



CITY COMMISSION AGENDA

MONDAY, FEBRUARY 3, 2025

204 W. 11TH ST. – 5:00 P.M.

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

1. CALL TO ORDER

- A. Roll Call
- B. Pledge of Allegiance

B. City Commissioners

C. Mayor

(1) Appointment to Commission process

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.)

9. ADJOURNMENT

- A. Next Regular Meeting is Tuesday February 18, 2025.

3. PRESENTATIONS

None this meeting.

4. CONSENT AGENDA

- A. 1/21/2025 Commission Meeting Minutes
- B. Appropriation Ordinances 2025-03; 2025-03A; 2025-P03

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.

5. ORDINANCES AND RESOLUTIONS

- A. Ordinance 1792 – Creating Land Bank, Board of Trustees, etc.
- B. Resolution 2025-02 – Set public hearing for 302 W. 15th St. – unfit structure.
- C. Resolution 2025-03 – Set public hearing for 1004 Kansas Av. – unfit structure.
- D. Resolution 2025-04 – Set public hearing for 1615 Center Av. – unfit structure.

6. FORMAL ACTIONS

- A. Appoint Trustees to the Goodland Land Bank

7. DISCUSSION ITEMS

- A. Request to submit grant application to SCCF for resurfacing pickleball courts.
- B. Unfit structures – Commercial Properties
- C. 12th St./Main St. – stoplight maintenance

8. REPORTS

- A. City Manager
 - (1) Manager Memo
 - (2) Water main project update
 - (3) Topside Trail lighting project update
 - (4) Lt Gov letter on RHID approval
 - (5) Banner at future building for child care coalition
 - (6) Upcoming agenda items – power contract proposal and utility rates review

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

MEMORANDUM

TO: Mayor Thompson and City Commissioners
FROM: Kent Brown, City Manager
DATE: February 3, 2025
SUBJECT: Agenda Report

3. Presentations & Proclamations

None this meeting.

4. Consent Agenda:

- A. 1-21-2025 Commission Meeting Minutes
- B. Appropriation Ordinances 2025-03; 2025-03A; 2025-P03;

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

5. Ordinances and Resolutions:

- A. Ordinance 1792 – Creating Land Bank, Board of Trustees, etc.

This Ordinance would add a section to the code creating a Board of Trustees for the Goodland Land Bank and set forth various terms, officers, powers and budget and reporting requirements to the City Commission. Ordinance has been revised per the Commission's direction.

RECOMMENDED MOTION: "I move that we approve Ordinance 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."

- B. Resolution 2025-02 – Set public hearing for 302 W. 15th St. – unfit structure.

The property at 302 W. 15th St. meets the criteria for unfit structure. Building Official Hildebrand will review details with the Commission at the meeting. His statement of enforcing officer is included in the packet.

RECOMMENDED MOTION: "I move that we approve Resolution 2025-02, A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING FOR NOTICE OF A HEARING ON FEBRUARY 3, 2025, BEFORE THE GOVERNING BODY OF THE CITY OF GOODLAND, KANSAS, AT WHICH THE OWNER, HIS OR HER AGENT, LIENHOLDERS OF RECORD, OCCUPANTS AND OTHER PARTIES IN INTEREST OF STRUCTURES LOCATED AT

GOODLAND ORIGINAL TOWN, BLOCK 85, Lot 1 – 3, also known as 302 West 15th Street,

MAY APPEAR AND SHOW CAUSE WHY SUCH STRUCTURE SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED AS AN UNSAFE OR DANGEROUS STRUCTURE."

C. Resolution 2025-03 – Set public hearing for 1004 Kansas Av. – unfit structure.

The property at 1004 Kansas Av. meets the criteria for unfit structure. Building Official Hildebrand will review details with the Commission at the meeting. His statement of enforcing officer is included in the packet.

RECOMMENDED MOTION: “I move that we approve Resolution 2025-03, A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING FOR NOTICE OF A HEARING ON FEBRUARY 3, 2025, BEFORE THE GOVERNING BODY OF THE CITY OF GOODLAND, KANSAS, AT WHICH THE OWNER, HIS OR HER AGENT, LIENHOLDERS OF RECORD, OCCUPANTS AND OTHER PARTIES IN INTEREST OF STRUCTURES LOCATED AT

FIRST ADDN TO GOODLAND, BLOCK 13, Lot 1 - 3, also known as 1004 Kansas Avenue.

MAY APPEAR AND SHOW CAUSE WHY SUCH STRUCTURE SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED AS AN UNSAFE OR DANGEROUS STRUCTURE.”

D. Resolution 2025-04 – Set public hearing for 1615 Center Av. – unfit structure.

The property at 1615 Center Av. meets the criteria for unfit structure. Building Official Hildebrand will review details with the Commission at the meeting. His statement of enforcing officer is included in the packet.

RECOMMENDED MOTION: “I move that we approve Resolution 2025-04, A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING FOR NOTICE OF A HEARING ON FEBRUARY 3, 2025, BEFORE THE GOVERNING BODY OF THE CITY OF GOODLAND, KANSAS, AT WHICH THE OWNER, HIS OR HER AGENT, LIENHOLDERS OF RECORD, OCCUPANTS AND OTHER PARTIES IN INTEREST OF STRUCTURES LOCATED AT

C K & N ADDN TO GOODLAND, BLOCK 15, Lot 23 – 24, also known as 1615 Center Avenue.

MAY APPEAR AND SHOW CAUSE WHY SUCH STRUCTURE SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED AS AN UNSAFE OR DANGEROUS STRUCTURE.”

7. Formal Actions

A. Appoint Trustees to the Goodland Land Bank

Request to make temporary appointments to the Land Bank Board of Trustees in order to take necessary actions until appointments of regular members are sufficient to fill the board. Action was halted at last meeting to finalize and pass Ordinance at this meeting. See the CCCF for further information.

RECOMMENDED MOTION: “I move that we appoint - - - - - to the Goodland Land Bank Board of Trustees as a temporary appointment until regular member appointments can be made.”

8. Discussion Items

A. Request to submit grant application to SCCF for resurfacing pickleball courts.

Staff is seeking authorization to apply for a Sherman County Community Foundation grant for a project to resurface the concrete pickleball court. The proposal from Pro Track and Tennis, the same vendor who completed the resurfacing project at the tennis courts a few years ago, is also in the packet.

B. Unfit structures – Commercial Properties

Staff will present information on commercial properties including the OYO Hotel and the Rodeway Inn property as well as potential outcomes for proceeding with unfit structure process.

C. 12th St./Main St. – stoplight maintenance

Stoptlight maintenance continues to frustrate electrical line crews. Next steps to find and correct the fault generated on the system is to replace the underground wire throughout the intersection at 12th/Main St. which would involve removing the poles to access the conduits properly. Consequently, staff will ask for Commission direction on retaining stoplights in general at that intersection.

9. Reports:

A. City Manager

- Manager Memo
- Water main project update
- Topside Trail lighting project update
- Lt Gov letter on RHID approval
- Banner at future building for child care coalition
- Upcoming agenda items – power contract proposal and utility rates review

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 review the Appointment to Commission process. Minutes from January 6 as well as a copy of the advertisement are included in the packet.
- Mayor will present any comments or questions for staff at this time.

GOODLAND CITY COMMISSION
Regular Meeting

January 21, 2025

5:00 P.M.

Mayor Jason Showalter called the meeting to order with Vice-Mayor J. J. Howard, 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 Showalter led Pledge of Allegiance

PUBLIC COMMENT

CONSENT AGENDA

A. 01/06/25 Commission Meeting Minutes

B. Appropriation Ordinances: 2025-02, 2025-02A and 2025-P02

ON A MOTION by Commissioner Redlin to approve Consent Agenda **seconded** by Vice-Mayor Howard.
MOTION carried on a VOTE of 4-0.

ORDINANCES AND RESOLUTIONS

A. Resolution 2025-01: Setting Forth the Legal Description of Property Proposed for RHID within the City – Kent stated, we previously had a request to set up a Reinvestment Housing Incentive District (RHID) in a defined area within city. Conner Hampton is putting a plan together for a housing project on the City's property by Topside Manor, excluding the two waste ponds from the water treatment plant and the two lots north of Topside Manor. To set up district, we are required to pass resolution defining the district and send a copy to of resolution and last housing assessment to State of Kansas Department of Commerce. They will let us know when it is approved to move forward. Once approved, we will provide copy for grant applications for tax credits and MIH. Mayor Showalter asked, are we progressing at a pace that works for Conner? Kent stated, I have received no indication otherwise. Once Conner gets grant application complete, he will work with the engineer and planning firm for the land use plan. We will find out timing once we hear back from MIH and KHITC. Mayor Showalter stated, I appreciate you taking the effort to meet with County Commission and the School Board. Kent stated, we received a good response and they are in favor of progressing. **ON A MOTION** by Vice-Mayor Howard to approve Resolution 2025-01: Setting Forth the Legal Description of Property Proposed for RHID within the City **seconded** by Commissioner Myers.
MOTION carried on a VOTE of 4-0.

FORMAL ACTIONS

A. Appoint Trustees to the Goodland Land Bank - Kent stated, at recent meeting we passed ordinance for the Land Bank. We need to appoint a Board of Trustees. There is a possibility the city will get a parcel of land donated but no trustees have been appointed. Could we appoint the Commission as temporary Trustees until we get the board filled? There is a legal issue with the property that will have to be resolved by DCF or the court before land can be donated. Commissioner Myers asked, what are the requirements for board appointments? Kent stated, none were set. The Commission can decide who they want on board; whether it be a school board member, county commissioner, banker, etc. Mary stated, I do not believe the commission passed the ordinance setting up the land bank, referencing the minutes of December 16, 2024 meeting. Kent stated, so need to table until the next meeting to approve ordinance. If you have staff direction, please let us know. Mayor Showalter stated, I feel comfortable with ordinance presented and agree if commission needs to set on board until we can make appointments, we will. **ON A MOTION** by Mayor Showalter to table

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Goodland City Commission

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appointing trustees to the Goodland Land Bank until ordinance is approved next meeting **seconded by** Commissioner Redlin. **MOTION carried on a VOTE of 4-0.**

DISCUSSION

- A. Adult Entertainment Establishments: Permitted/Conditional Use zone Districts; Limitations of Distance** – Kent stated, a business owner has asked to sell adult novelties and toys in establishment on K-27 corridor. When we reviewed code, definitions allow 30% of a business be designated for such items. However, use standards prohibit sale in all zoned districts, which is not allowed by State Statute and a previous Supreme Court ruling. We have contacted Barb Cole for advice on issue. We have to allow it in a zone somewhere, but we can place restrictions on the operation. At Planning Commission meeting they indicated years ago there was a business on Main Street that sold the items from the back room. Our question is how do you want to amend code? Currently it is prohibited, so there is no variance allowed for current request, but we need to update code so we are not challenged on issue. Barb is good at updating the definitions and use standards. Staff will outline what amendment should be then Planning Commission will hold public hearing and recommend final ordinance to City Commission. This could be a hot issue so we want direction for the Planning Commission so everyone is on same page to amend code. Need to address the general issue before we address the specific request. Mayor Showalter stated, I appreciate you doing back ground work. Barb is a good resource for lining out options. I am uncertain any of us want to have the first business someone sees off interstate to be an adult store, but there are constitutional rights we have to make available if a business wishes to open. Items I would like to see addressed in code are no outside signage, ensuring items are not available to minors, distance restriction from a church, park and school. We have to ensure economic development moves forward but with this item, we need restrictions. Vice-Mayor Howard stated, I agree plus when have business, the items must be separated if minors enter business. Commissioner Myers stated, I feel there should be an annual fee similar to an alcohol license. I also agree distance restriction should be in ordinance. Kent stated, if we allow in C-1 zoned district, that is Highway 27, south Main Street, 17th Street and Caldwell near Casey's. If the distance restriction is from a residential zone, many of those areas would be eliminated. At the current time, there is no easy way for pedestrians to get out to this area. They can be driven, but you hope there would be an adult present to prevent them entering such a business. The distance restriction was one of the main items Planning Commission requested. Barb indicated we could limit to I-2 zoned district and require a conditional use in industrial area, but Planning Commission is more comfortable a C-1 district with distance requirement will mitigate more issues. Mayor Showalter asked, you have any indication if they would like a license and application fees? Kent stated, they would like the license requirement. I am reviewing what other cities require. Newton requires a cost for property owner and all employees. We would like to research the signage, as there was a Supreme Court case regarding sign restrictions. Vice-Mayor Howard asked, can we regulate size? Kent stated, we can regulate size but not content. I believe it can be restrictive but want to make sure meets criteria. Jason stated, you indicated you do not want minor children to access that area of store. The Commission needs to be aware, this will affect Walmart as they currently sell these items. Kent stated, the Planning Commission discussed that as well. I appreciate that the business asked about the issue before they open but we need to determine what we need to do. Mayor Showalter stated, when we adopt an ordinance requiring a license and fees, we need to look at it closely as it adds extra work for staff. Commissioner Myers stated, it will affect Walmart. Mayor Showalter stated, I feel Walmart is big enough if they do not want to carry the items, they will not. Kent stated, we have a starting point, not sure how soon will be able to set public hearing.
- B. Follow up on letter from Cameron Cross** – Kent stated, in your packet is information from the text Aaron Thompson received from Cameron regarding plan for additional sunflower easels. I would like to provide a formal response. SCCD Board is not in favor of other easels in Kansas because this is unique to Goodland. If you do not have a response, we can let him know we are reviewing his request. Vice-Mayor Howard stated, I do not feel it would be as special if others in Kansas have the easel. I would like it to remain unique to Goodland. Mayor Showalter stated, it shocks me the number of people that visit the easel and agree this

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Goodland City Commission

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should remain unique to Goodland. I appreciate him asking; however, I am unsure we can even stop him from putting one in. Commissioner Redlin stated, I agree with the Commission, but do not feel we can stop him from putting one in. Mayor Showalter stated, consensus is the Commission appreciates Goodland as the only stop for public to look at the easel in Kansas.

REPORTS

- A. City Manager - 1.** Manager memo is in the packet. **2.** 4th Quarter Treasurer’s Statement, annual Municipal Court Report and annual airport takeoff and landings are in the packet. **3.** Dustin stated, on the stoplight we rewired it from the base and replaced all red lights. It has gone into flash mode couple times, but is working for now. Mayor Showalter stated, I like the traffic flow on Main Street since people have gotten used to one light. **4.** Neal stated, on the water project we have tied in 16th and Cherry and H & H has bored in the line for the tie. We still have to fill and pressure test line before place online. We are adding a fire hydrant to 16th and Walnut, which is needed. If nice weather we can start heading north. Vice-Mayor Howard stated, I stopped by when they were putting pipe together. I did not know there is a rod that holds the pipe together. Neal stated, yes, then bore to push line through using servo-lock pipe. We will wait until it warms up to changeout services. Once hook up services we can abandon old line. **5.** Kenton stated, the street sweeper arrived Thursday. The owner came out to train everyone. We will auction off old sweeper. I feel it is a good purchase for the city. The owner is hands on with the machine and does all training. He watches sales on parts for the machine to determine if need to reengineer a part that consistently goes down. Mayor Showalter stated, I believe we spent a lot of money keeping old one running. Kenton stated, I would estimate over \$100,000 was spent to keep it running. Mayor Showalter stated, I appreciate making sure everyone is trained on sweeper. **6.** Zach stated, 321 Broadway is cleaned up and owner of 508 W 15th has contacted S & M to demolish their property.
- B. City Commissioners**
 - Vice-Mayor Howard – 1.** The Christmas party was good.
 - Commissioner Myers - 1.** Echo Vice-Mayor Howards comment.
 - Commissioner Redlin – 1.** Thank Jason and police department for planning Christmas party, it was fun.
- C. Mayor Showalter – 1.** I appreciate the annual service awards, seeing number of years we keep employees.
 - 2.** The High School reunion is July 25th through 27th this year, please put on calendar.

ADJOURNMENT WAS HAD ON A MOTION BY Commissioner Redlin **seconded by** Commissioner Myers. **Motion carried by unanimous VOTE; meeting adjourned at 5:50 p.m. Next meeting is scheduled for February 3, 2025.**

ATTEST:

Jason Showalter, Mayor

Mary P. Volk, City Clerk

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

2299 1000 BULBS.COM										
W04307586	1	1/13/25	20634	EMERGENCY LIGHT FIXTURE X 2		11-11-3030		47.42	72042	2/03/25
W04314892	1	1/17/25	20968	400W=150W LED HIGH BAY X 4		15-40-3030		352.80	72042	2/03/25

								400.22		
3784 AMAZON CAPITAL SERVICES										
1CD9-TCJG-PF14	1	1/21/25	20927	SKIM SCAN/LIONS CLUB GRANT		36-01-4010		465.00	72043	2/03/25
1CW3-PCHX-LX1K	1	1/24/25		GRAB BAGS		11-17-3130		83.19	72043	2/03/25
1XLF-LLWJ-P3L7	1	1/17/25		12V BATTERY/ALARM SYSTEM		11-17-3060		19.79	72043	2/03/25
1XLF-LLWJ-P3L7	2	1/17/25		PAPER TOWELS		21-42-3120		32.45	72043	2/03/25
1XLF-LLWJ-P3L7	3	1/17/25		TOILET PAPER		11-17-3120		47.35	72043	2/03/25
1Y9N-GWJD-9JPX	1	1/16/25		49" CURVED COMPUTER MONITOR		11-03-3060		574.99	72043	2/03/25

								1222.77		
2871 AMERICAN FAMILY LIFE										
PR20250124	1	1/24/25		AFLAC CANCER		11-00-0012	N	33.18	3046136	1/31/25 E
PR20250124	2	1/24/25		AFLAC CANCER		15-00-0012	N	16.02	3046136	1/31/25 E
PR20250124	3	1/24/25		AFLAC CANCER		23-00-0012	N	18.21	3046136	1/31/25 E
PR20250124	4	1/24/25		AFLAC ACCIDENT		11-00-0012	N	71.40	3046136	1/31/25 E
PR20250124	5	1/24/25		AFLAC ACCIDENT		15-00-0012	N	19.02	3046136	1/31/25 E
PR20250124	6	1/24/25		AFLAC ACCIDENT		23-00-0012	N	14.28	3046136	1/31/25 E
PR20250124	7	1/24/25		AFLAC ST DISB		11-00-0012	N	43.08	3046136	1/31/25 E
PR20250124	8	1/24/25		AFLAC ST DISB		15-00-0012	N	43.20	3046136	1/31/25 E
PR20250124	9	1/24/25		AFLAC LIFE RIDR		15-00-0012	N	2.76	3046136	1/31/25 E
PR20250124	10	1/24/25		AFLAC LIFE		11-00-0012	N	21.31	3046136	1/31/25 E
PR20250124	11	1/24/25		AFLAC LIFE		21-00-0012	N	12.51	3046136	1/31/25 E
PR20250124	12	1/24/25		SPEC HLTH EVENT		11-00-0012	N	20.10	3046136	1/31/25 E
PR20250124	13	1/24/25		AFLAC HOSP CONF		11-00-0012	N	18.06	3046136	1/31/25 E

								333.13		
1389 AMERICAN FID										
PR20250124	1	1/24/25		AF CANCER AT		11-00-0012	N	33.55	3046133	1/31/25 E
PR20250124	2	1/24/25		AF CANCER AT		15-00-0012	N	16.90	3046133	1/31/25 E
PR20250124	3	1/24/25		AF CANCER AT		21-00-0012	N	4.95	3046133	1/31/25 E
PR20250124	4	1/24/25		AF CANCER AT		23-00-0012	N	4.95	3046133	1/31/25 E
PR20250124	5	1/24/25		AMER FID CANCER		11-00-0012	N	128.34	3046133	1/31/25 E
PR20250124	6	1/24/25		AMER FID CANCER		15-00-0012	N	115.00	3046133	1/31/25 E
PR20250124	7	1/24/25		AMER FID CANCER		21-00-0012	N	45.13	3046133	1/31/25 E
PR20250124	8	1/24/25		AMER FID CANCER		23-00-0012	N	13.47	3046133	1/31/25 E
PR20250124	9	1/24/25		AMER FID LIFE		11-00-0012	N	184.54	3046133	1/31/25 E
PR20250124	10	1/24/25		AMER FID LIFE		15-00-0012	N	239.16	3046133	1/31/25 E
PR20250124	11	1/24/25		AMER FID LIFE		21-00-0012	N	71.25	3046133	1/31/25 E
PR20250124	12	1/24/25		AMER FID LIFE		23-00-0012	N	71.25	3046133	1/31/25 E
PR20250124	13	1/24/25		AM FID ACCIDENT		11-00-0012	N	102.95	3046133	1/31/25 E
PR20250124	14	1/24/25		AM FID ACCIDENT		15-00-0012	N	84.75	3046133	1/31/25 E
PR20250124	15	1/24/25		AM FID ACCIDENT		21-00-0012	N	17.45	3046133	1/31/25 E
PR20250124	16	1/24/25		AM FID HOSPITAL		15-00-0012	N	26.99	3046133	1/31/25 E
PR20250124	17	1/24/25		AM FID HOSPITAL		21-00-0012	N	7.97	3046133	1/31/25 E
PR20250124	18	1/24/25		AM FID HOSPITAL		23-00-0012	N	7.96	3046133	1/31/25 E
PR20250124	19	1/24/25		AM FD DISABILTY		11-00-0012	N	77.02	3046133	1/31/25 E
PR20250124	20	1/24/25		AM FD DISABILTY		21-00-0012	N	19.38	3046133	1/31/25 E

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

				1389 AMERICAN FID						
PR20250124	21	1/24/25		AF CRITICAL CR		11-00-0012	N	35.93	3046133	1/31/25 E
PR20250124	22	1/24/25		AF CRITICAL CR		15-00-0012	N	8.77	3046133	1/31/25 E
				AMERICAN FID				1317.66		

				1390 AMERICAN FIDELITY						
PR20250124	1	1/24/25		AF MED REIMBURS		11-00-0012	N	325.00	3046134	1/31/25 E
PR20250124	2	1/24/25		AF MED REIMBURS		15-00-0012	N	395.00	3046134	1/31/25 E
PR20250124	3	1/24/25		AF MED REIMBURS		21-00-0012	N	119.80	3046134	1/31/25 E
PR20250124	4	1/24/25		AF MED REIMBURS		23-00-0012	N	57.29	3046134	1/31/25 E
				AMERICAN FIDELITY				897.09		

				374 BLACK HILLS ENERGY						
GEN25-46	1	1/22/25		GAS CHARGES/POLICE DEPT		11-03-2100		1389.73	72044	2/03/25
GEN25-47	1	1/27/25		GAS CHARGES/POWER PLANT		15-40-2090		561.25	72044	2/03/25
GEN25-48	1	1/21/25		GAS CHARGES/CEMETERY		11-19-2100		446.14	72044	2/03/25
				BLACK HILLS ENERGY				2397.12		

				671 CITY OF GOODLAND						
GEN25-56	1	2/03/25		RETURN ACH/MADDEN		15-44-3180		140.50	72045	2/03/25
GEN25-58	1	2/03/25		RETURN ACH/E MARROQUIN		15-44-3180		101.55	72045	2/03/25
				CITY OF GOODLAND				242.05		

				891 DAN BRENNER FORD-MERCURY,						
101800	1	1/23/25		BELTS, TENSIONER,GASKET/10F10		23-41-3170		1745.48	72046	2/03/25
				DAN BRENNER FORD-MERCURY,				1745.48		

				2682 DESIGNS						
7968-20	1	1/12/25		PATCHES X 4/WEST		11-03-3160	M	12.00	72047	2/03/25
				DESIGNS				12.00		

				4135 DETROIT HISTORICAL SOCIET						
GEN25-42	1	1/27/25		FREIGHT/TRAVELING EXHIBIT		11-17-3130		521.56	72048	2/03/25
				DETROIT HISTORICAL SOCIET				521.56		

				2623 DIGITAL ALLEY						
1125250-2	1	1/24/25		FVPRO-EVO SUB PLAN YEAR 2		11-03-4020		9481.80	72049	2/03/25
				DIGITAL ALLEY				9481.80		

				3866 FAIR ISLE PRESERVATION						
GEN25-43	1	2/03/25		PRESERVATION/JENNI 1/6&1/13		11-17-3120		1384.40	72050	2/03/25
				FAIR ISLE PRESERVATION				1384.40		

				4056 FAMILY SUPPORT REGISTRY						
PR20240503	1	5/03/24		CO CHILD SUPPORT		21-00-0006	N	184.61	72039	1/31/25

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

				4056 FAMILY SUPPORT REGISTRY						
PR20250124	1	1/24/25		CO Child Suppor		23-00-0012	N	184.61	72039	1/31/25
				FAMILY SUPPORT REGISTRY				369.22		

				211 FARM PLAN						
2601464	1	1/15/25		GATE VALVE ASSY HYD OPERATED		23-41-3060		1195.67	72051	2/03/25
				FARM PLAN				1195.67		

				205 FRONTIER AG						
124641	1	1/02/25		TIRE REPAIR & SERVICE CALL		23-41-3060		290.00	72053	2/03/25
124646	1	1/02/25		TIRE REPAIR/VACTRON		21-42-3060		23.33	72053	2/03/25
124663	1	1/03/25		13.6/14.9-26/28 TUBE/TRACTOR		23-41-3060		112.99	72053	2/03/25
124751	1	1/08/25		P245/55R18 TIRES/#6		11-03-3170		564.96	72053	2/03/25
124752	1	1/08/25		ALIGNMENT/17 EXPLORER		11-03-3170		102.67	72053	2/03/25
124756	1	1/08/25		TPMS SENSOR X 4		11-03-3170		428.00	72053	2/03/25
124772	1	1/09/25		P245/55R18 TIRES/#10		11-03-3060		564.96	72053	2/03/25
124774	1	1/09/25		ALIGNMENT/#10		11-03-3060		102.67	72053	2/03/25
124791	1	1/29/25		TIRE REPAIR/SEWER VEHICHL		23-41-3060		96.30	72053	2/03/25
124899	1	1/17/25		340/85R28 SAMSON TIRE/SVC CALL		23-41-3060		685.24	72053	2/03/25
125014	1	1/23/25		RESURFACE ROTOR/#8		11-03-3170		128.40	72053	2/03/25
751127	1	1/24/25		FREIGHT/PROTECTIVE EQUIP TEST		15-42-3130		29.35	72053	2/03/25
751128	1	1/24/25		FREIGHT/PROTECTIVE EQUIP TEST		15-42-3130		38.94	72053	2/03/25
751130	1	1/24/25		FREIGHT/SAMPLES		21-40-3130		15.70	72053	2/03/25
				FRONTIER AG				3183.51		

				1744 GOODLAND ACTIVITIES CENTE						
GEN25-35	1	1/02/25		CONTRACT AGREEMENT/2025		11-23-2140		53000.00	70235	1/23/25
				GOODLAND ACTIVITIES CENTE				53000.00		

				305 GOODLAND PUBLIC LIBRARY						
GEN25-36	1	1/19/25		SH CO DIST/EMPLOYEE BENEFIT		46-01-5050		23017.33	72054	2/03/25
GEN25-36	2	1/19/25		SH CO DIST/LIBRARY		13-01-5050		120179.09	72054	2/03/25
				GOODLAND PUBLIC LIBRARY				143196.42		

				3100 GRAINGER						
9383286318	1	1/23/25	20635	FIRE HOSE ADAPTER/#29		11-11-3120		63.25	72055	2/03/25
9383524080	1	1/23/25	20635	TOILET PAPER & PAPER TOWELS		11-11-3120		148.40	72055	2/03/25
				GRAINGER				211.65		

				3610 GUYER, JONI R.						
GEN25-44	1	2/03/25		CEMETERY CARE/FEBRUARY 2025		11-19-2140	M	4073.33	72056	2/03/25
				GUYER, JONI R.				4073.33		

				1056 H & H SPRINKLERS INC						
2607	1	1/23/25		BORE/1518 CALDWELL		21-00-0006		550.00	72057	2/03/25
2607	2	1/23/25		BORE/223 CLARK		21-42-2140		550.00	72057	2/03/25
2608	1	1/23/25		BORE CHERRY WALNUT PROJECT		38-01-4080		11965.00	72057	2/03/25

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1056 H & H SPRINKLERS INC										

H & H SPRINKLERS INC								13065.00		
2343 HACH COMPANY										
GEN25-45	1	2/03/25	20978	SERVICE CONTRACT		21-40-2140		3765.00	72058	2/03/25

HACH COMPANY								3765.00		
391 HOOVER LUMBER										
353482	1	1/03/25		PVC PIPE 4" X 20'		21-42-3060		41.03	72060	2/03/25
353483	1	1/03/25		RETURN PIPE/3"X20' PIPE		21-42-3060		15.39-	72060	2/03/25
353498-TAX	1	1/03/25		TAPE MEASURE, SOCKET 3/8 DRIVE		15-42-3020		27.51	72060	2/03/25
353572-TAX	1	1/06/25		RATCHET SCREWDRIVER, CMLPT CHM		15-42-3030		304.09	72060	2/03/25
353642	1	1/07/25		NUTS & BOLTS		11-11-3120		14.38	72060	2/03/25
353762	1	1/09/25		ADHESIVE,SHIMS/PLANTER		38-01-4010		150.49	72060	2/03/25
353768	1	1/09/25		NUTS & BOLTS		11-17-3120		77.67	72060	2/03/25
353822	1	1/10/25		HOOK TOOL, NUTS, PINE#2 1X6X10		11-17-3120		51.23	72060	2/03/25
353831	1	1/10/25		3/4"KNOCKOUT SEAL, BLANK COVER		11-11-3030		2.14	72060	2/03/25
353838	1	1/10/25		HOOK LADDER SCREWIN X 2		11-17-3120		13.98	72060	2/03/25
353998-TAX	1	1/14/25		OFFICE CHAIR CASTER 3"		15-40-3060		13.10	72060	2/03/25
354020	1	1/14/25		SOLID CONCRETE 4X8X16		21-42-3050		80.80	72060	2/03/25
354072	1	1/15/25		COMPOSITE SHIMS/RETURN		38-01-4010		9.32-	72060	2/03/25
354108	1	1/16/25		WEATHERSTRIPPING 17'		11-17-3030		15.29	72060	2/03/25
354177	1	1/17/25		BOLT/NEW FENCE BALL PARKS		11-23-3030		1.79	72060	2/03/25
354189	1	1/17/25		BOLT/NEW FENCE BALL PARKS		11-23-3030		14.32	72060	2/03/25
354344	1	1/21/25		SPRAY PAINT		11-23-3030		14.38	72060	2/03/25
354344	2	1/21/25		TOOL HOOKS X 4		11-15-3020		18.96	72060	2/03/25
354356	1	1/22/25		KEY KWIKSET		21-40-3120		3.99	72060	2/03/25
354365	1	1/22/25		RETURN/KEW KWIKSET, KEY BLANK		21-40-3120		.40-	72060	2/03/25
354402	1	1/23/25		25' FABRIC HOSE		11-11-3060		29.69	72060	2/03/25
354414	1	1/23/25		SCREWDRIVER SET		11-11-3020		19.99	72060	2/03/25

HOOVER LUMBER								869.72		
3427 HUBER & ASSOCIATES										
CW231256	1	1/27/25	20922	ENTERPOL DIGITICKET ENTERFACE		11-03-2050		2500.00	72061	2/03/25

HUBER & ASSOCIATES								2500.00		
1733 IN THE CAN LLC										
GEN25-59	1	2/03/25		SOLID WASTE CONTRACT/FEBRUARY		30-01-2220		45980.00	72062	2/03/25

IN THE CAN LLC								45980.00		
3249 INTERNAL REVENUE SERVICE										
PR20250124	1	1/24/25		FED/FICA TAX		11-00-0011	N	12974.93	3046137	1/31/25 E
PR20250124	2	1/24/25		FED/FICA TAX		15-00-0011	N	7373.21	3046137	1/31/25 E
PR20250124	3	1/24/25		FED/FICA TAX		21-00-0011	N	1461.06	3046137	1/31/25 E
PR20250124	4	1/24/25		FED/FICA TAX		23-00-0011	N	1053.31	3046137	1/31/25 E

INTERNAL REVENUE SERVICE								22862.51		

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GEN25-37	1	1/09/25		250 INTERNATIONAL INSTITUTE OF JOHNSON MEMBERSHIP		15-44-2080		135.00	72063	2/03/25
				INTERNATIONAL INSTITUTE OF				135.00		
PR20250124	1	1/24/25		1072 KANSAS PAYMENT CENTER INCOME WITHOLD		11-00-0012	N	96.46	3046132	1/31/25 E
				KANSAS PAYMENT CENTER				96.46		
GEN25-38	1	1/01/25		2184 KIWANIS CLUB OF GOODLAND FLAG PROJECT/2025		11-02-3120		480.00	72064	2/03/25
				KIWANIS CLUB OF GOODLAND				480.00		
GEN25-49	1	2/03/25		3392 KLING, JAKE D. ATTORNEY FEES/FEBRUARY 2025		11-02-2140	M	5250.00	72065	2/03/25
				KLING, JAKE D.				5250.00		
PR20250124	1	1/24/25		865 KS DEPT TAX STATE TAX		11-00-0011	N	2565.73	3046131	1/31/25 E
PR20250124	2	1/24/25		STATE TAX		15-00-0011	N	1550.60	3046131	1/31/25 E
PR20250124	3	1/24/25		STATE TAX		21-00-0011	N	320.25	3046131	1/31/25 E
PR20250124	4	1/24/25		STATE TAX		23-00-0011	N	231.14	3046131	1/31/25 E
				KS DEPT TAX				4667.72		
70560	1	1/23/25		2325 KS HEALTH-COLILERT DRINK COLILERT DRINKING WATER		21-00-0006		300.00	72066	2/03/25
				KS HEALTH-COLILERT DRINK				300.00		
PR20250124	1	1/24/25		523 KS PUBLIC EMP. RETIREMENT KPERS		11-00-0012	N	2521.10	3046130	1/31/25 E
PR20250124	2	1/24/25		KPERS		15-00-0012	N	2387.17	3046130	1/31/25 E
PR20250124	3	1/24/25		KPERS		21-00-0012	N	223.78	3046130	1/31/25 E
PR20250124	4	1/24/25		KPERS		23-00-0012	N	223.77	3046130	1/31/25 E
PR20250124	5	1/24/25		KPERS II		11-00-0012	N	2040.91	3046130	1/31/25 E
PR20250124	6	1/24/25		KPERS II		15-00-0012	N	1535.84	3046130	1/31/25 E
PR20250124	7	1/24/25		KPERS II		21-00-0012	N	105.44	3046130	1/31/25 E
PR20250124	8	1/24/25		KPERS II		23-00-0012	N	105.44	3046130	1/31/25 E
PR20250124	9	1/24/25		KPERS III		11-00-0012	N	3935.68	3046130	1/31/25 E
PR20250124	10	1/24/25		KPERS III		15-00-0012	N	1464.80	3046130	1/31/25 E
PR20250124	11	1/24/25		KPERS III		21-00-0012	N	755.17	3046130	1/31/25 E
PR20250124	12	1/24/25		KPERS III		23-00-0012	N	490.22	3046130	1/31/25 E
PR20250124	13	1/24/25		KPERS D&D		11-00-0012	N	540.90	3046130	1/31/25 E
PR20250124	14	1/24/25		KPERS D&D		15-00-0012	N	342.95	3046130	1/31/25 E
PR20250124	15	1/24/25		KPERS D&D		21-00-0012	N	69.02	3046130	1/31/25 E
PR20250124	16	1/24/25		KPERS D&D		23-00-0012	N	52.16	3046130	1/31/25 E
				KS PUBLIC EMP. RETIREMENT				16794.35		

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				2104	NATIONWIDE TRUST CO. FSB					
PR20250124	1	1/24/25		NATIONWIDE TRST		11-00-0012	N	575.00	3046135	1/31/25 E
PR20250124	2	1/24/25		NATIONWIDE TRST		15-00-0012	N	265.00	3046135	1/31/25 E
					NATIONWIDE TRUST CO. FSB			840.00		

				1275	NORTHWEST KS TITLE CO LLC					
GEN25-57	1	1/28/25		LIEN SEARCH/1319 CHERRY		11-09-2140		250.00	72067	2/03/25
GEN25-57	2	1/28/25		LIEN SEARCH/1615 CENTER		11-09-2140		250.00	72067	2/03/25
GEN25-57	3	1/28/25		LIEN SEARCH 302 W 15TH		11-09-2140		250.00	72067	2/03/25
					NORTHWEST KS TITLE CO LLC			750.00		

				3502	O'REILLY AUTO PARTS					
5617-255680	1	1/15/25		WINDOW HANDLE/TOOLS		11-11-3020		8.39	72068	2/03/25
5617-256288	1	1/28/25		SPONGE PADS, 6" 3000 GRIT		11-11-3120		18.26	72068	2/03/25
					O'REILLY AUTO PARTS			26.65		

				2401	PAW WASH					
GEN25-50	1	2/03/25		ANIMAL CONTROL/FEBRUARY 2025		11-05-2140		2100.00	72069	2/03/25
					PAW WASH			2100.00		

				3701	PETERBILT OF GOODLAND					
GP48863	1	1/23/25		DRAWBAR		15-42-3060		329.55	72070	2/03/25
					PETERBILT OF GOODLAND			329.55		

				3759	PRAIRIESPRINGS HOSPITALIT					
GEN25-51	1	2/03/25		SALES TAX REIMB		28-01-2050		6820.43	72071	2/03/25
					PRAIRIESPRINGS HOSPITALIT			6820.43		

				1683	PRINCIPAL MUTUAL LIFE INS					
PR20250124	1	1/24/25		PRIN. MUTUAL		11-00-0012	N	106.47	72040	1/31/25
PR20250124	2	1/24/25		PRIN. MUTUAL		15-00-0012	N	284.49	72040	1/31/25
					PRINCIPAL MUTUAL LIFE INS			390.96		

				3811	PROTECTIVE EQUIPMENT TEST					
87361	1	1/17/25		GLOVES/SLEEVE TESTING		15-42-2140		1222.70	72072	2/03/25
					PROTECTIVE EQUIPMENT TEST			1222.70		

				2776	PUBLIC AGENCY TRAINING CO					
8529	1	1/29/25	20930	NARCOTICS MAJOR CASE INV/MADER		25-01-2170		425.00	72073	2/03/25
					PUBLIC AGENCY TRAINING CO			425.00		

				1442	S & T COMMUNICATIONS, INC					
10950333	1	2/01/25		ALARMS		15-44-2180		38.82	72074	2/03/25
10950333	2	2/01/25		ALARMS		23-41-2180		12.94	72074	2/03/25
10950333	3	2/01/25		ALARMS		11-17-2180		12.94	72074	2/03/25

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10950333	4	2/01/25		1442 S & T COMMUNICATIONS, INC ALARMS		21-40-2180		11.34	72074	2/03/25
				S & T COMMUNICATIONS, INC				76.04		

407 SALINA SUPPLY COMPANY										
S100275387.014	1	1/24/25	20971	6" MJ CROSS C/L/WALNUT ST PROJ		38-00-0006		408.35	72075	2/03/25
S100278700.001	1	1/14/25	20407	2" AQUAMATIC ELECTRIC VALVE		21-42-3060		498.66	72075	2/03/25
S100278754.001	1	1/13/25	20976	6" FLIP COUPLING, PIPE, HYD EXT		21-42-3050		5157.23	72075	2/03/25
S100278754.002	1	1/23/25	20976	6"X1" SADDLE C900 X 4		21-42-3050		347.24	72075	2/03/25
				SALINA SUPPLY COMPANY				6411.48		

2265 SCHERMERHORN, KATHY										
GEN25-52	1	2/03/25		ANIMAL CONTROL/FEBRUARY 2025		11-05-2140	M	1500.00	72076	2/03/25
				SCHERMERHORN, KATHY				1500.00		

421 SHARE CORPORATION										
292630	1	1/16/25	20723	TREATMENT BLOCK OPEN SYSTEM		15-40-3060		569.85	72077	2/03/25
				SHARE CORPORATION				569.85		

3932 SHERMAN COUNTY FIRE DEPT										
GEN25-60	1	2/03/25		JANUARY DISTRIBUTION		11-07-2140		154958.70	72078	2/03/25
GEN25-60	2	2/03/25		CIP/FIRE APPARATUS HAIL CLAIM		38-01-4010		8580.00	72078	2/03/25
				SHERMAN COUNTY FIRE DEPT				163538.70		

425 SHERMAN COUNTY TREASURER										
GEN25-39	1	2/03/25		2013 INTERNATIONAL/001ETE		15-42-3120		720.25	72079	2/03/25
GEN25-40	1	2/03/25		2017 KENWORTH/366KGK		15-42-3120		490.25	72079	2/03/25
GEN25-41	1	2/03/25		1996 TRAILER/002ETE		15-42-3120		50.25	72079	2/03/25
				SHERMAN COUNTY TREASURER				1260.75		

427 SHORES NAPA										
341939	1	1/02/25		SWAY BAR LINKS/#10		11-03-3170		86.38	72085	2/03/25
341940	1	1/02/25		FILTER		15-40-3120		25.99	72085	2/03/25
341960	1	1/02/25		WHEEL X 2/DOLLY		11-03-3060		61.14	72085	2/03/25
341963	1	1/02/25		DISPOSABLE GLOVES		23-41-3120		57.40	72085	2/03/25
341972	1	1/02/25		BATTERY		11-11-3060		52.24	72085	2/03/25
341982	1	1/02/25		HON/TANDUM		11-11-3060		24.46	72085	2/03/25
342009	1	1/03/25		SPRAY PAINT, BOLTS/GULICK PARK		11-15-3060		51.31	72085	2/03/25
342010	1	1/03/25		WD40, GORILLA TAPE, TOWELS		11-15-3120		74.54	72085	2/03/25
342077	1	1/03/25		SCREW/BOLT/SNOCONE MACHINE		11-25-3060		9.80	72085	2/03/25
342193	1	1/06/25		WAX, FLANGE, FLUIDMASTER		15-42-3030		20.90	72085	2/03/25
342205	1	1/06/25		SUPPLY LINES X 2, SHIMS		15-42-3030	N	5.44	72085	2/03/25
342216	1	1/06/25		DIESEL 911, ICE MELT		23-41-3120		59.98	72085	2/03/25
342258	1	1/06/25		BOLT, WASHER/GULICK PLYGROUND		11-15-3060		7.24	72085	2/03/25
342301	1	1/07/25		ICE MELT/PD		11-03-3030		17.98	72085	2/03/25
342333	1	1/07/25		TRANSFER CASE REAR OUTPUT SHAF		15-42-3060		60.69	72085	2/03/25
342333	2	1/07/25		LINSEED OIL		15-42-3060		87.18	72085	2/03/25
342335	1	1/07/25		BRAKE CLNR, OIL, TORCH, PIGMAT		15-40-3120		397.73	72085	2/03/25

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427 SHORES NAPA										
342336	1	1/07/25		ICE MELT/7 BAGS CITY OFFICE		11-02-3120		50.40	72085	2/03/25
342336	2	1/07/25		ICE MELT/7 BAGS ARTS CENTER		11-02-3120		50.40	72085	2/03/25
342336	3	1/07/25		ICE MELT/7 BAGS WELCOME CNTR		11-02-3120		50.40	72085	2/03/25
342336	4	1/07/25		ICE MELT/7 BAGS MUSEUM		11-17-3120		50.40	72085	2/03/25
342336	5	1/07/25		ICE MELT/7 BAGS POWER PLANT		15-40-3120		50.40	72085	2/03/25
342336	6	1/07/25		ICE MELT/7 BAGS AIRPORT		11-13-3120		50.40	72085	2/03/25
342336	7	1/07/25		ICE MELT/7 BAGS LIBRARY		11-02-3120		50.40	72085	2/03/25
342337	1	1/07/25		BATTERY/GARAGE DOOR OPENER		11-15-3030		4.29	72085	2/03/25
342342	1	1/07/25		DRIVE BELT/TENSIONER KIT/#9		11-11-3060		106.22	72085	2/03/25
342392	1	1/07/25		CABIN AIR FILTER/#45		11-06-3170		9.98	72085	2/03/25
342420	1	1/08/25		ROTOR/#75		11-11-3170		41.50	72085	2/03/25
342442	1	1/08/25		PAINT BRUSHES, TAPE/TRASHCANS		11-25-3060		13.28	72085	2/03/25
342458	1	1/08/25		ROTOR/#75		11-11-3170		61.90	72085	2/03/25
342488	1	1/08/25		ORANGE PAINT, PRIMER		11-11-3120		20.19	72085	2/03/25
342547	1	1/09/25		D BATTERIES X 3		15-42-3120		31.58	72085	2/03/25
342549	1	1/09/25		GRADE 5 BOLTS, AEROSOL		11-11-3120		27.43	72085	2/03/25
342552	1	1/09/25		CONNECTOR X 2		15-42-3060		20.64	72085	2/03/25
342571	1	1/09/25		HARNESS & MARKER		15-42-3060		41.89	72085	2/03/25
342580	1	1/09/25		WELDABLE PRIMER, ROLOC DISC		11-11-3170		61.82	72085	2/03/25
342648	1	1/10/25		TRASH BAGS		11-11-3120		75.98	72085	2/03/25
342650	1	1/10/25		ANTIFREEZE, GAUGE, ADAPTER		23-41-3120		36.30	72085	2/03/25
342654	1	1/10/25		SUPPORT CABLE, STRIKER BOLT		11-11-3170		28.11	72085	2/03/25
342667	1	1/10/25		O RING		21-42-3120		1.29	72085	2/03/25
342674	1	1/10/25		SWITCH, BOLTS, CLAMPS		11-03-3170		26.64	72085	2/03/25
342682	1	1/10/25		BLACK PIPE, CLAMP		21-40-3020		59.96	72085	2/03/25
342714	1	1/10/25		CARLYLE/TOOLS		11-11-3020		476.29	72085	2/03/25
342715	1	1/10/25		SCREW/PLAYGROUND EQUIP GULICK		11-15-3060		1.65	72085	2/03/25
342913	1	1/13/25		PEX TUBING, HYDRANT, VALVE		11-11-3030		169.44	72085	2/03/25
342919	1	1/13/25		BUSHING, ELBOW, ANCHORS		11-11-3030		41.80	72085	2/03/25
342958	1	1/14/25		BRUSHES/PAINT PLAYGROUND EQUIP		11-15-3060		12.19	72085	2/03/25
342962	1	1/14/25		SHARKBITE ADAPTOR CAP		11-11-3030		5.37	72085	2/03/25
342963	1	1/14/25		TAILGATE HINGE, STRIKER BOLT		11-11-3170		33.99	72085	2/03/25
342984	1	1/14/25		SHARKBITE, THREAD SEAL, TEE		11-11-3030		31.57	72085	2/03/25
343048	1	1/14/25		WIRE BRUSHES X 2		11-15-3020		15.58	72085	2/03/25
343165	1	1/15/25		BATTERY/#11		11-03-3170		113.99	72085	2/03/25
343180	1	1/15/25		CONCRETE CRACK SEAL		11-11-3030		14.99	72085	2/03/25
343195	1	1/15/25		PAINT ROLLERS/PARKING LOTS		11-23-3030		13.16	72085	2/03/25
343373	1	1/17/25		HARDWARE/FENCE		11-23-3030		6.80	72085	2/03/25
343568	1	1/20/25		WIRE, SWITCH, FUSEHOLD		11-03-3170		314.56	72085	2/03/25
343627	1	1/21/25		RAMSET		11-11-3120		17.99	72085	2/03/25
343629	1	1/21/25		GLOVES		21-42-3120		31.99	72085	2/03/25
343631	1	1/21/25		DISC PAD, CLEANER, SANDPAD		11-11-3120		656.39	72085	2/03/25
343661	1	1/21/25		COVER, WINGNUTS		15-40-3060		46.79	72085	2/03/25
343664	1	1/21/25		NUTS/BOLTS/BLOWER		11-15-3060		1.14	72085	2/03/25
343664	2	1/21/25		LEVEL, ICE SCRAPER		11-15-3020		4.79	72085	2/03/25
343727	1	1/22/25		LADDER, GLOVES, RATCHET WRENCH		15-42-3120		196.41	72085	2/03/25
343750	1	1/22/25		WAX, AIR FRESHENER		11-11-3120		54.27	72085	2/03/25
343822	1	1/23/25		REPLACEMENT HOSE/AIR BUBBLE		11-15-3020		15.78	72085	2/03/25
343833	1	1/23/25		BUSHING, SHUT OFF, ELBOW		11-11-3060		109.27	72085	2/03/25
343837	1	1/23/25		BRAKE PADS & ROTORS/#8		11-03-3170		171.29	72085	2/03/25
343845	1	1/23/25		ELBOW		11-11-3060		10.99	72085	2/03/25
343856	1	1/23/25		RETURN BRAKE ROTORS		11-03-3170		94.58-	72085	2/03/25
343889	1	1/23/25		MASKING TAPE		11-11-3120		17.00	72085	2/03/25

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

427 SHORES NAPA										
343943	1	1/24/25		CONNECTOR & FITTINGS		21-42-3060		27.80	72085	2/03/25
343948	1	1/24/25		BOX OF RAGS		23-41-3120		44.97	72085	2/03/25
343966	1	1/24/25		NOZZLE		21-42-3060		47.99	72085	2/03/25
344000	1	1/24/25		SCREWS X 9		21-40-3030		5.85	72085	2/03/25

								4739.71		
4032 SPEEDTECH LIGHTS, INC										
404214	1	1/13/25	20926	MULTICOLOR RAPTOR/#6		11-03-3060		393.86	72086	2/03/25

								393.86		
2159 TRIPLETT INC										
GEN25-53	1	2/03/25		SALES TAX REIMB		28-01-2060		4836.73	72087	2/03/25

								4836.73		
2784 USD # 352										
GEN25-54	1	2/03/25		SCHOOL SALES TAX		11-02-2050		30916.26	72088	2/03/25

								30916.26		
2895 VISION CARE DIRECT ADM.										
PR20250124	1	1/24/25		VISION CARE DIR		11-00-0012	N	159.59	72041	1/31/25
PR20250124	2	1/24/25		VISION CARE DIR		15-00-0012	N	99.53	72041	1/31/25
PR20250124	3	1/24/25		VISION CARE DIR		21-00-0012	N	14.82	72041	1/31/25

								273.94		
640 WAL*MART										
03007	1	1/03/25		OFFICE SUPPLIES		15-42-3120		71.42	72089	2/03/25
04117	1	1/06/25		PLANNERS, TAPE, WHITE OUT		21-42-3120		80.70	72089	2/03/25
04827	1	1/07/25		SPACE HEATER		15-40-3120		46.29	72089	2/03/25
05367	1	1/15/25		HTH CHLORINE		21-42-3120		224.00	72089	2/03/25
05505	1	1/07/25		OFFICE/CLEANING SUPPLIES		15-40-3120		278.57	72089	2/03/25
05566	1	1/16/25		48X72 SHELF X 5		38-01-4010		750.00	72089	2/03/25
06466	1	1/07/25		CLEANING VINEGAR		11-03-3120		2.48	72089	2/03/25
06467	1	1/07/25		OFFICE/CLEANING SUPPLIES		15-44-3120		72.80	72089	2/03/25
08671	1	1/03/25		OFFICE SUPPLIES		11-11-3120		51.98	72089	2/03/25

								1578.24		
3384 WICHITA STATE UNIVERSITY										
615932	1	1/22/25		KS MUSEUM MEMBERSHIP/WINDLE		11-17-2080		150.00	72090	2/03/25

								150.00		

								571101.69		
***** REPORT TOTAL *****										

JRNL ID/ ACCOUNT NUMBER	OTHER NUMBER/ ACCOUNT TITLE	OTHER REFERENCE/ REFERENCE	DEBIT	CREDIT	BANK #
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PAYROLL					
07-01-5030	SELF INSUR BCBS STOP LOSS PYMT	STOP LOSS 01/21/25	9,071.57		
07-00-0001	SELF INSUR CASH	STOP LOSS 01/21/25		9,071.57	1
07-01-5030	SELF INSUR BCBS STOP LOSS PYMT	STOP LOSS 01/28/25	15,825.02		
07-00-0001	SELF INSUR CASH	STOP LOSS 01/28/25		15,825.02	1
Journal Total :			24,896.59	24,896.59	
Sub Total			24,896.59	24,896.59	
** Report Total **			24,896.59	24,896.59	

FUND	NAME	DEBITS	CREDITS
07	SELF INSURANCE	24,896.59	24,896.59
TOTALS		24,896.59	24,896.59

** 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	24,896.59	24,896.59-
07-01-5030	SELF INSUR BCBS STOP LOSS PYMT	24,896.59	.00	24,896.59
TRANSACTION TOTALS		24,896.59	24,896.59	.00

PAYROLL REGISTER

ORDINANCE #2025-P03

1/31/2025

<u>DEPARTMENT</u>	<u>GROSS PAY</u>
GENERAL	58,802.51
ELECTRIC	34,295.40
WATER	6,902.53
SEWER	5,216.05
TOTAL	<u>105,216.49</u>

PASSED AND SIGNED THIS _____ DAY OF _____, 2025

CITY CLERK

MAYOR



AGENDA ITEM

CITY COMMISSION COMMUNICATION FORM

FROM: Kent Brown, City Manager

DATE: February 3, 2025

ITEM: Ordinance finalized creating 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:

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.

From the November 18, 2024 City Commission minutes:

Ordinance 1792: Creating Land Bank Board of Trustees, powers, budgets, etc. - Kent stated, this idea resulted from housing assessment and will be a tool to get non-productive properties improved. It requires creation of a board of trustees. The land bank statute states back taxes are removed and current taxes held until property is sold to entity improving property. We need to have communication with other taxing entities regarding purpose and role of land bank. I provided a sample ordinance and the Kansas Attorney General's opinion from 2020 on the exemption of property from taxation. Over forty communities in Kansas are using process. We have discussed with City of Pittsburg coordinator and how their program works. The goal is to move the property and get it owned by someone who will do something to improve property. It is not to have the property in City's hands. Commissioner Showalter asked, I understand by sample ordinance that if someone owed several years of taxes they could not pay, they could donate property to the land bank and the taxes would be forgiven. Kent stated, yes, the owner does not benefit from sale of the property because it is owned by the land bank. Commissioner Showalter stated, this gives people another opportunity for assistance with back taxes and to improve property. Commissioner Myers asked, how is board set up? Kent stated, the commission needs to decide how to set it up, it will depend what professions you want on board. Vice-Mayor Howard stated, I think it will be a good tool for Goodland and patrons that want to help community grow. Commissioner Showalter asked, can we assign the Board of Trustees to the SCCD Board. Kent stated, I think Commission needs to appoint members. They may be same members, but need to appoint to properly identify meetings. Jake stated, it is not unusual to have

the Director or the other members as board members. Many times they may serve both roles but be cautious about stating it is same board. I feel appropriate that director is member of Board of Trustees. Consensus of Commission is for Kent to present program to School Board and Sherman County.

=====

City Manager Brown presented to the Sherman County Commissioners as well as the USD352 Board at the end of November. Both boards were generally receptive although both had several questions on how the board would operate.

+++++

From the December 16, 2024 City Commission minutes:

Ordinance 1792: Creating Land Bank Board of Trustees, etc. – Kent stated, this adds a section to City code to create the Board of Trustees for the Goodland Land Bank and set forth various terms, officers, powers, budget and reporting requirements. The Board of Trustees will consist of seven members with no professional designation. If you want that identified in the code it needs to be added to ordinance. Mayor Thompson stated, we would appoint seven members for three-year terms. Can the initial appointments be staggered so we are not replacing everyone at the same time? Jake stated, all members will start at the same time, but in ordinance will need to state initial terms to get terms staggered. Then terms can be for three years. I will need to outline them in ordinance.

+++++

Staff has revised Section 1-993(b) to reflect the request for staggered terms. It is highlighted in yellow in the proposed Ordinance in the packet.

If the City Commission would want to designate certain seats on the Board – such as one from the county, one from the school board, one from the housing authority, one as a realtor, one as a banker or other financial institution, etc. – the Commission will need to recommend it as part of the City Code through this Ordinance or informally by the City Commission (not formally written into the Code). Also – if the Commission would want to designate it to have some positions filled by the SCCD board, would need the recommendation to come forward.

City of Pittsburg, Kansas example – was not in Pittsburg’s code, but was in practice for their land bank – from their minutes posted on Pittsburg’s website:

- B. Anderson (Financial Rep)
- M. Smith (Crawford County Rep)
- D. Arck (Construction Rep)
- B. Jones (Real Estate Rep)
- A. Lee (USD 250 Rep)
- B. Wachter (Legal Rep)
- B. Green (At-Large Rep)

SUMMARY AND ALTERNATIVES:

Commission may take one of the following actions:

1. Approve the proposed Ordinance and give staff direction on implementing ordinance.
2. Give staff direction to change proposed ordinance.
3. Disapprove the proposed ordinance and give staff direction.

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. The initial appointments will be shorter so that terms are staggered. The Governing Body shall initially appoint three members to one-year terms, two members to two-year terms and two members to three-year terms. Following the expiration of a board member's initial term, each successor shall be appointed to serve three-year terms. All directors shall be eligible for reappointment.
- c) All members shall continue in office until their successors are appointed and qualified. Vacancies occurring during any term shall be filled by appointment by the governing body, with recommendations from the board, for the remainder of the unexpired term.
- d) Primary City staff support to the Board will come from the City Manager, or his or her designee. City staff will provide technical and professional support for Bank operations; additional support may be contracted as deemed necessary.
- e) 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 February, 2025.

Jason Showalter - Mayor

Mary Volk-City Clerk



AGENDA ITEM

CITY COMMISSION COMMUNICATION FORM

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

DATE: 02/03/2025

**ITEM: Resolution 2025-02 Set Public Hearing for Unfit Structure – 302 W. 15th
Street**

NEXT STEP: Commission Motion

ORDINANCE
 MOTION
 INFORMATION

I. REQUEST OR ISSUE:

The enforcing officer of the City of Goodland, Kansas will present information that 302 W. 15th Street; also known as GOODLAND ORIGINAL TOWN , BLOCK 85 , Lot 1 – 3; is an unfit structure. Resolution 2025-02 will set a time and place for the owner, owners agent, any lien holders, or occupants to present information as to why the structure should not be ordered to be repaired or condemned and demolished.

BACKGROUND INFORMATION

The property that was described above has been an issue in the community for over 2 decades.

2000

Starting in 2000 there were notices issued to the owners of the property about the dilapidated state of the accessory buildings on the lot. I am unsure what the conclusion of that was because both structures are still present.

2007

In 2007 all the utilities were shut off.

2012

In May of 2012 the issue got brought to the Commissioners and the unfit structure process was started. In June 2012, the owner was given a time frame of 90 days to have the property repaired or demolished. After 90 days an extension was granted under the agreement of having the roof replaced before it was granted. In October 2012, the property was sold and the new owner came to speak to the Commissioners. They agreed to allow the extension as long as a strict deadline was followed and there was communication with the Building Official/Fire Chief.

2022

In June the utilities were turned back on to this property. In December the utilities were

turned back off.

2025

I cannot access the inside of the dwelling but can see through the windows. The inside of the structure has been stripped down to the studs. It appears some of the plumbing was replaced with pex pipe. There is a mudroom/porch on the north side of the house which has access to the basement area of the house. Approximately halfway down there are a few treads missing preventing access to look underneath the house. The exterior of all the structures on the property are in a dilapidated state that need to be addressed.

III. SUMMARY AND ALTERNATIVES:

Commission may take one of the following actions:

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

RESOLUTION NO. 2025-02

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

WHEREAS, the enforcing officer of the City of Goodland, Kansas, did on the 3rd day of February, 2025, file with the governing body of said city, a statement in writing that the structure, hereinafter described, is unsafe, dangerous and unfit for human habitation.

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

That a hearing will be held on the **3rd day of February, 2025**, before the governing body of the city at **5:00 o'clock p.m. MST** at the City Commission Chambers, 204 W 11th, 2nd Floor; Goodland, Kansas, at which the owner, his or her agent, any lien holders of record, any occupant and any other parties in interest, as that term is defined by law, of the structure located at:

GOODLAND ORIGINAL TOWN , BLOCK 85 , Lot 1 - 3.

also known as **302 West 15th Street**, may appear and show cause why such structure should not be condemned as an unsafe or dangerous structure and ordered repaired or demolished.

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

Adopted this 3rd day of February, 2025.

Jason Showalter, Mayor

ATTEST:

Mary P. Volk, City Clerk



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

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

Statement of Enforcing Officer

To: Governing Body, City of Goodland, Kansas

Re: Statement of Unfit Structure

Date: 02/03/2025

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

- (a) Description of structure(s): 1905 One Story Bungalow, 1948 Prefabricated Shed, 1948 Detached Residential Garage
- (b) Street Address: 302 W. 15th Street
- (c) Legal Description: GOODLAND ORIGINAL TOWN , BLOCK 85 , Lot 1 - 3.
- (d) Owner(s): MATURIN, JOSE M RUIZ
- (e) Resident Agent: None
- (f) Occupant(s): Unoccupied
- (g) Lien holder(s) of Record: None
- (h) Description of Zoning Violations and Unsafe Nuisances

General lack of maintenance and is an attractive nuisance to children, vagrants, criminals, insects, and animals — Property brings down the value of the neighborhood — no utilities —

November 3, 2000 – Notice was sent regarding the condition of the accessory structures on the north west of the property. I am unsure if anything was done to abate the conditions at that time. From the looks of the current state of the accessory structures nothing was done to correct the nuisance issues at that time. Unsure if any further action was taken at that time.

2007 – Utilities were turned off.

May 7, 2012 – A public hearing was scheduled for June 18, 2012.

June 18, 2012 – Commissioners voted 5 – 0 to grant the property owners 90 days for the property to be rehabilitated or demolished.

September 17, 2012 – Commissioners revisited. The property owners thought they had the house sold but are now having to deal with it on their own. Commissioners agreed that if they replaced the roof they would allow an extension for further rehabilitation to the property.

October 1, 2012 – The property was sold. The new owner came in to the commission meeting to explain that he is aware of the status of the property, but didn't want to start putting money into the property for the city just to still come and tear it down. The Commissioners agreed to give an extension of time with strict deadlines and open communication with the Building Official/Fire Chief.

June 2022 – Utilities turned on.

December 2022 – Utilities turned back off.

February 3, 2025 – This property had a small amount of work done after 2012, but not to a point of being able to classify it as habitable. The accessory structures are still on the property in a dilapidated state.

Zach Hildebrand
Building Official / Code Enforcement Officer



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AGENDA ITEM

CITY COMMISSION COMMUNICATION FORM

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

DATE: 02/03/2025

ITEM: Resolution 2025-03 Set Public Hearing for Unfit Structure - 1004 Kansas Avenue

NEXT STEP: Commission Motion

ORDINANCE
 MOTION
 INFORMATION

I. REQUEST OR ISSUE:

The enforcing officer of the City of Goodland, Kansas will present information that 1004 Kansas Avenue a/k/a/ FIRST ADDN TO GOODLAND , BLOCK 13 , Lot 1 - 3 is an unfit structure. Resolution 2025-03 will set a time and place for the owner, owners agent, any lien holders, or occupants to present information as to why the structure should not be ordered to be repaired or condemned and demolished.

BACKGROUND INFORMATION

This property has received multiple complaints for the two years I have been in this position. In 2023 I sent notice in April that they were in violation of different codes in the City of Goodland. They contacted me and explained what the issue at hand was with the tenants who lived there at the time. I agreed to work with them and expand the time frame of how long they would have to make the repairs. In September I issued the unfit structure notice stating they had 15 days to make the minimum repairs or the house would be deemed as an unfit structure. The tenants agreed to move out.

During 2024 the owners of the property have made an effort to clean the exterior of the property. The primary structure is still not in good shape. The smaller accessory structure is not in very good condition either. The garage on the lot shows no issues other than exterior dilapidation.

During the fall of 2024 I was approached by someone wanting to purchase this property and after speaking to them a couple times I haven't heard anymore about the transfer or plans for this property.

III. SUMMARY AND ALTERNATIVES:

Commission may take one of the following actions:

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

RESOLUTION NO. 2025-03

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

WHEREAS, the enforcing officer of the City of Goodland, Kansas, did on the 3rd day of February, 2025, file with the governing body of said city, a statement in writing that the structure, hereinafter described, is unsafe, dangerous and unfit for human habitation.

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

That a hearing will be held on the **3rd day of February, 2025**, before the governing body of the city at **5:00 o'clock p.m. MST** at the City Commission Chambers, 204 W 11th, 2nd Floor; Goodland, Kansas, at which the owner, his or her agent, any lien holders of record, any occupant and any other parties in interest, as that term is defined by law, of the structure located at:

FIRST ADDN TO GOODLAND , BLOCK 13 , Lot 1 - 3.

also known as **1004 Kansas Avenue**, may appear and show cause why such structure should not be condemned as an unsafe or dangerous structure and ordered repaired or demolished.

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

Adopted this 3rd day of February, 2025.

Jason Showalter, Mayor

ATTEST:

Mary P. Volk, City Clerk



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

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

Statement of Enforcing Officer

To: Governing Body, City of Goodland, Kansas

Re: Statement of Unfit Structure

Date: 02/03/2025

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

- (a) Description of structure(s): 1894 One Story dwelling, 1924 Prefabricated Shed, 1978 Detached Residential Garage
- (b) Street Address: 1004 Kansas Avenue
- (c) Legal Description: FIRST ADDN TO GOODLAND , BLOCK 13 , Lot 1 - 3
- (d) Owner(s): COWAN, BRANDON & KAYLA
- (e) Resident Agent: None
- (f) Occupant(s): Unoccupied
- (g) Lien holder(s) of Record: None
- (h) Description of Zoning Violations and Unsafe Nuisances

General lack of maintenance and is an attractive nuisance to children, vagrants, criminals, insects, and animals — Property brings down the value of the neighborhood —

April 2023 – A letter was sent regarding nuisance of refuse being piled up outside of the property. Violations of 7-208, 7-901, 7-903 and storage of inoperable vehicles.

August 2023 – There was a noticeable amount of water coming from underground near the main. The Cities Water Department went over to check if there was a problem on the cities side or if it was the meter. After investigating the leak was coming from the property owners side of the meter. The water was turned off by the city until repairs were to be made. Shortly after the water

reappeared. After contacting the owner of the home, he stated that the tenant is the one that keeps turning it on and not him. He was informed if there is no water going to the dwelling it is considered non-habitable. The owner understood. The prevent any further damage to anything the city decided to remove the meter from the property until repairs were made and inspected.

September 15, 2023 – A letter was sent to the homeowners regarding the utilities. The water was still not on. After the owners received the letter, they made contact stating they were working on the eviction process to get the residents out of the house as they were refusing to leave. Once the residents got all their stuff out the owners stated they would allow me to do a full inspection of the home.

November 2023 – The tenants moved out of the property. After walking around inside the property it was determined that this property is unfit for human habitation. The basement in not accessible due to treads of the stairs collapsing.

2024 – The owners of the property started cleaning up and removing what was left by the tenants. No permits were obtained.

February 3, 2025 – Brought in front of the City commission to set the public hearing to deem it as an unfit structure.

Zach Hildebrand
Building Official / Code Enforcement Officer



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AGENDA ITEM

CITY COMMISSION COMMUNICATION FORM

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

DATE: 02/03/2025

ITEM: Resolution 2025-04 Set Public Hearing for Unfit Structure – 1615 Center Avenue

NEXT STEP: Commission Motion

ORDINANCE
 MOTION
 INFORMATION

I. REQUEST OR ISSUE:

The enforcing officer of the City of Goodland, Kansas will present information that 1615 Center Avenue a/k/a C K & N ADDN TO GOODLAND, BLOCK 15, Lot 23 – 24; is an unfit structure. Resolution 2025-04 will set a time and place for the owner, owners agent, any lien holders, or occupants to present information as to why the structure should not be ordered to be repaired or condemned and demolished.

BACKGROUND INFORMATION

In June of 2023 the utilities were shut off at this address due to the owner being passing away. There is an abandoned car on the lot that the windows are starting to get broken out. The exterior of the house is badly dilapidated. There is an exterior entrance to the basement which has fallen in on itself. The accessory structure on the back of the lot is in poor condition as well.

III. SUMMARY AND ALTERNATIVES:

Commission may take one of the following actions:

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

RESOLUTION NO. 2025-04

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

WHEREAS, the enforcing officer of the City of Goodland, Kansas, did on the 3rd day of February, 2025, file with the governing body of said city, a statement in writing that the structure, hereinafter described, is unsafe, dangerous and unfit for human habitation.

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

That a hearing will be held on the **3rd day of February, 2025**, before the governing body of the city at **5:00 o'clock p.m. MST** at the City Commission Chambers, 204 W 11th, 2nd Floor; Goodland, Kansas, at which the owner, his or her agent, any lien holders of record, any occupant and any other parties in interest, as that term is defined by law, of the structure located at:

C K & N ADDN TO GOODLAND, BLOCK 15, Lot 23 - 24.

also known as **1615 Center Avenue**, may appear and show cause why such structure should not be condemned as an unsafe or dangerous structure and ordered repaired or demolished.

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

Adopted this 3rd day of February, 2025.

Jason Showalter, Mayor

ATTEST:

Mary P. Volk, City Clerk



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

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

Statement of Enforcing Officer

To: Governing Body, City of Goodland, Kansas

Re: Statement of Unfit Structure

Date: 02/03/2024

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

- (a) Description of structure: 1899 Single Story Dwelling
- (b) Street Address: 1615 Center Avenue
- (c) Legal Description: C K & N ADDN TO GOODLAND, BLOCK 15, Lot 23 - 24.
- (d) Owner(s): JOHNSON, DAVID L (Deceased)
- (e) Resident Agent: None
- (f) Occupant(s): Unoccupied
- (g) Lien holder(s) of Record: None
- (h) Description of Zoning Violations and Unsafe Nuisances

General lack of maintenance and is an attractive nuisance to children, vagrants, criminals, insects, and animals — Property brings down the value of the neighborhood — no utilities — inoperable motor vehicle-

June 2023- Utilities were shut off after the owner passed away.

Spring 2023- Fall 2024 – During the mowing seasons of 2023 and 2024 both of those notice of violation letters were returned unable to forward. The city ended up having to maintain the yard both years.

February 2024 – Bringing to the commissioners to set a public hearing to start the process of demoing this property.

Zach Hildebrand
Building Official / Code Enforcement Officer



01 22 2025



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AGENDA ITEM #

CITY COMMISSION COMMUNICATION FORM

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

DATE: January 21, 2025

ITEM: Temporary Appointments - Land Bank Board of Trustees

NEXT STEP:

-
- ORDINANCE
 - MOTION
 - INFORMATION
-

I. REQUEST OR ISSUE:

Request to make temporary appointments to the Land Bank Board of Trustees in order to take necessary actions until appointments of regular members are sufficient to fill the board.

II. BACKGROUND INFORMATION:

From the November 18, 2024 City Commission minutes:

Ordinance 1792: Creating Land Bank Board of Trustees, powers, budgets, etc. - . . . Commissioner Myers asked, how is board set up? Kent stated, the commission needs to decide how to set it up, it will depend what professions you want on board. Vice-Mayor Howard stated, I think it will be a good tool for Goodland and patrons that want to help community grow. Commissioner Showalter asked, can we assign the Board of Trustees to the SCCD Board. Kent stated, I think Commission needs to appoint members. They may be same members, but need to appoint to properly identify meetings. Jake stated, it is not unusual to have the Director or the other members as board members. Many times they may serve both roles but be cautious about stating it is same board. I feel appropriate that director is member of Board of Trustees. Consensus of Commission is for Kent to present program to School Board and Sherman County.

=====

City Manager Brown presented to the Sherman County Commissioners as well as the USD352 Board at the end of November. Both boards were generally receptive although both had several questions on how the board would operate.

If the City Commission would want to designate certain seats on the Board – such as one from the county, one from the school board, one from the housing authority, one as a realtor, one as a banker or other financial institution, etc. – the Commission will need to recommend it as part of the City Code through this Ordinance or informally by the City Commission (not formally written into the Code). Also – if the Commission would want to designate it to have some positions filled by the SCCD board, would need the

recommendation to come forward.

=====

Staff may have the opportunity to have one property signed over (when it is authorized appropriately) and donated to the land bank. In order for the land bank to properly receive the property, the land bank board of trustees must be appointed and in a meeting motion to accept the property. Staff and City Attorney Kling have a suggested recommendation to appoint Commission members temporarily to the Land Bank Board of Trustees until regular members in sufficient numbers can be appointed.

SUMMARY AND ALTERNATIVES:

Commission may take one of the following actions:

1. Appoint Commission members as recommended.
2. Direct staff to contact potential candidates for the Land Bank Board of Trustees.
3. Make other appointments.



CITY COMMISSION COMMUNICATION FORM

FROM: Danny Krayca – Director of Parks & Recreation
Kent Brown- City Manager

DATE: 2/3/2025

ITEM: Authorization to Apply for Sherman County Community
Foundation Grant – Pickleball Court Project

NEXT STEP: Commission Motion
 ORDINANCE
 MOTION

-
- I. **REQUEST OR ISSUE:** Staff is seeking authorization to apply for a Sherman County Community Foundation grant for a project to resurface the concrete pickleball court. Dax Ruhs, Goodland resident, will be present to answer questions on the request.
 - II. **RECOMMENDED ACTION/NEXT STEP:** Staff direction to submit grant application.
 - III. **FISCAL IMPACTS:** Application will require a City match. Looking to make an application with \$4,000 city funds which would be available in Special Parks. Line item 26-01-4010. In addition, city staff would move the net posts as stated in the proposal which would provide a few thousand more in in-kind service match as well. Consequently, the total project cost would remain at the first amount listed - \$20,400.
 - IV. **BACKGROUND INFORMATION:** Dax Ruhs had contacted city staff about resurfacing and rearranging the pickleball courts in Chambers Park. Over the past year or more, the pickleball community had requested an additional court, painting, additional fencing and gates, and then an additional court in the middle. The 3 courts in Chambers Park now are configured too close together when all 3 courts are occupied. Staff contacted Jeff Simons with Pro Track and Tennis. This was the same vendor that completed the resurfacing of the tennis courts in Steever Park. Jeff met with city staff on site at the pickleball courts on January 15. Jeff advised that there was room on the current concrete pad to have all 3 courts and sufficient room between them. A plan for fencing or netting between the courts was agreed upon. The proposal was received in late January. Staff agreed that the proposal would greatly improve the appearance of the pickleball courts in Chambers Park. It would also improve the playing surface for the

users of the court. Both community members and city staff have contacted the Director of the Sherman County Community Foundation about the grant possibility. The one criteria mentioned by the Director was that there should be a portion of city match for the project and not 100% funded by the grant. See attachment for proposal.

V. **LEGAL ISSUES:** None

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

PRO

TRACK AND TENNIS

A NEBRASKA OWNED CORPORATION

PROJECT PROPOSAL



City of Goodland, KS

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PROPOSED SYSTEM

RESURFACE CONCRETE BASED PICKLEBALL COURT

Pro Track and Tennis, Inc. proposes to install the following:

BASE BID: Install NOVA Sports Color Coating System to three (3) courts. All areas needed will be patched and cracks filled. Two (2) outside courts will be shifted to create more space between courts.

Option #1: Pickleball Net Post Systems (In Ground): Two (2) Sets

Option #2: Pickleball Net Post Systems (Bolt In Place): Two (2) Sets

The entire court surface will be power washed with 4000psi pressure and a special designed walk behind spinner head that deep cleans and scarifies the surface to give a 100% mechanical bond for the new coatings.



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PART 1: GENERAL

1.01 RELATED DOCUMENTS:

- A. If Architectural or Engineering specifications and or drawings are involved those specifications will take precedence over the following where noted and determined suitable for the project.

1.02 SUMMARY:

- A. Pro Track and Tennis, Inc. shall furnish all materials, labor, tools, and equipment necessary for the installation of the NOVA Sports Color Coating system to the tennis court.
- B. The court(s) will be laid out for game lines according to the USAPB.

1.03 GOVERNING BODIES:

- A. Codes and standards will follow the current guidelines set forth by the (USAPB) The (ASBA) American Sports Builders Association tennis court construction manual will be the reference source for all guidelines for construction.

1.04 SUBMITTALS:

- A. One copy of the color coating manufacturer's product specification sheet.
- B. One surface color sample. Brochure.
- C. One copy of the Material Safety Data Sheets (MSDS) for each product to be used.
- D. One copy of the certificate that Pro Track and Tennis, Inc. is a member of the American Sports Builders Association in good standing.



PART 2: OWNER'S PRECONSTRUCTION RESPONSIBILITIES

2.01 APPARATUS REMOVAL:

- A. All athletic equipment should be removed and or moved out of the way of the areas to be worked on. Items such as bleachers, nets, divider nets, benches, etc.
- B. Any other items that are sitting on the surface to be coated that are not permanent fixtures.

2.02 GROUNDSKEEPING:

- A. All edges of surface areas to be worked on should be treated as needed to kill all weeds. This should include weeds in cracks in the surface also. Applications should be repeated as needed to assure that the vegetation is killed off.
- B. Drainage issues should be addressed. If there are visible drainage problems where dirt and debris are deposited onto the court surface during a rain this should be addressed prior to the work starting.
- C. Severe leaching of weeds and sod/soil encroachment should be cut back and removed prior to Pro Track and Tennis beginning work. It sometimes takes days for the surface to dry out prior to being able to work on the surface.
- D. Any deposits of caked on dirt must be removed and cleaned. Built up dirt can trap moisture and may take days to completely dry out after cleaning and washing of the surface area.
- E. Sprinklers should be shut off four days prior to Pro Track and Tennis's arrival. The sprinklers can be run as long as the heads are adjusted not to spray water onto the court. Wind blowing water onto the court should be taken into consideration.
- F. We recommend that the area around the court be mowed prior to our arrival. This will keep grass from blowing onto the courts while the color coating is going down.
- G. Fertilizing turf adjacent to the court surface is strictly prohibited. Fertilizer will damage and discolor the court surface.



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H. The owner must provide a water source within 100' of the work area.

2.03 SECURITY:

- A. We recommend that the staff at the owner's site be notified of the dates the court(s) will be closed. Especially gym classes, tennis lessons, practices, and tennis matches that may use the courts during the renovation period.
- B. The community should be notified, if feasible, to deter attempts to enter the work area during installation.
- C. The work area should be secured as best as possible by locking all gates that will not be used and placing signage warning of the court(s) being closed during renovation.
- D. It is the responsibility of the owner to secure the work area and to keep all unauthorized persons from entering the court area, Pro Track and Tennis is not responsible for damage caused by trespassers in an unsecured work area.

The successful and timely completion of your court renovation project relies on your cooperation. We thank you in advance for your commitment to the important items listed above.



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PART 3: PRODUCTS

3.01 COLOR COATING APPLICATION:

- A. The acrylic color coating shall be a Nova Sports 100% acrylic color coating system specifically designed for installing on concrete and asphalt substrates.
- B. The color coating material will have silica sand added to it for the desired speed of play.
- C. Note: Unless otherwise specified, the speed of play will be medium. Fast and slow speeds can be installed at the owner's request.

3.02 SYSTEM COMPONENTS:

- A. VEGETATION STERILANT: (Roundup or equal) shall be used to control vegetation along edges and in cracks as needed.
- B. LATEX BASED CRACK SEALANT: Nova Sports 100% latex Crack Flex shall be used on the smaller surface cracks as determined by the lead technician.
- C. PATCHING MATERIAL: Nova 100% acrylic latex patch binder shall be used to fill bird baths and other imperfections. It will be used for irregularities that need to be filled or evened out and smoothed over. This product also will be used to fill very large thermo and structural cracks.
- D. Note: The above crack sealers will be used as determined by the lead technician. All or just one may be used per job surface conditions, weather and temperatures.
- E. LATEX PRIMER: Nova Sports concrete primer will be used to prime bare concrete both old and new prior to applying any color coating.
- F. NOVA SPORTS ACRYLIC FILL: The acrylic resurfacer is used to prime, level and create a uniform surface to apply the color coating to. It also will black out the courts to hide color bleed through if colors are going to be changed.
- G. NOVA SPORTS COLORING SYSTEM: Nova Sports color coating is a 100%



acrylic concentrate designed specifically for color coating sport courts both indoor and outdoor. The concentrate is diluted with potable water and sand is added for texture and the desired speed of play.

- H. NOVA SPORTS LINE SHARP: Line sharp is used to seal the tape down prior to applying line paint. The product is clear in color. This helps to prevent bleed through.
- I. NOVA SPORTS LINE PAINT: Line paint is 100% latex heavy-duty paint specifically designed for striping game lines on a colored surface.



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PART 4: SYSTEM INSTALLATION PROCESS

4.01 QUALITY ASSURANCE:

- A. The owner should have one designated person who all communication will go through during the course of the project.
- B. Pre-construction meeting. A meeting will be held on the court prior to any work beginning. The lead technician will go over the scope of work with the owner and answer any questions. The owner will be required to sign off on a production sheet attesting to the fact that this meeting took place.
- C. The owner's representative will be contacted daily by the lead technician to give a progress report.
- D. Post-construction meeting. A meeting will be held after the surface has been installed. A production sign off sheet will be reviewed with the owner at which time the owner will approve the project by signing off on the production sheet and evaluating our performance.

4.02 VEGETATION:

- A. Vegetation will be trimmed if needed on all edges to receive the color coat surfacing.
- B. Please refer to PART 2 item 2.2.

4.02 CLEANING:

Note: The owner must provide clean portable water source within 100' of work area

- A. The entire surface area to be coated will be blown off using high-pressure wind machines.
- B. Any areas that need additional attention will be wire brushed as needed.



The entire court surface will be power washed with 4000psi pressure and a special designed walk behind spinner head that deep cleans and scarifies the surface to give a 100% mechanical bond for the new coatings.

4.04 CRACK SEALING:

- A. Cracks will be cleaned as needed using high-pressure air.
- B. Major cracks will be filled with a combination of products as determined by the field technician.
- C. Please see PART 3, 3.2, C and E for clarification of the different crack sealers.
- D. Note: Cracks are not guaranteed to not reappear and open back up. Cracks will open back up and can open slightly prior to leaving the job site. Only if you use the Riteway System are cracks warranted. New cracks that may form are not covered by warranty.

4.05 REPAIR OF LOW SPOTS:

- A. An acrylic patch binder, "patching primer" will be used to prime low areas.
- B. All areas needing patched will have an acrylic patch binder mix applied.
- C. The patched areas will be sanded prior to color coating.
- D. Note: There is no guarantee that all low spots can be totally eliminated. However, Pro Track and Tennis, Inc. will do everything possible to attain a level court. Negative drainage will not be eliminated. No attempt will be made to correct planarity issues.

4.06 ACRYLIC RESURFACER:

- A. One (1) coat of NOVA Sports fortified, 100% acrylic fill will be applied over the entire surface. Two coats are needed to fill all patch work and surface roughness.
- B. Silica sand will be added to the coat at a 60-80 mesh.



4.07 COLOR COATING:

- A. Two (2) coats of NOVA Sports fortified, 100% acrylic color coating will be applied.
- B. The color coat will be applied perpendicular to the primer coat.
- C. A sample color sheet of choices is attached.
- D. A fortified mixture will be used for the common area to withstand the water vapor and high traffic wear.
- E. The product used by Pro Track and Tennis, Inc. contains no asphalt emulsions or asbestos.

4.08 LINE STRIPING:

- A. The courts will be laid out for striping according to the U.S. Tennis Association.
- B. Textured white line paint will be used.

4.09 JOB SITE CLEAN-UP:

- A. The court area will be left “play” ready.
- B. All job related debris will be cleaned up and disposed of properly.
- C. All unused material will be removed from the job site and recycled.



PART 5: WARRANTY

Pro Track and Tennis, Inc. warrants its labor and materials for a period of three (3) years from the date of completion of work on any tennis court. There is a five (5) year warranty on the Riteway Crack Repair System. If you recolor the courts with us within 5 years, we will extend your Armor warranty another 5 years. All work performed by Pro Track and Tennis, Inc. is warranted against peeling, chipping and flaking under normal use. Pro Track and Tennis, Inc. further warrants that any paint applied during the striping will not flake or peel for a period of two (2) years from the date application is completed.

Customer acknowledges that they are aware that Pro Track and Tennis, Inc. is not responsible for defects, cracks, patches or uneven surfaces in the substrate which is being resurfaced by Pro Track and Tennis, Inc. Pro Track and Tennis, Inc. does not warrant that existing cracks or patches in existing substrate surfaces will not open or continue to increase in size. Pro Track and Tennis, Inc. shall not warrant nor be in anyway be responsible for peeling of paint or damage to any surface caused by failure of customer to keep the surface free of debris, vegetation or dirt and shall further not be responsible for damage to painted surfaces or any other actions caused by the customer. Pro Track and Tennis, Inc. does not warrant separation of the coatings from the concrete base where the base lacks a vapor barrier. Lack of a vapor barrier can cause moisture to be retained under the coating, which will eventually result in lack of adhesion to the surface. Pro Track and Tennis, Inc. does not warrant separation of the coating or bubbling of the coating when moisture is present due to passing from below an asphalt or concrete base.

In the event of any claims arising under this Warranty, damages incurred by the customer shall be limited to such repairs to be performed by Pro Track and Tennis, Inc. as are necessary to remedy any defects. Pro Track and Tennis, Inc. hereby agrees to perform any such repairs (weather permitting) promptly, after written notification of such claim from customer. Pro Track and Tennis, Inc. shall not be liable for any breach of any express or implied warranty except where expressly prohibited by applicable law.



Professional Track and Tennis
A Division of Pro Track and Tennis, Inc. A NE Corporation
800.498.4395 - www.protrackandtennis.com

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ref.0055c

ACCEPTANCE OF PROPOSAL

This proposal is valid for 60 days from January 22, 2025.

Pro Track and Tennis, Inc. proposes to furnish labor and material and equipment complete in accordance with the specifications in this proposal for the sum of:

Please initial the appropriate boxes below to designate acceptance of the following options.

- | | | |
|--------------------------|--|--------------------|
| <input type="checkbox"/> | BASE BID:
Color Coat Three (3) Courts
<small>Twenty thousand, four hundred dollars</small> | \$20,400.00 |
| <input type="checkbox"/> | OPTION #1: Add to Base Bid
Pickleball Net Post Systems (In Ground): Two (2) Sets
<small>Eight thousand, four hundred dollars</small> | \$8,400.00 |
| <input type="checkbox"/> | OPTION #2: Add to Base Bid
Pickleball Net Post Systems (Bolted): Two (2) Sets
<small>Four thousand, two hundred dollars</small> | \$4,200.00 |

Due to current market conditions, all prices are subject to a surcharge before date of install.

Payment to be made as follows:

A 40% down payment is due upon acceptance of proposal. The remainder is due the day the job is complete and accepted by the owner. Any applicable taxes will be added to the total cost.

Acceptance

The above price, specifications and conditions found in this proposal are satisfactory and are hereby accepted. Pro Track and Tennis, Inc. is authorized to do the work as specified. Payment will be made as outlined.

Signature	Signature
Print City of Goodland, KS	Print Pro Track and Tennis, Inc.
Date	Date





AGENDA ITEM

CITY COMMISSION COMMUNICATION FORM

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

DATE: 02/03/2025

ITEM: Dilapidated Structure - 2218 Commerce Road - OYO Hotel

NEXT STEP: Information

ORDINANCE
 MOTION
 INFORMATION

I. REQUEST OR ISSUE:

The enforcing officer of the City of Goodland, Kansas will present information that 2218 Commerce Road is becoming a nuisance to the community. If nothing is done by the owner to secure the building and repair the broken windows the enforcing officer will return to the commissioners to set the public hearing to abate the issues.

In addition, enforcing officer will also present information regarding one of the buildings at 830 W. Hwy 24, Chhona Hotels LLC – the old Rodeway Inn.

BACKGROUND INFORMATION

In 2024 the hotel entered a legal conflict and decided to close the doors until the lawsuit was settled. After they left there has been little maintenance too the property or the structure. Criminals and vagrants are breaking into the hotel to find refuge and to hide. Our Police department has arrested multiple individuals who have broken into the building by breaking windows. There is now a lot of plywood on the windows creating a poor look when people enter the town.

The Chief of Police has made contact with the owners who stated they would be coming out to board up the windows, but no work has been done at this point and no one has shown up to do any work.

III. SUMMARY AND ALTERNATIVES:

Commission may take one of the following actions:

1. Staff direction on a couple options that will be presented at the meeting.



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

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

Statement of Enforcing Officer

To: Governing Body, City of Goodland, Kansas

Re: Statement of Unfit Structure

Date: 02/03/2025

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

- (a) Description of structure(s): Two Story Commercial Building with Attached Indoor Pool & Restaurant
- (b) Street Address: 2218 Commerce Road
- (c) Legal Description: GOODLAND CITY TRACTS, S25, T08, R40, ACRES 5.5, BEG 1130(S) N & 170 W SE COR NE4 TH W 730 N 330 E 730 S 330 TO POB
- (d) Owner(s): GOODLAND HOSPITALITY LLC
- (e) Resident Agent: Unknown at this time – waiting for title report
- (f) Occupant(s): Unoccupied
- (g) Lien holder(s) of Record: Unknown at this time - waiting for title report
- (h) Description of Violations and Unsafe Nuisances

General lack of maintenance and is an attractive nuisance to children, vagrants, criminals, insects, and animals — Property brings down the value of the neighborhood

2024 – This property was left unattended. Shortly after the structure was left criminals and vagrants started breaking windows and finding ways to enter the building. The Chief of Police through permission of the owner was allowed to secure the building. Since the initial securing of the building multiple windows have been broken. The plywood does stop access to the building when placed to cover it, but it does lack visual appeal to the community.

While clearing the building the Police Department has reported mice, cats and cockroaches through the building.

Zach Hildebrand
Building Official / Code Enforcement Officer



AGENDA ITEM #
CITY COMMISSION COMMUNICATION FORM

FROM: Dustin Bedore, Director of Public Power
Kent Brown, City Manager

DATE: 2/3/2025

ITEM: 12th/Main intersection stoplight

NEXT STEP:

ORDINANCE
 MOTION
 INFORMATION

I. REQUEST OR ISSUE:

Maintenance for the stoplights at the 12th /Main intersection is causing staff to consider prior possibility of removing stoplight.

II. RECOMMENDED ACTION / NEXT STEP:

Staff direction. Results of the TEAP study had recommended removal of both 11th/Main and 12th/Main stoplights.

Previously, staff recommendation was to keep the stoplights at the 12th Street intersection due to the emergency route status of 12th St. and the additional pedestrian involvement at different times with the Sherman County Theater, Goodland Tech and First Baptist Church at the intersection. Staff could review the results in a year and the stoplights could be removed at a later date. Commission agreed with the recommendation at the time.

However, stoplights continue to malfunction and repair will now require replacing underground wire throughout the intersection which will require removing poles to install new wire. Thus, the reason for the consideration of whether to keep stoplight operational.

III. FISCAL IMPACTS:

To remove stoplights will only take the labor to remove the cross arm piece of the pole and the electrical wiring and control box at the intersection. There will be the labor to install stop signs at the intersection (whether 2 way or all way stop signs).

To keep stoplights at either intersection will take some costs to update the stoplight controls and cameras.

IV. BACKGROUND INFORMATION:

From the August 21, 2023 City Commission meeting:

The City of Goodland requested KDOT perform a TEAP study of the intersections of 11th/Main St. and 12th/Main St. to estimate existing traffic demands and provide guidance on the proper traffic control scheme for the two intersections.

Kent stated, an engineer study was completed when Andrew Finzen was here but it got lost in the shuffle. TEAP is a traffic engineering assistance program study that evaluated the appropriateness of existing traffic signal controls at the intersections of 11th and 12th Streets and Main Street. We know we will have discussion with KDOT for the signal at Highway 24/27. The traffic lights are within a central business district area. Typical weekday traffic was obtained along with am/pm peak traffic and evaluating alternatives to traffic pattern. The recommendation in study is that same recommendation be followed for each intersection. Base recommendation is that existing traffic signal be removed, implementing two way stop with 11th and 12th Streets being the STOP controlled approach to Main Street. The alternate recommendation is the traffic signals remain but be upgraded to current day standards and technology. Right now the automatic timer seems to work. Our question to commission is do we keep them or not? Commissioner Showalter stated, the cheapest idea is best idea. I do not want a round-about and I am not in favor of updating. I feel we need to do stop signs. Mayor Thompson stated, even at the busiest time of day there was barely a vehicle a minute passing through intersection at one time. I have talked with many citizens lately and not one person said we need to keep them. They want them taken out. There does not appear to be a relevant reason to keep them. Commissioner Showalter stated, the cost to maintain is very high. Kent stated, two considerations to keep in mind is north of 11th Street to 8th Street the speed will pick up since there are more blocks without a traffic control device. The south end has the school that slows traffic and the street is a little rougher. Would there be complaints with speed and enforcement on Main Street? The other concern is that it provides protection for pedestrians crossing traffic. I agree maintenance costs are high but is it really useful to have signals two blocks in a row. Mayor Thompson stated, I have no idea the original reasoning for traffic lights. I agree speed will probably increase without the lights. The other concern is sometimes it is hard to see around vehicles parked on Main Street. Is cost to update and maintain lights worth safety and peace of mind for pedestrians? Dustin stated, the lights were here in 1983 when I came to town. Other intersections that had flashing red lights were 12th and Broadway, 8th and Main and 17th and Main. I believe we got the issue resolved with the light at Highway 24/27 because we replaced controller. Replacement of controllers for these two lights will be coming. We will also need to discuss school zone lights as the equipment has also been there a while. Commissioner Showalter asked, the signal at Highway 24/27 intersection was flashing red this weekend, is there an issue? Dustin stated, we found the issue, the connection was loose. Kent stated, seems general consensus is the base recommendation. We will come back with estimated costs for base recommendation. Mayor Thompson stated, we need to have all commission present for decision as this is a big issue. We can also look at putting in stop sign to see if people would like it but leave poles in case we want to replace signals.

From the November 6, 2023 City Commission minutes:

- A. **TEAP Study Recommendations follow up** - Kent stated, in August the Commission reviewed the traffic study for 11th and 12th and Main Street traffic signals. The base recommendation for the study is to remove both signals. An alternate recommendation is to keep the signals at both intersections, but must be updated to current day standards. We also did a public survey and staff has discussed signals. Dustin got a quote from Gades Sales to upgrade signal at 12th Street intersection so we know cost to upgrade. We will have to update signal at intersection of Highway 24 and 27. Staff recommendation is to remove

signal at 11th Street intersection and for 12th Street intersections there are arguments both ways. If that signal is removed, I feel we need a 4-way stop. Dustin stated, the poles at that intersection would stay because we have lights on them, but the cross arms would be removed. Mayor Thompson stated, the quote to update signal is \$21,500, what is life span? Dustin stated, we are running on borrowed time with existing equipment. They say fifteen year life and we are running close to twenty-five years with existing equipment. They indicated the radar drove up the price, so quoted a fish eye camera which is better at Highway 24 and 27 intersection. Mayor Thompson stated, if we take down the cross bars and leave the poles, then change our mind, it would be a simple process to put cross arms back up. Study shows we do not need them and I feel should remove both signals. Then if we find we need them we can put them back up easily. Commissioner Redlin stated, I agree but if we remove signal at 12th Street intersection I recommend a 4-way stop with the next block being the early childhood center. That will slow traffic in that area. Mayor Thompson stated, I disagree. I know if you have long stretch of road people will drive faster. There is already a long stretch of road from the other direction without a stop sign. Vice-Mayor Howard stated, I feel the 4-way stop will cause more confusion. Mayor Thompson stated, if we have people speeding we have options like digital signs to alert people of their speed. Jason stated, Main Street has needed speed limit signs for a long time. I feel posting signs will help. The current signs are hidden. In my opinion, I feel one stop light is beneficial. The problem with stop signs is seeing around parked cars. There is a lot at the intersection of 12th and Main. Mayor Thompson stated, I considered that because it is difficult to see past the parked cars, but you have same thing at 10th Street intersection. Jason stated, at the 12th Street intersection the businesses are busier and there are cars parked there more often, but I understand both sides. Commissioner Redlin stated, I feel the consensus is to remove signal at 11th Street intersection. Vice-Mayor Howard stated, we can remove the signal at 11th Street intersection then come back and make a decision on 12th Street intersection later. Mayor Thompson asked, when will we need to update the signals? Dustin stated, there is no timeline but if a controller fails, you would have to update. If we remove the signal at 11th Street intersection, we can use it for parts. Mayor Thompson asked, do we want a resolution for change? Kent stated, we could have a resolution to put in the stop signs. Mayor Thompson stated, please bring a resolution back for 11th Street intersection.

Department of Commerce
1000 S.W. Jackson St., Suite 100
Topeka, KS 66612-1354



Phone: (785) 296-3481
Fax: (785) 296-5055
KansasCommerce.gov

David C. Toland, Secretary

Laura Kelly, Governor

January 27, 2025

City of Goodland
Kent Brown
City Manager
204 W. 11th St.
Goodland, KS 67735

RE: Request for Approval of Reinvestment Housing Incentive District –Goodland, Kansas

Dear Mr. Brown:

This will acknowledge receipt of the City of Goodland’s application dated January 21, related to participation in the Kansas Reinvestment Housing Incentive District Act.

I have reviewed Resolution No. 2025-01 passed by the governing body and submitted to the Kansas Department of Commerce (Commerce) pursuant to the Rural Housing Incentive District Act found at K.S.A. 12-5241 et seq. I have further reviewed the 2021 Housing Needs Analysis (Analysis) prepared by the City and upon which the resolution was based. The process of establishing a Rural Housing Incentive District requires the Analysis to summarize and determine the nature and extent of housing needs within the community. The Analysis must then be adopted by the governing body and is subject to the review and approval of the Secretary of Commerce. The Act sets out four findings and determinations which must be included in the Analysis and adopted by the City.

Based on my review of the original application material and supplemental information provided by the City of Goodland, I hereby agree with and approve the findings set forth in the resolution passed by the City of Goodland to wit:

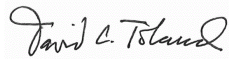
1. There is a shortage of quality housing, including affordable single family and multi-family apartment units, at various price ranges in the City of Goodland despite the best efforts of public and private housing developers;
2. The shortage of quality housing can be expected to persist and that additional financial incentives are necessary in order to encourage the private sector to construct or renovate housing development in the City of Goodland.
3. The shortage of quality housing is a substantial deterrent to the future economic growth and development of the City of Goodland; and

4. The future economic well-being of the City of Goodland depends on the governing body providing additional incentives for the construction or renovation of quality housing in the City of Goodland.

Commerce believes the Analysis and findings by the governing body of the City of Goodland meet the requirements set forth in K.S.A. 12-5244(a) and this constitutes the approval required by K.S.A. 12-5244(c) for the various Districts as detailed in Resolution No. 2025-01. The application for approval of the findings required for the establishment of the Reinvestment Housing Incentive District as set forth in the application is hereby approved. This approval is predicated solely upon the information and data received from the City of Goodland.

If you have any questions regarding this matter, please let me know.

Sincerely,



David C. Toland
Lt. Governor and Secretary

cc: Ryan Vincent (KHRC)
Robert North



AGENDA ITEM

CITY COMMISSION COMMUNICATION FORM

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

DATE: February 3, 2025

ITEM: Appointment – City Commission

NEXT STEP:

ORDINANCE
 MOTION
 INFORMATION

I. REQUEST OR ISSUE:

Appointment to fill the vacancy on the City Commission.

II. BACKGROUND INFORMATION:

From the January 6, 2024 City Commission minutes:

- A. **Process to fill vacant seat on the Commission** – Kent stated, relative to this process the city code states the appointment will fulfill the unexpired term and the individual must be a city resident. It is up to Commission how process takes place. We needed to wait until Commissioner Thompson was off commission to discuss. Jake stated, the code is not helpful so we will need to revise it. Kansas Statute states we have 60 days from date of vacancy, which was December 31st. The Commission appoints someone, then by majority vote the individual will fulfill unexpired term, which in this case is 3 years. There is limited guidance on how to fill vacancy. I feel you need to determine a timeline for the process. No discussion can be in executive session, so all discussion needs to be in public meeting. I was unaware that if you have a tie vote, City Attorney is the deciding vote. If vacancy not filled in 60-day time period, have to file for special election. Mayor Showalter asked, how has it been done historically? Mary stated, the Commission asked for volunteers and they introduced themselves to the Commission and Commission voted to fill the vacancy. Vice-Mayor Howard stated, tonight we need to have a timeline set. Jake stated, that is my recommendation. Mayor Showalter asked, can we set first meeting in February as date for individuals to make statement during public comment like Sarah did? I recommend placing an ad in newspaper indicating date we will vote on vacancy. Commissioner Myers stated, I will not be in attendance for first meeting. Mayor Showalter stated, I recommend we move vote to second meeting. Kent stated, I recommend volunteers submit name by first meeting in February. They can make statement at that meeting, but vote at second meeting in February. Mayor Showalter asked, once someone makes a statement in public comment, they will be

considered an applicant? Kent stated, yes and you will not accept anyone after first meeting in February. Jake stated, there is no application process so you could just fill vacancy today but if not filled by 60th day, we have to hold special election and vacancy remains until election is held.

=====

City Code Section that applies:

Sec. 1-206. - Officers—Selection, qualification.

All officers elected shall be qualified electors of the city. The vacancy of any elected office shall be filled until the next annual election by appointment of the governing body. The clerk shall enter every appointment to office and the date thereon on the journal of proceedings. The commission may require all city officers elected or appointed to take and subscribe an oath and give bonds and security for the faithful performance of their duties, who shall qualify as required by law.

(Code 1983; Ord. No. 1730, § 1, 12-16-19)

SUMMARY AND ALTERNATIVES:

Commission may take one of the following actions:

1. Declare applicants for Commission for vote at Commission meeting on February 18.

ASSINIEDS

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damage in your home. Our trusted professionals do complete repairs to protect your family and your home's value! Call 24/7: 1-877-586-6688. Have zip code of service location ready when you call!

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NOTICE-

Commissioners Seeking to fill Vacancy

Public Notice

The Goodland City Commission is accepting interest from qualified candidates for appointment to a vacancy on the Commission.

Former Mayor and Commissioner Aaron Thompson resigned his seat on the Commission since he and his family were moving to Garden City.

The Commission will elect, by majority vote, to replace Aaron on the Commission. They have already selected Jason Showalter to serve as Mayor for 2025.

According to the city code, the City Commission can appoint anyone who meets the qualifications for the Commission. A candidate must be a qualified elector who physically lives in the city. A majority vote of remaining members is required to appoint someone to fill a vacancy.

Prospective candidates should consider that the City Commission regularly meets at least twice a month on the first and third Mondays at 5 p.m. at City Hall. At times, the meeting is moved to Tuesday because of a holiday. The Commission may also conduct special meetings at other times as deemed necessary including a retreat or work session to go over the strategic plan for the year. The appointed Commission members may be assigned as chairs and/or members of other standing committees as needed.

Interested persons can mail, email, text or call city staff at City Hall, 214 W. 11th St., or hand deliver notification to City Clerk Mary Volk at City Hall. Interested persons can also come to one of the next two Commission meetings either on Tuesday, January 21 at 5 pm or on Monday, February 3 at 5 pm to notify the Commission of their interest.

The deadline to express interest is at the City Commission meeting on February 3.

The City Commission will make the appointments in open session at their meeting on February 18, and the newly appointed member is tentatively scheduled to be sworn in at that meeting.

It's about Your City, Your Commission and how YOU can make a difference being a part of the City Commission. Take a moment to consider and step forward and let the Commission know you are willing to join them in making the hard decisions for the community.

•PUBLIC NOTICE•

Published in The Goodland Star-News on Tuesday, January 21, 28 & February 4, 2025

IN THE DISTRICT COURT OF SHERMAN COUNTY, KANSAS CIVIL DEPARTMENT

U.S. Bank National Association
Plaintiff,
vs.

Bradley William Ensign; Unknown Spouse, if any, of Bradley William Ensign; John Doe (Tenant/Occupant); Mary Doe (Tenant/Occupant)
Defendants.

Case No. SH-2024-CV-000011
Court Number:
Pursuant to K.S.A. Chapter 60

Notice Of Sale

Under and by virtue of an Order of Sale issued to me by the Clerk of the District Court of Sherman County, Kansas, the undersigned Sheriff of Sherman County, Kansas, will offer for sale at public auction and sell to the highest bidder for cash in hand, at the Front Door of the Courthouse at Goodland Sherman County, Kansas, on February 18, 2025, at 10:00 AM, the following real estate:

Lots Seven (7) and Eight (8), in Block Seventeen (17), in the Second Addition to the City of Goodland, Sherman County, Kansas, according to the recorded plat thereof, commonly known as 314 Broadway Ave, Goodland, KS 67735 (the "Property")

to satisfy the judgment in the above-entitled case. The sale is to be made without appraisal and subject to the redemption period as provided by law, and further subject to the approval of the Court. For more information, visit www.Southlaw.com

Chad Mann; Sheriff
Sherman County, Kansas

Prepared By:
SouthLaw, P.C.
Blair T. Gisi (KS #24096)
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(913) 663-7899 (Fax)
Attorneys for Plaintiff
(53183)