zone district on in the Use Table or both,

Bar or Tavern: An establishment in which the primary function is the sale and serving of alcoholic and cereal malt beverages for consumption on the premises, including establishments commonly known as cocktail lounges and night clubs.

Basement: A story below the first story as defined under "Story," counted as a story for height regulations if subdivided and used for dwelling purposes other than by a janitor or watchman employed on the premises.

Basic Industry: An establishment engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials. Typical uses include distilleries, pulp processing and paper products manufacturing; glass manufacturing; brick manufacturing; steel works; tanneries; acid manufacturing; cement, lime, gypsum, or plaster of Paris manufacturing; fertilizer or chemical manufacturing; and petroleum refineries.

Bed and Breakfast: A private home, converted multifamily *dwelling*, or other such similar land use operated on a fee basis as a *business* by providing overnight lodging for a period of less than thirty days and provides food service for guests only.

Block: means a unit of land, or a group of lots, bounded by streets or by a combination of streets and public lands or other rights-of-way other than an alley, or any barrier to the continuity of development, or land which is designated as a block on any recorded subdivision plat. **In cases where the platting is incomplete or disconnected, the Building Official shall determine the outline of the block.**

Boarding and rooming house. A building or portion thereof which is used to accommodate, for compensation, five or more boarders or roomers, not including members of the occupant's immediate family who might be occupying such building. The word compensation shall include compensation in money, services, or other things of value.

Board of Zoning Appeals: That Board which has been created by the Governing Body having jurisdiction and which has the statutory authority to hear and determine appeals, exceptions and variances to the zoning regulation.

Brew pub or microbrewery means a restaurant or tap room that sells beverages (beer and other malt liquors) brewed on the premises up to 1,000 barrels of beer and 3,000 gallons of hard cider pursuant to Kansas House Bill 2421.

Brewery means a building or establishment that creates ales, beers, meads, wines, spirits, and/or similar beverages on site or for wholesale production.

Building. Any enclosed structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or materials of any kind.

Building Code: The various codes of the City that regulate construction and require building permits, electrical permits, mechanical permits, plumbing permits, and other permits to do work regulated by [Chapter 4](#) of City Code pertaining to building and building regulations.

Building coverage. Any area of a portion of a lot, which is covered by all buildings or structures on that lot.

Commented [KB6]: Maybe – still a bit confusing.

Commented [BC7R6]: By stating the the Bed and breakfast is a business and provides food, does this clear up the distinction?

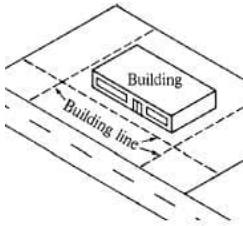
Commented [KB8]: Ok on both. Dependent on state statute.

Commented [BC9R8]:
Learn more

...
Kansas House Bill 2421, which went into effect on July 1, 2024, allows microbreweries in Kansas to self-distribute their beer and hard cider. This includes selling to restaurants, clubs, public venues, and liquor stores. Microbreweries can also sell up to 1,000 barrels of beer and 3,000 gallons of hard cider to retailers, caterers, and temporary permit holders.

Commented [KB10]: Will this include carports?

Building Line: The perimeter of that portion of a building or structure nearest a property line, but excluding open steps, terraces, cornices, fire escapes, and other ornamental features such as masonry ledges, cornices, and architectural features projecting from the walls of the building or structure.



Building Line (established): The average setback between existing structures within 100 ft of any new structure measured from the edge of pavement of the street on which the structures front to the closest front corners of each adjacent structure

Building Official: Is the person or persons designated by the governing body to administer this zoning ordinance, whether such person or persons titled Building Official, Building Inspector, Administrative Official, City Engineer, City Clerk, or Zoning Official.

Building, Temporary: A building used temporarily for the storage of construction materials and equipment incidental and necessary to on-site permitted construction of utilities, or other community facilities, or used temporarily in conjunction with the sale of property within a subdivision under construction.

Camping space is an area designated for the construction and use of a tent or temporary apparatus of similar nature intended for recreation.

Canopy: A roofed structure constructed of fabric or other material supported by the building or by support extending to the ground directly under the canopy placed so as to extend outward from the building providing a protective shield for doors, windows and other openings.

Carport: A roofed structure open on a least two sides and used for the storage of private or pleasure-type vehicle.

Car Wash: An establishment primarily engaged in cleaning or detailing motor vehicles, whether self-service, automatic or by hand.

Catering: An establishment engaged in the preparation of food and beverages for consumption at another location. Catering shall not include the manufacturing of food as defined in "Food/Bakery Product Manufacturing."

Cellar: A structure having more than one-half ($\frac{1}{2}$) of its height below grade and which is not designed or intended for human habitation.

Cemetery, Crematory, Mausoleum: Land used or intended to be used for burial or cremation of the dead, whether human or animal, including a mausoleum or columbarium.

Churches, Chapels, Temples and Synagogues: See the definition of "Religious Assembly."

City Commission: The elected Governing Body of the City of Goodland.

Cluster development: The arrangement of buildings or structures in groups around common courts, driveways, parks or other unique features of the land permitting more latitude and flexibility in placement and design. The lots, buildings or structures in a cluster development must meet the requirements of the appropriate planned districts.

College or University: An institution of higher education offering undergraduate or graduate degrees.

Commission: The Planning Commission of the City of Goodland, Kansas.

Common open space: An area of land or water or combination thereof planned for passive or active recreation. The term shall not include space devoted to streets, parking areas, loading areas and accessory buildings.

Communication Tower: Commercial AM/FM radio, television, microwave and cellular telephone transmission towers and accessory equipment and buildings.

Composting Facility: A facility that is designed and used for transforming food, yard wastes and other organic material into soil or fertilizer by biological decomposition.

Comprehensive Plan: The duly adopted comprehensive plan for the development of the community which includes maps, charts, illustrations and texts for the following:

- a. Land use studies;
- b. Goals and objectives;
- c. Population study and forecasts;
- d. Economic base study;
- e. Housing study;
- f. Major Street plan;
- g. Future Land Use Development.

Concentrated Feeding Operation: A lot, yard, corral, or other area in which livestock are confined, primarily for the purpose of feeding and growth prior to slaughter.

Conditional Use: means a use that is generally compatible with the other uses permitted in a zone district, but which requires site-specific review of its location, design, configuration, density, intensity, and operating characteristics, and may require the imposition of appropriate conditions to ensure compatibility of the use at a particular location, to mitigate its potentially adverse impacts and to ensure that it complies with all of the standards of this Chapter.

Condominium unit means a physical portion of a common interest community which is designated for separate ownership or occupancy and the boundaries of which are described or determined in the declaration.

Congregate Residence: Any building or portion thereof which contains facilities for living, sleeping and sanitation as required by this code, and may include facilities for eating and cooking for occupancy by other than a family. A congregate residence may be a shelter, convent, monastery, dormitory, fraternity or sorority house but does not include jails, hospitals, nursing homes, hotels or lodging houses.

Construction Sales and Service: An establishment engaged in the retail or wholesale sale of materials used in the construction of buildings or other structures, and the outdoor storage of construction equipment or materials on lots other than construction sites. Typical uses include lumberyards, home improvement centers, lawn and garden supply stores, electrical, plumbing, air conditioning, and heating supply stores, swimming pool sales, construction contractors' storage yards and construction equipment rental establishments.

Convalescent Care: An establishment providing bed care and inpatient services for persons needing regular medical attention, but excluding facilities for the care and treatment of mental illness, alcoholism, narcotics addiction, emergency medical services or communicable disease. Typical uses include nursing homes.

Correctional Facility: A facility providing housing and care for individuals confined for violations of law.

Court: An open, unoccupied space, other than yard, bounded on three or more sides by exterior walls of a building, or by exterior walls of a building and lot lines on which walls are allowable.

Cultural Service: A facility providing cultural and educational services to the public. Typical uses include museums, art museums, observatories, planetariums, botanical gardens, arboretums, zoos and aquariums.

Curb level: The mean level of the curb in front of the lot or in case of a corner lot, along that abutting street where the mean curb level is the highest.

Day care home means the premises on which care is provided for a maximum of 10 children under 16 years of age, with a limited number of children under five years of age in accordance with K.A.R. 28-4-114(e). Kan. Admin. Regs. § 28-4-113(d)

Day care home, Group means the premises on which care is provided for a maximum of 12 children under 16 years of age, with a limited number of children under five years of age in accordance with K.A.R. 28-4-114(f). Kan. Admin. Regs. § 28-4-113(k).

Dedication, land: Intentional transfer by the developer to the public of ownership of, or an interest in, land for public purpose. Dedication may be affected by compliance with statutes relating to dedication of land, by formal deed by conveyance or by any other method recognized by the laws of the State of Kansas.

Density: The number of dwelling units that may be constructed per the gross acreage of all the land within the boundaries of the development but shall not include land previously dedicated, purchased, or acquired for any public use or land devoted to nonresidential uses such as commercial, office, and industrial or civic uses.

Department of Health and Environment: The Kansas Department of Health and Environment (KDHE).

Development. The act of carrying out any building activity or land excavation operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into two or more parcels. When appropriate in context, development shall also mean the act of developing or the result of development. Development shall also include:

- a. Any construction, placement, reconstruction, or alteration of the size of a structure on land;
- b. Any increase in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on a tract of land or a material increase in the intensity and impacts of the development;
- c. Any change in the use of land or a structure;
- d. Any alteration of a shore or bank of a river, stream, lake, pond, reservoir or wetland;
- e. The commencement of mining, stockpiling of fill materials, filling or excavation on a parcel of land;
- f. The demolition of a structure;
- g. The clearing or grading of land as an adjunct of construction;
- h. The deposit of refuse, solid or liquid waste, or fill on a parcel of land;

District: A section or sections of the zoning area for which uniform regulations governing the use of land, open space, the height of buildings, the size of yards, and the intensity of use are herein established.

Driveway: A private access road, the use of which is limited to persons residing, employed, or otherwise using or visiting the parcel in which it is located.

Dwelling, multifamily. A building or portion thereof, designed for or occupied by three or more families, living independently of one another and having separate entrances for each dwelling unit. This definition includes townhouses, apartments, and condominiums, but not motels or hotels.

Dwelling, single family. A detached principal building arranged, designed, and intended to be occupied by not more than one family.

Dwelling, two-family or duplex. A detached principal building arranged, designed, and intended to be occupied by not more than two families, living independently of one another and having separate entrances for each dwelling unit.

Dwelling unit. "Dwelling unit" means one room or rooms with internal connections providing complete independent living facilities for residential occupancy, including permanent provisions for bathroom and kitchen facilities. The word "dwelling unit" shall not include tents, recreational vehicles, trailer coaches, hotels, motels, guest house, or other structures designed or used primarily for transient residents.

Easement means a right to land generally established in a real estate deed or on a recorded plat to permit the use of land by the public, a corporation, a utility, or particular persons for specified uses other than the legal fee owner(s) of the property. Unless otherwise specified on the plat, a platted easement shall be permitted for use under, on or above said platted property.

Eating and drinking establishment means a permanent building containing a restaurant, bar tavern or brewery which serves food and/or beverages, prepared, or consumed on the premises, within a building or on an outdoor patio, served to the customer at tables or counters.

Educational institution. Public schools, non-public schools, and schools administered and operated by the state. The following definitions shall apply to the various types of educational institutions:

1. Public schools include those schools administered by legally organized school districts;
2. Non-public schools include all private, parochial, and independent schools which provide education of compulsory school age pupils comparable to that provided in the public schools of the state.

Family: One (1) or more persons who are related by blood or marriage, living together and occupying a single housekeeping unit with single kitchen facilities, or a group of not more than six (6) unrelated individuals living together by joint agreement and occupying a single housekeeping unit with single kitchen facilities, on a non-profit cost-sharing basis. However, this shall not include group homes as regulated by K.S.A. 12-736. Additionally, family shall under no circumstances be construed as a boarding house, fraternity or sorority house, club, lodging house, hotel or motel.

Fence: An enclosure or barrier such as wooden posts, wire, iron, etc., used as a boundary, means of protection, privacy screening or confinement, but not including hedges, shrubs, trees or other natural growth.

Fence Height: The vertical distance measured from the side of the fence that is exterior to the property or from the lowest adjacent ground level to the top of the fence material. In the case of wire fencing, height shall be measured by the width of the material used, providing that when installed, the material is directly adjacent to the ground level.

Final Development Plan: A plan submitted for site plan review as required by these regulations for single-family, two-family, multifamily, commercial, and industrial development proposals.

Floor Area (For computing off-street parking requirements): Shall mean the gross floor area of the building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings and shall include the following areas:

- The basement floor area.
- The area of each floor of the structure.
- Attic space having headroom of 7' 10" or more.

Floodplain Administrator: Is the person or persons designated by the governing body or City Administrator to administer the Floodplain regulations, whether such person or persons be entitled Building Official, Building Inspector, Administrative Official, City Engineer, City Clerk or Zoning Official.

Floodway Fringe: Are those portions of a floodplain outside of the boundaries of a regulating floodway and within stream reaches where such a floodway has been established.

Floor area: The square foot area of a building, including accessory buildings, measured from outside wall surfaces, and including garages, porches, utility rooms, stairways, recreation rooms, storage rooms, but excluding unroofed balconies and patios.

Food Store: An establishment where food and prepackaged beverages are sold on-site for consumption off-site. A limited amount of food preparation on-site may also be allowed, such as a delicatessen or bakery.

Food/Bakery Product Manufacturing: A use engaged in the manufacture of food and food products, including non-retail bakeries, canning facilities and creameries.

Freight Terminal: A building or area in which freight brought by truck, rail or air is processed for continued shipment by truck, rail or air.

Frontage: The length of the property abutting on one side of a street measured along the dividing line between the property and the street.

Funeral Home: An establishment engaged in preparing the human deceased for burial or cremation and arranging and managing funerals.

Garage:

Public: A building or portion thereof, other than a private or repair garage, providing storage for motor vehicles, but no other services.

Private: An accessory building or portion of a main building used for storage only of automobiles.

Repair: A building or portion thereof, designed or used for the storage, sale, hiring, care or repair of motor vehicles and which is operated for commercial purposes.

Storage: A building or portion thereof, except those defined as a private, a repair or a community garage providing storage for motor vehicles, with facilities for washing but no other services.

Gas and Fuel Sales/Storage: The use of a site for bulk storage and distribution and sales of flammable liquid, gas or solid fuel, excluding below-ground storage that is clearly ancillary to an allowed principal use on the site.

General Plan: The declaration of purposes, policies and programs for the development of the jurisdiction. Also called the Comprehensive Plan.

Golf Course: A facility providing private or public golf recreation services and support facilities. This definition shall exclude miniature golf courses and golf driving ranges except those that are clearly accessory uses. See "Recreation and Entertainment, Outdoor."

Golf Course, Miniature: A theme-oriented recreational facility, typically comprised of nine or eighteen (18) putting greens. Accessory use may include batting cages and video arcades. See "Recreation and Entertainment, Outdoor."

Governing Body: The Mayor and City Commission of the City of Goodland, Kansas.

Government Service: Buildings or facilities owned or operated by a government entity and providing services for the public, excluding utilities and park and recreation services. Typical uses include administrative offices of government agencies, and utility billing offices.

Grade, (Adjacent Ground Elevation) is the lowest point of elevation of the existing surface of the ground, within the area between the building and a line five (5) feet from building.

Grain Elevator: A tall building for storing grain.

Greenhouse, Nursery: An establishment where flowers, trees, and other products that are commonly used as landscaping in and around buildings are grown and sold.

Gross leasable floor area: The total floor area designed for tenant occupancy and exclusive use, including basements, mezzanines, and upper floors, if any, expressed in square feet measured from the centerline of joint partitions and from the exterior surface of outside walls.

Group home, general: A residential home providing 24-hour care in a protected living environment for more than eight persons with physical or mental disabilities and any number of caregivers.

Group home, limited: A residential home providing 24-hour care in a protected environment for eight (8) or less unrelated persons with mental or physical disabilities; further, and pursuant to KSA 12-736, such home may include two (2) additional persons acting as house parents or guardians who need not be related to each other or to any of the mentally or physically handicapped persons residing in the home.

Group Residential: The use of a site for occupancy by groups of more than five persons, not defined as a family, on a weekly or longer basis. Typical uses include fraternity or sorority houses, dormitories, residence halls, and boarding or lodging houses. The term "group residential" does not include "group homes."

Hard Surfaced Road: An all-weather surface improved with asphalt, concrete, asphaltic concrete or similar material designed to City of Goodland street standards.

Hazardous Operation: Activities that present the potential for serious hazards to human life and health. Typical uses include arsenals, atomic reactors, explosives and fireworks manufacture, hazardous waste disposal, medical waste disposal and radioactive waste handling.

Hazardous Substances: Any substances or materials that, by reason of their toxic, caustic, corrosive, abrasive or otherwise injurious properties, may be detrimental or harmful to the health of any person handling or otherwise coming into contact with such material or substance.

Health Club: A facility where members or nonmembers use equipment or space for the purpose of physical exercise.

Height, Building The vertical distance measured from the average elevation of the finished grade adjoining the building to the highest point of the roof surface, if a flat roof; to the deck line of mansard roofs; and to the mean height level between eaves and ridges for gable, hip and gambrel roofs.

Commented [KB11]: No definition in the building code would clarify it more. So making it as simple as possible. This may not be the simple one.

Commented [BC12R11]: Zach needs to determine what is easiest for him— We just don't want dueling definitions

Helipad or Helipad: An area, either on the ground or on a building, used as a landing pad for helicopters to pick up or discharge passengers or cargo.

Home occupation means a permitted accessory use entirely within a dwelling or a permitted accessory structure, and carried on by the occupants, which is clearly incidental and secondary to the primary use of the dwelling and does not change the basic residential character of the neighborhood and is subordinate to the residential use of the dwelling unit.

Hospital: An institution that: (1) offers service more intensive than those required for room, board, personal services and general nursing care; (2) offers facilities and beds for use beyond 24 hours by individuals requiring diagnosis, treatment, or care for illness, injury, deformity, infirmity, abnormality, disease, or pregnancy; and (3) regularly makes available at least clinical laboratory services, diagnostic X-ray services, and treatment facilities for surgery or obstetrical care, or other definitive medical treatment of similar extent. Hospitals may include offices for medical and dental personnel, central service facilities such as pharmacies, medical laboratories and other related uses.

Hotel, Motel, or Tourist Court: A structure which contains rooms furnished for the purposes of providing lodging, which may or may not also provide meals, entertainment or various other personal services to transient guests, and which is kept, used, maintained, advertised or held out to the public as a place where sleeping accommodations are sought for pay or compensation by transient guests for periods of not more than 28 consecutive days; and having more than two bedrooms furnished for the accommodation of such guests.

Household pet. A domestic animal customarily permitted to be kept in a dwelling for company or pleasure, including, but not limited to, dogs, cats, gerbils, hamsters, tropical fish, or common house birds, provided that such animals are not kept to supplement food supplies or for any commercial purpose.

Institution: A building occupied by a non-profit corporation or a non-profit establishment for public use.

Kennel: An establishment where any person engages in a business involving boarding, breeding, buying, keeping, letting for hire, training for a fee, or selling dogs, cats, or other domestic animals. **for more than four (4) domesticated animals, commonly considered to be household pets that are more than three (3) months old.**

Kitchen means an area within a structure that is used or designed to be used for the preparation or cooking of food and that contains one or both of the following:

1. Cooking appliances or rough in facilities including, but not limited to: ovens, convection ovens, stoves, stove tops, built-in grills, microwave ovens, dishwashers or similar appliances, 240 volt electrical outlets or any gas lines; or
2. A sink less than eighteen (18) inches in depth with a waste line drain 1-½ inches or greater in diameter and a refrigerator exceeding five (5) cubic feet in capacity or space opening with an electrical outlet that may reasonably be used for a refrigerator exceeding five (5) cubic feet in capacity.

Notwithstanding the criteria above, the following shall not be considered to be a kitchen for zoning purposes:

1. An "outdoor kitchen" that is placed in an unenclosed area that may be roofed but is open on at least two sides and exposed to weather;

2. Gas lines and/or electrical outlets of 240 volts in a residential garage, barn, workshop, artist's studio or similar structure, if an operable garage door is provided and the space is unconditioned as defined in the adopted model codes. A garage may contain a refrigerator or freezer but cannot contain any cooking appliances.

Landfill: A disposal facility employing an engineered method of disposing of solid waste, including demolition and construction debris.

Landscaping: The finishing and adornment of unpaved yard areas. Materials and treatment generally include naturally growing elements such as grass, trees, shrubs and flowers. This treatment may also include the use of logs, rocks, fountains, water features and contouring of the earth.

Laundry: An establishment where commercial laundry and dry cleaning work is undertaken.

Laundry (self-service): An establishment equipped with individual coin-operated washing, drying or dry cleaning machines.

Library: A publicly-operated establishment housing a collection of books, magazines, audio and video tapes and other material for borrowing and use by the public.

Lot. A parcel of land of at least sufficient size to meet minimum zoning requirements for use, coverage, area, and to provide such yards and other open spaces as are required by this Code. Such lot shall have frontage on an improved public street, and may consist of:

1. A single lot of record.
2. A portion of a lot of record.
3. A combination of complete lots of record, of complete lots of record and portions of lots of record, or of portions of lots of record.
4. A parcel of land described by metes and bounds.

Lot area. The area of a horizontal plane bounded by the front, side, and rear lot lines.

Lot depth. The distance between the midpoints of the front lot line and the mid-point of the rear lot line.

Lot line, front. The boundary of a lot that abuts a dedicated public street.

Lot line, rear. The line opposite the front lot line.

Lot line, side. Any lot lines other than the front lot line or rear lot line.

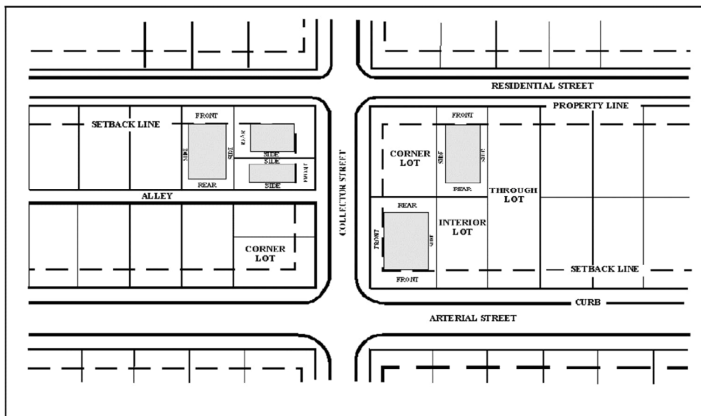
Lot of record. A lot, which is part of a subdivision recorded in the office of the Sherman County Clerk and Recorder, or a lot or parcel described by metes and bounds, the description of which has been so recorded.

Commented [KB13]: Ok. Outdoor kitchen may need discussion.

Commented [BC14R13]: Do you want to remove it for now? This was a HUGE issue in Manitou Springs which surprised me but maybe not an issue yet in Goodland

Lot width. The distance parallel to the front lot line, measured between side lot lines at the front building setback line.

Figure 1 - Lot Types & Setbacks



Manufactured home. A structure that is designed primarily for long-term occupancy as a residence, is partially or wholly manufactured in a factory or at a location other than the site of the completed home, contains sleeping areas, a flush toilet, a tub or shower bath and kitchen facilities, has plumbing and electrical connections provided for attachment to outside systems, is transportable in one or more sections, can be installed on a permanent foundation, and meets all established snow loads.

"Manufactured home" does not include park trailers, camper trailers, travel trailers, or other similar vehicles.

- 1) **Type I:** A manufactured home that is transportable in two or more sections, has brick, wood or cosmetically equivalent exterior siding and a pitched roof, is not less than 24 feet wide at its narrowest dimension and 36 feet long and has a minimum floor area of 1,000 square feet, and is certified pursuant to the "National Manufactured Housing Construction and Safety Standards Act of 1974," 42 U.S.C. 5401 et seq., as amended, and all regulations enacted pursuant thereto or is certified by the State of Colorado as being in compliance with the requirements of the uniform building code as adopted by the State of Kansas.
- 2) **Type II:** A single-section manufactured home which is designed to be transported on its own or detachable wheels or on a trailer, is eight feet or more in width at its narrowest dimension and 32 feet or more in length, and bears a label certifying that it is built in compliance with the Federal Manufactured Home Construction and Safety Standards Act of 1974, which became effective June 15, 1976. Except where the context requires a different interpretation, "type II manufactured home" shall be deemed synonymous with "mobile home."

Manufactured housing park. A parcel of land containing two or more spaces with required improvements and utilities that are owned or leased for the long-term placement of manufactured homes.

Manufactured Home Sales: An establishment primarily engaged in the display and sale of manufactured housing units.

Manufacturing and Assembly: Establishments engaged in the manufacture, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding "Basic Industry."

Massage Shop, Professional: An establishment which has a fixed place of business having a source of income or compensation 60% or more of which is derived from the practice of any method of pressure on or friction against or stroking, kneading, rubbing, tapping, pounding, vibrating or stimulation of external parts of the human body with the hands or with the aid of any mechanical electric apparatus or appliances with or without such supplementary aids as rubbing alcohol, liniments, antiseptics, oils, powders, creams, lotion, ointment or other similar preparations commonly used in the practice of massage. Under such circumstances that it is reasonably expected that the person to whom the treatment is provided or some third person on his or her behalf will pay money or give any other consideration or gratuity; provided that this term shall not include any establishment operated or supervised by a medical or chiropractic practitioner or professional physical therapist licensed by the State of Kansas.

Materials Recovery Facility: A facility in which source separated co-mingled recyclable materials, such as newspapers, glass, metals and plastic containers, are stored, flattened, crushed and/or bundled prior to shipment to others who will use those materials to manufacture new products.

Medical Service: An establishment providing therapeutic, preventive, or corrective personal treatment services on an outpatient basis by physicians, dentists, and other practitioners of the medical or healing arts, and the provision of medical testing and analysis services. Typical uses include clinics and offices for doctors of medicine, dentists, chiropractors, osteopaths, optometrists, blood banks and medical laboratories.

Military Service: A facility used or intended to be used by a branch of the U.S. Armed Forces, including military reserves.

Mining or Quarrying: The extraction of metallic and nonmetallic minerals, excluding oil or natural gas. Typical uses include sand and gravel pit operations, quarries and mines.

Mobile Home: A transportable, factory-built structure designed to be used as a single dwelling unit that was manufactured prior to June 15, 1976 and that does not bear a seal as provided by the Federal Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Sec. 5401).

Mobile Home, Special Care: A mobile home used as a temporary dwelling for a family member who is in need of special, frequent and routine care by reason of advanced age or ill health.

Modular Home: A manufactured residential structure built to a nationally-recognized and accepted construction standard published by the Building Officials and Code Administrators International, Inc. (BOCA) or the International Conference of Building Officials (ICBO) and the unit is inspected and certified at the factory that it meets said standard. A modular home shall have exterior structure materials and appearance similar to the customary single-family structures, as required of a manufactured home—residential design, and shall be permanently situated on a concrete foundation.

Multifamily Residential: The use of a site for three or more dwelling units within a single building. Typical uses include triplexes, four-plexes, apartments and residential condominiums.

Natural Waterways: Are those areas, varying in width along streams, creeks, spring, gullies or washers, which are natural drainage channels as determined and identified by the jurisdiction.

Non-conforming use, building or yard: A use, building or yard which does not, by reason of design, use, or dimensions, conform to the regulations of the district in which it is situated and existed as such on the date of the adoption of Ordinance # 1467 or any amendment thereto.

Office, General: An establishment providing executive, management, administrative or professional services, but not medical or dental services or the sale of merchandise, except as incidental to a permitted use. Typical uses include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting and similar offices.

Oil or Gas Drilling/Refining: The subsurface extraction or refining of oil or natural gas.

Parcel: A lot or contiguous group of lots in single ownership or under single control, usually considered a unit for purposes of development.

Park or Parking: The standing of a vehicle, whether occupied or not, other than temporarily for the purpose of and while actually engaged in loading or unloading property or passengers.

Parking Lot, Commercial: Area used or intended to be used for off-street parking of operable motor vehicles on a temporary basis, other than as accessory parking to a principal use.

Parking Area, Off-Street: A permanently surfaced, dust-free area (concrete, asphaltic concrete, or other comparable surface), enclosed or unenclosed for the short-term storage of automobiles.

Parking Area, On-Street: Parking provided in the public right-of-way.

Parking Space: An area surfaced for all weather for the purpose of storing one parked automobile.

Parks and Recreation: A park, playground or community facility, owned by or under the control of a public agency or homeowners' association, that provides opportunities for active or passive recreational activities.

Permanent Foundation: A foundation of formed and poured-in place concrete, masonry or all-weather wood units laid up with such reinforcing materials as may be required for quality construction.

Planned Unit development (PUD). *Planned Unit Development* means an area of land controlled by one or more landowners to be developed under unified control or a unified plan of development for a number of dwelling units, commercial, educational, recreational, or industrial uses, or any combination of the foregoing, the plan for which may not correspond to lot size, bulk or type of use, density, lot

coverage, open space, or other restrictions of the conventional land use regulations of the Goodland Municipal Code. The related group of buildings and associated uses are planned as an entity and developed and regulated as one complex land unit rather than as an aggregation of individual buildings located on separate unrelated lots.

Planning Commission: The Planning Commission for the City of Goodland, Kansas.

Post Office: A facility used for the collection, sorting and distribution of U.S. mail among several zip code areas and having limited retail services for the public, such as the sale of stamps, postcards and postal insurance.

Preliminary Development Plan: A preliminary site plan that may be submitted at the option of the developer to the Building Official prior to submission of the final site plan.

Printing and Publishing: The production of books, magazines, newspapers and other printed matter, and record pressing and publishing, engraving and photoengraving, but excluding businesses involved solely in retail photocopying, reproduction, photo developing or blueprinting services.

Property Line: A dividing line between a lot, tract or parcel of land and the contiguous street.

Recreation and Entertainment, Indoor: An establishment offering recreation, entertainment or games of skill to the public for a fee or charge and that is wholly enclosed in a building. Typical uses include bowling alleys, indoor theaters, bingo parlors, pool halls, billiard parlors and video game arcades. Does not include those uses considered as parks and recreation.

Recreation and Entertainment, Outdoor: An establishment offering recreation, entertainment or games of skill to the public for a fee or charge, wherein any portion of the activity takes place in the open. Typical uses include archery ranges, batting cages, golf driving ranges, drive-in theaters and miniature golf courses. Does not include those uses considered as parks and recreation.

Recreational Vehicle: Any of the following vehicles which are licensed for travel on the highway: travel trailer (a vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreation or vacation, or one permanently identified as a travel trailer by the manufacturer of the trailer); pick-up coach (a structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation and vacation); motor-home (as a portable, temporary dwelling to be used for travel, recreation and vacation, constructed as an integral part of a self-propelled vehicle); and camping trailer (as a canvas, material or metal folding structure, mounted on wheels, and designed for travel, recreation and vacation use).

Recreational Vehicle Park or RV Park: Land used or intended to be used for occupancy by recreational vehicles for the short-term (30 days) occupancy of transient living purposes, including the use of camping spaces for tents.

Recycling collection center: A facility which is not larger than 1,000 square feet in size and is designed for the collection of aluminum and steel cans, glass, plastic containers, papers and other usable materials for their redistribution for sale or reutilization. This definition does not include processing equipment or storage.

Recycling processing center: A facility designed for the purpose of collecting, redistributing and processing recyclable materials. Activities may include the receipt, separation, storage, conversion, bailing and/or processing of paper, iron, metal, glass, newspaper, and other non-biodegradable materials. Hazardous and biodegradable materials, as determined by the Kansas Department of Health and Environment, including, but not limited to, food, beverages, drugs, cosmetics, hazardous chemicals, poisons, medical wastes, syringes, needles, pesticides, and other similar materials, shall not be brought into or handled by a recycling processing center.

Religious institution. An establishment primarily for the conduct of religious activities, limited to sanctuary, educational classrooms, daycare, committee and office work, a single parsonage/rectory, or religious camp. This term includes the terms church, temple, seminary, retreat, monastery, and similar terms.

Repair Service: An establishment primarily engaged in the provision of repair services to individuals and households, but excluding "Vehicle Repair" services. Typical uses include appliance repair shops.

Research Service: An establishment engaged in conducting basic and applied research, including production of prototype products when limited to the minimum scale necessary for full investigation of the merits of a product, excluding production of products used primarily or customarily for sale or for use in non-prototype production operations.

Restaurant, Fast Food: A use primarily engaged in the sale of food and non-alcoholic beverages in a ready-to-consume state and where the design or principal method of operation is that of a fast-food or drive-in restaurant offering quick food service, where orders are generally not taken at the customer's table, where food is generally served in disposable wrapping or containers, and where food and beverages may be served directly to the customer in a motor vehicle.

Retail: Refers to the sale of commodities and services directly to customers, when such commodities and services are used or consumed by the customer and not purchased primarily for the purpose of resale.

Retail Sales and Service: An establishment engaged in the sale or rental of goods and services, including, but not limited to, antique shops, apparel and accessory stores, art and supply stores, bicycle shops, book and stationary stores, barber and beauty shops, candy and ice cream stores, cigar and tobacco stores, dressmakers and tailors, flower and gift shops, hobby shops, interior decorators, jewelry stores, key shops, leather goods and luggage stores, music instrument sales and repair, photocopying services, shoe repair and shoe shine stores, sporting and athletic goods, toy stores and department stores; excluding uses more specifically defined.

Safety Service: A facility for conduct of public safety and emergency services, including fire and police protection services and emergency medical and ambulance services.

Salvage Yard: A lot, land or structure, or part thereof, used primarily for the collecting, dismantling, storage and salvaging of machinery or vehicles that are not in operating condition; or for the sale of parts thereof. Typical uses include automobile salvage yards and junk yards.

Service floor area: The total floor area of a building exclusive of stairways, restrooms, storage rooms, hallways, or other areas which are not regularly used by visitors, clients, customers, patients, or patrons in their normal everyday use of the building.

Setback. The shortest distance between a front property line and the building line or structure projected to the side lot lines.

Setback, corner lot. Required front setbacks from a corner lot are measured from the shortest property line abutting the street right-of-way.

Setback, front means the distance between the front lot line and the front wall of the main structure.

Setback, rear means the distance between the rear lot line and the back wall of the main structure.

Setback, side means the distance between any wall and the lot line other than the front and rear setbacks.

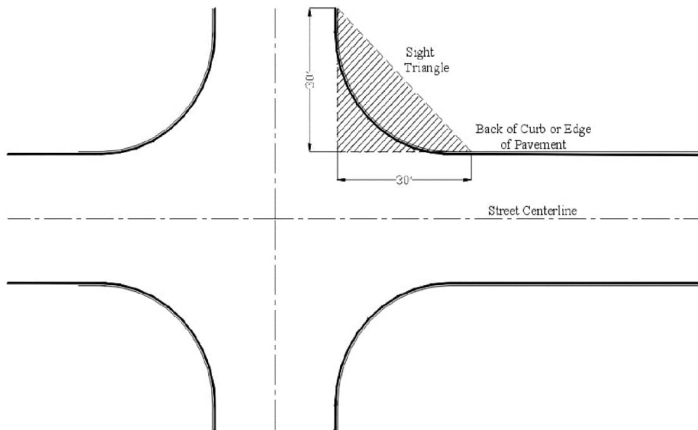
Service Station, Automotive: A use primarily engaged in the retail sale of gasoline or other motor fuels primarily to automobiles and passenger vehicles, along with accessory activities such as the sale of lubricants, accessories, or supplies, the lubrication of motor vehicles, and the minor adjustment or repair of passenger motor vehicles. Uses involved primarily in the sale of diesel fuel, gasoline or other fuels to tractor trucks and uses that feature parking, storage or servicing of tractor trucks or semi-trailers shall be classified as "Truck Stop Service Stations."

Service Station, Truck Stop: A use primarily engaged in the sale of diesel fuel, gasoline or other fuels to tractor trucks, along with accessory activities such as the sale of lubricants, accessories or supplies, or the servicing of tractor trucks or semi-trailers. A truck stop service station may include, as an accessory use, the parking and storage of tractor trucks and semi-trailers.

Shooting Range: A facility used or intended to be used for the discharge of firearms at targets.

Sight Triangle: A triangular area at a street intersection in which nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision between a height of 2½ feet and 8 feet above the grades of the outside edges of the street surface or the edge of the maintained surface of the road of the intersecting streets, measured from the point of intersection of the back side of the curb or maintained surface, thirty feet in each direction.

Figure 4 - Sight Triangle Minimum Standards



Sign: Any words, numerals, figures, devices, designs or trademarks by which information is made known to the public outside a building.

Single-Family Residential, Detached: The use of a lot for only one principal dwelling unit that is not connected to any other dwelling unit.

Single-Family Residential, Attached: The use of a site for two or more dwelling units that are constructed with common or abutting walls and with each dwelling unit located on its own separate lot. Typical uses include townhouses

Solid Waste Collection/Processing: Recycling collection centers, incinerators, processing facilities, materials recovery facilities, solid waste transfer stations or any facility where municipal solid wastes are salvaged, sorted, processed or treated.

Solid Waste Transfer Station: A facility where solid waste or recyclable material is transferred from collection vehicles (some sorting may occur) to long distance hauling vehicles for transportation to a central solid waste management facility for processing, disposal, incineration or resource recovery.

Specified Sexual Activities: (1) Sexual conduct, being acts of masturbation, homosexuality, sexual intercourse or physical contact with a person's unclothed genitals, pubic area, buttocks or, if such person be a female, her breast; (2) Sexual excitement, being the condition of human male or female genitals when in a state of sexual stimulation or arousal; or (3) Sadomasochistic abuse, being flagellation or torture by or upon a person or the condition of being fettered, bound or otherwise physically restrained.

Stockyard: A non-farm-based facility used or intended to be used for selling or holding livestock.

Street: A right-of-way which affords principal means of vehicular access to property abutting thereon.

Street line: The dividing line between the street and the abutting property, also commonly known as the front property line.

Street Network:

Expressway: A street which provides fast and efficient movement of large volumes of traffic between areas and does not provide a land service function.

Arterial: A street which provides for through traffic movement between and around areas with direct access to abutting property, subject to necessary control of entrances, exits and curb uses.

Collector: A street which provides for traffic movement between arterials and local streets, with direct access to abutting property.

Local: A street which provides direct access to abutting land and local traffic movement whether in business, industrial, or residential areas.

Structure: That which is built or constructed, to meet the City Building Codes, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

Structural Alterations: Any change or rearrangements of the supporting members or a building, such as bearing walls or partitions, columns, beams, or girders, or any complete rebuilding of the roof or the exterior walls.

Studio, Radio, Television, Film or Music: An establishment primarily engaged in the provision of recording or broadcasting services accomplished through the use of electronic mechanisms.

Subdivider means any applicant, developer, person, group, corporation, or other entity acting as a unit or any agent thereof, dividing or proposing to divide land so as to constitute a subdivision for the purpose of sale or disposal of land as defined herein.

Subdivision means the division of a lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale or of building development. It includes resubdivision, and when appropriate to the context, relates to the process of subdividing, or to the land or territory subdivided.

Tent is a collapsible shelter of fabric (such as nylon or canvas) stretched and sustained by poles and used for camping outdoors or as a temporary building.

Townhouse: A dwelling unit located in a group of three or more attached dwelling units with no other dwelling unit located above or below another and with each dwelling unit having at least one interior common wall and a private exterior entrance.

Transit Facility: A facility used or intended to be used as an area for loading, unloading and interchange of transit passengers. Typical uses include bus terminals, rail stations and passenger related mass transit facilities.

Transitional Living Facility: A state licensed group-care home for juvenile delinquents, halfway houses providing residence, rehabilitation and counseling to persons on release from a more restrictive custodial confinement, and residential rehabilitation treatment centers which also may provide outpatient rehabilitation for alcohol and other drug abuse.

Utility, Major: Generating plants; electrical switching facilities and primary substations; water and wastewater treatment plants; water tanks; and radio, television and microwave transmission towers; and similar facilities of agencies that are under public franchise or ownership to provide the public with electricity, gas, heat, steam, communication, rail transportation, water, sewage collection or other similar service. The term "utility" shall not be construed to include corporate or general offices; gas or oil processing; manufacturing facilities; postal facilities or other uses defined in this section.

Utility, Minor: Services and facilities of agencies that are under public franchise or ownership to provide services that are essential to support development and that involve only minor structures, such as poles and lines.

Variance: An authorization, by the board of Zoning Appeals, of a variance from the specific terms of this zoning ordinance. Variances are limited to those authorized in the powers and duties of the Board of Zoning Appeals as defined in this chapter.

Vehicle and Equipment Sales: An establishment engaged in the retail or wholesale sale or rental, from the premises, of motorized vehicles or equipment, along with incidental service or maintenance activities. Typical uses include new and used automobile and truck sales, automobile rental, boat sales, motorcycle sales, moving trailer rental, and farm equipment and machinery sales and rental.

Vehicle/Equipment Storage Yard: An outdoor area used or intended to be used for long-term storage of vehicles and equipment, other than a "Commercial Parking Lot" or accessory parking to a principal use.

Vehicle Repair, General: An establishment primarily engaged in painting of or bodywork to motor vehicles or heavy equipment. Typical uses include paint and body shops.

Vehicle Repair, Limited: A use providing automobile repair or maintenance services within completely enclosed buildings, but not including "General Vehicle Repair" services.

Vocational School: A use providing education or training in business, commercial trades, language, arts or other similar activity or occupational pursuit, and not otherwise defined as a "College or University" or "School."

Warehouse, Residential Storage: An enclosed storage facility containing independent, fully enclosed bays that are leased to individuals exclusively for dead storage of their household goods or personal property.

Warehousing and Wholesale: An establishment primarily engaged in the storage or sale of materials, equipment, or products or sale to wholesalers or retailers. Typical uses include cold storage,

warehousing and dead storage facilities, but exclude "Residential Storage Warehouses" and sale of goods to the general public.

Welding or Machine Shop: A workshop where machines, machine parts, or other metal products are fabricated. Typical uses include machine shops, welding shops and sheet metal shops.

Wind Turbine: A machine by which mechanical energy supplied by the wind is changed to electric energy.

Yard means that portion of the open area on a lot extending open and unobstructed from the ground upward from a lot line for a depth or width specified by the regulations for the zone district in which the lot is located.

Yard, front means a yard extending across the full width of the lot between the front lot line and the nearest line or point of the building.

Yard, private means that portion of the open area on a lot extending open and unobstructed that is owned by the homeowner of a single-family detached Town home or two-family dwelling unit.

Yard, Rear: A yard between the rear lot line and the rear line of the main building and the side lot lines.

Yard, side: A yard between the main building and the adjacent side line of the lot, and extending entirely from a front yard to the rear lot line.

Zone or District: A section of the Zoning Area for which uniform regulations governing the use, height, area, size, and intensity of use of structures, land, and open space are herein established.

Zoning Area: The area to be zoned as set out on the official Zoning Map filed of record.

Zoning Regulations: The term "zoning regulations" or "these regulations" shall mean the requirements stipulated in the regulations herewith attached, and shall mean the lawfully adopted zoning regulations of the City of Goodland.

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

PASSED AND ADOPTED this 18th day of November, 2024, by the Governing Body of the City of Goodland, Kansas.

Aaron Thompson, Mayor

ATTEST:

Mary P. Volk, City Clerk

List of Definitions that had changes in Ordinance 1776

Accessory use or structure. (changed / instead of accessory building and accessory use)

Accessory Dwelling Unit. (added)

Adjacent – (added)

Adjacent property owner (added)

Agriculture, crop (instead of Agriculture Limited)

Agriculture, livestock (instead of Agriculture General)

Animal Care, General (adding outside animal runs to differ from Animal Care, Limited)

Assisted living (definition changed)

Bed and Breakfast (definition changed)

Block (definition changed)

Boarding and rooming house (changed / instead of boarding house and boarding house/lodging house)

Brew pub or microbrewery (added)

Brewery (added)

Building (definition changed)

Building coverage (added)

Day care home (changed /instead of Day Care Limited and Day Care General)

Day care home, Group

Development (added)

Dwelling, multifamily (categories identified differently)

Dwelling unit (definition changed)

Easement (definition changed)

Eating and drinking establishment (added)

Educational institution (added)

Exception – (eliminated)

Exterior Setback (changed to Setback)

Height, Building (definition changed)

Home Occupation (definition changed)

Household pet (definition changed)

Interior Setback: (changed to Setback)

Jurisdiction – (eliminated)

Kennel (definition changed)

Kitchen (added)

Lot (definition changed)

Lot area (added)

Manufactured home (definition changed)

Manufactured Home (Factory Built Home) Residential-Design: (eliminated – moved to Use Standards)

Manufactured housing park (changed from Manufactured home park)

Modular Home (figure removed)

Planned Unit development (PUD) (definition changed)

Religious institution (added / instead of Religious Assembly)

Restaurant, General: (eliminated)

Setback (definition changed – and categories listed as separate definitions below)

Setback, corner lot.

Setback, front

Setback, rear

Setback, side

Subdivider (added)

Swimming Pool: (eliminated)

Temporary Uses (eliminated – moved to Use Standards)

Total floor area: (eliminated)

Tourist Cabin: (eliminated)

Townhouse Structure: (eliminated)

Townhouse Site: (eliminated)

Twinhome: (eliminated)

Yard (changed to include Yard, Front and Rear and Side)



AGENDA ITEM

CITY COMMISSION COMMUNICATION FORM

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

DATE: November 18, 2024

ITEM: Ordinance 1790 - An Ordinance Amending the text for Chapter 19
Section 501 Use table.

NEXT STEP: Motion to Approve

☒ ORDINANCE
☐ MOTION
☐ INFORMATION

I. REQUEST OR ISSUE:

The Staff of the City of Goodland and the Planning Commissioners have recommended the adoption and amending Section 19-501 Use table to match the terminology that was changed in 19-202 and to allow more uses in certain districts.

II. RECOMMENDED ACTION / NEXT STEP:

Motion to approve the proposed Ordinance

III. FISCAL IMPACTS:

None

IV. BACKGROUND INFORMATION:

Staff and Commissioners have been working together over the last year to adopt a new set of zoning regulations to help with the need of housing in Goodland. The Use Table proposed in this ordinance will allow for the changes in Section 19-202 Interpretation and Definitions as well as Section 19-502 Use Standards to work hand in hand with each other.

Below is the procedure according to Appendix C of the Goodland Municipal Code

ARTICLE 8 - ZONING & SUBDIVISION TEXT AMENDMENT PROCEDURE

4. The Governing Body shall consider the Planning Commission's recommendation and may either approve the recommendation; override the Planning Commission's recommendation by a 2/3 majority vote of the membership of the Governing Body; or return the proposed amendment

to the Planning Commission for reconsideration, as prescribed in the adopted zoning or subdivision regulations. If received for reconsideration, the Planning Commission shall consider the Governing Body's reasons for failure to approve or disapprove and may resubmit its original recommendation or a revised recommendation. Upon receipt of the recommendation, the Governing Body may approve or disapprove the proposed zoning or subdivision text amendment.

5. If the Governing Body approves the requested change, it shall adopt an ordinance to that effect.

V. Summary and Alternatives:

Commission may take the following actions:

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

ORDINANCE NO. 1790

AN ORDINANCE ADOPTING AND AMENDING SECTION 19-501 OF CITY OF GOODLAND MUNICIPAL CODE TO ADOPT AN AMENDED USE TABLE.

WHEREAS, the Construction Advisory Board of Trades and Appeals has recommended to approve and adopt the amendments to Section 19-501 of the Municipal Code; and

WHEREAS, after a public hearing was held, the Planning Commission has recommended to approve and adopt the amendments to Section 19-501 of the Municipal Code; and

WHEREAS, the Governing Body finds it is in the best interest of the City to adopt and approve the amendments to Section 19-501 of the City of Goodland Municipal Code.

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

Section 1. The City of Goodland Municipal Code Section 19-501 as follows:

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									
Accessory Dwelling Units	P	P			C				DD
Apartments		P				P			A

Assisted Living	<i>C</i>	<i>P</i>			<i>C</i>				
Boarding House	<i>C</i>	<i>P</i>							
Duplex	<i>P</i>	<i>P</i>							
Group Home, Limited (1—8)	<i>P</i>	<i>P</i>	<i>P</i>						<i>K</i>
Group Home, General (9+)	<i>C</i>	<i>C</i>			<i>C</i>				<i>K</i>
Group Residential		<i>P</i>			<i>C</i>				
Manufactured Home	<i>P</i>	<i>P</i>	<i>P</i>		<i>C</i>				<i>Q</i>
Modular Home	<i>P</i>	<i>P</i>	<i>P</i>		<i>C</i>				
Manufactured Home Park			<i>P</i>						<i>Q</i>
Multifamily		<i>P</i>							<i>R</i>
Single-Family, Attached	<i>P</i>	<i>P</i>							<i>W</i>
Single-Family, Detached	<i>P</i>	<i>P</i>	<i>P</i>						
Transitional Living Facility					<i>P</i>				
COMMERCIAL USES									
Adult Entertainment Facility									<i>C</i>
Agricultural Sales and Service					<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	
Animal Care, General					<i>C</i>		<i>P</i>	<i>P</i>	<i>N</i>
Animal Care, Limited					<i>P</i>	<i>C</i>	<i>P</i>	<i>P</i>	
Bank or Financial Institution					<i>P</i>	<i>P</i>			
Bar or Tavern					<i>P</i>	<i>P</i>			

Bed and Breakfast or Airbnb	C	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	P						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	C			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	

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

Synagogues									
College, University, Vocational Schools	<i>C</i>	<i>P</i>			<i>P</i>	<i>C</i>			<i>A</i>
Communication Tower					<i>C</i>		<i>P</i>	<i>P</i>	<i>F</i>
Convalescent Care	<i>C</i>	<i>P</i>			<i>C</i>				<i>H</i>
Correctional Facility							<i>C</i>	<i>C</i>	
Cultural Service					<i>P</i>	<i>P</i>	<i>C</i>	<i>C</i>	
Funeral Home					<i>C</i>	<i>C</i>			
Golf Course	<i>C</i>	<i>C</i>	<i>C</i>						<i>J</i>
Government Service	<i>P</i>	<i>P</i>		<i>P</i>	<i>P</i>	<i>P</i>		<i>P</i>	
Heliport or Helipad	<i>C</i>	<i>C</i>		<i>P</i>		<i>P</i>	<i>P</i>	<i>P</i>	
Hospital	<i>P</i>	<i>P</i>			<i>P</i>	<i>P</i>			<i>M</i>
Library	<i>C</i>	<i>C</i>			<i>P</i>	<i>P</i>			
Medical Service	<i>C</i>	<i>C</i>			<i>P</i>	<i>P</i>			
Military Service				<i>P</i>	<i>P</i>		<i>P</i>	<i>P</i>	
Parks and Recreation	<i>P</i>	<i>P</i>	<i>P</i>		<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	
Post Office					<i>P</i>	<i>P</i>			
Recreational Vehicle Park					<i>P</i>		<i>C</i>	<i>C</i>	<i>T</i>
Religious Assembly	<i>P</i>	<i>P</i>	<i>P</i>		<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	
School, Elementary, Middle or High	<i>P</i>	<i>P</i>	<i>P</i>		<i>P</i>	<i>P</i>			
Shooting Range				<i>C</i>	<i>C</i>		<i>C</i>	<i>C</i>	
Vocational School					<i>P</i>				
MANUFACTURING, INDUSTRIAL AND EXTRACTIVE USES									
Asphalt or Concrete Plant							<i>C</i>	<i>P</i>	

Basic Industry							C	P	
Composting Facility							C	C	G
Food/Bakery Product Manufacturing					C	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	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	
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	
Transit Facility					P	C	P	P	

<i>Utility, Major</i>	<i>C</i>	<i>C</i>	<i>C</i>	<i>C</i>	<i>C</i>		<i>P</i>	<i>P</i>	
<i>Utility, Minor</i>	<i>P</i>	<i>P</i>	<i>P</i>		<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	
<i>Warehousing and Wholesale</i>					<i>P</i>	<i>C</i>	<i>P</i>	<i>P</i>	
<i>Welding or Machine Shop</i>					<i>P</i>		<i>P</i>	<i>P</i>	

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

PASSED AND ADOPTED this 18th day of November, 2024, by the Governing Body of the City of Goodland, Kansas.

Aaron Thompson, Mayor

ATTEST:

Mary P. Volk, City Clerk

Changes to the Use Table 19-501

Residential Uses:

- ADU's added
- Manufactured Home turned into one use since the rules are in the standards
- Modular Homes are allowed in R-1, R-2 not just mobile home parks
- Single Family Attached is not allowed in M-P district

Commercial Uses:

- Airbnb was added to the Bed and Breakfast category
- Daycare Limited is allowed in M-P Districts
- Massage Shop is Conditional in R-2
- Wind turbine is a conditional use in R-1, R-2, C-1 and D-MU

Public, Quasi-Public and Recreation Uses:

- College or University is a conditional Use in R-1 and D-MU
- Medical Service is a conditional use in R-1 and R-1
- Food/Bakery is a conditional use in D-MU
- Landfill is a conditional use in A-P
- Stockyard was eliminated
- Utility Major is conditional use in R-1, R-2, M-P, A-P, and C-1
- Warehousing and Wholesale is a conditional use in D-MU



AGENDA ITEM

CITY COMMISSION COMMUNICATION FORM

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

DATE: November 18, 2024

ITEM: Ordinance 1791 - An Ordinance Amending the text for Chapter 19
Section 502 Use Standards.

NEXT STEP: Motion to Approve

☒ ORDINANCE
☐ MOTION
☐ INFORMATION

I. REQUEST OR ISSUE:

The Staff of the City of Goodland and the Planning Commissioners have recommended the adoption and amending Section 19-502 Use Standards to match the terminology that was changed in 19-202 and 19-501 and to allow more uses in certain districts.

II. RECOMMENDED ACTION / NEXT STEP:

Motion to approve the proposed Ordinance

III. FISCAL IMPACTS:

None

IV. BACKGROUND INFORMATION:

Staff and Commissioners have been working together over the last year to adopt a new set of zoning regulations to help with the need of housing in Goodland. The Use Table proposed in this ordinance will allow for the changes in Section 19-202 Interpretation and Definitions as well as Section 19-501 Use Table to work hand in hand with each other.

Below is the procedure according to Appendix C of the Goodland Municipal Code

ARTICLE 8 - ZONING & SUBDIVISION TEXT AMENDMENT PROCEDURE

4. The Governing Body shall consider the Planning Commission's recommendation and may either approve the recommendation; override the Planning Commission's recommendation by a 2/3 majority vote of the membership of the Governing Body; or return the proposed amendment

to the Planning Commission for reconsideration, as prescribed in the adopted zoning or subdivision regulations. If received for reconsideration, the Planning Commission shall consider the Governing Body's reasons for failure to approve or disapprove and may resubmit its original recommendation or a revised recommendation. Upon receipt of the recommendation, the Governing Body may approve or disapprove the proposed zoning or subdivision text amendment.

5. If the Governing Body approves the requested change, it shall adopt an ordinance to that effect.

V. Summary and Alternatives:

Commission may take the following actions:

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

ORDINANCE NO. 1791

AN ORDINANCE ADOPTING AND AMENDING SECTION 19-502 OF CITY OF GOODLAND MUNICIPAL CODE TO ADOPT THE DEFINITION FOR ACCESSORY DWELLING UNIT AND OMITTING DESIGN STANDARDS FOR MODULAR AND MANUFACTURED HOMES IN RESIDENTIAL DISTRICTS.

WHEREAS, the City of Goodland Construction Advisory Board of Trades and Appeals has recommended to approve and adopt the amendments to Section 19-501 of the Municipal Code; and

WHEREAS, after a public hearing was held, the Planning Commission has recommended to approve and adopt the amendments to Section 19-501 of the Municipal Code; and

WHEREAS, the Governing Body finds it is in the best interest of the City to adopt and approve the amendments to Section 19-502 of the City of Goodland Municipal Code.

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

Section 1. The City of Goodland Municipal Code Section 19-502 as follows:

Sec. 19-502. - Use standards.

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 with a maximum of 1,200 square feet; and no more than twenty (20) feet to the peak of the roof or structure;
- (D) Gates and guard houses;
- (E) Accessory dwelling units; provided they meet the use standards and district regulations;
- (F) Playhouses, patios, cabanas, porches, gazebos and incidental household storage buildings;
- (G) Radio and television receiving antennas and support structures;
- (H) Recreational and play facilities for residents;

(I) 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.

(J) Storm shelters and fallout shelters; and

(K) Gardens

(L) Other necessary and customary uses determined by the 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 Planning Commission to ensure land use compatibility.

(M) Swimming pools deeper than 24 inches are 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 in 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 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 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. Accessory structures of less than 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 twenty (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. All accessory structures and the principal use structure 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 and Airbnb. Bed and Breakfast and Airbnb 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 the minimum required area per building code of the City of Goodland

(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) 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 or further permit the number of lodging rooms allowed in order to maintain the character of the neighborhood in which the bed and breakfast facility is located with a Conditional Use Permit.

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 100 square feet of usable open space shall be provided for each patient bed.

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

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

(C) 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.

(D) 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.

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

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

(G) No fee to obtain a Home Occupation Permit. Permits shall be reviewed on a yearly basis by the Planning Commission.

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

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

(J) 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) 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. Omitted

Q. Manufactured homes. All manufactured homes in any district shall be 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) Establishments that offer recreation, entertainment or games of skill outdoors to the public for a fee or charge 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" x 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. Duplex development – Refer to the Zone District Requirements.

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 conditional use in the R-1, R-2, M-P, C-1, and D-MU districts and are permitted in 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 fifty (50) percent of the lot area combined with all other accessory structures and the principal use, be 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 are permitted to be placed on a lot subordinate to the principal structure 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

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

PASSED AND ADOPTED this 18th day of November, 2024, by the Governing Body of the City of Goodland, Kansas.

Aaron Thompson, Mayor

ATTEST:

Mary P. Volk, City Clerk

PS-INV105007



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CITY COMMISSION COMMUNICATION FORM

FROM: Mary Volk, City Clerk
Kent Brown, City Manager

DATE: November 18, 2024

ITEM: Request amendment to Wolak building agreement with Sherman County

NEXT STEP:

☐ ORDINANCE
☒ MOTION
☐ INFORMATION

-
- I. **REQUEST OR ISSUE:** Amendment to Section 9 of the Wolak building agreement in 2012. Both the City and County Clerks requested amendment to reflect current practices.
- II. **RECOMMENDED ACTION / NEXT STEP:** Move to approve amendment to agreement.
- III. **BACKGROUND INFORMATION:** Section 9 of the Building Agreement signed in 2012 had put 75% of the utility costs to Sherman County and 25% of the utility costs to City of Goodland. Since the merger of the fire department and that the only agencies using the building are Fire District #1 and County EMS, the utility costs have been 100% paid by Sherman County. The request was to amend the agreement to reflect the change in practice.

City Clerk and City Attorney have reviewed the amendment.
County Clerk has reviewed the amendment and sent copy to County Attorney to review.

THIS AMENDMENT No. 1 to the WOLAK BUILDING AGREEMENT, made and entered into this _____ day of _____, 2024, by the City of Goodland, Kansas, a Kansas municipality as "City", and by Sherman County, Kansas, a Kansas County as "County".

WITNESSETH:

WHEREAS, the City and the County entered into an agreement on November 20, 2012, for the use and maintenance of the building identified in Appendix A of the original agreement as Lots One through Twelve (1-12), Block Fifty-Eight (58), Original Town, now City of Goodland, Sherman County, Kansas also known as the Wolak building, and

WHEREAS, the City and the County wish to modify the terms of the Agreement as provided herein by entering into this Amendment No. 1.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the Parties hereto mutually agree as follows:

1. Amendment. The City and the County do hereby amend the Agreement by revoking section 9 in its entirety and substituting therefore the following:
 - a. Section Nine
County shall be responsible for prompt payment of 100% of all water, gas, heat, light, power, telephone service, and other public utilities of every kind furnished to the premises throughout the term of this agreement, and all other costs and expenses of every kind whatsoever of or in connection with the use, operation, and maintenance of the premises and all activities conducted on the premises to be paid by EMS/Sherman County and Sherman County Fire District #1.
2. Ratification. The undersigned hereby ratify and confirm this Amendment as per the terms of Section Twenty-Three (23) Modification of Agreement in the original Agreement.
3. Effective Date. This Amendment shall be effective immediately.

In WITNESS WHEREOF, the City and the County have duly executed this Amendment No. 1 to the Wolak Building Agreement on this the _____ day of _____, 2024.

CITY:

City of Goodland, Kansas

COUNTY:

Sherman County, Kansas

By _____

By _____

Attest:

Mary Volk, City Clerk

Attest:

Ashley Mannis, County Clerk



CITY COMMISSION COMMUNICATION FORM

FROM: Kent Brown- City Manager

DATE: 11/18/2024

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

NEXT STEP: __X__ Staff Direction

- I. **REQUEST OR ISSUE:** Ted Augustine stated he will come to the City Commission meeting to formally request a change in solid waste services. Back in May 6, 2024, Mark Augustine, owner of 24/7 Travel Store, was 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:

....

(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.

=====

From the May 6, 2024 City Commission minutes:

C. 24/7 Travel Store: Alternative Solid Waste Removal Method Request - Kent stated, Mark Augustine owner of 24/7 is looking for an alternate method to remove trash because of cost and mess being left with current services. He has six dumpsters picked up three times a week. At other locations he has a trash compactor to keep trash picked up and costs down. He indicated his costs in Goodland are high compared to other locations. In current contract with In the Can, we have a distinction for Walmart to use alternate services which have worked. I spoke with Jake about allowing exceptions to the contract. Mark only wants an alternate method that is not available by In the Can.

Commissioner Redlin recused himself from the discussion due to a possible conflict of interest.

Mayor Thompson stated, our contract is for one container one pickup. Additional containers and pickups are negotiated and provided by trash contractor. I do not know cost for additional containers and pickups. Kent stated, correct, we have other businesses that have more than one container or pickup negotiated directly with our contractor. Mayor Thompson stated, I feel this is a complicated request. It is important to allow our contractor for trash pickup per contract. However, if they are negotiating with businesses for additional containers or pickups is it fair for these businesses that In the Can is the only provider for any other services? Our ordinance states we do not allow anyone else to contract for trash pickup. When a business is large enough, produces enough trash and feel it is important to have own compactor, the issue is In the Can cannot provide service for any business using a rollout or compactor. I feel we should allow them the opportunity because it is beyond services of city contract. If we move forward we will have to amend both city code and the contract. Have we discussed this with In the Can to see if they want to provide the service? Kent stated, I have not been able to due to the timing of request. We do need to get feedback from In the Can. Mark indicated other communities had same situation but with compactor it changed how they proceeded with

trash pickup. It is a different level of service and with the cost of a compactor, it is only be feasible for very few customers so it will not be copied by other businesses.

Commissioner Myers asked, what are the options? Mayor Thompson stated, right now we have to continue services outlined in code and contractor negotiates other services. I am unaware what negotiated costs are. I feel if they are charging higher prices for negotiated services it is unfair advantage to limit trash service to one contractor. Kent stated, other options are an amendment to the agreement and code. Mayor Thompson stated, I feel roll off services are used often enough that businesses should be allowed to utilize those services. Easiest way may be to find a way to amend code to allow for these services. Jake stated, no matter how you do it, the process will be complicated. Mayor Thompson stated, I feel we need to have conversation with contract provider to see if they can offer services. Commissioner Showalter stated, if they are unable to provide, I feel we need to allow this type of service to businesses like this. Vice-Mayor Howard stated, on days like today dumping trash will be all over. Mayor Thompson stated, breaking down the trash will be better operation. I do not see an issue with the trash being blown around town. Commissioner Showalter asked, have they worked with the provider for options? When we need additional containers at the college they work with us and provide them. Jake stated, you have to be careful not to get into the issue of negotiating for individual businesses. That is between the provider and owner. City priority is to provide an avenue for fair and reasonable services. Kent stated, I will talk to provider to get additional information.

Commissioner Redlin returned and joined the meeting.

When staff contacted the owner of In the Can, Chuck Redlin, in May of this year – he said he didn't have a concern if 24/7 went a different route to take care of their trash. The problems and cost for his business – it would not be a complete negative for his business if they no longer provided service to 24/7 or if In the Can worked with Hill Contracting to provide the rolloffs to 24/7. Staff contacted Mark Augustine with 24/7 Travel Stores with this information shortly thereafter.



AGENDA ITEM #
CITY COMMISSION COMMUNICATION FORM

FROM: Kent Brown, City Manager

DATE: November 18, 2024

ITEM: Follow up to grant award to Fort Hays Tech Northwest on project to build a passive home at 326 Sherman St.

NEXT STEP: Motion to approve

☐ ORDINANCE
☒ MOTION
☐ INFORMATION

I. REQUEST OR ISSUE:

Previously, the Commission considered a memorandum of understanding with Fort Hays Tech Northwest for the donation of property to build a passive home at 326 Sherman St. The construction department at Fort Hays Tech Northwest (staff and students) would be involved in the home construction if grant funding is obtained from the Patterson Family Foundation and other sources. Ben Schears with Fort Hays Tech Northwest announced that the college had been notified of a substantial grant award on the project and is ready to take the next step.

II. RECOMMENDED ACTION / NEXT STEP:

Staff direction on agreement for the actual sale/donation of the property to Fort Hays Tech Northwest.

III. FISCAL IMPACTS:

Prior CCCF on the MOU stated the following - - - No current fiscal impacts. When Fort Hays Tech Northwest has obtained the appropriate grants and other funding in order to have the house constructed, there will be a subsequent agreement submitted for consideration on the actual sale / donation of the property to Fort Hays Tech Northwest. Any current or potential costs will be included in that agreement.

IV. BACKGROUND INFORMATION:

From the September 3, 2024 City Commission minutes - - -

A. PRESENTATIONS & PROCLAMATIONS

Ben Schears, Fort Hays Tech Northwest: . . . Ben stated, our next project is working with a grant making entity based out of Kansas City area with a grant opportunity. The pool is \$3,000,000 for select technical colleges in the State of Kansas. We are one of the entities allowed to apply. Our first revenue stream proposal is working with our construction program to get back constructing a home every year. In discussions with Kent we are looking at land the City currently owns. We can work together to meet SCCD needs for additional housing. We are looking to work with passive homes which address homes in extreme temperature fluctuations. These home are constructed where they do not need heat or air conditioning because of thicker walls and additional insulation. The structure is based on building materials and the way the house faces. With this we are building housing stock in community. In the past we felt the program was asked to build a house too big for

our program. These are smaller homes. Want to use grant over three year program where first house is built and sold. Money will roll back into grant program to continue next year. We are looking at lot at 4th and Sherman to focus on developed lots. If we do not get this grant, a second revenue source is the pool of BASE grant funds we have secured through State of Kansas. Vice-Mayor Howard asked, how many are in program this year? Ben stated, around sixteen this year. Vice-Mayor stated, when I went through program we had five students and built a house. Ben stated, education now requires us to take away from the program to also provide general education classes. Vice-Mayor Howard asked, are these pre-constructed zip houses? Ben stated, no because we want to teach students how to complete project. Kent stated, when we discussed this, the college asked for a letter of support for grant funds. We need to discuss with Jake, but I would like Commission to consider proceeding with a memorandum of understanding like we did with Sherman 4C's. Mayor Thompson stated, I am more than happy to sign a letter of support. Housing is an issue we have been discussing for some time. I feel Commission would be open to what best fits your needs. Ben stated, we will work with Kent to proceed with what will be best fit for community.

=====

From the September 16, 2024 City Commission meeting minutes:

B. Lot Commitment for Fort Hays Tech NW Construction program –Kent stated, we have a proposed MOU for Fort Hays Tech NW similar to MOU for Sherman 4C's. This will hold the lot in City possession until grant funds and other resources are awarded to build a home at 326 Sherman by construction program. A subsequent agreement will be presented for consideration to sell or donate the land to Fort Hays Tech NW. Mayor Thompson asked, what is time line for us to hold property? Commissioner Showalter stated, I feel it will be one school year. They are starting foundation January and plan to finish by end of school year. I believe we plan to move ahead whether or not receive grant. Vice-Mayor Howard stated, it is good for community to see the college is building houses. Jake stated, I have no concern with MOU, it is important to have funding gap in agreement. Kent stated, we will have college approve and bring back to commission.

=====

Fort Hays Tech Northwest construction department instructor is ready to start project including pouring foundation to have that completed for spring classes. Consequently, there is some urgency from the college to proceed with agreement as quickly as possible.



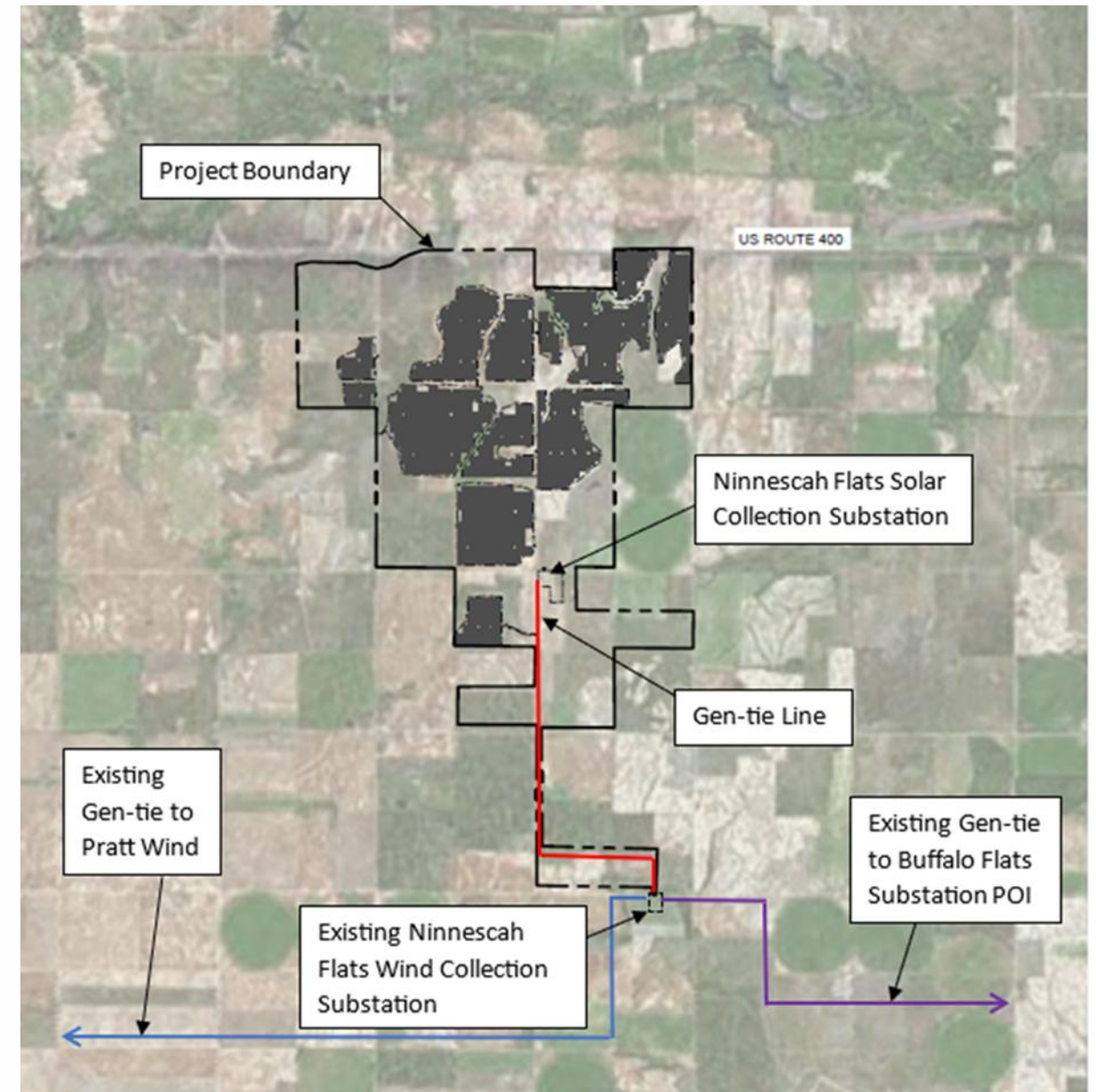
Ninnescah Flat Solar PPA

City of Goodland
November 11, 2024

NextEra (NEER) Large Scale Solar Project

Project Summary

- **Name:** Ninnescah Flats Solar
- **Location:** Pratt County, KS—about 70 miles west of Wichita
- **Nameplate of Facility:** 200 MW
- **Technology:** Single-axis tracker
- **Anticipated COD:** December 31, 2026
- **KMEA MW Volume:** Up to 90 MW
- **Expected Capacity Factor:** 27%
- **Expected Capacity Accreditation:** 40-50%



Major Provisions of the PPA

➤ Term

- 30 years with two 5-year extension option (mutually agreeable)

➤ Product Includes:

- Energy
 - Capacity Attributes
 - Ancillary Services
 - Does **NOT** include Renewable Energy Credits (REC's)
 - Price was reduced by \$6/MWh
- Price is 30% lower than long-term (8-10 Year) fixed priced on-peak energy products and this product comes with Capacity at no extra charge.

Major Provisions of the PPA (cont.)

➤ Multi Off-Taker Project

➤ KMEA has option up to 90 MW

- KMEA agreement with NEER was executed on 10-28-24
- Must provide MW Level to NextEra by December 31, 2024
- **Cities must sign Back-to-Back agreements prior to this date**

➤ KEPCO = 25 MW

➤ Other 3rd Party yet to be determined

➤ NextEra has option to terminate agreement if they do not receive Board of Director's approval by February 28, 2025

➤ Operational Dates

- Guaranteed Commercial Operation Date = December 31, 2026
- Outside Commercial Operation Date = December 31, 2027
- Drop Dead Date = July 31, 2028



- May be delayed for certain events (force majeure event permitting delay, etc.)
- Remedies for certain delays

How Allocations Would Work Today and in the Future

- 10 MW allocation on 200 MW nameplate facility—would receive 5% of the total energy (MWhs from the facility in year 1.
- In year 25, due to degradation—the facility produces only 180 MW. That same City would receive 5% of all the production from the facility. So, essentially City would only have a 9 MW allocation in year 25.
- Likewise, a 1 MW allocation today would represent a .9 MW or 900 kW allocation in year 25.
- You only pay for the energy when the facility is producing energy, and it meets the offer parameters that KMEA negotiated. Which are:
 - Day-ahead market—Project would be offered in at a floor of \$0/MWh based on the forecasted output.
 - Real-time market—Product would be offered in at negative grossed up PTC's as the floor. Once PTC's expire, then the floor would be the negative value of the REC's—since NEER is retaining those.
 - REC's are only accounted for when the facility is able to produce energy.

What This Product Does for a Member City

- This product would cover a portion (20-22%) of a Goodland's on-peak hours—when prices are predominantly the most expensive.
 - Thereby stabilizing rates for a portion of your on-peak energy consumption for 30 years.
- Today, gas prices are low and subsequently power prices are more affordable. In 2022, during high gas levels, peaking power from the market was in the \$60-\$80/MWh range on a consistent basis. Today, peaking power from the market is in the \$30-\$50/MWh range.
- Today, 8-10 year on-peak fixed energy products are offered at \$65-\$70/MWh due to the volatility in the market associated with geo-political issues, energy policies, load growth, AI, etc.

Next Steps & Timeline

- KMEA will send template agreement for KMEA/City along with City Resolution.
 - If moving forward, KMEA will send out an executable version—City specific.
- City has until the end of December 2024 to execute the City resolution and agreement if Cities wants to participate.

Questions?





AGENDA ITEM #

CITY COMMISSION COMMUNICATION FORM

FROM: **Kent Brown, City Manager**

DATE: **November 18, 2024**

ITEM: **Creation of a Land Bank policy and Board of Trustees**

NEXT STEP:

☐ **ORDINANCE**
☐ **MOTION**
☐ **INFORMATION**

I. REQUEST OR ISSUE:

Ordinance creating a Land Bank policy, Board of Trustees, powers, budget, etc.

II. BACKGROUND INFORMATION:

From the February 5, 2024 City Commission meeting minutes –

Land Bank policy recommendation: Housing Collaborative Committee – Kent stated, the City of Pittsburg utilizes a good program that works. The Land Bank is tool to take dilapidated properties and move them so someone else can use property. In response to the Commission’s request, the Housing Committee submitted a letter requesting the City move ahead with development and implementation of a comprehensive Land Bank Policy. Staff needs direction on adopting and enforcing program. Many communities use the program in small ways. Commissioner Showalter stated, I would like to have an ordinance for the commission to review. Consensus of the commission is in agreement with Commissioner Showalter. Vice-Mayor Howard stated, with structures being torn down it is a good way to utilize lots.

As of April 2024 according to the National Land Bank map (by Center for Community Progress – a national nonprofit dedicated to tackling vacant properties) there were 40 cities in Kansas that had land banks. Kansas passed enabling land bank provisions in state statute in 2018. So, in just 6 short years, there have been a few dozen cities that have created this tool to address vacant, abandoned, dilapidated or distressed properties.

Documents attached

- 1) Proposed ordinance
- 2) Attorney General Opinion No. 2020-10
- 3) List of cities in Kansas that have passed land bank legislation
- 4) Example from Pittsburg, Kansas land bank – Page of Frequently Asked Questions and screenshot of a page from website describing purpose of land bank, links to property purchase application, property purchase process guide, property donation from and the property donation process guide.

Staff presented information at Housing Committee meeting on November 12, 2024. At that meeting, discussion ended with a request to present information to County

Commission and the USD 352 Board at their upcoming meetings before adoption by the City Commission to get any feedback and to notify them of the proposal.

SUMMARY AND ALTERNATIVES:

Commission may take one of the following actions:

1. Give staff direction on proposed ordinance.
2. Advise staff to not pursue proposed ordinance.

ORDINANCE NO. 1792

AN ORDINANCE adding Division 9 to Article IX **in Chapter 1** of the Goodland City Code for the purpose of creating the Goodland Land Bank, and determining the membership, duties and functions of the Board of Trustees of the Goodland Land Bank.

WHEREAS, the City of Goodland recognizes that dilapidated, vacant, and unused properties can create a disincentive for new construction and infill;

WHEREAS, the Sherman County Housing Assessment completed in 2021 identified a land bank could be an agency to hold vacant lots that have infrastructure to create a pool of assets shovel ready for infill while also stabilizing the value of adjacent properties;

WHEREAS, within that specific area of focus a strategy is to develop a focused property management strategy for the city;

WHEREAS, land banking provides the City a viable tool to address abandoned and tax delinquent properties; and

WHEREAS, the City desires to establish a Land Bank as a proactive measure to return such properties to productive use.

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

Section 1. Division 9 – Goodland Land Bank is added to Article IX in Chapter 1 of the Goodland City Code is hereby created as follows:

ARTICLE IX. BOARDS, COMMITTEES AND COMMISSIONS

DIVISION 9. - GOODLAND LAND BANK

Sec. 1-991. Creation; purpose. The Goodland Land Bank is hereby established pursuant to K.S. A. 12- 5901, et. seq. The Goodland Land Bank is an independent agency and instrumentality of the City with the primary responsibility and authority to efficiently acquire, hold, manage, transform, and convey surplus City properties and other abandoned, tax foreclosed, or otherwise underutilized or distressed properties in order to convey these properties into productive use.

Sec. 1-992. Definitions. For the purpose of this Article, the words set out in this section shall have the following meanings.

- (1) "City" means the City of Goodland, Kansas;
- (2) "Board" means the Board of Trustees of the Goodland Land Bank;
- (3) "Bank" means the Goodland Land Bank established pursuant to this Ordinance; and
- (4) "Governing Body" means the governing body of the City of Goodland.

Sec. 1-993. Land Bank Board of Trustees; Appointment; Terms; Dissolution.

- a) There is hereby established a Land Bank Board of Trustees. The Board shall be composed of seven (7) members. Board members shall be appointed by the Governing

Body. Vacancies on the Board shall be filled by appointment for the vacant unexpired term.

- b) The term of office of the Board members shall be three (3) years.
- c) Primary City staff support to the Board will come from the Director of Community Development and Housing, or his or her designee. City staff will provide technical and professional support for Bank operations; additional support may be contracted as deemed necessary.
- d) The Bank may be dissolved by ordinance of the Governing Body, without cause. In such case, all property of the Bank shall be transferred to and held by the City and may be disposed of as otherwise provided by law.

Sec. 1-994. Officers; Organization.

- a) The Board shall select, annually, from its membership, a chairperson, a vice chairperson, a secretary and a treasurer. The treasurer shall be bonded in such amounts as the Governing Body may require.
- b) The Board may appoint such officers, agents and employees as it may require for the performance of its duties, and shall determine the qualifications and duties and fix the compensation of such officers, agents and employees.
- c) The Board shall fix the time and place at which its meetings shall be held. Meetings shall be held within the City and shall be subject to the Kansas Open Meeting Act, K.S.A. 75-4317, et seq., and amendments thereto.
- d) A majority of the Board shall constitute a quorum for the transaction of business. No action of the Board shall be binding unless taken at a meeting at which at least a quorum is present.
- e) The members of the Board shall be subject to the provisions of the laws of the State of Kansas which relate to conflicts of interest of county officers and employees, including, but not limited to, K.S. A. 75- 4301, et seq., and amendments thereto.
- f) Subject to the provisions of the Kansas Tort Claims Act, K.S. A. 75- 6101, et seq., and amendments thereto, if any action at law or equity, or other legal proceeding, shall be brought against any member of the Board for any act or omission arising out of the performance of duties as a member of the Board, such member shall be indemnified in whole and held harmless by the Board for any judgment or decree entered against such member and, further, shall be defended at the cost and expense of the Bank in any such proceeding.

Sec. 1-995. Powers of the Board. The Land Bank Board of Trustees shall have the following powers and duties:

- (1) To sue and be sued;
- (2) To enter into contracts;

- (3) To appoint and remove staff and provide for the compensation thereof;
- (4) To acquire, by purchase, gift or devise, and convey any real property, including easements and reversionary interest, and personal property, subject to the provisions of this Ordinance and state law;
- (5) To rebate all or any portion thereof, the taxes on any property sold or conveyed by the Bank;
- (6) To exercise any other power which may be delegated to the Bank by the Governing Body; and
- (7) To exercise any other incidental power which is necessary to carry out the purposes of the Land Bank and state law.

Sec. 1-996. Administration. The Board shall assume possession and control of any property acquired by it under this Ordinance or state law and shall hold and administer such property. In the administration of property, the Board shall:

- (1) Manage, maintain and protect or temporarily use for a public purpose such property in the manner the Board deems appropriate;
- (2) Compile and maintain a written inventory of all such property. The inventory shall be available for public inspection and distribution at all times;
- (3) Study, analyze and evaluate potential, present and future uses for such property which would provide for the effective reutilization of such property;
- (4) Plan for and use the Board's best efforts to consummate the sale or other disposition of such property at such times and upon such terms and conditions deemed appropriate;
- (5) Establish and maintain records and accounts reflecting all transactions, expenditures and revenues in relation to the Bank's activities, including separate itemizations of all transactions, expenditures and revenues concerning each individual parcel of property acquired; and
- (6) No less than thirty (30) days prior to the sale of any property owned by the Bank, publish a notice in the official City newspaper announcing such sale.

Sec. 1-997. Budget; Records; Report.

- a) The Bank shall be subject to the provisions of the Cash Basis Law, K.S. A.10-1101, et. seq., and amendments thereto.
- b) The budget of the Bank shall be prepared, adopted and published as provided by law for other political subdivisions of the State of Kansas. No budget shall be adopted by the Board until it has been submitted to, reviewed and approved by the Governing Body. If the Governing Body elects not to ratify the budget, it must reject the plan in its entirety and remand it back to the Board with specific recommendations for reconsideration
- c) The Board shall keep accurate accounts of all receipts and disbursements. The receipts and disbursements of the Board shall be audited yearly by a certified or licensed public

accountant and the report of the audit shall be included in and become part of the annual report of the Board.

- d) All records and accounts shall be subject to public inspection pursuant to K.S. A. 45- 216, et seq., and amendments thereto.
- e) Any moneys of the Bank which are not immediately required for the purposes of the Bank shall be invested in the manner prescribed by K.S. A. 12- 1675, and amendments thereto.
- f) The Bank shall make an annual report to the Governing Body on or before January 31 of each year, showing receipts and disbursements from all funds under its control and showing all property transactions occurring in each year. Such report shall include an inventory of all property held by the Bank. A copy of such inventory shall also be published in the official City newspaper on or before January 31 of each year.
- g) The Bank shall be subject to the statutory requirements for the deposit of public money as provided in K. S. A. 9- 1401, et seq., and amendments thereto.
- h) The Board, without competitive bidding, may sell any property acquired by the Board at such times, to such persons, and upon such terms and conditions, and subject to such restrictions and covenants deemed necessary or appropriate to assure the property's effective reutilization.
- i) The sale of any real property by the Board, under the provisions of this Ordinance or state law, on which there are delinquent special assessments to finance public improvements shall be conditioned upon the approval of the Governing Body.
- j) The Board, for the purpose of land disposition, may consolidate, assemble or subdivide individual parcels of property acquired by the Bank.
- k) Until sold or otherwise disposed of by the Bank, and except for special assessments levied by the City to finance public improvements, any property acquired by the Bank shall be exempt from the payment of ad valorem taxes levied by the State of Kansas and any other political or taxing subdivision of the state.
- l) Except for special assessments levied by the City to finance public improvements, when the Board acquires property pursuant to this Ordinance and state law, the Sherman County Treasurer shall remove from the tax rolls all taxes, assessments, charges, penalties and interest that are due and payable on the property at the time of acquisition by the Board.
- m) Property held by the Bank shall remain liable for special assessments levied by the City for public improvements, but no payment thereof shall be required until such property is sold or otherwise conveyed by the Bank.

- n) The Governing Body may abate part or all of any special assessments which It has levied on property acquired by the Bank, and the Bank and the Governing Body may enter into agreements related thereto. Any special assessments that are abated shall be removed from the tax rolls by the County Treasurer as of the effective date of the abatement.
- o) Any moneys derived from the sale of property by the Bank shall be retained by the Bank for the purposes and operations thereof, provided, however, that the Board may use all or part of the proceeds from such sale to reimburse the City for delinquent special assessments due on such property.
- p) The Board may establish separate neighborhood or city advisory committees consisting of persons living or owning property within the city or neighborhood. In the case of neighborhood advisory committees, the board shall determine the boundaries of each neighborhood. In the absence of a resolution by the Board providing otherwise, each advisory committee shall consist of not less than five (5) nor more than nine (9) persons, to be appointed by the board for two (2) year, overlapping terms. The Board shall consult with each advisory committee as needed to review the operations and activities of the Bank and to receive the advices of the members of the advisory committee concerning any matter which comes before the committees.

Section 2. This Ordinance shall take effect upon its passage and publication in the official City of Goodland newspaper.

PASSED AND APPROVED this _____ day of **Month**, 2024.

Mayor-Aaron Thompson

Mary Volk-City Clerk



STATE OF KANSAS
OFFICE OF THE ATTORNEY GENERAL

DEREK SCHMIDT
ATTORNEY GENERAL

MEMORIAL HALL
120 SW 10TH AVE., 2ND FLOOR
TOPEKA, KS 66612-1597
(785) 296-2215 • FAX (785) 296-6296
WWW.AG.KS.GOV

December 8, 2020

ATTORNEY GENERAL OPINION NO. 2020- 10

The Honorable Mary Jo Taylor
State Senator, 33rd District
114 N. Union
Stafford, KS 67578

Re: Cities and Municipalities—City Land Banks—City Land Banks; Exemption
of Property from Taxation; Exceptions

Synopsis: The county treasurer has no discretion under K.S.A. 2020 Supp. 12-5909. The county treasurer is statutorily required to remove from the tax rolls all taxes, assessments, charges, penalties and interest that are due and payable on property at the time the property is acquired by the board of trustees of the land bank. The county treasurer is similarly required to remove from the tax rolls any special assessments on such property that are abated. Any special assessments that are deferred or reamortized by a municipality must be corrected on the tax rolls by the county treasurer as of the effective date of the ordinance or resolution providing for such deferral or reamortization. Cited herein: K.S.A. 2020 Supp. 12-5901; 12-5902; 12-5907; 12-5908; 12-5909; K.S.A. 19-26,103; 60-801; K.S.A. 2020 Supp. 79-1801; L. 2015, ch. 99, § 17; L. 2010, ch. 116, §§ 29, 30; L. 1996, ch. 264, §§ 12, 22.

* * *

Dear Senator Taylor:

As Senator for the 33rd District, you request our opinion regarding the county's authority to tax property acquired by a city land bank. Specifically, you ask whether a county is authorized to levy ad valorem taxes on property acquired by a city's land bank and whether the county treasurer has discretion in removing from the tax rolls any assessments, charges, penalties and interest that are due and payable on a property at the time the property is acquired by a land bank.

Cities have been authorized since July 1, 2009, to establish city land banks.¹ A land bank is not a financial institution, but rather is a “public or community-owned entit[y] created for a single purpose: to acquire, manage, maintain, and repurpose vacant, abandoned, and foreclosed properties. . . .”² A land bank is “often created to replace an antiquated system of tax foreclosure and property disposition” and “give[s] [a] communit[y] the opportunity to repurpose abandoned properties in a manner consistent with the communit[y’s] values and needs.”³

A land bank in Kansas is governed by a board of trustees (board), the members of which are appointed by the city’s governing body.⁴ The board is required to, in part, “plan for and use the board’s best efforts to consummate the sale or other disposition of [] property [in its possession and control] at such times and upon such terms and conditions deemed appropriate.”⁵ The board is authorized to determine the terms and conditions of any sale.⁶ “The sale of any real property by the board . . . on which there are delinquent special assessments to finance public improvements shall be conditioned upon the approval of the governing body of the municipality which levied the special assessments.”⁷

K.S.A. 2020 Supp. 12-5909 sets out the taxation obligations of property acquired by a city’s land bank.

(a) Until sold or otherwise disposed of by the bank and *except for special assessments* levied by a municipality to finance public improvements, *any property acquired by the bank shall be exempt from the payment of ad valorem taxes levied by the state and any other political or taxing subdivision* of the state.

(b) *Except for special assessments* levied by a municipality to finance public improvements, when the board acquires property pursuant to this act, *the county treasurer shall remove from the tax rolls all taxes, assessments, charges, penalties and interest that are due and payable on the property at the time of acquisition by the board.*

(c) Property held by the bank shall remain liable for special assessments levied by a municipality to finance public improvements, but no payment

¹ See K.S.A. 2020 Supp. 12-5901 *et seq.* The Unified Government of Wyandotte County/Kansas City was first authorized in 1996 to establish a land bank. See L. 1996, ch. 264, §§ 12 through 22, codified at K.S.A. 19-26,103 *et seq.* The authority was extended to all counties in 2010. See L. 2010, ch. 116, §§ 29, 30.

² U.S. Dept. of Housing and Urban Development, Neighborhood Stabilization Program, *Land Banking 101: What is a Land Bank?*, September 2010.

³ *Id.*

⁴ K.S.A. 2020 Supp. 12-5902(b).

⁵ K.S.A. 2020 Supp. 12-5907(d).

⁶ K.S.A. 2020 Supp. 12-5908(a).

⁷ *Id.*

thereof shall be required until such property is sold or otherwise conveyed by the bank.

(d) *The governing body of any municipality which has levied special assessments on property acquired by the bank may abate part or all of the special assessments, and the bank and governing body may enter into agreements related thereto. Any special assessments that are abated shall be removed from the tax rolls by the county treasurer as of the effective date of the abatement.*

(e) *The governing body of any municipality which has levied special assessments on property acquired by the bank may enter into an agreement with the bank to defer or reamortize part or all of the special assessments. The governing body of the municipality shall provide for such deferral or reamortization by passage of an ordinance, if a city, and by passage of a resolution by any other municipality. Any special assessments that are deferred or reamortized shall be corrected on the tax rolls by the county treasurer as of the effective date of the ordinance or resolution providing for such deferral or reamortization.*⁸

In determining the authority of the county and the duty of the county treasurer regarding taxation of property acquired by a city's land bank, we look to the language in K.S.A. 2020 Supp. 12-5909.

The fundamental rule of statutory interpretation is that legislative intent governs if it can be discerned. We begin this inquiry with the plain language of the statute. Indeed, statutory language is an appellate court's paramount consideration because the best and only safe rule for ascertaining the intention of the makers of any written law is to abide by the language they have used. When . . . a statute is plain and unambiguous, th[e] court does not speculate as to the legislative intent behind it and will not read into the statute something not readily found in it.⁹

K.S.A. 2020 Supp. 12-5909(a) and (b) state that “any property acquired by the bank *shall* be exempt from the payment of ad valorem taxes” and “the county treasurer *shall* remove from the tax rolls all taxes, assessments, charges, penalties and interest that are due and payable on the property at the time of acquisition by the board.”¹⁰ The Kansas courts have held that “the legislature's use of the word ‘shall’ can have different meanings in different provisions. Because the word's meaning is not plain, statutory construction rather than statutory interpretation is necessary.”¹¹

⁸ K.S.A. 2020 Supp. 12-5909 (emphasis added). Similar provisions apply to a land bank established by a county. See K.S.A. 19-26,111.

⁹ *In re T.S.*, 308 Kan. 306, 309-10 (2018) (internal citations and quotation marks omitted).

¹⁰ Emphasis added.

¹¹ *Ambrosier v. Brownback*, 304 Kan. 907, 912 (2016).

“[T]here is no absolute test to determine whether a ‘shall’ in a statute makes the provision mandatory or directory.”¹² The courts have developed the *Raschke*¹³ four-factor test to assist in determining whether a “shall” is directory or mandatory.¹⁴ “Courts should consider ‘(1) legislative context and history; (2) substantive effect on a party’s rights versus merely form or procedural effect; (3) the existence or nonexistence of consequences for noncompliance; and (4) the subject matter of the statutory provisions. . . .’”¹⁵

In considering legislative context and history, we note that K.S.A. 2020 Supp. 12-5909 was proposed in 2009 House Bill No. 2155. As originally proposed, the bill authorized the City of Topeka to establish a land bank. During the legislative process, the authority was expanded to all cities in the State of Kansas.¹⁶ The legislation largely reflected statutory provisions that authorized Wyandotte County to establish a county land bank. Testimony given during the legislative process provided that:

The primary benefit that the City [] will receive is the forgiveness of outstanding ad valorem taxes of these tax-delinquent, abandoned properties. . . . A secondary benefit will be the ability of the Land Bank to have property exempt from ad valorem taxes while it is in the Land Bank. Like the initial forgiveness of property taxes, this too will provide the legal basis for exemption that will help the City [] break the “Cycle of Speculation/Abandonment/Delinquency.”¹⁷

“The City [] needs the legal authority to address the components of this cycle by having property taxes forgiven and exempted so as to make the properties attractive to new owners once they are transferred out of the Land Bank.”¹⁸

In 2015, authority to defer or reamortize special assessments on property acquired by a land bank was added.¹⁹ Testimony referred to the property’s exemption from taxation.²⁰

In addition, we note that “shall” is used in K.S.A. 2020 Supp. 12-5909(a) and (b) while the term “may” is used in K.S.A. 2020 Supp. 12-5909(d) and (e). “An appellate court must consider all of the provisions of a statute *in pari materia* rather than in isolation, and these

¹² *State v. Raschke*, 289 Kan. 911, 920 (2009).

¹³ *Id.*

¹⁴ *See Ambrosier*, 304 Kan. at 912.

¹⁵ *Id.*

¹⁶ Journal of the Senate, March 25, 2009, p. 499-50.

¹⁷ Senate Committee on Local Government, Minutes, Attachment 2, March 9, 2009, Testimony of Randy Speaker.

¹⁸ *Id.*

¹⁹ *See* . L. 2015, ch. 99, § 17.

²⁰ House Committee on Local Government, Minutes, Attachment 3, February 17, 2015, Testimony of Larry Baer, League of Kansas Municipalities; Senate Assessment and Taxation Committee, Minutes, Attachment 2, February 3, 2015, Testimony of Larry Baer, League of Kansas Municipalities.

provisions must be reconciled, if possible, to make them consistent and harmonious. As a general rule, statutes should be interpreted to avoid unreasonable results.”²¹ The use of different terms indicates an intent to achieve different meanings. “Clearly the Legislature knew how to grant . . . discretionary power when it wanted to and chose instead to use the mandatory word ‘shall’ . . . instead of the permissive ‘may’ . . .”²²

The legislative context and history of the statute indicates a legislative intent that “shall” as used in K.S.A. 2020 Supp. 12-5909(a) and (b) is mandatory, rather than discretionary.

The second *Raschke* factor examines whether the statutory provision has a substantive effect on a party's rights or whether it deals with form or procedural effect.²³ “Statutory requisitions are deemed directory only when they relate to some immaterial matter, where a compliance is a matter of convenience rather than substance.”²⁴

[I]t is a general rule that where strict compliance with the provision is essential to the preservation of the rights of parties affected and to the validity of the proceeding, the provision is mandatory, but where the provision fixes a mode of proceeding and a time within which an official act is to be done and is intended to secure order, system and dispatch of the public business, the provision is directory.²⁵

K.S.A. 2020 Supp. 12-5908 confers upon the board of trustees of a land bank the authority to “sell any property acquired by the board at such times, to such persons, and upon such terms and conditions, and subject to such restrictions and covenants deemed necessary or appropriate to assure the property's effective reutilization.” The only limitation on the authority is that if delinquent special assessments are owed on the property, the sale is conditioned on the approval of the municipality that levied the special assessments.²⁶

K.S.A. 2020 Supp. 12-5909(a) and (b) further clarify the right of the board of trustees to determine the terms and conditions of the sale with the goal of assuring a property's effective utilization. If “shall” in those provisions is viewed as discretionary, it effectively allows the county treasurer to establish terms and conditions on the sale. Such a view restricts the rights of the board of trustees and obstructs the purpose of the land bank. The second *Raschke* factor indicates “shall” in K.S.A. 2020 Supp. 12-5909(a) and (b) is mandatory.

The third *Raschke* factor requires determining whether the statute contemplates consequences for noncompliance. The statute itself does not include a penalty for

²¹ *Welch v. Via Christi Health Partners, Inc.*, 281 Kan. 732, 750 (2006).

²² *Weide v. Lavis*, No. 120,185, 2019 WL 3977565 at *4 (Kan.App. 2019) (unpublished opinion).

²³ *Matter of Davis*, 56 Kan.App.2d 39, 51 (2018).

²⁴ *Raschke*, 289 Kan. at 916, quoting *Jones v. State of Kansas, ex rel. Atherby and Kingbury*, 1 Kan. *273 (1863).

²⁵ *Id.* at 916, quoting *City of Hutchinson v. Ryan*, 154 Kan. 751, Syl. ¶ 1 (1942).

²⁶ K.S.A. 2020 Supp. 12-5908.

noncompliance.²⁷ The only potential consequence is that the county treasurer becomes subject to a mandamus action.²⁸ “Mandamus is a proceeding to compel some inferior court, tribunal, board, or some corporation or person to perform a specified duty, which duty results from the office, trust, or official station of the party to whom the order is directed, or from operation of law.”²⁹ However, “[r]elief in the nature of a writ of mandamus is discretionary.”³⁰ The third *Raschke* factor likely leans to a discretionary application of K.S.A. 2020 Supp. 12-5909(a) and (b).

The final *Raschke* factor reviews the subject matter of the statutory provisions. The courts have recognized that statutes dealing with election notices and DUI notices tend to be mandatory.³¹ We have been unable to locate a court opinion that extends a similar blanket recognition regarding statutes dealing with taxation.

“Taxation is an unloved subject, but no one in modern times, to our limited knowledge, has come up with a practical alternative. Government is indispensable to any civilized society and an orderly system of assessment and collection of taxes is an imperative to a government's successful operation.”³² Therefore, the legislature has established a tax procedure and time schedule that “requires the work of taxation to be done speedily and to the end that the business of government may be carried on.”³³ Under that procedure:

[T]he county clerk shall place the tax upon the tax roll of the county, in the manner prescribed by law, and the tax shall be collected by the county treasurer. The county treasurer shall distribute the proceeds of the taxes levied by each taxing subdivision in the manner provided by K.S.A. 12-1678a, and amendments thereto.³⁴

“[T]he duties which are imposed upon the County Clerk and the County Treasurer at this stage of the taxing process are clear, purely ministerial and in no sense discretionary.”³⁵

Given the nature of taxation, it is our opinion that the county treasurer has no discretion in the collection and distribution of taxes. The fourth *Raschke* factor favors the argument that the word “shall” in the taxation provisions of K.S.A. 2020 Supp. 12-5909 is mandatory.

In review, we conclude that the county treasurer has no discretion under K.S.A. 2020 Supp. 12-5909. Any property acquired by a land bank is exempt from the payment of ad valorem taxes levied by the state and any other political or taxing subdivision of the state.

²⁷ See *Paul v. City of Manhattan*, 212 Kan. 381, Syl. ¶ 2 (1973); *Pishny v. Bd. of County Comm'rs*, 47 Kan.App.2d 547, 561 (2012).

²⁸ See K.S.A. 60-801 *et seq.*

²⁹ K.S.A. 60-801.

³⁰ *Comprehensive Health of Planned Parenthood v. Kline*, 287 Kan. 372, 410 (2008).

³¹ *Ambrosier*, 304 Kan. at 915.

³² *Northern Natural Gas Co. v. Bender*, 208 Kan. 135, 141 (1971).

³³ *Id.*, quoting *Mobile Oil Corp. v. McHenry*, 200 Kan. 211, 223 (1968).

³⁴ K.S.A. 2020 Supp. 79-1801.

³⁵ *Mobile Oil Corp.*, 200 Kan. at 228.

The governing body of any municipality which has levied special assessments on property acquired by the land bank may abate part or all of the special assessments. The county treasurer is statutorily required to remove from the tax rolls all taxes, assessments, charges, penalties and interest that are due and payable on the property at the time of acquisition by the board of trustees of the land bank. The county treasurer is similarly required to remove from the tax rolls any special assessments that are abated. Any special assessments that are deferred or reamortized by a municipality must be corrected on the tax rolls by the county treasurer as of the effective date of the ordinance or resolution providing for such deferral or reamortization.

Sincerely,

Derek Schmidt
Kansas Attorney General

Richard D. Smith
Assistant Attorney General

DS:AA:RDS:sb



Pittsburg Land Bank Frequently Asked Questions

What is the purpose of the Pittsburg Land Bank?

The Pittsburg Land Bank has the primary responsibility and authority to efficiently acquire, hold, manage, transform, and convey abandoned, tax-foreclosed, or otherwise under-utilized or distressed properties into productive use.

How does the Pittsburg Land Bank acquire property?

The Pittsburg Land Bank acquires property through purchase, owner donation, or tax foreclosure.

What types of property are held by the Pittsburg Land Bank?

The Pittsburg Land Bank is divided into three types of parcels:

- **Parcels with a Structure:** Parcels of land with existing structures, including homes, garages, and businesses.
- **Buildable Parcels:** Parcels of land without any free-standing structures before purchase, where structures such as houses or other large buildings can be built.
- **Non-Buildable Parcels:** Parcels where houses or other large buildings cannot be built, but garages, fencing, paving, or other similar structures can be built.

Who manages the property in the Pittsburg Land Bank?

The Pittsburg Land Bank Board of Trustees operates the Land Bank through the Director of Community Development and Housing.

How can I donate property to the Pittsburg Land Bank?

To donate property to the Pittsburg Land Bank, please contact DeAnna Goering, Neighborhood Redevelopment Manager, at 620-230-5551 or by email at deanna.goering@pittks.org. The Pittsburg Land Bank will provide you with a letter stating that you donated a property and will list the property's assessed value.

What is the benefit of donating property to the Pittsburg Land Bank?

Once the Pittsburg Land Bank takes ownership of the property, the Land Bank becomes responsible for all code violations and maintenance issues on the property. The donor is relieved of his or her back taxes and may receive some income tax benefit from the donation. Check with your financial advisor to be sure of the tax benefit.

How can I purchase a property from the Pittsburg Land Bank?

To view available properties in the Land Bank, please visit the Land Bank's website at <https://www.pittks.org/economic-development/community-development-and-housing/land-bank/>. Here you can view all of the parcels in the Land Bank, as well as parcels being marketed for Economic Development. You can submit an inquiry directly from the website, or you can contact DeAnna Goering, Neighborhood Redevelopment Manager, at 620-230-5551, or by email at deanna.goering@pittks.org to obtain an application.

How much do the properties cost?

Properties are priced at 75% of the appraisal price, as determined by the Crawford County Appraiser's Office. Pricing information for each property can be found here: <https://www.pittks.org/economic-development/community-development-and-housing/land-bank/>.

Website - www.pittks.org

The Pittsburgh Land Bank focuses on the conversion of vacant, abandoned, tax-delinquent, or otherwise underused properties into productive use.

Vacant, abandoned, tax-delinquent, or otherwise underused properties are often grouped together as "problem properties" because they destabilize neighborhoods, create fire and safety hazards, drive down property values, and drain local tax dollars. The Pittsburgh Land Bank was created to strategically acquire problem properties, eliminate the liabilities, and transfer the properties to new, responsible owners in a transparent manner that results in outcomes consistent with community-based plans. Additional Land Bank information can be found [here](#).

Available Land Bank Properties

Check out our interactive map (click link below) to view properties. All current available properties are highlighted in green.

[Interactive Map](#)

These opportunities are a collection of parcels owned by the Pittsburgh Land Bank.

If you are interested in purchasing a property, complete and submit a **Property Purchase Application**.

Every transfer of property from the Pittsburgh Land Bank will be accompanied by a development agreement, outlining the final use of the property, as well as accompanying timelines. The purchase price for Land Bank properties is set at 75% of the appraisal price. Appraisal price is determined by the Crawford County Appraiser's Office. Completed Property Purchase Applications, Development Agreements, Financial Documentation, and Land Use Review Forms will be presented to the Board of Trustees at their regular meeting, who will vote to approve or disapprove the Development Agreement and sale of the property. For more information, please consult the **Property Purchase Process Guide**.

If you would like to donate a property, please consult the **Property Donation Form** and follow the **Property Donation Process Guide** for more information.

	City pop rank	2024 est pop	
Wichita	1	395,484	
Overland Park	2	196,874	
Kansas City	3	151,811	
Olathe	4	149,419	
Salina	10	45,441	
Hutchinson	11	39,546	
Leavenworth	12	36,938	
Emporia	18	24,109	
Junction City	20	21,492	
Pittsburg	22	20,464	10
McPherson	27	13,854	
Ottawa	29	12,702	
Arkansas City	30	11,698	
Atchison	35	10,602	
Parsons	39	9,284	
Chanute	44	8,376	
Independence	45	8,235	
Fort Scott	47	7,573	
Wellington	49	7,530	
Valley Center	50	7,341	20
Mulvane	51	7,147	
Abilene	57	6,440	
Concordia	65	4,976	
Goodland	70	4,390	
Lyons	82	3,465	
Columbus	91	2,855	
Hillsboro	96	2,674	
Girard	103	2,458	
Kechi	104	2,425	
Neodesha	108	2,175	30
Herington	115	2,095	
Moundridge	123	1,950	
Marion	128	1,890	
Smith Center	143	1,589	
Douglass	145	1,539	
Arma	154	1,376	
St. John	175	1,154	
Caldwell	196	1,002	
Mankato	227	805	
Jetmore	234	727	40
Greensburg	241	696	

- On October 1st, the officer on duty responded to a call for a phone that was stolen from North Elementary. Dispatch pinged the cell phone and the location was at Walmart. The officer was on the way to Walmart when dispatch advised a female had found the phone was in the men's restroom and it was smashed. The officer arrived at Walmart and spoke with the female who stated the phone was her sons. She had tracked it to the bathroom at Walmart and when they found it, the phone was smashed. The officer watched security camera footage and was able to find the individual who had taken the phone. A text message had been sent to the female at the time an individual tied to the phone was in the men's bathroom. The officer spoke with the individual in question who admitted to taking and destroying the phone. A DCF report was filed for a Child in Need of Care.
- On October 1st, the officer on duty was dispatched to Dan Brenner Ford for a suspicious vehicle sitting in the parking lot with the lights on. Upon arrival the officer observed the vehicle with lights on and the engine running. The officer walked up to the vehicle and tried to make contact with the driver. After a few attempts of knocking on the vehicle window, the officer observed an empty box of beer with 3 unopened cans of beer left inside the box. A few moments later the officer made contact with the driver who stated he had 5 to 6 beers. After refusing Standard Sobriety Test and Preliminary Breath Test, the officer placed the individual under arrest and recommended charges were filed for attempt to drive under the influence of alcohol/drugs; a misdemeanor.
- On October 3rd, the officer on duty was dispatched 24/7 for a report of a male subject that has been criminally trespassed and is now in the store yelling at the clerk and refusing to leave. The officer arrived on the scene and spoke to the individual who had stated that he thought the criminal trespass was void. The officer informed him that the paperwork was still valid and he was going to be arrested for criminal trespass. The officer placed the individual in handcuffs, then he was searched to be sure that there was nothing on his person before getting into the patrol unit and the jail. The officer did find a small clear plastic zip lock bag with a white sponge-like substance in one pocket and a small clear plastic zip lock bag with a white crystalized substance in another pocket. The officer took the individual to jail and recommended charges were filed for criminal trespass, possession of stimulants, possession of hallucinogenic drugs, and disorderly conduct.
- On October 7th, the officer on duty responded to Quality Inn to assist Northwest Kansas Ambulance Service with a male having chest pains and their left arm going numb. Upon arrival, the officer approached a male wearing a black coat, the male individual was acting very suspicious. The male individual let the EMTs assess him and transport him to the hospital. The EMTs asked an officer to come to the hospital because they believed Christopher was scared for his life. The officer observed the coat sitting on the counter in the hospital, when the male individual noticed the officer standing by the coat he grabbed it and set it on his lap. Due to the suspicious activity with the coat, the officer asked the male individual if he could search his backpack, and the male individual agreed. The officer found bullets in the backpack and then asked the male individual if he had

a gun. The male did have a gun that the officer seized from him, at which time the officer found the serial number was filed off the firearm. The officer then found out that the male individual was on Parole in New Mexico and was an active gang member (Norteno). After making contact with the male individuals Parole officer, the officer was told the male individual was not allowed to leave the state. After getting cleared from the hospital the officer placed the individual under arrest and recommended charges were filed for criminal possession of a weapon by a felon and defacing identification marks on a firearm. Upon further investigation we believe the individual was running from his gang and used the firearm in a crime in AZ, this was forwarded to the ATF and FBI who was aware of his name.

- On October 13th, the officer on duty was patrolling the parking lot on the west side of Motel 6. The officer observed a vehicle with a Quebec, Canada license plate that came back stolen when run by Sherman County Communications. The officer recalled a phone call he had received from a detective from Ontario, Canada regarding a missing person from Canada. The officer contacted the detective from Ontario to get more information about the individual and then towed the vehicle to the Police Department Impound lot. The next day another officer was on duty and assisted in locating the individual. After speaking with the detective the officer found out the individual was at McDonalds. After detaining and questioning the individual, he was placed under arrest and recommended charges were filed for possession of stolen property; Value \$1500 to \$25000. The individual was deported by ICE.
- On October 17th, the officer on duty was on patrol when driving down Hwy 24 and observed a vehicle going 52 miles per hour in a 40-mile-per-hour zone. The officer got directly behind the vehicle and clocked it going 62 mph in a 40 mph zone. The officer conducted a traffic stop on the vehicle. When speaking with the individual the officer could smell the odor of consumed alcohol emitting from the vehicle. The officer had the driver exit the vehicle and conduct a Standard Sobriety Test and Preliminary Breath Test. The driver was then placed under arrest and recommended charges were filed for driving under the influence of drug/alcohol.
- On October 19th, the officer on duty was on patrol when driving down Hwy 24 and observed a vehicle going 50 miles per hour in a 40 miles per hour zone. The officer conducted a traffic stop on the vehicle. When speaking with the individual the officer could smell the odor of consumed alcohol emitting from the vehicle. The officer had the driver exit the vehicle and conducted Standard Sobriety Test and Preliminary Breath Test. The driver was then placed under arrest and recommended charges were filed for driving under the influence of drugs/alcohol and maximum speed limits.
- On October 20th, the officer on duty was contacted by a female individual in regards to her daughter having a rash/blisters on the inside of her thighs. The officer spoke with the female individual who had stated that she had taken her daughter to the emergency room for rash/blisters on the inside of her thighs and 3 DCF reports had been filed. The suspect was interviewed by the officer along with the children getting interviewed by The Child Advocacy Center. The officer

October

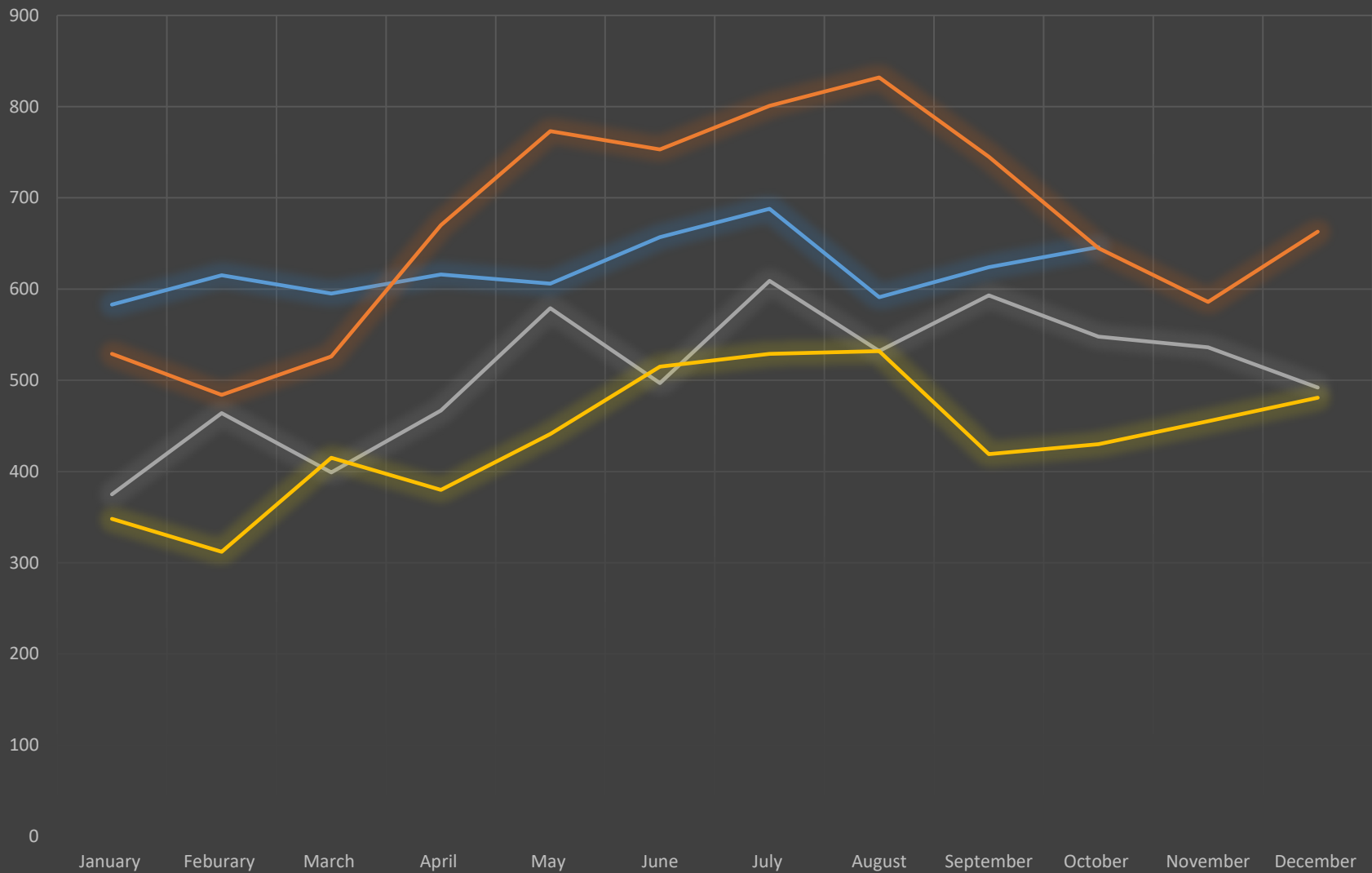
also collected medical records for the victim. Recommended charges were filed for contributing to child misconduct; encouraged to remain a CINC.

Additional Report:

1. The Chiefs are STILL undefeated, that is my first notation ☺
2. We have had several conference calls to prepare for our transition from Scenedoc to Digi ticket (Our digital citations).
3. The team participated in the Homecoming parade.
4. Got two units repaired from hail damage.
5. Co-hosted touch a truck with the KHP. This was a fairly good turnout, a little cold but a good one.
6. The team and their families had a get-together at the PD.
7. Presented USD 352 with the check for the Battle of the Badges lemonade stand.
8. The team had a refresher training on DUI investigations and tasers.
9. Tim and I met with dispatch as we prepare to move over to AES encryption on our radios.
10. Participated in the trunk or treat, this was a really big turnout.
11. We are two officers short at this time, we continue efforts for recruiting but at this time no one is applying. (One of the openings is the additional officer approved this year). We are trying zip recruiter and have had some interest, but no applications as of yet.

Calls for Service 2021 thru 2024

2024 2023 2022 2021



CODE:	2023 Stats	Jan	Feb	Mar	April	May	June	July	Aug	Sep	Oct	TOTAL
1013	Weather	1	0	0	0	0	0	0	0	0	0	1
1027	Drivers License Check	11	14	5	4	2	3	6	3	9	2	59
1028	Registration Check	17	19	18	5	7	15	17	22	20	25	165
1029	NCIC/Warrant Check	3	6	6	5	6	4	7	5	9	1	52
1041	Wrecker	0	1	0	0	0	1	1	0	0	0	3
1046	Driving Under the	0	0	0	0	0	1	0	1	1	1	4
1047	Non Injury Accident	9	1	4	6	10	7	4	8	10	6	65
1048	Injury accident	0	0	0	3	1	4	0	0	0	0	8
ABAND	Abandoned Vehicle	0	0	0	2	4	3	1	3	2	1	16
ADMIN	Admin Actions	9	14	13	11	4	7	14	15	13	11	111
AID	Transient Aid	6	0	3	8	2	7	3	2	2	2	35
ALARM	Alarm	3	3	1	3	3	6	3	4	2	2	30
ANIMA	Animal Complaint	18	16	22	27	17	22	14	17	23	14	190
ASALT	Assault	1	0	0	0	0	1	1	0	2	1	6
ASSIS	Outside Agency	27	14	15	18	14	16	18	8	16	12	158
ATEST	Alarm Test	0	0	0	0	0	0	0	0	0	0	0
ATL	Attempt to Locate	4	5	12	8	3	4	3	7	9	1	56
BODY	Found Body	0	0	0	0	1	1	0	0	0	0	2
BOMBS	Bombs-Threats	0	0	0	0	0	0	0	0	0	0	0
BATTE	Battery	0	0	0	0	0	0	0	0	0	1	1
BREAK	Break Time	0	0	0	0	0	0	0	0	0	0	0
BULDG	Building Check	4	6	6	2	7	18	16	4	16	9	88
BURGL	Burglary	0	2	1	1	9	3	2	3	4	0	25
CDAMA	Criminal Damage to	0	2	3	5	0	6	4	4	2	0	26
CHEAT	Fraud	4	2	10	3	4	2	5	3	3	7	43
CHECK	Frogergy	0	0	0	0	0	0	3	0	0	0	3
CHILD	Child in Need of Care	3	7	7	3	4	4	6	13	3	5	55
CIVIL	Civil Dispute	5	6	3	11	9	7	9	8	9	2	69
CPROC	Civil Process	1	1	0	0	0	0	0	0	0	0	2
CSTBY	Civil Standby	6	1	3	1	1	0	3	1	3	5	24
DCOND	Disorderly Conduct	1	0	0	0	0	0	0	0	1	1	3
DEATH	Attended/Unattended	1	3	0	1	0	0	0	1	0	0	6
DISCO	Disconnect (911)	6	9	14	7	13	11	9	11	19	11	110
DISPU	Dispute/Neighbor	2	0	2	1	3	1	1	1	3	4	18
DOMVI	Domestic Violence	3	4	6	3	3	2	4	3	1	2	31
DRUGS	Controlled Substances	2	2	2	0	4	0	1	1	3	1	16
DRUNK	Intoxication	1	0	0	0	1	1	0	0	0	1	4
E0TSP	EMS-Transport	1	0	0	0	0	0	0	0	0	0	1
E01	Medical Abdominal	0	0	0	0	0	0	0	0	0	0	0
E06	Breathing Problems	0	0	0	0	0	0	0	0	0	0	0
E10	Chest Pain	1	0	0	0	0	0	0	0	0	0	1
E12	Convulsions/Seizures	0	0	0	0	0	0	0	0	0	0	0
E13	Medical Diabetic	0	0	0	0	0	1	0	0	0	0	1
E17	Medical Falls	0	0	1	0	0	1	0	0	0	0	2
E22	Medical Multiple	1	0	1	2	0	0	0	0	0	2	6

[illegible]

SPROP	Stolen Property	0	0	1	1	0	1	0	0	1	1	5
STATU	Status Check	1	0	0	0	0	0	2	0	0	0	3
SUSPI	Suspicion	14	15	23	23	25	16	33	16	17	21	203
THARA	Thelephone	0	0	2	0	1	0	0	0	0	0	3
THEFT	Theft	8	12	6	7	5	7	9	9	24	10	97
THREA	Threat-Criminal-	0	4	0	0	0	1	0	2	1	4	12
TRAFF	Traffic Stop	77	137	107	71	81	87	90	64	63	110	887
TRAIN	Training	0	0	0	0	1	0	1	3	1	0	6
TRANS	Transporting	2	3	0	3	2	1	2	2	0	2	17
TRESS	Trespassing	3	3	9	5	9	4	7	3	3	2	48
VAGRA	Vagrancy	0	0	1	6	5	3	10	7	4	3	39
VALID	Validations	0	0	0	0	0	0	0	0	0	1	1
VANDA	Vandalism	1	0	0	0	2	2	0	1	0	0	6
VINCK	VIN Inspection	48	41	35	50	50	52	55	49	46	59	485
VMAIN	Vehicle Maintenance	1	0	1	0	0	0	0	2	1	0	5
WALK	Business Walk Through	36	32	56	68	46	17	18	7	28	20	328
WARNT	Warrants	3	13	8	7	6	7	5	5	2	0	56
WELFA	Welfare Check	19	10	16	6	7	12	10	13	16	11	120
WILDL	Wildlife	0	0	0	0	0	0	0	0	1	0	1
XFOOT	Neighborhood Foot	20	22	27	33	21	48	71	32	24	22	320
XTRAW	Extra Watch	27	12	10	7	12	23	11	13	6	15	136
Monthly Total		583	615	595	616	606	657	688	591	624	646	
Yearly Total:												