



# CITY COMMISSION AGENDA

## MONDAY, MARCH 3, 2025

204 W. 11<sup>TH</sup> ST. – 5:00 P.M.

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

### 1. CALL TO ORDER

- A. Roll Call
- B. Pledge of Allegiance

### 2. PUBLIC HEARING

- A. Unfit Structure at 302 W. 15<sup>th</sup> Street
- B. Unfit Structure at 1615 Center Avenue
- C. Unfit Structure at 1004 Kansas Avenue

### 3. 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.)

### 4. PRESENTATIONS

- A. Jake Kling, City Attorney Review of KOMA

### 5. CONSENT AGENDA

- A. 2/18/2025 Commission Meeting Minutes
- B. Appropriation Ordinances 2025-05; 2025-05A; 2025-P05

### 6. ORDINANCES AND RESOLUTIONS

- A. Resolution 2025-07 2025 GAAP Waiver
- B. Resolution 2025-08 Designating Depositories for the City of Goodland
- C. Resolution 2025-09 302 W. 15<sup>th</sup> St. - Unfit Structure
- D. Resolution 2025-10 1615 Center Av. - Unfit Structure
- E. Resolution 2025-11 1004 Kansas Av. - Unfit Structure
- F. Resolution 2025-12 All way stop sign - 12<sup>th</sup> St. & Main St.

### 7. FORMAL ACTIONS

- A. Renewal of Property and Liability Insurance

### 8. DISCUSSION ITEMS

- A. S4C's Discussion on Quit Claim Deed details

### 9. REPORTS

- A. City Manager
  - (1) Manager Memo
- B. City Commissioners
- C. Mayor

### 10. EXECUTIVE SESSION

- A. Under the authority of KSA 75-4319(b)(2) for consultation with an attorney for the public body which would be deemed privileged in the attorney-client relationship.
- B. Action from Executive Session, if any.

### 11. ADJOURNMENT

- A. Next Regular Meeting is Monday March 17, 2025.

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

City of Goodland  
204 W. 11<sup>th</sup> Street  
Goodland, KS 67735

## MEMORANDUM

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

### 2. Public Hearing

- A. Unfit Structure at 302 W. 15th Street
- B. Unfit Structure at 1615 Center Avenue
- C. Unfit Structure at 1004 Kansas Avenue

Three properties involved. Properties were originally brought to the Commission's attention at the February 18, 2025 City Commission meeting. At the February 18, 2025 City Commission meeting, Commissioners set this public hearing date for 302 W. 15<sup>th</sup> St. when they approved Resolution 2025-02. At the same meeting on February 18, Commissioners set the public hearing date for 1615 Center Av. with Resolution 2025-04. Finally, the third and final public hearing date was set for 1004 Kansas Av. with Resolution 2025-03 (1004 Kansas Avenue was actually the 2<sup>nd</sup> resolution at the February meeting). The public hearing date is the opportunity for "the owner, his or her agent, or any lien holders of record, any occupant and any other parties in interest, as that term is defined by law ... may appear and show cause why such structure should not be condemned as an unsafe or dangerous structure and ordered repaired or demolished." Mayor will open the public hearing, receive all input, and then close the public hearing for each of the properties individually.

### 3. Consent Agenda:

- A. 2-18-2025 Commission Meeting Minutes
  - B. Appropriation Ordinances 2025-05; 2025-05A; 2025-P05;
- RECOMMENDED MOTION: "I move that we approve Consent Agenda items A and B."*

### 4. Presentations & Proclamations

#### Jake Kling, City Attorney, Review of KOMA.

Jake Kling, will provide additional information on the Kansas Open Meetings Act and Kansas Open Records Act and present examples to discuss with the members of the Commission.

## **5. Ordinances and Resolutions:**

### **A. Resolution 2025-07 2025 GAAP Waiver**

Due to the questions received the last couple years on the need for the Resolution for the GAAP waiver, staff completed some additional research to document the reasons for the resolution which can be seen in the CCCF on this topic. In addition, the memo states how it affects actual city operations and financial reporting, how the resolution would make changes for the audit and a listing of cities of the first and second class in Kansas and what standards they use for operations and for their audits. Staff welcomes any additional questions that the Commission may have.

RECOMMENDED MOTION: "I move that we approve Resolution 2025-07, A Resolution to waive the requirements of K.S.A. 75-1120a(a) regarding generally accepted accounting principles as they relate to the City of Goodland."

### **B. Resolution 2025-08 Designating Depositories for the City of Goodland**

This is an annual Resolution approved by the City Commission to designate bank depositories of City funds as Western State Bank, FNB Bank and THE BANK in Goodland and Destination Institutions using ICS.

RECOMMENDED MOTION: "I move that we approve Resolution 2025-08, A Resolution designating depositories for the City of Goodland, Kansas."

### **C. Resolution 2025-09 302 W. 15th St. - Unfit Structure**

As a result of the public hearing earlier in the meeting and the Statement of the Building Official, Building Official Zach Hildebrand respectfully requests Resolution 2025-09 be approved that gives the owners 30 days to commence the repair of the building or the Commission will raze and remove the building from the site.

Recommended Motion: "I move that we approve Resolution 2025-09, A RESOLUTION FINDING THAT THE STRUCTURE LOCATED AT 302 W. 15th Street, GOODLAND, KANSAS, IS UNSAFE OR DANGEROUS AND DIRECTING THAT THE STRUCTURE BE REPAIRED OR REMOVED AND THE PREMISES BE MADE SAFE AND SECURE."

### **D. Resolution 2025-10 1615 Center Av. - Unfit Structure**

As a result of the public hearing earlier in the meeting and the Statement of the Building Official, Building Official Zach Hildebrand respectfully requests Resolution 2025-10 be approved that gives the owners 30 days to commence the repair of the building or the Commission will raze and remove the building from the site.

Recommended Motion: "I move that we approve Resolution 2025-10, A RESOLUTION FINDING THAT THE STRUCTURE LOCATED AT 1615 Center Avenue, GOODLAND, KANSAS, IS UNSAFE OR DANGEROUS AND DIRECTING THAT THE STRUCTURE BE REPAIRED OR REMOVED AND THE PREMISES BE MADE SAFE AND SECURE."

E. Resolution 2025-11 1004 Kansas Av. – Unfit Structure

As a result of the public hearing earlier in the meeting and the Statement of the Building Official, Building Official Zach Hildebrand respectfully requests Resolution 2025-11 be approved that gives the owners 30 days to commence the repair of the building or the Commission will raze and remove the building from the site.

Recommended Motion: “I move that we approve Resolution 2025-11, A RESOLUTION FINDING THAT THE STRUCTURE LOCATED AT 1004 Kansas Avenue, GOODLAND, KANSAS, IS UNSAFE OR DANGEROUS AND DIRECTING THAT THE STRUCTURE BE REPAIRED OR REMOVED AND THE PREMISES BE MADE SAFE AND SECURE.”

F. Resolution 2025-12 All way stop sign – 12th St. & Main St.

At the February 18, 2025 City Commission meeting, the City Commission requested staff return with a resolution providing for placement of stop signs at the 12th/Main St. intersection in all 4 directions.

RECOMMENDED MOTION: “I move that we approve Resolution #2025-12, a Resolution providing for and authorizing the placement of stop signs at the southwest, southeast, northwest and the northeast quadrant of the intersection of 12th St. and Main St. in the city of Goodland, Kansas.”

## **6. Formal Actions**

A. Renewal of Property and Liability Insurance

2025 - The City’s property and liability insurance is up for renewal, as our term is from April 1 to March 31 annually. Jacque Livengood of Eklund Insurance, who the City uses to quote various insurance companies, will be at the meeting to answer any questions on the City’s insurance quote. Included in the Packet is the premium breakdown from EMC’s policy as well as the communication form on this agenda item by City Clerk Mary Volk. Eklunds and staff recommend approving EMC’s policy, which has a cost of \$516,246 which is a 7.3% increase from last year’s quote of \$481,028. Jacque Livengood and staff are still reviewing minor items within the policy that may adjust the cost of the policy slightly less. Jacque is also investigating one additional option on the coverage for the city’s power plant generators.

RECOMMENDED MOTION: “I move that we approve the property and liability insurance policy as presented in the amount of \$516,246 to Eklunds Insurance.”

## **8. Discussion Items**

A. Sherman Child Care Coalition

City Attorney Kling and City Manager Brown will present key items to include to cover a number of scenarios for the organization in its progress towards building a structure on the lot and starting operations of the child care facility. David Blochlinger will also be present to answer questions in order to move forward towards an acceptable agreement to move forward on the project in a timely manner.

**9. Reports:**

A. City Manager

- Manager Memo
- Prep for work session tomorrow night

B. City Commissioners

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

C. Mayor

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

**GOODLAND CITY COMMISSION**  
**Regular Meeting**

**February 18, 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 Jason Erhart –Chief of Police, Joshua Jordan – IT Director, Kenton Keith – Director of Streets and Facilities, Neal Thornburg – Director of Water and Wastewater, Danny Krayca – Director of Parks, Zach Hildebrand – Code Enforcement/Building Official, Jake Kling – City Attorney, Mary Volk - City Clerk and Kent Brown - City Manager.

**Mayor Showalter led Pledge of Allegiance**

**PUBLIC COMMENT**

**CONSENT AGENDA**

**A. 02/03/25 Commission Meeting Minutes**

**B. Appropriation Ordinances: 2025-04, 2025-04A and 2025-P04**

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

**APPOINTMENT OF COMMISSIONER BY GOVERNING BODY TO FILL VACANCY ON CITY COMMISSION**

**A. Appointment of City Commissioner** – Kent stated, Sarah Artzer announced her willingness to fill the vacancy on the City Commission at the January 6, 2025 meeting. **ON A MOTION** by Mayor Showalter to appoint Sarah Artzer to fulfill remaining term of former City Commissioner Thompson until the November 2027 election **seconded** by Commissioner Redlin. **MOTION carried on a VOTE of 4-0.**

**B. Oath of Office of Newly Appointed City Commissioner** - Mary administered the Oath of Office to Sarah Artzer for City Commissioner.

**ORDINANCES AND RESOLUTIONS**

**A. Ordinance 1795: Amending Sections 18-401 of City Code and to Add a Plat Amendment and a Plat Correction Process and Adding Sections 18-404.5 and 18-404.7** – Kent stated, this ordinance would add sections to the Subdivision process for a plat amendment and a plat correction process and adding Sections 18-404.5 and 18-202.7. These are recommendations from the discussion last year with the Planning Commission and Barbara Cole. The Planning Commission held a public hearing and recommend approval after the hearing. There were no comments from the hearing. **ON A MOTION** by Vice-Mayor Howard to approve Ordinance 1795: Amending Sections 18-401 of City Code and to Add a Plat Amendment and a Plat Correction Process and Adding Sections 18-404.5 and 18-404.7 **seconded** by Commissioner Myers. **MOTION carried on a VOTE of 5-0.**

**FORMAL ACTIONS**

**A. Emergency Action Pursuant to Section 7-612 for 2218 Commerce Rd: OYO Hotel Property -** Zach stated, we are presenting Resolution 2025-05 to set a public hearing for the unsafe and unfit structure at 2218 Commerce Rd. We also recommend Resolution 2025-06 granting emergency action to access the property for immediate action to board up windows to keep people out. There is a report from Jason as to what they have had to do to get people out of property. Jake

recommended both resolutions to inform owners of interest of future action. Commissioner Artzer asked, does this take care of roaches and rodents Jason previously mentioned? Zach stated, yes and we may need to treat more than one time. Mayor Showalter asked, have we received any further response from the owner? Zach stated, they usually communicate with Jason but there has not been any contact. Mayor Showalter stated, I had someone reach out to me. The company owns property in Garden City that is in same condition so feel we are in it for long haul. **ON A MOTION by Mayor Showalter to approve Resolution 2025-06: Granting Emergency Action for the property located at 2218 Commerce Road seconded by Commissioner Redlin. MOTION carried on a VOTE of 5-0.** Zach stated, Resolution 2025-05 sets public hearing for unfit structure on March 17, 2025. **ON A MOTION by Mayor Showalter to approve Resolution 2025-05: Unfit Structure 2218 Commerce Road seconded by Commissioner Myers. MOTION carried on a VOTE of 5-0.**

- B. Change Order #4: Runway 5/23 Project-** Kent stated, this change order is a price decrease in the amount of \$9,687.50 for materials on the project. This will close out the contractor portion of the project. **ON A MOTION by Vice-Mayor Howard to approve Change Order #4: Runway 5/23 Project with Smoky Hill Construction LLC and authorize the mayor to sign seconded by Commissioner Redlin. MOTION carried on a VOTE of 5-0.**
- C. Pay Estimate #8 Smoky Hill Construction LLC: Runway 5/23 Project –** Kent stated, this is the final pay estimate including retainage to Smoky Hill Construction LLC on Runway 5/23 project. Mayor Showalter asked, does this wrap up project? Andrew Brunner, EBH Engineer stated, it does with the contractor but we still have the PAPI and closeout documents to complete. Commissioner Artzer asked, is this project federally funded? Andrew stated, we are fortunate the project was 100% federal grant. There are portions of change orders where the city may be responsible for 5% or 10%, but majority is federal funding. Commissioner Artzer asked, are we nervous with federal monies not being received? Mary stated, we are aware of it but we received notice from FAA approved reimbursement request on the SRE grants at this time. **ON A MOTION by Commissioner Redlin to approve Pay Estimate #8 to Smoky Hill Construction LLC for Runway 5/23 Project in the amount of \$149,211.47 seconded by Commissioner Artzer. MOTION carried on a VOTE of 5-0.**
- D. Change Order #2: Industrial Park BASE Grant Improvements -** Andrew stated, this change order authorizes a decrease of \$3,034 in the contract amount authorized by Change Order #1 on the Industrial Park BASE Grant Project Improvements. Change order #1 increased project scope because bids came in much lower than expected. The amended contract amount is \$1,595,534.89. Vice-Mayor Howard stated, it is nice having project done so we can promote the Industrial Park. **ON A MOTION by Vice-Mayor Howard to approve Change Order #2 for the Industrial Park BASE Grant Project Improvements as presented seconded by Commissioner Redlin. MOTION carried on a VOTE of 5-0.**
- E. Pay Estimate #6 Miller Construction: Industrial Park BASE Grant Improvements -** Andrew stated, this is the final pay estimate to Miller Construction for the Industrial Park BASE Grant Project Improvements in the amount of \$77,464.14. Project went well with contractor. Mayor Showalter stated, it is nice project came to fruition to make Industrial Park more competitive. **ON A MOTION by Mayor Showalter to approve Pay Estimate #6 to Miller Construction for the Industrial Park BASE Grant Project Improvements in the amount of \$77,464.14 seconded by Commissioner Redlin. MOTION carried on a VOTE of 5-0.**
- F. KMEA Board of Director Appointments -** Kent stated, the appointments of Dustin Bedore as Director 1 and Kent Brown as Alternate expire April 30, 2025. Staff recommend the reappointment of Dustin Bedore and Kent Brown for an additional two-year term. Mayor Showalter stated, I appreciate you accepting appointments so we have local voice on boards. **ON A MOTION by**

MINUTES

Goodland City Commission

February 18, 2025

Page 3

Mayor Showalter to approve the reappointment of Dustin Bedore as Director 1 and Kent Brown as Alternate to the KMEA Board of Directors for an additional two-year term **seconded by** Commissioner Myers. **MOTION carried on a VOTE of 5-0.**

- G, FAA Office and Storage Space at Goodland Airport Lease Renewal** - Kent stated, the previous contract commenced in 2016 for a five-year term until October 2021. Parties acknowledge the Government has paid rent for premises under prior Lease No. DTFACN-16-L-00068 in the total amount of \$45,600.00 from October 1, 2021 to September 30, 2024 while in holdover status. There is an increase in the rent with this lease to \$32,428.56 per year. There has been a number of issues discussed with the lease agreement before this final version was presented. We have a couple minor items to coordinate with public officials. They will pay remainder per this contract and staff recommends approval. **ON A MOTION by** Commissioner Redlin to approve the FAA Office and Storage Space at Goodland Airport Lease Renewal and authorize the mayor to sign **seconded by** Vice-Mayor Howard. **MOTION carried on a VOTE of 5-0.**

**DISCUSSION**

- A. Sherman County Child Care Coalition** – Kent stated, David Blochlinger contacted me about the MOU with Sherman 4C's on W. 10<sup>th</sup> property. They received grant to begin building the child care center. David stated, we received \$250,000 in grant money that can be used to build facility. We can get house built while we continue working to raise money for plumbing, HVAC, cabinets, etc. We have an approved contractor and would like to move ahead with his schedule. We would like the quit claim deed approved next meeting. Kent stated, the MOU discussion was to transfer property with a quit claim deed when they had the grant money. Staff needs commission direction on information to include in transfer if want to proceed. There is a timing issue with contractor schedule to move ahead if approved. Mayor Showalter stated, I am in favor of an agreement similar to college that if nothing is built within three years property, reverts back to city. I appreciate this project moved ahead through the initiative of strategic doing. I would request Kent put together agreement for next meeting. Jake stated, there is additional discussion needed. The college is an institution while Sherman 4C's is volunteer organization and if run out of grant money but have an incomplete structure on property, project, how do we treat the house? What happens if they have excess cash? As a non-profit, what do they do with the cash? This is not a corporation. The hope is it moves forward and is a thriving day care facility. David stated, the best scenario is the facility is up and running in six months. Worst case scenario is property is there with a partial built house. We have said if it does not work and we exhausted resources, we can sell the house. As a non-profit we have to donate money somewhere. Kent stated, that information will have to be outlined in the agreement. Jake stated, unfortunately the commission may not be same in the future and may not have same plan, so it needs to be outlined in the agreement. Right now, you have a commission in agreement on facility. The information just needs to be outlined. Mayor Showalter stated, only concern we have is if facility is not operating as a day care, the city is paid for the lot we donated. David stated, it would have been easier to have bought a lot but this will be a good deal for Goodland and we will sign the agreement. Commissioner Artzer asked, the only City liability is we are giving them the lot. Vice-Mayor Howard stated, yes, I feel it is fair for both parties and we all want it to succeed.
- B. 8<sup>th</sup> Street Project Follow up** – Kent stated, Andrew has a list of questions for the commission. Andrew stated, there is a 4" dead-end water line from Cattletrail to Colorado and 8<sup>th</sup> Street that we want to move out of roadway and tie in at D'Lao to loop system. We had brief discussion on lighting. I have a picture of decorative lights similar to those on south Cherry Street and industrial light poles on Highway 24. The decorative light will be more expensive but we can bid as an



## MINUTES

Goodland City Commission

February 18, 2025

Page 4

alternate. There are many options for lighting and I assume you want to move forward with a light option in project. Vice-Mayor Howard stated, yes, we want lights. Andrew stated, the primary question is from Cattletrail to west side of Kansas the street is 45', then widens to 50' to Cherry Street. The commission discussed sidewalk options on each side which will be in citizens yards. Another other option is to narrow street to 42'. We need to look at current rick on street from snow removal. Sticking with existing street width it will be difficult for 5' sidewalks on each side; however, with a narrower street I believe we would have plenty of room. Vice-Mayor Howard asked, do we remove old sidewalks in existing in yards. Andrew stated, we will have to look at them, but if left we would make sure meet ADA standards. Commissioner Redlin asked, would we repurpose sidewalk to use for road bed? Andrew stated, that will be evaluated in design. Vice-Mayor Howard asked, what is street in Industrial Park? Andrew stated, 36', same as 17<sup>th</sup> Street. Looking at current snow rick there is plenty of room for cars parked along street if needed. There really is not a lot of parking on 8<sup>th</sup> Street except from Sherman to Main Street. Mayor Showalter stated, I like idea of a meandering sidewalk and if need to make street narrower we should. I also feel we need to have decorative lighting on project to make it attractive. Kenton stated, if road is 36' wide, parking will be tight. Commissioner Artzer stated, I agree I would like sidewalks and decorative lights. Commissioner Myers asked, did we talk about sidewalks on both sides or just one? Andrew stated, it is comm preference. If have 8' path, I do not feel need sidewalk on both sides. Vice-Mayor Howard asked, how wide is trail in Steever Park? Andrew stated, 8', which is typical for trail paths. Mayor Showalter asked, what does commission need to do for staff? Andrew stated, we need these answers to get the project moving forward for bond monies. I can figure the electrical but width of street will make a big difference. Kent stated, yes, we need width of road surface. I feel 42' would work best. Commissioner Myers asked, is that with 8'sidwalk? Kent stated, that is width of street with curb and gutter. Commissioner Artzer asked, would we have to enforce no parking? Andrew stated, not necessary with small snow events, but will have to enforce with larger snows. Jake stated, I recommend enforce code as written when event occurs. Consensus of commission is 42' width for street. Andrew stated, I do not feel you will see a big transition. We will match existing intersections like Main and Caldwell then tie into Cherry Street. It will be a gradual change. Vice-Mayor Howard asked, will 8' meandering sidewalk be on one side? Andrew stated, it will be pushed into people's yards but will be in right of way. We will have to look at obstacles like trees to see how it will be designed. Kent stated, it will be about the same as two 5' sidewalks. Kent asked, do you want sidewalk on one or both sides? Sounds like commission wants meandering sidewalk. Commissioner Redlin stated, I feel meandering sidewalk will be difficult with trees and who is responsible for growth up to sidewalk. Vice-Mayor Howard asked, what is price for a sidewalk on each side compared to one meandering sidewalk? Andrew stated, if have 8' sidewalk, it will have to stop at Center Street by Western State Bank and GAC. It cannot meander around park, but that is decent sidewalk. Commissioner Artzer stated, I agree with Commissioner Redlin. I do not see benefit of meandering sidewalk and if it costs more, I am not in favor. I have not been involved in previous discussions, but I feel the two sidewalks will be better. Andrew stated, looking at existing sidewalks, it is my understanding property owners take care of the grass up to sidewalk in right of way. Mayor Showalter stated, whichever way we go, need to make sure this is a walkable street for pedestrians. Andrew stated, I can put worst case scenario in for bond counsel then evaluate when look at design costs. Kent stated, with decision on width of street, we will be able to move forward. Final item is lighting; is general consensus decorative lighting? Mayor Showalter stated, I feel we need to look at price for both types of lighting. Estimate costs on 42' street then costs for both options on remaining items. Vice-Mayor Howard asked, does this include Highway 27 to Cattletrial? Andrew stated, that will be part of project estimate. Kent stated, we

MINUTES

Goodland City Commission

February 18, 2025

Page 5

may have to address that portion separately as it will be the most difficult to route people around. Andrew stated, once we work up costs, we will look at phasing for construction.

- C. **Water Tower Maintenance Proposal** - Kent stated, Viking has presented two different proposals for repairs and painting needed on North Tower. First option is to complete in one year and second option is to spread over two years. This project was part of the initial proposal from Rick Penner on water improvements required. They completed power plant tower last year. The biggest item on the north tower is interior painting. We feel spreading project over two years would be best for operations and citizen use. The interior of tower needs to be addressed. Neal stated, there are some changes on the tower like the roof vent to allow a second access they need to address. Then there are a couple other items that we can address. Mayor Showalter asked, does staff need direction as to which bid to accept. Kent stated, staff recommends split repairs over two years. Commissioner Redlin asked, what is state of other towers? Are they in good enough condition to spread these repairs over two years? Neal stated, the south tower was built in 1999 and has never been painted, but this one has other deficiencies that KDHE needs us to address. Vice-Mayor Howard asked, when was north power painted? Neal stated, early 1990's. Kent stated, staff can address outflow repairs at bottom of tower. The interior needs to be addressed by professionals. These are typical repairs for water towers. **ON A MOTION by Commissioner Redlin to approve the proposal from Viking Industrial Painting for repairs and painting on north water tower completed over two years in equal payments of \$77,900 per year seconded by Commissioner Artzer. MOTION carried on a VOTE of 5-0.**
- D. **Stoplight at 12<sup>th</sup> and Main Street follow up** - Kent stated, currently we have four-way stop at the intersection as lights are not functioning. We need to discuss whether commission feels a two-way or four-way stop sign is better at intersection before staff presents a resolution. Kenton stated, if we leave as a four-way all we have to do is drill holes for signs as the blocks are there. If want a two-way we have to pull up blocks and lay brick again. We can place stop signs either way. Jason stated, I feel a four-way stop is better with traffic at movie theater. In summer there is a lot of foot traffic on Main Street. Kent stated, this was discussed with staff, most feel a two-way may be better for traffic flow, but it was mixed between both options. The school is a block down from this intersection. Commissioner Artzer stated, I take that road every day and I have seen someone run the signs because they are difficult to see with cars parked. Jason stated, going east-west, it is difficult to see around parked cars. That is why I like the light. Commissioner Redlin stated, Dustin brought up LED lights around stop sign to draw attention. Andrew stated, it would be good to put a warning light if we need to move the sign. It signals to drivers that there is different signage at that location. Kenton stated, we can do solar or LED lights. Jake stated, I know people have run the stop sign because we are creatures of habit and have to change behaviors. Mayor Showalter stated, I am in favor of a 4 way stop there and I feel we need to have a light on the signs to inform people they need to change behaviors. Kenton stated, we did solar at West School and they have worked well for two years. Mayor Showalter said that staff has direction for a resolution.
- E. **Set date for Strategic Planning Work Session** - Kent stated, in past commission selected off Mondays for work sessions. There are five Mondays in March. Mayor Showalter stated, I requested this item on agenda to make sure we have time to discuss vision for City. Commissioner Redlin stated, March Mondays will not work for me. Mayor Showalter stated, what about March 4<sup>th</sup> at 5:00 pm. Consensus of commission is in agreement with Mayor Showalter.

REPORTS

- A. **City Manager - 1.** Manager memo is in the packet. **2.** January month end fund balance and police monthly activity reports are in the packet. **3.** Zach stated, 508 W. 15<sup>th</sup> Street was discussed with

commission last November. S & M Repair has worked with property owners so city will not have to address as nuisance.

**B. City Commissioners**

**Vice-Mayor Howard – 1.** Welcome Commissioner Artzer to Commission and thank you for volunteering to serve.

**Commissioner Artzer – 1.** Thank the Commission for choosing me, I am excited to participate.

**Commissioner Redlin – 1.** Thank city crews on snow removal, good job completing.

**Commissioner Myers - 1.** Echo Vice-Mayor Howard and Commissioner Redlin comments.

**C. Mayor Showalter – 1.** Welcome Commissioner Artzer to Commission and thank you for your willingness to serve.

**ADJOURNMENT WAS HAD ON A MOTION BY Commissioner Redlin seconded by Commissioner Myers. Motion carried by unanimous VOTE; meeting adjourned at 6:20 p.m. Next meeting is scheduled for March 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				
-----										
				1563 ALTEC INDUSTRIES, INC						
12877792	1	2/04/25	21054	GEL COAT REPAIR KIT		15-42-3060		160.27	72157	3/03/25
				ALTEC INDUSTRIES, INC				----- 160.27		
3784 AMAZON CAPITAL SERVICES										
167W-FLDM-1KW1	1	2/06/25		PAPER TOWELS & TOILET PAPER		11-02-3120		83.34	72158	3/03/25
19N7-3G7M-N1R6	1	2/14/25		RELAY		11-11-3170		17.98	72158	3/03/25
19N7-3G7M-N1R6	2	2/14/25		MUD FLAPS		11-11-3170		39.99	72158	3/03/25
19N7-3G7M-N1R6	3	2/14/25		CAM TOOL LOCKING SET		23-41-3170		22.99	72158	3/03/25
1D7L-4NHY-3RRW	1	2/05/25		BED LINER KIT, BRISTLE BRUSH		11-11-3170		272.44	72158	3/03/25
1F9L-XL33-M39K	1	2/18/25	21015	CR1632 BATTERIES X 3		11-03-3120		33.75	72158	3/03/25
1F9L-XL33-M39K	2	2/18/25	21015	MEDIUM NITRILE GLOVES		11-03-3120		75.00	72158	3/03/25
1FWP-749R-RPQY	1	2/19/25	21015	CR123A BATTERIES X 3		11-03-3120		79.47	72158	3/03/25
1FWP-749R-RPQY	2	2/19/25	21015	300W INVERTER-UNIT 5 REPLACMT		11-03-3060		34.19	72158	3/03/25
1KQL-4QT1-3YVC	1	2/03/25		TOWER CASE/LIVESTREAM COMPUTER		11-02-3060		49.99	72158	3/03/25
1NPN-4KW7-LFJG	1	1/21/25		HAND SANITIZER, EXPO MARKERS		15-44-3120		25.79	72158	3/03/25
1NPN-4KW7-LFJG	2	1/21/25		ESCAPING HOUSING TRAP/CRISIS		11-02-3120		20.49	72158	3/03/25
1QVY-3FMQ-3RVF	1	2/03/25		LIVESTREAM COMPUTER		11-02-3060		1488.53	72158	3/03/25
				AMAZON CAPITAL SERVICES				----- 2243.95		
2871 AMERICAN FAMILY LIFE										
PR20250221	1	2/21/25		AFLAC CANCER		11-00-0012	N	33.18	3046154	2/28/25 E
PR20250221	2	2/21/25		AFLAC CANCER		15-00-0012	N	16.02	3046154	2/28/25 E
PR20250221	3	2/21/25		AFLAC ACCIDENT		11-00-0012	N	71.40	3046154	2/28/25 E
PR20250221	4	2/21/25		AFLAC ACCIDENT		15-00-0012	N	19.02	3046154	2/28/25 E
PR20250221	5	2/21/25		AFLAC ST DISB		11-00-0012	N	43.08	3046154	2/28/25 E
PR20250221	6	2/21/25		AFLAC ST DISB		15-00-0012	N	43.20	3046154	2/28/25 E
PR20250221	7	2/21/25		AFLAC LIFE RIDR		15-00-0012	N	2.76	3046154	2/28/25 E
PR20250221	8	2/21/25		AFLAC LIFE		11-00-0012	N	21.31	3046154	2/28/25 E
PR20250221	9	2/21/25		AFLAC LIFE		21-00-0012	N	12.51	3046154	2/28/25 E
PR20250221	10	2/21/25		SPEC HLTH EVENT		11-00-0012	N	20.10	3046154	2/28/25 E
PR20250221	11	2/21/25		AFLAC HOSP CONF		11-00-0012	N	18.06	3046154	2/28/25 E
				AMERICAN FAMILY LIFE				----- 300.64		
1389 AMERICAN FID										
PR20250221	1	2/21/25		AF CANCER AT		11-00-0012	N	33.55	3046151	2/28/25 E
PR20250221	2	2/21/25		AF CANCER AT		15-00-0012	N	16.90	3046151	2/28/25 E
PR20250221	3	2/21/25		AF CANCER AT		21-00-0012	N	4.95	3046151	2/28/25 E
PR20250221	4	2/21/25		AF CANCER AT		23-00-0012	N	4.95	3046151	2/28/25 E
PR20250221	5	2/21/25		AMER FID CANCER		11-00-0012	N	128.34	3046151	2/28/25 E
PR20250221	6	2/21/25		AMER FID CANCER		15-00-0012	N	115.00	3046151	2/28/25 E
PR20250221	7	2/21/25		AMER FID CANCER		21-00-0012	N	45.13	3046151	2/28/25 E
PR20250221	8	2/21/25		AMER FID CANCER		23-00-0012	N	13.47	3046151	2/28/25 E
PR20250221	9	2/21/25		AMER FID LIFE		11-00-0012	N	184.54	3046151	2/28/25 E
PR20250221	10	2/21/25		AMER FID LIFE		15-00-0012	N	239.16	3046151	2/28/25 E
PR20250221	11	2/21/25		AMER FID LIFE		21-00-0012	N	71.25	3046151	2/28/25 E
PR20250221	12	2/21/25		AMER FID LIFE		23-00-0012	N	71.25	3046151	2/28/25 E
PR20250221	13	2/21/25		AM FID ACCIDENT		11-00-0012	N	102.95	3046151	2/28/25 E
PR20250221	14	2/21/25		AM FID ACCIDENT		15-00-0012	N	84.75	3046151	2/28/25 E
PR20250221	15	2/21/25		AM FID ACCIDENT		21-00-0012	N	17.45	3046151	2/28/25 E
PR20250221	16	2/21/25		AM FID HOSPITAL		15-00-0012	N	26.99	3046151	2/28/25 E

INVOICE NO	LN	DATE	PO NO	REFERENCE	TRACK		1099	NET	CHECK	PD DATE
					CD	GL ACCOUNT				
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1389 AMERICAN FID										
PR20250221	17	2/21/25		AM FID HOSPITAL		21-00-0012	N	7.97	3046151	2/28/25 E
PR20250221	18	2/21/25		AM FID HOSPITAL		23-00-0012	N	7.96	3046151	2/28/25 E
PR20250221	19	2/21/25		AM FD DISABILTY		11-00-0012	N	77.02	3046151	2/28/25 E
PR20250221	20	2/21/25		AM FD DISABILTY		21-00-0012	N	19.38	3046151	2/28/25 E
PR20250221	21	2/21/25		AF CRITICAL CR		11-00-0012	N	35.93	3046151	2/28/25 E
PR20250221	22	2/21/25		AF CRITICAL CR		15-00-0012	N	8.77	3046151	2/28/25 E
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AMERICAN FID								1317.66		
1390 AMERICAN FIDELITY										
PR20250221	1	2/21/25		AF MED REIMBURS		11-00-0012	N	325.00	3046152	2/28/25 E
PR20250221	2	2/21/25		AF MED REIMBURS		15-00-0012	N	395.00	3046152	2/28/25 E
PR20250221	3	2/21/25		AF MED REIMBURS		21-00-0012	N	119.80	3046152	2/28/25 E
PR20250221	4	2/21/25		AF MED REIMBURS		23-00-0012	N	57.29	3046152	2/28/25 E
								-----		
AMERICAN FIDELITY								897.09		
2809 AMERICAN MUNICIPAL SERVIC										
62482	1	1/31/25		COLLECTIONS/JANUARY 2025		15-44-2140		8.02	72159	3/03/25
								-----		
AMERICAN MUNICIPAL SERVIC								8.02		
56 BARCO MUNICIPAL PRODUCTS,										
251284	1	2/13/25	20662	SIGNS		11-11-3120		3731.79	72160	3/03/25
								-----		
BARCO MUNICIPAL PRODUCTS,								3731.79		
1184 BAYSINGER POLICE SUPPLY										
1072807	1	2/21/25	21019	L/S POLY SHIRT, PANTS, PATCH		11-03-3160		172.48	72161	3/03/25
								-----		
BAYSINGER POLICE SUPPLY								172.48		
374 BLACK HILLS ENERGY										
GEN25-100	1	2/20/25		GAS CHARGES/PD		11-03-2100		1436.54	72162	3/03/25
GEN25-101	1	2/19/25		GAS CHARGES/CEMETARY		11-21-2100		437.69	72162	3/03/25
GEN25-102	1	2/25/25		GAS CHARGES/POWER PLANT		15-40-2090		436.14	72162	3/03/25
								-----		
BLACK HILLS ENERGY								2310.37		
292 BORDER STATES INDUSTRIES										
929846714	1	2/11/25	20939	200:5 CT & 500:5 CT		15-00-0006		1161.25	72163	3/03/25
929888577	1	2/19/25	20760	GDW 2010		15-00-0006		1350.78	72163	3/03/25
								-----		
BORDER STATES INDUSTRIES								2512.03		
833 BUTTERFLY AVIATION, INC										
109173	1	2/17/25		WINDSOCKS X 2		11-13-3120		309.62	72164	3/03/25
								-----		
BUTTERFLY AVIATION, INC								309.62		
1867 DEMARS PENSION CONSULTING										
0788457	1	2/10/25		FIXED PARTICIPANT FEE		11-02-2140		640.00	72165	3/03/25
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INVOICE NO	LN	DATE	PO NO	REFERENCE	TRACK		1099	NET	CHECK	PD DATE
					CD	GL ACCOUNT				
				DEMARS PENSION CONSULTING				640.00		
				211 FARM PLAN						
2607877	1	2/05/25		1" DST COVER		11-13-3060		51.80	72166	3/03/25
2608337	1	2/06/25		GATE/JD MOWER Z997R15		11-15-3060		145.25	72166	3/03/25
2608741	1	2/07/25		PARKER QUICK COUPLING DIVISION		11-13-3060		39.15	72166	3/03/25
				FARM PLAN				236.20		
				205 FRONTIER AG						
125157	1	2/03/25		TIRE REPAIR/#3		11-03-3170		21.40	72167	3/03/25
125495	1	2/25/25		TIRE REPAIR/#11		11-03-3170		27.82	72167	3/03/25
489916	1	2/03/25		PROPANE		15-40-3070		34.88	72167	3/03/25
493021	1	2/19/25		TERRACAIR DEF		11-11-3060		140.25	72167	3/03/25
751713	1	2/25/25		SHIPPING/PACE		21-40-3130		21.29	72167	3/03/25
				FRONTIER AG				245.64		
				3100 GRAINGER						
9400506227	1	2/07/25	21056	STORAGE BIN		15-42-3120		5.74	72168	3/03/25
9403518799	1	2/11/25	20728	ELECTRIC WALL HEATER(EAST SUB)		15-40-3030		533.65	72168	3/03/25
9403518799	2	2/11/25	20728	EAR PLUGS		15-40-2310		49.35	72168	3/03/25
9414464058	1	2/20/25	20639	DRUM LIFTER		11-11-3120		113.32	72168	3/03/25
9414464058	2	2/20/25	20639	SAFETY GLASSES SMOKED X 20		11-11-2310		81.40	72168	3/03/25
				GRAINGER				783.46		
				3610 GUYER, JONI R.						
GEN25-93	1	3/03/25		CEMETERY CARE/MARCH 2025		11-19-2140	M	4073.33	72169	3/03/25
				GUYER, JONI R.				4073.33		
				1056 H & H SPRINKLERS INC						
2612	1	2/19/25		BORE/WALNUT STREET PROJECT		38-01-4080		15380.00	72170	3/03/25
				H & H SPRINKLERS INC				15380.00		
				3855 HAM TOOLS						
D 41610	1	2/24/25		1/2" IMPACT JOINT		21-42-3020		33.99	72171	3/03/25
				HAM TOOLS				33.99		
				1589 HITCHCOCK INCORPORATED						
170777	1	2/19/25		IRON, CHANNEL, 5X6 7# X 36		15-42-3060		28.99	72172	3/03/25
				HITCHCOCK INCORPORATED				28.99		
				391 HOOVER LUMBER						
354473	1	1/24/25		SILICONE, TREATED 2X8X16 BOARD		21-40-3030		65.57	72174	3/03/25
354606	1	1/28/25		BOLTS, SPRAY PAINT/4 PLEX FENC		11-23-3030		39.47	72174	3/03/25
354657	1	1/29/25		BOLTS/4 PLEX FENCE		11-23-3030		3.25	72174	3/03/25
354670	1	1/29/25		NUTS & BOLTS		11-17-3030		4.76	72174	3/03/25
354720	1	1/30/25		AA BATTERIES		11-15-3120		17.99	72174	3/03/25
354774	1	1/31/25		CONCRETE MIX/FENCE 4 PLEX		11-23-3030		13.56	72174	3/03/25

INVOICE NO	LN	DATE	PO NO	REFERENCE	TRACK		1099	NET	CHECK	PD DATE
					CD	GL ACCOUNT				
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391 HOOVER LUMBER										
354797	1	1/31/25		FLP DISC, SCREWS, MTL CUT T27	11-11-3120			89.91	72174	3/03/25
354917	1	2/03/25		PAINT & SUPPLIES/DOORS	11-25-3030			132.79	72174	3/03/25
354994	1	2/04/25		PVC CEMENT, PRIMER, BUSHING	21-40-3060			35.96	72174	3/03/25
355054	1	2/05/25		BOLT U/FENCE 4 PLEX	11-23-3030			17.90	72174	3/03/25
355171	1	2/07/25		PLYWOOD/HS ART PAINT CHAMBERS	11-15-3120			67.87	72174	3/03/25
355265	1	2/10/25		3/0 STEEL 6 PANEL DOOR, LOCKS	11-15-3030			395.56	72174	3/03/25
355291	1	2/10/25		2X10X16 & 2X6X8 BOARDS	11-15-3030			30.53	72174	3/03/25
355328	1	2/11/25		PLIERS, LONG NOSE PLIERS,3PK	11-11-3020			87.77	72174	3/03/25
355354	1	2/11/25		KEYS X 2	11-11-3120			7.18	72174	3/03/25
355378	1	2/11/25		2X4X8 STUDS X 5/LEAN TOO DOOR	11-15-3030			23.70	72174	3/03/25
355452	1	2/13/25		100W LED A19 BULBS/GULICK	11-15-3120			8.99	72174	3/03/25
355469	1	2/13/25		RETURNED/INV 355470	11-15-3030			4.74	72174	3/03/25
355470	1	2/13/25		2X6X8 BOARD/LEAN TOO BLDING	11-15-3030			3.61	72174	3/03/25
355485	1	2/13/25		PUSHBROOM X 2	11-11-3120			80.98	72174	3/03/25
355505	1	2/14/25		HIDDEN GUTTER HANGER 5 PACK	11-15-3030			16.52	72174	3/03/25
355734	1	2/19/25		OVERHEAD DOOR JAM	11-19-3030			17.99	72174	3/03/25
355802	1	2/20/25		18' WEATHERSTRIPPING	11-19-3030			20.69	72174	3/03/25
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HOOVER LUMBER								1187.29		
1733 IN THE CAN LLC										
GEN25-97	1	3/03/25		SOLID WASTE CONTRACT/MARCH 25	30-01-2220			45980.00	72175	3/03/25
IN THE CAN LLC								45980.00		
3249 INTERNAL REVENUE SERVICE										
PR20250221	1	2/21/25		FED/FICA TAX	11-00-0011	N		13552.51	3046155	2/28/25 E
PR20250221	2	2/21/25		FED/FICA TAX	15-00-0011	N		7124.47	3046155	2/28/25 E
PR20250221	3	2/21/25		FED/FICA TAX	21-00-0011	N		1579.10	3046155	2/28/25 E
PR20250221	4	2/21/25		FED/FICA TAX	23-00-0011	N		800.51	3046155	2/28/25 E
INTERNAL REVENUE SERVICE								23056.59		
1092 KANSAS CORP. COMM.										
GEN25-106	1	3/03/25		2011-00357	39-01-2050			100.36	72176	3/03/25
GEN25-106	2	3/03/25		2011-00571	39-01-2050			32.77	72176	3/03/25
KANSAS CORP. COMM.								133.13		
1279 KANSAS NARCOTICS OFFICERS										
3417	1	2/20/25	21016	KNOA CONFERENCE/LUTHER	25-01-2170			250.00	72177	3/03/25
KANSAS NARCOTICS OFFICERS								250.00		
1072 KANSAS PAYMENT CENTER										
PR20250221	1	2/21/25		INCOME WITHOLD	11-00-0012	N		96.46	3046150	2/28/25 E
KANSAS PAYMENT CENTER								96.46		
4139 KDHE-BUREAU OF AIR										
GEN25-98	1	2/21/25		EMISSIONS FEES	15-40-2140			224.00	72178	3/03/25
KDHE-BUREAU OF AIR								224.00		

INVOICE NO	LN	DATE	PO NO	REFERENCE	TRACK		1099	NET	CHECK	PD DATE
					CD	GL ACCOUNT				
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3392 KLING, JAKE D.										
GEN25-94	1	3/03/25		ATTORNEY/MARCH 2025		11-02-2140	M	5250.00	72179	3/03/25
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								5250.00		
865 KS DEPT TAX										
PR20250221	1	2/21/25		STATE TAX		11-00-0011	N	2679.06	3046149	2/28/25 E
PR20250221	2	2/21/25		STATE TAX		15-00-0011	N	1489.65	3046149	2/28/25 E
PR20250221	3	2/21/25		STATE TAX		21-00-0011	N	345.67	3046149	2/28/25 E
PR20250221	4	2/21/25		STATE TAX		23-00-0011	N	165.06	3046149	2/28/25 E
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								4679.44		
523 KS PUBLIC EMP. RETIREMENT										
PR20250221	1	2/21/25		KPERS		11-00-0012	N	2661.75	3046148	2/28/25 E
PR20250221	2	2/21/25		KPERS		15-00-0012	N	2279.37	3046148	2/28/25 E
PR20250221	3	2/21/25		KPERS		21-00-0012	N	223.78	3046148	2/28/25 E
PR20250221	4	2/21/25		KPERS		23-00-0012	N	223.77	3046148	2/28/25 E
PR20250221	5	2/21/25		OPTIONAL KPERS		11-00-0012	N	6.47	3046148	2/28/25 E
PR20250221	6	2/21/25		KPERS II		11-00-0012	N	2059.78	3046148	2/28/25 E
PR20250221	7	2/21/25		KPERS II		15-00-0012	N	1503.38	3046148	2/28/25 E
PR20250221	8	2/21/25		KPERS II		21-00-0012	N	105.44	3046148	2/28/25 E
PR20250221	9	2/21/25		KPERS II		23-00-0012	N	105.44	3046148	2/28/25 E
PR20250221	10	2/21/25		KPERS III		11-00-0012	N	4249.48	3046148	2/28/25 E
PR20250221	11	2/21/25		KPERS III		15-00-0012	N	1431.37	3046148	2/28/25 E
PR20250221	12	2/21/25		KPERS III		21-00-0012	N	826.75	3046148	2/28/25 E
PR20250221	13	2/21/25		KPERS III		23-00-0012	N	233.24	3046148	2/28/25 E
PR20250221	14	2/21/25		KPERS D&D		11-00-0012	N	571.04	3046148	2/28/25 E
PR20250221	15	2/21/25		KPERS D&D		15-00-0012	N	331.90	3046148	2/28/25 E
PR20250221	16	2/21/25		KPERS D&D		21-00-0012	N	73.59	3046148	2/28/25 E
PR20250221	17	2/21/25		KPERS D&D		23-00-0012	N	35.80	3046148	2/28/25 E
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								16922.35		
857 LAW ENFORCEMENT SYSTEMS,										
224077	1	2/07/25	21014	PARKING VIOLATION STICKER		11-03-3120		125.00	72180	3/03/25
224077	2	2/07/25	21014	ABONDONED VEHICLE STICKER		11-03-3120		70.00	72180	3/03/25
224077	3	2/07/25	21014	EVIDENCE LABELS		11-03-3120		55.00	72180	3/03/25
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								250.00		
3998 MASA										
PR20250221	1	2/21/25		MEDICAL TRANSP		11-00-0012	N	14.00	72156	2/28/25
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								14.00		
2104 NATIONWIDE TRUST CO. FSB										
PR20250221	1	2/21/25		NATIONWIDE TRST		11-00-0012	N	575.00	3046153	2/28/25 E
PR20250221	2	2/21/25		NATIONWIDE TRST		15-00-0012	N	265.00	3046153	2/28/25 E
								-----		
								840.00		
1275 NORTHWEST KS TITLE CO LLC										
GEN25-99	1	2/21/25		LIEN SEARCH/2218 COMMERCE		11-09-2140		250.00	72181	3/03/25



INVOICE NO	LN	DATE	PO NO	REFERENCE	TRACK		1099	NET	CHECK	PD DATE
					CD	GL ACCOUNT				
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GEN25-99	2	2/21/25		1275 NORTHWEST KS TITLE CO LLC LIEN SEARCH/1004 KANSAS		11-09-2140		250.00	72181	3/03/25
				NORTHWEST KS TITLE CO LLC				500.00		
47751	1	2/20/25		366 NORWEST RECREATION, INC. T25/75 CO2 ARGON, ACETYLENE		15-40-3060		208.73	72182	3/03/25
				NORWEST RECREATION, INC.				208.73		
5617-257013	1	2/13/25		3502 O'REILLY AUTO PARTS 4 PIECE FLOORMATS/#18		11-11-3170		39.99	72183	3/03/25
5617-257157	1	2/16/25		WIPER BLADE/#3		11-03-3170		8.47	72183	3/03/25
5617-257617	1	2/26/25		CAR WASH/1 GALLON		11-11-3120		13.98	72183	3/03/25
				O'REILLY AUTO PARTS				62.44		
GEN25-95	1	3/03/25		2401 PAW WASH ANIMAL CONTROL/MARCH 2025		11-05-2140		2100.00	72184	3/03/25
				PAW WASH				2100.00		
GS7288	1	2/11/25		3701 PETERBILT OF GOODLAND SENSOR/#81		11-11-3060		1662.29	72185	3/03/25
				PETERBILT OF GOODLAND				1662.29		
GEN25-104	1	3/03/25		3759 PRAIRIESPRINGS HOSPITALIT SALES TAX REIMB		28-01-2050		6154.43	72186	3/03/25
				PRAIRIESPRINGS HOSPITALIT				6154.43		
PR20250221	1	2/21/25		1683 PRINCIPAL MUTUAL LIFE INS PRIN. MUTUAL		11-00-0012	N	106.47	72154	2/28/25
PR20250221	2	2/21/25		PRIN. MUTUAL		15-00-0012	N	284.49	72154	2/28/25
				PRINCIPAL MUTUAL LIFE INS				390.96		
S100275387.015	1	2/12/25	20971	407 SALINA SUPPLY COMPANY 1" E SERIES BRONZE METER X 12		38-01-4080		3492.00	72188	3/03/25
S100278444.001	1	2/12/25	20407	2" AQUAMATIC ELECTRIC VALVE		21-42-3060		960.00	72188	3/03/25
S100278789.001	1	2/10/25	20819	QT-FZ WATTS 2" BACKFLOW/SPRINK		38-01-4010		1221.41	72188	3/03/25
S100279419.001	1	2/03/25	20817	SLOAN KIT FO RG2/ECOS/WATER		11-15-3060		57.33	72188	3/03/25
S100279942.001	1	2/03/25	20980	WATER PROJECT SUPPLIES		38-01-4080		3466.54	72188	3/03/25
S100279942.002	1	2/10/25	20980	6" MJ ACCESSORY PACK/WALNUT ST		38-01-4080		199.64	72188	3/03/25
S100279942.003	1	2/10/25	20980	WATER LIDS & VALVE LID/WTR PRO		38-01-4080		698.10	72188	3/03/25
S100280027.001	1	2/04/25	20971	6" MJ BEND X 2, 6X13 SWIVEL X5		38-01-4080		1654.24	72188	3/03/25
S100280027.002	1	2/10/25	20971	6" MJ CROSS, 6" MJ ACCESSORYPK		38-01-4080		862.16	72188	3/03/25
S100280027.003	1	2/12/25	20971	6' MJ GATE VALVE X 4		38-01-4080		4838.16	72188	3/03/25
S100280137.001	1	2/10/25	20981	1.5" ELECTRIC SPEAR VALVE		21-40-3060		1056.57	72188	3/03/25
S100280137.001	2	2/10/25	20981	3" SPEAR ELECTRIC VALVE		21-40-3060		1424.19	72188	3/03/25
S100280137.001	3	2/10/25	20981	SHIPPING		21-40-3060		83.02	72188	3/03/25
S100280146.001	1	2/17/25	20981	2" PVC PIPE, BUSHINGS		21-40-3060		117.74	72188	3/03/25
S100280155.001	1	2/14/25	20980	6" MJ BOLT/WATER PROJECT		38-01-4080		321.64	72188	3/03/25

INVOICE NO	LN	DATE	PO NO	REFERENCE	TRACK		1099	NET	CHECK	PD DATE
					CD	GL ACCOUNT				
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407 SALINA SUPPLY COMPANY										
								-----		
								20452.74		
2265 SCHERMERHORN, KATHY										
GEN25-96	1	3/03/25		ANIMAL CONTROL/MARCH 2025	11-05-2140		M	1500.00	72189	3/03/25
								-----		
								1500.00		
427 SHORES NAPA										
344150	1	1/27/25		COUPLINGS & ADAPTER	15-42-3120			14.56	72195	3/03/25
344155	1	1/27/25		BASE MOUNT KIT/#58	11-11-3060			27.12	72195	3/03/25
344182	1	1/27/25		SCREWS	21-40-3120			2.14	72195	3/03/25
344195	1	1/27/25		SCREWS/#3 WELL DOOR	21-40-3030			7.19	72195	3/03/25
344222	1	1/28/25		BACK UP ALARM	11-11-3060			28.91	72195	3/03/25
344233	1	1/28/25		SHOVEL, CONDUIT LOCKNUT, BLADES	11-15-3020			42.67	72195	3/03/25
344259	1	1/28/25		PRIMER, HOOKIT DISC	11-11-3120			256.99	72195	3/03/25
344296	1	1/28/25		CABLE CLAMPS, HARDWARE/4-PLEX	11-23-3120			14.64	72195	3/03/25
344305	1	1/28/25		TAPE	21-42-3120			16.99	72195	3/03/25
344341	1	1/28/25		AEROSOL	11-11-3060			24.44	72195	3/03/25
344386-25	1	1/29/25		BOLT CUTTER, VISE GRIP	11-15-3020			69.98	72195	3/03/25
344416	1	1/29/25		LAMP HOLDER, OUTLET/COVER	11-15-3030			9.57	72195	3/03/25
344466	1	1/29/25		GAUGE, HOSE ADAPTER, RECEPAC	11-11-3060			58.53	72195	3/03/25
344500	1	1/30/25		CONDUIT SWEEP/STEEVER SPRINKLE	38-01-4010			1.49	72195	3/03/25
344500	2	1/30/25		WEATHER BODY/STEEVER SPRINKLER	38-01-4010			5.69	72195	3/03/25
344500	3	1/30/25		CONDUIT COUPLE	38-01-4010			.98	72195	3/03/25
344505	1	1/30/25		STEP BIT	15-42-3020			79.55	72195	3/03/25
344513	1	1/30/25		CAP	15-42-3010			8.71	72195	3/03/25
344541	1	1/30/25		PINS, SQUARE TUBING, MAGNET	11-11-3120			26.08	72195	3/03/25
344571-25	1	1/30/25		OIL ABSORBENT 40#	11-11-3060			47.96	72195	3/03/25
344641	1	1/31/25		TERMINAL	15-42-3120			3.55	72195	3/03/25
344663	1	1/31/25		FILES, WHEEL, CUT DISC, BLADES	11-11-3120			186.52	72195	3/03/25
344803	1	2/03/25		O-RING	23-43-3060			1.89	72195	3/03/25
344813	1	2/03/25		SPRAYER NOZZLE	15-42-3120			21.79	72195	3/03/25
344857	1	2/03/25		NIPPLE & GAUGE	21-42-3050			60.78	72195	3/03/25
344902	1	2/03/25		AIR FILTERS/JD MOWERS	11-15-3060			29.25	72195	3/03/25
345010	1	2/04/25		7990 TCA GLOSS BLOCK, SUNF YE	21-42-3060			21.39	72195	3/03/25
345063	1	2/05/25		BRISTLE DISCS	11-11-3060			120.10	72195	3/03/25
345084	1	2/05/25		MOTHERS WASH WAX, DBL CLEVIS	11-11-3120			23.23	72195	3/03/25
345086	1	2/05/25		PRO SHTG PRINTABLE	11-11-3120			94.52	72195	3/03/25
345118	1	2/05/25		ENGINE OIL, AIR FILTER/#7	11-11-3170			16.00	72195	3/03/25
345222	1	2/06/25		BRAKE CLEANER	15-42-3120			15.40	72195	3/03/25
345268	1	2/06/25		RESPIRATOR MASK	11-11-2310			42.99	72195	3/03/25
345299	1	2/06/25		CABLE, FERREL	11-15-3060			2.46	72195	3/03/25
345345	1	2/07/25		SHOVEL	11-15-3020			31.99	72195	3/03/25
345356	1	2/07/25		HOSE REEL, CHUCK, PIG MAT X 2	15-42-3030			338.90	72195	3/03/25
345373	1	2/07/25		WHIP HOSE, ADAPTERS	15-42-3120			26.14	72195	3/03/25
345383	1	2/07/25		COUPLER	15-42-3120			10.66	72195	3/03/25
345386	1	2/07/25		CONNECTOR	15-42-3120			1.79	72195	3/03/25
345577	1	2/10/25		GREASE CART	11-11-3060			95.20	72195	3/03/25
345609	1	2/10/25		BLADE	11-15-3020			14.27	72195	3/03/25
345687	1	2/11/25		HEATER	21-40-3030			49.98	72195	3/03/25
345696	1	2/11/25		THERMOSTAT	15-40-3030			28.33	72195	3/03/25
345723	1	2/11/25		GOJO HAND WASH	23-41-3120			59.98	72195	3/03/25

INVOICE NO	LN	DATE	PO NO	REFERENCE	TRACK		1099	NET	CHECK	PD DATE
					CD	GL ACCOUNT				
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427 SHORES NAPA										
345770	1	2/11/25		DIABLO 14 DRIVE BIT SET		11-11-3020		15.99	72195	3/03/25
345770	2	2/11/25		M18 1/4 HEX FUEL IMPACT		11-11-3020		144.43	72195	3/03/25
345828	1	2/12/25		WHEEL		15-42-3120		20.01	72195	3/03/25
345836	1	2/12/25		V-BELT X 2		23-41-3120		50.12	72195	3/03/25
345907	1	2/13/25		V-BELT X 2		23-41-3060		50.12	72195	3/03/25
345981	1	2/13/25		BATTERY		21-40-3120		39.98	72195	3/03/25
346027	1	2/14/25		AIRCHUCK, BRUSHES, FITTING		23-41-3120		122.58	72195	3/03/25
346040	1	2/14/25		BOLTS		11-15-3030		2.65	72195	3/03/25
346133	1	2/14/25		WHEEL SPINNER, SOCKET 12MM		11-11-3020		27.26	72195	3/03/25
346425	1	2/19/25		SAND PAD		15-42-3120		36.62	72195	3/03/25
346459	1	2/19/25		GRINDER BLADES		15-42-3120		20.01	72195	3/03/25
346484	1	2/19/25		RATCHET STRAP, SCRAPER, SHARPI		11-11-3120		97.86	72195	3/03/25
346487	1	2/19/25		MASKING TAPE, BRUSH SEAM SEALE		15-42-3120		45.75	72195	3/03/25
346572	1	2/20/25		GLOVES, OZZY JUICE, HYDR FLUID		15-40-3060		320.91	72195	3/03/25
346630	1	2/21/25		SNOW SHOVEL		15-40-3120		25.06	72195	3/03/25
346650	1	2/21/25		WIRE BRUSH		23-41-3020		5.99	72195	3/03/25
346776	1	2/24/25		FILTER		15-40-3120		25.99	72195	3/03/25
346807	1	2/24/25		LEXEL, CAULK GUN		15-42-3120		28.32	72195	3/03/25
346809	1	2/24/25		AW 32 & 68 HYD FL 5 GALLON		15-40-3060		242.48	72195	3/03/25
346810	1	2/24/25		32 HYDRAULIC FLUID		15-40-3060		58.58	72195	3/03/25
346818	1	2/24/25		FUEL FILTER/BACK HOE		23-41-3060		12.33	72195	3/03/25
346848	1	2/24/25		GLOVES, 25PC 1/4 DR SET		11-11-3120		90.93	72195	3/03/25
346848	2	2/24/25		SHOCKWAVEO 1/4" & 1 7/8"		11-11-3020		17.91	72195	3/03/25
346854	1	2/24/25		GRAY PRIMER, BED COATING		15-42-3060		249.54	72195	3/03/25
346906	1	2/25/25		HEAT TAPE, BLACK TAPE		15-40-3060		39.00	72195	3/03/25
346919	1	2/25/25		DEGREASER		11-11-3120		31.13	72195	3/03/25
346925	1	2/25/25		WHITE SPRAY PAINT		15-42-3120		26.13	72195	3/03/25
346942	1	2/25/25		DRAW HASP, OIL FILTER/#35		23-41-3060		13.30	72195	3/03/25
346983	1	2/25/25		24OZ UNDERCOAT, BED COATING		15-42-3060		282.23	72195	3/03/25
								-----		
SHORES NAPA								4184.51		
432 SMITH AND LOVELESS, INC.										
182783	1	2/18/25	20984	VACUUM PUMP, AIR COMPRESSOR		23-41-3060		2970.28	72196	3/03/25
SMITH AND LOVELESS, INC.								-----		
								2970.28		
4028 SMOKEY APPAREL & DESIGN										
1239-1	1	3/01/25		EMROIDER JEANS/CHK 68537 REISS		11-11-3160		78.00	72197	3/03/25
SMOKEY APPAREL & DESIGN								-----		
								78.00		
438 STANION WHOLESALE ELECTRI										
5862046-00	1	2/04/25	21053	LINE, MATERIAL, BUCKET HOOK		15-42-3060		2188.40	72198	3/03/25
5862065-00	1	2/25/25	21058	10KV ELBOW/ARRESTER X 6		15-42-3050		1045.60	72198	3/03/25
5863524-00	1	2/11/25	21053	LINE MATERIAL		15-42-3060		780.16	72198	3/03/25
5864329-00	1	2/25/25	21053	1000 VOLT TOOLS		15-42-3060		277.14	72198	3/03/25
5868570-00	1	2/25/25	21053	LINE MATERIAL		15-42-3060		1196.83	72198	3/03/25
5868639-00	1	2/25/25	21059	500' REEL OF #12 SOLID WIREX8		15-42-3050		760.64	72198	3/03/25
STANION WHOLESALE ELECTRI								-----		
								6248.77		

INVOICE NO	LN	DATE	PO NO	REFERENCE	TRACK		1099	NET	CHECK	PD DATE
					CD	GL ACCOUNT				
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				2159 TRIPLETT INC						
GEN25-103	1	3/03/25		SALES TAX REIMB		28-01-2060		5324.10	72199	3/03/25
				TRIPLETT INC				5324.10		
				3568 UNDERGROUND VAULTS						
1116166	1	2/25/25		SHRED SERVICE		11-03-2140		47.00	72200	3/03/25
				UNDERGROUND VAULTS				47.00		
				1286 USA BLUEBOOK						
602810	1	1/24/25	20977	PH BUFFER SOLUTION		23-41-3120		572.28	72201	3/03/25
620494	1	2/11/25	20982	PH STORAGE SOLUTION		23-41-3120		51.97	72201	3/03/25
				USA BLUEBOOK				624.25		
				2784 USD # 352						
GEN25-105	1	3/03/25		SCHOOL SALES TAX		11-02-2050		34383.21	72202	3/03/25
				USD # 352				34383.21		
				2895 VISION CARE DIRECT ADM.						
PR20250221	1	2/21/25		VISION CARE DIR		11-00-0012	N	159.59	72155	2/28/25
PR20250221	2	2/21/25		VISION CARE DIR		15-00-0012	N	99.53	72155	2/28/25
PR20250221	3	2/21/25		VISION CARE DIR		21-00-0012	N	14.82	72155	2/28/25
				VISION CARE DIRECT ADM.				273.94		
				2899 WEAR PARTS & EQUIP CO						
61561	1	2/11/25		TIRE CHAINS		11-11-3060		920.74	72203	3/03/25
				WEAR PARTS & EQUIP CO				920.74		
				***** REPORT TOTAL *****				222355.18		

JRNL ID/ ACCOUNT NUMBER	OTHER NUMBER/ ACCOUNT TITLE	OTHER REFERENCE/ REFERENCE	DEBIT	CREDIT	BANK #
PAYROLL					
07-01-5030	SELF INSUR BCBS STOP LOSS PYMT	STOP LOSS 02/18	4,254.00		
07-00-0001	SELF INSUR CASH	STOP LOSS 02/18		4,254.00	1
07-01-5030	SELF INSUR BCBS STOP LOSS PYMT	STOP LOSS 02/25	5,258.54		
07-00-0001	SELF INSUR CASH	STOP LOSS 02/25		5,258.54	1
15-00-0010	ELECTRIC A/C PAYABLE	FEB CC GWORKS	5,143.65		
15-00-0001	ELECTRIC CASH	FEB CC GWORKS		5,143.65	1
Journal Total :			14,656.19	14,656.19	
Sub Total			14,656.19	14,656.19	
** Report Total **			14,656.19	14,656.19	

FUND	NAME	DEBITS	CREDITS
07	SELF INSURANCE	9,512.54	9,512.54
15	ELECTRIC UTILITY	5,143.65	5,143.65
TOTALS		14,656.19	14,656.19

\*\* 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	9,512.54	9,512.54-
07-01-5030	SELF INSUR BCBS STOP LOSS PYMT	9,512.54	.00	9,512.54
15-00-0001	ELECTRIC CASH	.00	5,143.65	5,143.65-
15-00-0010	ELECTRIC A/C PAYABLE	5,143.65	.00	5,143.65
		=====	=====	=====
	TRANSACTION TOTALS	14,656.19	14,656.19	.00

# PAYROLL REGISTER

ORDINANCE #2025-P05

**2/28/2025**

<u>DEPARTMENT</u>	<u>GROSS PAY</u>
GENERAL	60,750.69
ELECTRIC	33,189.81
WATER	7,358.09
SEWER	3,949.27
TOTAL	<u>105,247.86</u>

PASSED AND SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR



## AGENDA ITEM #

### CITY COMMISSION COMMUNICATION FORM

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

**DATE:** March 3, 2025

**ITEM:** Resolution 2025-07 GAAP Waiver

**NEXT STEP:** Discussion

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MOTION  
 INFORMATION

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**I. REQUEST OR ISSUE:**

The City Commission has approved a Resolution for a GAAP (Generally Accepted Accounting Principles) Waiver for a number of years. The discussion last year leads us to the understanding the Commission needs more information to approve a resolution for 2025.

**II. RECOMMENDED ACTION / NEXT STEP:**

To understand why the staff recommends the commission approve the GAAP waiver for 2025.

**III. FISCAL IMPACTS:**

If the resolution is passed, then the city would not have a cost increase to meet the GAAP requirements. However, without having the waiver, the city is required to change from the cash to accrual basis of accounting (either full accrual or modified accrual). This will require the city to begin accounting and depreciating all capital assets for the City of Goodland, including utility infrastructure and streets. This will require additional costs from engineers to obtain estimated cost increases for depreciation and replacement of assets. There will be additional costs from the auditor to properly review City's records and prepare a report by GAAP standards. In addition, there will be additional time and work required by staff to modify City financial records to meet the accrual basis of accounting versus the cash basis the City has been accounting by for years.

**IV. BACKGROUND INFORMATION:**

The city is asking for a waiver from GAAP. Even with the waiver, cities are



required by law to utilize accounting practices and principles that demonstrate compliance with cash basis accounting and state budget laws. The fund accounting utilized by most cities is far more digestible and understood by local government than GAAP. If the city chooses to waive the requirements according to GAAP, the standards for auditors require reviews according to auditing standards generally accepted in the United States (GAAS) and the Kansas Municipal Audit and Accounting Guide (KMAAG). These standards are more appropriate for governmental accounting and financial statements to meet regulatory standards and principles which are ethical and maintain proper internal control of City assets.

The KMAAG regulatory basis of accounting involves the recognition of cash, cash equivalents, marketable investments, and certain accounts payable and encumbrance obligations to arrive at a net unencumbered cash and investments of a fund result from the difference in regulatory basis revenues and regulatory basis expenditures for the fiscal year. All recognized assets and liabilities are measured and reported at cost, unless they have been permanently impaired and have no future cash value or represent no future obligations against cash. The KMAAG regulatory basis does not recognize capital assets, long term debt assignment to a fund, accrued receivables and payables, or any other assets, liabilities or deferred inflows or outflows, other than mentioned above.

In reviewing other municipalities, most second and third-class cities waive the requirement to use GAAP. Part of the value of GAAP is that it leads to uniformity in accounting practices allowing for better comparison to the financial positions of other cities and past years within the same city. Where most similar cities have chosen to opt out of those standards and where the city has not used this practice in the past, it loses that value. A historical note from John Goodyear, League of KS Municipalities General Counsel, cities have waived GAAP from the beginning, but that more started to approve the waiver when GASB Statement 34 was adopted in 1999. This rule required governments to adopt new procedures for depreciating and reporting inventory and infrastructure. Since then, the general line has been that cities bigger than 10,000 have been far more likely to implement GASB standards including GASB Statement 34 while smaller cities have chosen not to follow this standard.

The depreciation required of assets such as infrastructure and streets is truly not a true picture of your assets. The value of the asset depreciates but it really does not represent a true picture of the infrastructure. Cities are running into issues where plans for replacement have not been put in place because the money is not available. It is the same situation in many

communities, not just Goodland. This is increased record keeping that does not lead to increased transparency of the city.

Normal process for the public is to recognize cash when it is received, especially with utility funds and government services. In layman's day to day thinking, most get their paycheck then recognize they have received the cash. Accrual basis of accounting is typically used for businesses that pay taxes. Revenues being recognized or reduced by all "promises to pay", grants awarded, charge offs, etc. This type of accounting does not have an effect on the City's bond rating and demonstrates little advantage to cities that choose to utilize GAAP according to the city's bond counsel, Kevin Cowan with Gilmore & Bell.

To continue to control costs and maintain consistency with other cities of the second and third class that we refer to for data, staff recommends that it is in the city's best interest to continue to approve the GAAP waiver for the financial records of the City.

During the discussion in 2024, staff presented the statute and information on First, Second and Third class cities that have approved the waiver. That information follows on next three pages.

The actual state statute - - - -

75-1120a. Uniform system of fiscal procedure, accounting and reporting for municipalities; use of generally accepted accounting principles; waivers, when.

(a) Except as otherwise provided in this section, the governing body of each municipality, as defined in K.S.A. 75-1117, and amendments thereto, shall utilize accounting procedures and fiscal procedures in the preparation of financial statements and financial reports that conform to **generally accepted accounting principles as promulgated by the governmental accounting standards board and the American institute of certified public accountants and adopted by rules and regulations of the director of accounts and reports.**

(b) The governing body of any municipality, which has aggregate annual gross receipts of less than \$500,000 and which does not operate a utility, shall not be required to maintain fixed asset records.

(c) (1) The director of accounts and reports shall waive the requirements of subsection (a) upon request therefor by the governing body of any municipality. The waiver shall be granted to the extent requested by the governing body. Prior to requesting the waiver provided for in this subsection, the governing body, by resolution, **annually shall make a finding that financial statements and financial reports prepared in conformity with the requirements of subsection (a) are not relevant to the requirements of the cash-basis and budget laws of this state and are of no significant value to the governing body or members of the general public of the municipality.** No governing body of a municipality shall request the waiver or adopt the resolution authorized under this subsection if the provisions of revenue bond ordinances or resolutions or other ordinances or resolutions of the municipality require financial statements and financial reports to be prepared in conformity with the requirements of subsection (a). **The governing body of any municipality which is granted a waiver under this subsection shall cause financial statements and financial reports of the municipality to be prepared on the basis of cash receipts and disbursements as adjusted to show compliance with the cash-basis and budget laws of this state.**

## **Cities of the 1<sup>st</sup> class (for 2022 audit)**

**Which use the KMAAG regulatory basis of accounting (and adopt a resolution to waive**

**requirements of GAAP)**

<b>City</b>	<b>Population</b>
Coffeyville	8,690
Dodge City	27,422
Fort Scott	7,615 (from 2021)
Hutchinson	39,699 (with AFR)
Parsons	9,382

### **GAAP and KMAAG**

Atchison	10,730 (with CAFR) (from 2021)
Derby	25,939 (with ACFR)
El Dorado	12,865 (with CAFR)
Emporia	23,941 (with CAFR) (from 2021)
Garden City	27,519 (with CAFR)
Lawrence	95,794 (with CAFR) (from 2021)
Leavenworth	37,081 (with ACFR)
Leawood	33,713 (with CAFR)
Lenexa	58,617 (with CAFR)
Liberal	19,274
Junction City	22,264
Manhattan	53,829 (with CAFR)
Newton	18,392 (with CAFR)
Olathe	145,616 (with ACFR)
Overland Park	197,726 (with ACFR)
Pittsburg	20,658 (with ACFR)
Prairie Village	22,947 (with ACFR)
Salina	46,231 (with ACFR) (from 2021)
Shawnee	69,198 (with ACFR)
Topeka	125,449 (with ACFR) (from 2021)
Wichita	396,192 (with ACFR)

**Cities of the 2<sup>nd</sup> class** that operate on a cash basis and audit according to GAAS (Auditing Standards Generally Accepted) and the reporting standards of KMAAG (Kansas Municipal Audit and Accounting Guide) to show compliance with the cash basis and budget laws of the state.

<b>City</b>	<b>Population</b>	Abilene	6,441 (from 2021)
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Arkansas City	11,923	Hiawatha	3,225 (from 2021)
Augusta	9,222	Hillsboro	2,729
Baxter Springs	3,834	Horton	1,500
Bel Aire	8,822	Humboldt	1,845
Belleville	1,989	Hugoton	3,686
Beloit	3,367	Independence	8,436 (from 2021)
Bonner Springs	7,666	Iola	5,401
Burlington	2,609	Kingman	2,964
Caldwell	1,017	Kinsley	1,374
Caney	1,759	Lansing	11,187
Chanute	8,568	Larned	3,711
Cherryvale	2,157	Lindsborg	3,801
Chetopa	916	Lyons	3,577
Clay Center	4,123	Marion	1,931
Colby	5,542	Marysville	3,423
Columbus	2,880	McPherson	13,865
Concordia	5,054	Minneapolis	1,938
Council Grove	2,130	Neodesha	2,268
De Soto	6,478	Nickerson	1,056
Edwardsville	4,648 (from 2021)	Norton	2,659
Elkhart	1,814	Osage City	2,816
Ellis	1,941	Osawatomie	4,238
Eudora	6,426	Osborne	1,324
Eureka	2,295	Oswego	1,640
Florence	395	Ottawa	12,613
Fredonia	2,148	Paola	5,738
Frontenac	3,400	Park City	8,656
Galena	2,747	Phillipsburg	2,255
Gardner	24,206	Pratt	6,534
Garnett	3,188	Russell	4,351
Girard	2,487	Sabetha	2,491
Goddard	5,559 (from 2021)	Scott City	4,008
Goodland	4,392	Seneca	2,132
Great Bend	14,489	Sterling	2,276
Halstead	2,166	Tonganoxie	5,850
Harper	1,276	Ulysses	5,659
Hays	21,136	Valley Center	7,348
Haysville	11,287	Wamego	4,880
Herington	2,100 (from 2021)	Wellington	7,640
Hesston	3,503	Yates Center	1,334

**2<sup>nd</sup> class cities which do** operate and audit according to Generally Accepted Accounting Principles (GAAP) as put forth by the Governmental Accounting Standards Board (GASB) and the American Institute of Certified Public Accountants.

**GAAP and KMAAG**

Andover	15,628 (from 2020)	Mulvane	6,763 (with CAFR)
Burlington	2,609		(2021)
Fairway	4,170	Roeland Park	6,771 (with ACFR)
Merriam	10,966 (with ACFR)	Spring Hill	9,242
Mission	9,813 (with ACFR)	Winfield	11,701 (with ACFR)

**Cities of the 3<sup>rd</sup> class** that operate on a cash basis according to GAAS (Auditing Standards Generally Accepted) and the reporting standards of KMAAG (Kansas Municipal Audit and Accounting Guide) **to show compliance with the cash basis and budget laws of the state.**

<u>City</u>	<u>Population</u>
Atwood	1,276
Louisburg	5,057
Maize	6,405
Oakley	2,011
St. Francis	1,253



RESOLUTION NO. 2025-07

A RESOLUTION TO WAIVE THE REQUIREMENTS OF K.S.A. 75-1120a (a) REGARDING GENERALLY ACCEPTED ACCOUNTING PRINCIPLES AS THEY RELATE TO THE CITY OF GOODLAND

WHEREAS, the City of Goodland, Kansas has determined that the financial statements and financial reports for the year ended 2025 to be prepared in conformity with the requirements of K.S.A. 75-1120a (a) are not relevant to the requirements of the cash basis and budget laws of this state and are of no significant value to the Governing Body or the members of the general public of the City of Goodland; and

WHEREAS, there are no revenue bond ordinances or other ordinances or resolutions of the municipality which require financial statements and financial reports to be prepared in conformity with K.S.A. 75-1120a (a) for the year ended 2025.

NOW, THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF GOODLAND, KANSAS in regular meeting duly assembled this 3rd day of March, 2025 that the Governing Body waives the requirements of K.S.A. 75-1120a (a) as they apply to the City of Goodland for the year ended 2025.

BE IT FURTHER RESOLVED that the Governing Body shall cause the financial statements and financial reports of the City of Goodland to be prepared on the basis of cash receipts and disbursements as adjusted to show compliance with the cash basis and budget laws of this State.

PASSED AND ADOPTED this 3<sup>rd</sup> day of March, 2025 by the Governing Body of the City of Goodland, Kansas.

\_\_\_\_\_  
Jason Showalter, Mayor

ATTEST:

\_\_\_\_\_  
Mary P. Volk, City Clerk



## AGENDA ITEM #

### CITY COMMISSION COMMUNICATION FORM

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**FROM:** Mary Volk, City Clerk

**DATE:** March 3, 2025

**ITEM:** Resolution 2025-08: Designating Depositories

**NEXT STEP:** Commission Motion

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ORDINANCE

MOTION

INFORMATION

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**I. REQUEST OR ISSUE:**

Annually the City is required to designate depositories for the City. This resolution designates that funds for the City of Goodland be deposited or invested at Western State Bank, FNB Bank and THE BANK in Goodland.

**II. SUMMARY AND ALTERNATIVES:**

Motion to approve the resolution for 2025.

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. 2025-08  
A RESOLUTION DESIGNATING DEPOSITORIES FOR THE CITY OF GOODLAND, KANSAS

WHEREAS, it is necessary that the City of Goodland, Kansas designate depositories in compliance with K.S.A. 9-1401, and:

WHEREAS, public funds shall be deposited at Western State Bank in Goodland, Sherman County, Kansas, and:

WHEREAS, investment of funds may be held at THE BANK, FNB Bank and Western State Bank in Goodland, Sherman County, Kansas.

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

That Western State Bank, FNB Bank and THE BANK are designated as depositories for the City of Goodland, Kansas.

PASSED AND ADOPTED this 3<sup>rd</sup> day of March, 2025 by the Governing Body of the City of Goodland, Kansas.

\_\_\_\_\_  
Jason Showalter, Mayor

ATTEST:

\_\_\_\_\_  
Mary P. Volk, City Clerk



## AGENDA ITEM

### CITY COMMISSION COMMUNICATION FORM

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

**DATE: 03/03/2025**

**ITEM: Resolution 2025-09 Set deadline to repair Unfit Structure – 302 W. 15<sup>th</sup>  
Street**

**NEXT STEP: Commission Motion**

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ORDINANCE  
 MOTION  
 INFORMATION

**I. REQUEST OR ISSUE:**

The enforcing officer of the City of Goodland, Kansas will present information that 302 W. 15<sup>th</sup> Street; also known as GOODLAND ORIGINAL TOWN , BLOCK 85 , Lot 1 – 3; is an unfit structure. Resolution 2025-09 will set a deadline for the owner, owners agent, any lien holders, or occupants to repair or demolish the structure.

**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.

**Meeting minutes from February 3, 2025 -Resolution 2025-02: Set Public Hearing for 302 W. 15<sup>th</sup> Street Unfit Structure** – Kent stated, communication and building official statement setting date of public hearing as March 3<sup>rd</sup>, which we will have to correct in resolution. This property has been involved with similar actions over past two years which have not been addressed. The main house and additional structures on property need to be addressed. **ON A MOTION** by Commissioner Redlin to approve Resolution 2025-02: Set Public Hearing for 302 W 15<sup>th</sup> Street Unfit Structure as revised, setting hearing date to March 3, 2025 **seconded** by Mayor Showalter. **MOTION carried on a VOTE of 3-0.**

### **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.



*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*

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## 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. 15<sup>th</sup> 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.

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Zach Hildebrand  
Building Official / Code Enforcement Officer

**RESOLUTION NO. 2025-09**

**A RESOLUTION FINDING THAT THE STRUCTURE LOCATED AT 302 WEST 15<sup>TH</sup> STREET BROADWAY AVENUE, GOODLAND, KANSAS, IS UNSAFE OR DANGEROUS AND DIRECTING THAT THE STRUCTURE BE REPAIRED OR REMOVED AND THE PREMISES BE MADE SAFE AND SECURE.**

**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 and dangerous; and,

**WHEREAS**, the governing body did by Resolution No. 2025-02, dated the 3rd day of February, 2025, fix the time and place of a hearing at which the owner, his or her agent, and lienholders, any occupants and all other parties of interest of such structure could appear and show cause why such structure should not be condemned and ordered repaired or demolished, and provided for giving notice thereof as provided by law; and,

**WHEREAS**, Resolution No. 2025-02 was published in the official city paper on the 7th day of February, 2025 and on the 14<sup>th</sup> day of February, 2025, and a copy of said resolution was served upon all persons entitled thereto as provided by law; and,

**WHEREAS**, on the 3rd day of March 2025, the governing body did conduct the hearing scheduled in Resolution No. 2025-02 and took evidence from the following: the Enforcing Officer on behalf of the City and the Owner.

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

1. The governing body hereby finds that the structure located at

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

is unsafe and dangerous and directs that such structure is to be demolished and the premises made safe and secure.

2. The owner of such property is hereby directed to commence the back filling of the unfinished foundation and the clean up of construction materials from the property within thirty (30) days of March 3, 2025. Provided that upon due application by the owner and for good cause shown, the governing body, in its sole discretion, may grant the owner additional time to complete the repairs to the property.
3. If the owner fails to commence the backfilling of the foundation and clean up of construction materials on the property within the time stated, or any additional time granted by the governing body, or fails to diligently prosecute the same until the work is completed, the governing body will cause the structure to be razed and

removed and the costs of razing and removing, less salvage, if any, shall be collected in the manner provided by K.S.A. 12-1,1115, and amendments thereto or shall be assessed as special assessments against the lot or parcel of land upon which the structure is located or both, all as provided by law.

**BE IT FURTHER RESOLVED**, that if the owner fails to commence the backfilling for the unfinished foundation and the cleanup of the construction materials on the property within the time provided herein or fails to diligently prosecute the same, the governing body may take such further action as it deems necessary to backfill and remove the construction materials without further notice to the owner or other parties in interest.

**BE IT FURTHER RESOLVED**, that the City Clerk shall cause this Resolution to be published once in the official city paper and mail a copy to the owners, agents, lienholders, occupants and other parties in interest.

Adopted this 3rd day of March, 2025.

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Jason Showalter, Mayor

ATTEST:

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Mary Volk, City Clerk



## AGENDA ITEM

### CITY COMMISSION COMMUNICATION FORM

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

**DATE: 03/03/2025**

**ITEM: Resolution 2025-10 Set deadline to repair or demolish 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 2025-10 will set a deadline for the owner, owners agent, any lien holders, or occupants to repair or demolish the structure.

**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.

- A.** Meeting Minutes from February 3, 2025 - **Resolution 2025-04: Set Public Hearing for 1615 Center Avenue Unfit Structure** – Kent stated, similar to above items, hearing for property should be March 3<sup>rd</sup>. Owner of structure has passed away and we are unable to contact anyone related to property. All correspondence has been returned. Vice-Mayor Howard asked, was there a fire in back of this house? Kent stated, I believe so. **ON A MOTION by** Vice-Mayor Howard to approve Resolution 2025-04: Set Public Hearing for 1615 Center Avenue Unfit Structure as revised, setting hearing date to March 3, 2025 **seconded by** Mayor Showalter. Mayor Showalter stated, I appreciate the work Zach has done to address the unfit properties. **MOTION carried on a VOTE of 3-0.**

**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.



*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*

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## 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.

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Zach Hildebrand  
Building Official / Code Enforcement Officer

**RESOLUTION NO. 2025-10**

**A RESOLUTION FINDING THAT THE STRUCTURE LOCATED AT 1615 CENTER AVENUE, GOODLAND, KANSAS, IS UNSAFE OR DANGEROUS AND DIRECTING THAT THE STRUCTURE BE REPAIRED OR REMOVED AND THE PREMISES BE MADE SAFE AND SECURE.**

**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 and dangerous; and,

**WHEREAS**, the governing body did by Resolution No. 2025-04, dated the 3rd day of February, 2025, fix the time and place of a hearing at which the owner, his or her agent, and lienholders, any occupants and all other parties of interest of such structure could appear and show cause why such structure should not be condemned and ordered repaired or demolished, and provided for giving notice thereof as provided by law; and,

**WHEREAS**, Resolution No. 2025-04 was published in the official city paper on the 7th day of February, 2025 and on the 14<sup>th</sup> day of February, 2025, and a copy of said resolution was served upon all persons entitled thereto as provided by law; and,

**WHEREAS**, on the 3rd day of March 2025, the governing body did conduct the hearing scheduled in Resolution No. 2025-04 and took evidence from the following: the Enforcing Officer on behalf of the City and the Owner.

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

1. The governing body hereby finds that the structure located at

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

is unsafe and dangerous and directs that such structure is to be demolished and the premises made safe and secure.

2. The owner of such property is hereby directed to commence the back filling of the unfinished foundation and the clean up of construction materials from the property within thirty (30) days of March 3, 2025. Provided that upon due application by the owner and for good cause shown, the governing body, in its sole discretion, may grant the owner additional time to complete the repairs to the property.
3. If the owner fails to commence the backfilling of the foundation and clean up of construction materials on the property within the time stated, or any additional time granted by the governing body, or fails to diligently prosecute the same until the work is completed, the governing body will cause the structure to be razed and removed and the costs of razing and removing, less salvage, if any, shall be

collected in the manner provided by K.S.A. 12-1,1115, and amendments thereto or shall be assessed as special assessments against the lot or parcel of land upon which the structure is located or both, all as provided by law.

**BE IT FURTHER RESOLVED**, that if the owner fails to commence the backfilling for the unfinished foundation and the cleanup of the construction materials on the property within the time provided herein or fails to diligently prosecute the same, the governing body may take such further action as it deems necessary to backfill and remove the construction materials without further notice to the owner or other parties in interest.

**BE IT FURTHER RESOLVED**, that the City Clerk shall cause this Resolution to be published once in the official city paper and mail a copy to the owners, agents, lienholders, occupants and other parties in interest.

Adopted this 3rd day of March, 2025.

---

Jason Showalter, Mayor

ATTEST:

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Mary Volk, City Clerk



## AGENDA ITEM

### CITY COMMISSION COMMUNICATION FORM

---

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

**DATE: 03/03/2025**

**ITEM: Resolution 2025-11 Set deadline to repair or demolish Unfit Structure  
- 1004 Kansas Avenue**

**NEXT STEP: Commission Motion**

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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 2025-11 will set a deadline for the owner, owners agent, any lien holders, or occupants to repair or demolish the structure.

**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 larger accessory structure 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.



*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.

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Zach Hildebrand  
Building Official / Code Enforcement Officer

**RESOLUTION NO. 2025-11**

**A RESOLUTION FINDING THAT THE STRUCTURE LOCATED AT 1004 KANSAS AVENUE, GOODLAND, KANSAS, IS UNSAFE OR DANGEROUS AND DIRECTING THAT THE STRUCTURE BE REPAIRED OR REMOVED AND THE PREMISES BE MADE SAFE AND SECURE.**

**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 and dangerous; and,

**WHEREAS**, the governing body did by Resolution No. 2025-03, dated the 3rd day of February, 2025, fix the time and place of a hearing at which the owner, his or her agent, and lienholders, any occupants and all other parties of interest of such structure could appear and show cause why such structure should not be condemned and ordered repaired or demolished, and provided for giving notice thereof as provided by law; and,

**WHEREAS**, Resolution No. 2025-03 was published in the official city paper on the 7th day of February, 2025 and on the 14<sup>th</sup> day of February, 2025, and a copy of said resolution was served upon all persons entitled thereto as provided by law; and,

**WHEREAS**, on the 3rd day of March 2025, the governing body did conduct the hearing scheduled in Resolution No. 2025-03 and took evidence from the following: the Enforcing Officer on behalf of the City and the Owner.

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

1. The governing body hereby finds that the structure located at

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

is unsafe and dangerous and directs that such structure is to be demolished and the premises made safe and secure.

2. The owner of such property is hereby directed to commence the back filling of the unfinished foundation and the clean up of construction materials from the property within thirty (30) days of March 3, 2025. Provided that upon due application by the owner and for good cause shown, the governing body, in its sole discretion, may grant the owner additional time to complete the repairs to the property.
3. If the owner fails to commence the backfilling of the foundation and clean up of construction materials on the property within the time stated, or any additional time granted by the governing body, or fails to diligently prosecute the same until the work is completed, the governing body will cause the structure to be razed and removed and the costs of razing and removing, less salvage, if any, shall be

collected in the manner provided by K.S.A. 12-1,1115, and amendments thereto or shall be assessed as special assessments against the lot or parcel of land upon which the structure is located or both, all as provided by law.

**BE IT FURTHER RESOLVED**, that if the owner fails to commence the backfilling for the unfinished foundation and the cleanup of the construction materials on the property within the time provided herein or fails to diligently prosecute the same, the governing body may take such further action as it deems necessary to backfill and remove the construction materials without further notice to the owner or other parties in interest.

**BE IT FURTHER RESOLVED**, that the City Clerk shall cause this Resolution to be published once in the official city paper and mail a copy to the owners, agents, lienholders, occupants and other parties in interest.

Adopted this 3rd day of March, 2025.

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Jason Showalter, Mayor

ATTEST:

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Mary Volk, City Clerk



**AGENDA ITEM #**  
**CITY COMMISSION COMMUNICATION FORM**

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**FROM:** Kent Brown, City Manager  
Kenton Keith, Streets Superintendent  
Dustin Bedore, Director of Public Power

**DATE:** 3/3/2025

**ITEM:** Resolution 2025-12 – Remove Stoplights at 12<sup>th</sup>/Main intersections and replace it with stop signs for all directions of traffic.

**NEXT STEP:**

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RESOLUTION  
 MOTION  
 INFORMATION

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**I. REQUEST OR ISSUE:**

Resolution to remove the stoplights at 12<sup>th</sup>/Main intersection and replace it with stop signs for all directions of traffic.

**II. RECOMMENDED ACTION / NEXT STEP:**

Approve Resolution or give staff direction.

**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 (not just temporary signs) at the intersection.

**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 11<sup>th</sup>/Main St. and 12<sup>th</sup>/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 11<sup>th</sup> and 12<sup>th</sup> 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 11<sup>th</sup> and 12<sup>th</sup> 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 11<sup>th</sup> Street to 8<sup>th</sup> 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 12<sup>th</sup> and Broadway, 8<sup>th</sup> and Main and 17<sup>th</sup> 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 (draft form at time of this writing)**

**TEAP Study Recommendations follow up** - Kent stated, in August the Commission reviewed the traffic study for 11<sup>th</sup> and 12<sup>th</sup> 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 12<sup>th</sup> 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 11<sup>th</sup> Street intersection and for 12<sup>th</sup> 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 12<sup>th</sup> 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 12<sup>th</sup> and Main. Mayor Thompson stated, I considered that because it is difficult to see past the parked cars, but you have same thing at 10<sup>th</sup> Street intersection. Jason stated, at the 12<sup>th</sup> 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 11<sup>th</sup> Street intersection. Vice-Mayor Howard stated, we can remove the signal at 11<sup>th</sup> Street intersection then come back and make a decision on 12<sup>th</sup> 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 11<sup>th</sup> 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 11<sup>th</sup> Street intersection.

**From the February 3, 2025 City Commission minutes:**

**12<sup>th</sup> and Main Street Stoplight Maintenance** – Dustin stated, I contacted Gades Sales, who do our controller work. They felt it was a loose connection. We have checked all connections and moved modules around on board but there are no loose connections. I do know it was hit when the contractor redid brick streets. The problem was fixed but conduit was not replaced underground. We can replace the conduit but will have to bore under Main Street and take out sidewalks. Mayor Showalter stated, this is an example why I voted to remove last stop light. If we are not able to fix it, we need to look at doing the same thing for this light. Dustin stated, I do not believe we will get wire through conduit or how close we can get conduit to base. Commissioner Redlin stated, I am not opposed to a four way stop sign or let Main Street be a through street. Kent stated, the electric crew can accomplish it, but it will take additional work and money so uncertain we want to attempt. We can bring resolution to review at next meeting. Mayor Showalter stated, we need to explore options to change traffic control device at intersection. Kent stated, if we do place stop signs on Main Street, they need to be seen, but we do not want them to close on sides because it is a liability of them being hit. We will put together resolution to discuss.

**From the February 18, 2025 City Commission minutes:**

**Stoplight at 12<sup>th</sup> and Main Street follow up** - Kent stated, currently we have four-way stop at the intersection as lights are not functioning. We need to discuss whether commission feels a two-way or four-way stop sign is better at intersection before staff presents a resolution. Kenton stated, if we leave as a four-way all we have to do is drill holes for signs as the blocks are there. If want a two-way we have to pull up blocks and lay brick again. We can place stop signs either way. Jason stated, I feel a four-way stop is better with traffic at movie theater. In summer there is a lot of foot traffic on Main Street. Kent stated, this was discussed with staff, most feel a two-way may be better for traffic flow, but it was mixed between both options. The school is a block down from this intersection. Commissioner Artzer stated, I take that road every day and I have seen someone run the signs because they are difficult to see with cars parked. Jason stated, going east-west, it is difficult to see around parked cars. That is why I like the light. Commissioner Redlin stated, Dustin brought up LED lights around stop sign to draw attention. Andrew stated, it would be good to put a warning light if we need to move the sign. It signals to drivers that there is different signage at that location. Kenton stated, we can do solar or LED lights. Jake stated, I know people have run the stop sign because we

are creatures of habit and have to change behaviors. Mayor Showalter stated, I am in favor of a 4 way stop there and I feel we need to have a light on the signs to inform people they need to change behaviors. Kenton stated, we did solar at West School and they have worked well for two years. Mayor Showalter said that staff has direction for a resolution.

**RESOLUTION NO. 2025-12**

**A RESOLUTION PROVIDING FOR AND AUTHORIZING THE PLACEMENT OF STOP SIGNS AT THE SOUTHWEST, SOUTHEAST, NORTHWEST AND THE NORTHEAST QUADRANT OF THE INTERSECTION OF 12<sup>TH</sup> STREET AND MAIN STREET IN THE CITY OF GOODLAND, KANSAS.**

**WHEREAS**, the City of Goodland previously had stoplights installed at 12<sup>th</sup> Street and Main Street in the City of Goodland, Kansas; and

**WHEREAS**, the City of Goodland had requested the Kansas Department of Transportation authorize a Traffic Engineering Assistance Program (TEAP) Study for 12<sup>th</sup> Street and Main Street; and

**WHEREAS**, the TEAP study was prepared by BG Consultants and had a base recommendation for the existing traffic signal control should be removed in accordance with the procedures outlined in Section 4B.02 of the MUTCD and a Two-Way STOP Control should be implemented with 12th Street being the STOP controlled approaches at Main Street; and

**WHEREAS**, the City of Goodland desires to implement All-Way STOP Control to the intersection of 12<sup>th</sup> Street and Main Street in the City of Goodland, Kansas, to address pedestrian volume and traffic at certain times; and

**WHEREAS**, pursuant to authority granted to the Governing Body of the City of Goodland, Kansas, by Section 59 of the Standard Traffic Ordinance for Kansas Cities, 2024 Edition adopted by Ordinance No. 1779 dated August 5, 2024, and published in the official City newspaper, adopted by Section 16-101 of the Code of the City of Goodland, Kansas, the Governing Body of said City deems it necessary to place stop signs at the southwest quadrant, southeast quadrant, northwest quadrant and the northeast quadrant of the intersection of 12<sup>th</sup> Street and Main Street in the City of Goodland, Kansas.

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

**Section 1.** That a stop sign is authorized for placement at the following locations:

**At the Southwest Quadrant of the Intersection of 12<sup>th</sup> Street and Main Street; and  
At the Southeast Quadrant of the Intersection of 12<sup>th</sup> Street and Main Street; and  
At the Northwest Quadrant of the Intersection of 12<sup>th</sup> Street and Main Street; and  
At the Northeast Quadrant of the Intersection of 12<sup>th</sup> Street and Main Street.**

**Section 2.** This Resolution shall take effect and be in force from and after its adoption.

**Adopted by the Governing Body and approved by the Mayor** this 3<sup>rd</sup> day of March, 2025.

ATTEST:

\_\_\_\_\_  
Jason Showalter, Mayor

\_\_\_\_\_  
Shauna Johnson, Deputy City Clerk

SEAL





## AGENDA ITEM #

### CITY COMMISSION COMMUNICATION FORM

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

**DATE:** March 3, 2025

**ITEM:** Renewal Property/Vehicle/Liability Insurance

**NEXT STEP:** Motion to Approve Renewal

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ORDINANCE  
 MOTION  
 INFORMATION

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**I. REQUEST OR ISSUE:**

The City's policy for property, vehicle and liability insurance expires March 31, 2025. The current insurance carrier for the City is EMC Insurance, who typically underwrites municipal policies. Jacque Livengood from Eklund Insurance has contacted EMC Insurance and others to quote the renewal for the City.

Included in the Packet is the premium breakdown from EMC's policy. Eklunds and staff recommend approving EMC's policy, which has a cost of \$516,246 which is a 7.3% increase from last year's quote of \$481,028. Jacque Livengood and staff are still reviewing minor items within the policy that may adjust the cost of the policy slightly less. Jacque is also investigating one additional option on the coverage for the city's power plant generators. Jacque will be present at the meeting to discuss renewal.

The coverage is broken down in the following coverage:

- **Commercial Property:** Coverage for 79 property or buildings, including buildings, park shelters, water towers, sirens, fences, canine coverage, etc. The deductible per occurrence is \$10,000 except for wind and hail, then it is \$50,000. It is listed as \$62,396,123 proposed limit (value) for 2025-2026. Insurance cost for the Blanket Building coverage (just under **Property** on attachment) is \$179,205.

- **Commercial Output:** Coverage for the Power Plant and combustion engines/generators. The deductible on covered losses is same as commercial property; however, each engine/generator has their own deductible based on size. It is listed as \$52,342,301 proposed limit (value) for 2025-2026. Insurance cost for the Output coverage (also under **Property** and below Blanket Building on attachment) is \$230,276.
- **General Liability:** Provides insurance protection to pay damages for bodily injury or property damages for which the insured is legally responsible. This includes liability from personal or advertising injury, medical expenses and accidents occurring on or away from the premises. Deductible is \$1,000 per claim. Insurance cost for General Liability is \$16,511.
- **Linebacker:** Protection for liability and defense cost for wrongful acts that may occur through process of doing business. Deductible is \$2,500 per claim. Insurance cost for Linebacker is \$6,329.
- **Law Enforcement Liability:** Liability coverage provides bodily injury. Property damage, personal and advertising injury for law enforcement activities. Deductible is \$5,000 per occurrence. Insurance cost for this category is \$5,157.
- **Government Crime:** Provides coverage against theft of money, securities or other property committed by employees. Limit of liability is \$100,000 with \$2,000 deductible. Insurance cost for this category is \$100.
- **Commercial Inland Marine:** Provides coverage for any type of mobile equipment or tools. There are 53 pieces of equipment including mowers, loader, museum artifacts, graders, security systems and cameras, etc. Deductible is \$1,000 per occurrence. Insurance cost for this category is \$29,423.
- **Commercial Auto:** Provides auto liability coverage of 68 vehicles, trucks and trailers. Deductible is \$1,000 per claim. Insurance cost for this category is \$47,819.

## II. **RECOMMENDED ACTION / NEXT STEP:**

Staff recommends approval of the renewal from EMC Insurance.

**III. FISCAL IMPACTS:**

**2025**

The premium will increase from \$481,028 to \$516,246. That includes insurance for over \$62,000,000 in property values, and over \$52,000,000 replacement value for the power plant. Also included in this insurance is the vehicles and other types of equipment that the city uses. Insurance is paid from the General Fund and all utility funds so the increase will be spread throughout all these funds and no one fund will take the impact of the entire premium increase.

Jacque is assisting staff with assessing other options for power plant insurance.

**IV. BACKGROUND INFORMATION:**

Years ago the City utilized EMC Insurance as our carrier, then switched carriers for a few years until returning to EMC Insurance within the past few years. EMC is a good carrier and services the City policy efficiently. Over the past five plus years the City has struggled receiving quotes on our policy because of the power plant.

COVERAGE	2024-2025 EXPIRING	2025-2026 PROPOSED	CARRIER	2024-2025 EXPIRING LIMITS	2025-2026 PROPOSED LIMITS	DEDUCTIBLE	2024-2025 EXPIRING DEDUCTIBLE	2025-2026 PROPOSED DEDUCTIBLE	
									2024-2025 EXPIRING LIMITS
<b>GENERAL LIABILITY</b> Products & Completed Work Personal Injury Advertisement Injury Premises Damage Medical Payments Limited Pollution-Chemical Spraying	\$16,031	\$16,511	EMC	\$1,000,000/ \$2,000,000 \$2,000,000 \$1,000,000 \$1,000,000 \$500,000 \$10,000 Included	\$1,000,000/ \$2,000,000 \$2,000,000 \$1,000,000 \$1,000,000 \$500,000 \$10,000 Included	Each Event Limit/ General Total Limit Total Limit Each Person Limit Each Person Limit	\$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000	\$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000	
	<b>EMPLOYEE BENEFITS LIABILITY</b>	Included		EMC	\$1,000,000	\$1,000,000	Each Wrongful Act/Total Limit	\$2,500	\$2,500
		Included		EMC	\$1,000,000	\$1,000,000			
	<b>AUTOMOBILE LIABILITY**</b> Uninsured/ Underinsured Motorist Medical Payments	\$47,013	\$47,819	EMC	\$1,000,000 \$1,000,000 \$5,000	\$1,000,000 \$1,000,000 \$5,000		None None None	None None None
		Included		EMC	56 Units 11 Trailers	53 Units 11 Trailers			
		Included		EMC	ACV/RC	ACV/RC	Stated Amount applies to units > \$100,000	\$1,000/ \$3,000 \$1,000 \$500/ \$1,000	\$1,000/ \$3,000 \$1,000 \$500/ \$1,000
	<b>AUTOMOBILE PHYSICAL DAMAGE**</b> Comprehensive/Collision Hired Car Physical Damage Garagekeepers	Included		EMC	ACV/RC	ACV/RC			
Included			EMC	\$120,000	\$120,000				
<b>CRIME</b> Employee Theft Forgery or Alteration Faithful Performance Inside Premises (Money & Securities) Outside Premises	\$111	\$100	EMC	\$100,000 \$100,000 \$50,000 \$100,000	\$100,000 \$100,000 \$50,000 \$100,000	Per Loss Per Employee Per Loss Per Loss Per item / Per Occurrence Limit	\$2,000 \$2,000 \$2,000 \$2,000 \$2,000	\$2,000 \$2,000 \$2,000 \$2,000 \$2,000	
	Included		EMC	\$100,000	\$100,000				
	Included		EMC	\$100,000	\$100,000				
	Included		EMC	\$100,000	\$100,000				
	Included		EMC	\$100,000	\$100,000				
<b>PROPERTY</b> Blanket Building Wind & Hail Coverage Output Wind & Hail Coverage	\$149,144	\$179,205	EMC	\$53,632,413	\$62,396,123	Blanket, Replacement Cost, 100% Co-Ins Wind & Hail Deductible	\$10,000 \$50,000 \$25,000 \$25,000	\$10,000 \$50,000 \$25,000 \$25,000	
	Included		EMC	\$10,000	\$10,000				
<b>INLAND MARINE**</b>	\$216,147	\$230,276	EMC	\$50,814,397	\$52,342,301				
	Included		EMC						

Contractors Equipment - Scheduled Tools	\$18,224 Included	\$29,423	EMC	\$1,981,554 \$5,000 \$17,400	\$1,981,554 \$5,000 \$17,400	\$1,000 \$1,000 \$500 \$1,000 \$500 \$500 \$1,000 \$1,000 \$500	\$1,000 \$1,000 \$500 \$1,000 \$500 \$500 \$1,000 \$1,000 \$500
Camera Equipment	\$7	\$26		\$690,852	\$690,852		
Emergency Equipment	\$6,864	\$700		\$200,000	\$200,000		
Data Processing	\$700	\$700		\$100,000	\$100,000		
Fine Arts	\$700			\$25,000	\$25,000		
Leased or Rented Equipment	Included			\$15,000	\$15,000		
Police Dogs	Included						
<b>LAW ENFORCEMENT LIABILITY</b> (Occurrence Form)	\$4,687	\$5,157		\$1,000,000/ \$2,000,000	\$1,000,000/ \$2,000,000	Each Wrongful Act Limit/Total Limit	\$5,000 \$5,000
<b>PUBLIC ENTITY MANAGEMENT LIABILITY</b>			EMC			Each wrongful Offense Limit/Total Limit	\$2,500 \$2,500
<b>EMPLOYEE PRACTICES LIABILITY</b>	\$5,751	\$6,329		\$1,000,000/ \$2,000,000	\$1,000,000/ \$2,000,000		
Retro Date: 04/01/2020							
<b>CYBER LIABILITY</b>	\$15,649		Lloyds of London	\$3,000,000/ \$3,000,000	\$3,000,000/ \$3,000,000	Privacy, Network Security or Media Wrongful Acts Breach Response Services Business Income & Digital Asset Rest.	\$10,000 \$10,000 \$10,000 \$10,000 \$10,000
Retro Date: Full Prior Acts							
<b>TOTAL PREMIUM</b>	<b>\$481,028</b>	<b>\$516,246</b>					

**IMPORTANT:** This summary sheet is for informational purposes only and does not supersede the proposal or policy.