



CITY COMMISSION AGENDA

MONDAY, NOVEMBER 3, 2025

204 W. 11TH ST. – 5:00 P.M.

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

1. CALL TO ORDER

- A. Roll Call
- B. Pledge of Allegiance

B. City Commissioners

C. Mayor

2. PUBLIC HEARING

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.)

A.

4. CONSENT AGENDA

- A. 10/20/2025 Commission Meeting Minutes
- B. Appropriation Ordinances 2025-21; 2025-21A; and 2025-P21

5. PRESENTATIONS & PROCLAMATIONS

Police Chief presentation of award on missing person incident.

6. ORDINANCES AND RESOLUTIONS

- A. Ordinance 1804: Rezone 603 and 605 Clark Avenue from C-1 to R-2.
- B. Ordinance 1805: Rezone 1612 Montana Avenue from R-1 to C-1.
- C. Resolution 2025-30: Set Public Hearing for Unfit Structure – 520 W. 16th St.

7. FORMAL ACTIONS

- A. Sewer main rehab project proposal.

8. DISCUSSION ITEMS

- A. Joint City/County Commission meeting on November 17, 2025 before regular City Commission meeting.

9. REPORTS

- A. City Manager
 - (1) Manager Memo
 - (2) Deputy City Clerk completed CMC requirements
 - (3) Schedule for 621 W. 17th St.
 - (4) Code issue / Ordinance discussed

10. ADJOURNMENT

- A. Next Regular Meeting is 11/17/2025

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. 11th Street
Goodland, KS 67735

MEMORANDUM

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

3. Consent Agenda:

- A. 10-20-2025 Commission Meeting Minutes with staff correction on Ordinance 1803 which was approved in meeting with incorrect number presented.
- B. Appropriation Ordinances 2025-21; 2025-21A; 2025-P21

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

4. PRESENTATIONS & PROCLAMATIONS

None this meeting.

5. Ordinances and Resolutions:

A. Ordinance 1804: Rezone 603 and 605 Clark Avenue from C-1 to R-2.

The applicants and owners, Kendal & Jacque Cooper, owns a lot located at 603 Clark Avenue & 605 Clark Avenue in the Commercial Business District "C-1". The applicant would like to rezone the property to develop 2 duplexes on the lot. This is one parcel of land it will have 2 addresses due to the development of the duplexes if the rezoning is approved. One for each structure. See CCCF and staff report (also included in this packet) that was presented to the Planning Commission for further.

RECOMMENDED MOTION: *"I move to approve Ordinance 1804 that approves the zone change request for 603 and 605 Clark Avenue from C-1 to R-2."*

ALTERNATE MOTION: *"I move to disapprove Ordinance 1804 that would deny the zone change request for 603 and 605 Clark Avenue from C-1 to R-2."*

B. Ordinance 1805: Rezone 1612 Montana Avenue from R-1 to C-1.

The applicant, J J Howard, owns the property at 1612 Montana Avenue, SHARP'S ADDN TO GOODLAND, BLOCK 11, Lot 3 - 4. The applicant requests to change the zoning to build a storage building of appropriate size for the property. See CCCF and the Staff report (also included in this packet) that was presented to the Planning commission for further.

RECOMMENDED MOTION: *"I move to approve Ordinance 1805 that approves the zone change request for 1612 Montana Avenue from R-1 to C-1."*

ALTERNATE MOTION: *"I move to disapprove Ordinance 1805 that would deny the zone change request for 1612 Montana Avenue from R-1 to C-1."*

C. Resolution 2025-30: Set Public Hearing for Unfit Structure – 520 W. 16th St.

6. Formal Actions

A. Sewer main rehab project proposal

Water Superintendent Neal Thornburg will present project information – looking to work with Johnson Service Company. In a prior project, bid award was made to the lowest qualified bidder and sole company to bid on the project, Johnson Service Company. See the communication form for financial information regarding the project.

RECOMMENDED MOTION: I move to approve the proposal on Sewer Main Rehab Project from Johnson Service Company in the amount of \$77,000."
(or \$97,000 if the alternate item is included).

7. Discussion Items

A. Set Joint City/County Commission meeting for 5 pm on November 17, 2025

Topics will include county request for land west of Topside Manor. If there are any other topics suggested by City Commission, staff will add it to the agenda.

8. Reports:

A. City Manager

- Manager Memo
- Deputy City Clerk completed CMC requirements
- Schedule for 621 W. 17th St.
- Code issue / Ordinance discussed
- Trail lighting project update

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

October 20, 2025

5:00 P.M.

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

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 HEARING

- A. Unfit Structure Public Hearing: 621 W. 17th Street** – Mayor Showalter opened the public hearing for the unfit structure at 621 W. 17th at 5:01 p.m. Zach stated, the property has had a few small repairs to roof. No permit was pulled, so no inspection completed. I do not believe it is necessary to repair roof because the floor for that section of building is not good. Mayor Showalter asked, has property owner kept in touch with you on progress? Zach stated, she wants to use property as storage building. Bertha Agular, property owner stated, the property is mine. The back portion of house has gone downhill but I want to restore it to keep building. It is an old building in the addition where they built railroad houses. The structure is in good condition. I already have purchased materials and recruited help. In reference to permits, it is my property so I should not need permit. Mayor Showalter asked, have you had conversation with Zach regarding expectations to bring up to code? Bertha stated, he gave me a small booklet, but I do not see the purpose if I use it for storage only. I keep my taxes paid and it is my property. I am unsure why I cannot improve it. Mayor Showalter stated, is there a portion of ordinance that you disagree with? Bertha stated, if I use it as storage, I do not need lights, water and gas. If I want to make improvement's I should be able to. Zach stated, as far as bringing house up to code, you have to be able to bring it up to code for half the value of the structure. Mayor Showalter asked, if she uses it as storage, does she need to make improvements? Zach stated, she still needs to follow code, same as a dwelling; however, if used as storage she does not need utilities. Bertha asked, can I bring it up to code for a dwelling? Zach stated, you can but it will take a lot of money. Bertha stated, that is my prerogative. Vice-Mayor Howard stated, Zach is trying to say you need to make property nice, not a dilapidated structure. Zach stated, all structural improvements require a permit, regardless who owns the property. Vice-Mayor Howard stated, a roof is not upkeep. I have to have a permit on my properties. Zach stated, I have received calls from insurance agents asking if a permit was issued for roof repair. If a permit is not, they will not insure the roof. Commissioner Myers asked, what timeframe do you need? Bertha stated, I have been working about 80 hours a week but it should slow down with weather cooling down. Mayor Showalter stated, if you are using property for storage, you need to make improvements to make it nice. If there are structural improvements, you will need a permit. Mayor Showalter closed the public hearing for the unfit structure at 621 W. 17th at 5:09 p.m.

PUBLIC COMMENT

CONSENT AGENDA



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A. 10/06/25 Commission Meeting Minutes

B. Appropriation Ordinances: 2025-20, 2025-20A and 2025-P20

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

ORDINANCES AND RESOLUTIONS

A. Resolution 2025-27: Unfit Structure 621 W. 17th Street – Commissioner Artzer asked, since her materials are purchased and help is acquired, can we get a deadline from owner. If the outside gets repaired and using for storage not certain we need to declare structure as unfit. Mayor Showalter stated, in the past we went ahead and declared structure as unfit to start timeline for nuisance process on structure. Do you have a timeline you expect for repairs? Bertha stated, I put time into the property every week but it depends on weather. Vice-Mayor Howard stated, we do not want process to drag out but get improvements done timely. Bertha stated, I would like to have it winterized. Kent asked, when was first action on this property? Was there a previous action on property with previous owner? Zach stated, not on this property. Mayor Showalter asked, when did we start with this property? Zach stated, I sent a letter last fall regarding the shed. Bertha stated, the shed is coming down but from conversation with Zach, I understood I need to work on house. Zach stated, the shed is an accessory structure that needs to be cleaned up as well as the house. Bertha stated, I need to winterize house. Zach stated, I believe resolution states sixty days but if you make improvements, the commission can lengthen time line. Mayor Showalter stated, you want to have home winterized, that will be within next sixty days. We need to move ahead to keep property on timeline. Nothing personal, we just need to start legal process. Commissioner Artzer stated, we are asking for you to take steps, not complete all improvements in sixty days. We will review what has been done in sixty days. Bertha stated, there will be steps completed in sixty days. Jake stated, it is worth noting that you are the property owner and responsible to know codes that apply to your property, just like any other property owner. If cost to improve property is more than 50% of the value for your property, it is not feasible per code to complete improvements. If we allow this to move forward using steps, I would propose we go back to other structures where we allowed specific tasks be completed using a time line. That gives the property owner a safety net to complete improvement and a safety valve that the property owner will not be allowed to make improvements over 50% of the value of the house. Mayor Showalter stated, I propose moving forward with resolution and allow the property owner to sit down with Zach for a timeline on improvements. Commissioner Artzer stated, the resolution presented states forty-five days. I would like to change that to sixty days. Zach stated, I can bring a schedule back to next commission next meeting. **ON A MOTION** by Mayor Showalter to approve Resolution 2025-27: Unfit Structure 621 W. 17th Street, amending forty-five days to sixty days **seconded** by Commissioner Artzer. **MOTION carried on a VOTE of 4-0.**

B. Resolution 2025-28: Authorizing Certain Improvements to 8th Street in the City of Goodland, Kansas; and Authorizing the Issuance of General Obligation Bonds of the City to Pay Such Costs – Clayton Kelley, Financial Representative from Piper Sandler stated, the resolutions presented move the process with your project. Resolution 2025-28 authorizes 8th Street Project for the city. Resolution 2025-29 allows us to proceed with financing and interest rate information on the project. Bond sale is November 17th to allow for closing and availability of funds by December 11th. Interest rate in proposed information is 4.5%, but market rate is currently 4%, so it will be better than information presented. Commissioner Artzer asked, when do we anticipate project start date? Kent stated, we have to get engineering contract to complete design for project to bid in spring. Andrew stated, this project is a long strip of street so our hope is to have a portion bid out



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and work started by fall 2026. Our hope is to complete work on project in phases. Final details will be presented to commission. My plan is to bring contract to city in December to begin project design work. **ON A MOTION by** Vice-Mayor Howard to approve Resolution 2025-28: Authorizing Certain Improvements to 8th Street in the City of Goodland, Kansas; and Authorizing the Issuance of General Obligation Bonds of the City to Pay Such Costs **seconded by** Commissioner Myers. **MOTION carried on a VOTE of 4-0.**

C. Resolution 2025-29: Authorizing the Offering for Sale of General Obligation Bonds, Series 2025 – ON A MOTION by Vice-Mayor Howard to approve Resolution 2025-29: Authorizing the Offering for Sale of General Obligation Bonds, Series 2025 **seconded by** Commissioner Myers. **MOTION carried on a VOTE of 4-0.**

D. Ordinance 1802: Adopting and Amending Chapter 1, Article XI - Open Records Policy – Mary stated, ordinance amends Chapter 1 Article XI of the City Code for Open Records Policy as recommended by the League of Kansas Municipalities. The basic changes to the law were that charges for open records have to be “actual” costs not a base charge, present itemized statements of costs and interactive communication requirement with the requestor if charges exceed five hours or \$200. **ON A MOTION by** Commissioner Artzer to approve Ordinance 1802: Adopting and Amending Chapter 1, Article XI - Open Records Policy **seconded by** Commissioner Myers. **MOTION carried on a VOTE of 4-0.**

E. Resolution 2025-25: Appoint Freedom of Information Officer – Mary stated, this resolution remains the same as previously approved by the Commission outlined in City Code. The League of Kansas Municipalities recommends approval by resolution not ordinance. **ON A MOTION by** Mayor Showalter to approve Resolution 2025-25: Appoint Freedom of Information Officer **seconded by** Vice-Mayor Howard. **MOTION carried on a VOTE of 4-0.**

F. Resolution 2025-26: Record Retention Policy – Mary stated, Statutes do not outline a clear retention schedule for municipal records. The League of Kansas Municipalities recommends following policies approved by other Municipalities. This resolution follows policy previously approved by the City of Greensburg, which staff has used as a guide. **ON A MOTION by** Commissioner Myers to approve Resolution 2025-26: Record Retention Policy **seconded by** Commissioner Artzer. **MOTION carried on a VOTE of 4-0.**

FORMAL ACTIONS

A. Limited-Service Agreement with Merchant McIntyre - Kent stated, Merchant McIntyre discussed this agreement last meeting. They reduced monthly cost to \$5,000 per month to complete items identified in agreement. The first project is working through the economic development grant process for grain mill and commercial bakery project. The second is supporting submission of congressional spending request for same project. Commissioner Artzer asked, was BASE grant from Merchant McIntyre? Kent stated, no that was work already completed in Industrial Park. **ON A MOTION by** Mayor Showalter to approve the Limited-Service Agreement with Merchant McIntyre **seconded by** Vice-Mayor Howard. **MOTION carried on a VOTE of 4-0.**

DISCUSSION

A. County Request on Property Adjacent to Topside Manor – Kent stated, the county has a particular need upcoming and is requesting a piece of property directly to the west of Topside Manor. The land is a slice of property from fence line to where their property starts, all the way up to 2nd Street. City has the parcel included in the Rural Housing Incentive District (RHID). The developer has submitted application for Moderate Income Housing (MIH) and Kansas Housing



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Incentive Tax Credit (KHITC) grants for the two lots north of manor to begin housing development, if the grants are received. Those lots, as well as parcel for the waste ponds for water treatment plant, are included in the RHID. The manor needs the property for a storage building for equipment and materials. Topside Manor is looking at the south half of their property to duplicate another building to extend services if needed. The initial request from the County was the entire slice of property down to the sewer manhole, but there is a sewer main in between the water treatment plant and the waste ponds, so do not recommend we include that section. We are uncertain of the timing for property and their current needs. Staff recommends a joint meeting for clarification of property needed. Vice-Mayor Howard asked, if it ever develops out there where would we tie in sewer? Andrew stated, the sewer across from Topside Manor is too shallow so they would have to tie in on 2nd Street, which is a little deeper. If there is more development, may have to go west to the main out by highway. Kent stated, there is not a definitive answer for the parcel on the sewer yet. Andrew stated, when Topside Manor was developed, they tied to the sewer in front of their property. If there is further development west, we need to evaluate the property for depth to tie in sewer. Mayor Showalter asked, if we give county the property, what are our top concerns? I always want to work with county but we have to maintain our interest and cannot make a decision that will hurt city down the road. Jake stated, one concern is if the county decides they want more than just a storage building. Kent stated, we have access to the ponds from the water treatment plant but access between the waste ponds further down could be a concern. Without the rest of the property being developed, I am unsure what utility or other future concerns may come about with property. We do not have many concerns directly west of where manor exists now. Mayor Showalter asked, I would think if we were looking at expansion, we would want to start to the west rather than worry about what is on that sliver of land between the waste ponds and their property. We can have a joint meeting to discuss their request to ensure we can work with them yet maintain our interests. Kent stated, one thing on the south of their property that cannot be seen from aerial is the drainage pond on their property. Mayor Showalter stated, we need to have the aerial available for the joint meeting. Commissioner Artzer asked, does the County own Topside Manor? Kent stated, yes, they do. Mayor Showalter stated, get available dates from them and bring back to commission please.

REPORTS

- A. City Manager - 1.** Manager memo and police monthly activity report for September are in the packet. **2.** Transportation van grant application has been submitted. **3.** The electrical department at the college is moving forward with lighting on Topside Trail. Danny stated, they are working on it daily. Completing the section from Arcade to swim pool by winter, then will move inside park next semester when ground thaws. **4.** Kenton stated, main intersection in Industrial Park is getting destroyed with traffic. We completed some of it but we still have a chunk to replace. I would like to complete this project with funds set aside in CIRF for remaining Cherry Street improvement. If I wait to finish this intersection it will be two years. If a new drive is added to park, will need to complete that intersection at that time. Kent stated, the remaining improvement for Cherry Street is from railroad to 19th Street. Kenton stated, Cherry Street from 19th Street to Highway 24 was deteriorating fast but this section is not deteriorating as fast. If we seal it next year it should last a couple more years. We are trying to work with current traffic in park for the intersection. **5.** Zach stated, the commission previously deemed 1319 Cherry Avenue unfit. We were dealing with property owner who is now deceased. They were going to donate property to landbank but did not complete paperwork. I would like to request bids for demolition on property. On the property at 520 W 16th Street, the foundation has shims and the wall is pulling away on east side, falling under the house. The porch is not connected to ground and windows are not installed properly, along with



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many other items. They want to remodel but it goes back to the 50% value rule. We will have it on agenda for next meeting. **6.** Informing commission the GAC is submitting a grant application to redo dugouts and install permanent fence for main softball field at complex. I included the letter of support I signed on behalf of the city for the application. **7.** The Cemetery Board and Daughters of American Revolution received a grant award to reestablish unknown veterans' section at cemetery. **8.** The city passed pre-application status on the grant for generator at Armory Building for backup 911 sight. We are working with consultant hired by state to start process to submit actual grant application for generator. Application deadline is middle of November.

B. City Commissioners

Vice-Mayor Howard – 1. Have safe Halloween and watch for children.

Commissioner Artzer – 1. I attended the last SCCD meeting and recommend anyone interested to attend. The next meeting is November 12th at 1:30 at old school administration building on Main Street.

Commissioner Myers - 1. No Report

Commissioner Redlin – 1. No Report

C. Mayor Showalter– 1. No Report

ADJOURNMENT WAS HAD ON A MOTION BY Vice-Mayor Howard seconded by Commissioner Artzer. Motion carried by unanimous VOTE; meeting adjourned at 6:00 p.m. Next meeting is scheduled for November 3, 2025.

ATTEST:

Jason Showalter, Mayor

Mary P. Volk, City Clerk

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

3784 AMAZON CAPITAL SERVICES										
13DQ-RGVT-9MPW	1	10/06/25		CLUTCH RELEASE LEVER FORK		11-11-3170		112.86	73180	11/03/25
17K7-69CJ-1C1Y	1	10/29/25		ROLL FILES FOR MAPS		11-09-3120		292.80	73180	11/03/25
19QF-WKDX-CQ7P	1	10/28/25		SEAT COVERS/F150 PICKUP		11-11-3170		134.99	73180	11/03/25
1DGN-FJDX-9L9F	1	10/06/25	21314	GOGGLES/PIPELINE GRANT		36-01-4010		229.80	73180	11/03/25
1GJV-KPCG-JRWV	1	10/21/25		PAPERTOWELS, ENVELOPES, BATTERIS		15-44-3120		83.16	73180	11/03/25
1GJV-KPCG-JRWV	2	10/21/25		PAPER TOWELS		21-42-3120		32.45	73180	11/03/25
1GMH-QXLP-HK1K	1	10/28/25		DOG WASTE BAGS		11-15-3120		42.99	73180	11/03/25
1LJR-MNHN-VYJX	1	10/22/25		TOILET PAPER		15-44-3120		40.36	73180	11/03/25
1ML9-6WLN-K1TL	1	10/21/25		USB ADAPTER		15-40-3120		9.88	73180	11/03/25
1ML9-6WLN-K1TL	2	10/21/25		CELL PHONE BATTERY		11-11-3120		15.75	73180	11/03/25
1ML9-6WLN-K1TL	3	10/21/25		NETWORK PATCH PANELX5/BACKBONE		36-01-4010		159.55	73180	11/03/25
1ML9-6WLN-K1TL	4	10/21/25		NETWORK PATCH CABLESX5/BACKBON		36-01-4010		99.70	73180	11/03/25
1NVK-K1WJ-MWLP	1	10/03/25		WALL MOUNT/FILE FOLDERS		11-17-3130		17.83	73180	11/03/25
1NVK-K1WJ-MWLP	2	10/03/25		UPPER/LOWER STEERING COVER/#7		11-11-3170		32.99	73180	11/03/25

AMAZON CAPITAL SERVICES								1305.11		
2871 AMERICAN FAMILY LIFE										
PR20251017	1	10/17/25		AFLAC CANCER		11-00-0012	N	33.18	3046312	10/24/25 E
PR20251017	2	10/17/25		AFLAC ACCIDENT		11-00-0012	N	58.78	3046312	10/24/25 E
PR20251017	3	10/17/25		AFLAC ACCIDENT		15-00-0012	N	41.28	3046312	10/24/25 E
PR20251017	4	10/17/25		AFLAC ACCIDENT		23-00-0012	N	14.09	3046312	10/24/25 E
PR20251017	5	10/17/25		AFLAC ST DISB		11-00-0012	N	54.30	3046312	10/24/25 E
PR20251017	6	10/17/25		AFLAC ST DISB		15-00-0012	N	65.52	3046312	10/24/25 E
PR20251017	7	10/17/25		AFLAC ST DISB		23-00-0012	N	24.84	3046312	10/24/25 E
PR20251017	8	10/17/25		AFLAC LIFE RIDR		15-00-0012	N	2.76	3046312	10/24/25 E
PR20251017	9	10/17/25		AFLAC LIFE		11-00-0012	N	21.31	3046312	10/24/25 E
PR20251017	10	10/17/25		SPEC HLTH EVENT		11-00-0012	N	24.06	3046312	10/24/25 E
PR20251017	11	10/17/25		SPEC HLTH EVENT		15-00-0012	N	1.98	3046312	10/24/25 E

AMERICAN FAMILY LIFE								342.10		
1389 AMERICAN FID										
PR20251017	1	10/17/25		AF CANCER AT		11-00-0012	N	43.05	3046309	10/24/25 E
PR20251017	2	10/17/25		AF CANCER AT		15-00-0012	N	16.90	3046309	10/24/25 E
PR20251017	3	10/17/25		AF CANCER AT		21-00-0012	N	4.95	3046309	10/24/25 E
PR20251017	4	10/17/25		AF CANCER AT		23-00-0012	N	4.95	3046309	10/24/25 E
PR20251017	5	10/17/25		AMER FID CANCER		11-00-0012	N	140.24	3046309	10/24/25 E
PR20251017	6	10/17/25		AMER FID CANCER		15-00-0012	N	115.00	3046309	10/24/25 E
PR20251017	7	10/17/25		AMER FID CANCER		21-00-0012	N	45.13	3046309	10/24/25 E
PR20251017	8	10/17/25		AMER FID CANCER		23-00-0012	N	13.47	3046309	10/24/25 E
PR20251017	9	10/17/25		AMER FID LIFE		11-00-0012	N	268.04	3046309	10/24/25 E
PR20251017	10	10/17/25		AMER FID LIFE		15-00-0012	N	239.16	3046309	10/24/25 E
PR20251017	11	10/17/25		AMER FID LIFE		21-00-0012	N	71.25	3046309	10/24/25 E
PR20251017	12	10/17/25		AMER FID LIFE		23-00-0012	N	71.25	3046309	10/24/25 E
PR20251017	13	10/17/25		AM FID ACCIDENT		11-00-0012	N	150.85	3046309	10/24/25 E
PR20251017	14	10/17/25		AM FID ACCIDENT		15-00-0012	N	84.75	3046309	10/24/25 E
PR20251017	15	10/17/25		AM FID ACCIDENT		21-00-0012	N	26.18	3046309	10/24/25 E
PR20251017	16	10/17/25		AM FID ACCIDENT		23-00-0012	N	8.72	3046309	10/24/25 E
PR20251017	17	10/17/25		AM FID HOSPITAL		15-00-0012	N	26.99	3046309	10/24/25 E
PR20251017	18	10/17/25		AM FID HOSPITAL		21-00-0012	N	7.97	3046309	10/24/25 E
PR20251017	19	10/17/25		AM FID HOSPITAL		23-00-0012	N	7.96	3046309	10/24/25 E
PR20251017	20	10/17/25		AM FD DISABILTY		11-00-0012	N	101.50	3046309	10/24/25 E

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

			1389	AMERICAN FID						
PR20251017	21	10/17/25		AM FD DISABILTY		15-00-0012	N	18.48	3046309	10/24/25 E
PR20251017	22	10/17/25		AM FD DISABILTY		21-00-0012	N	19.38	3046309	10/24/25 E
PR20251017	23	10/17/25		AF CRITICAL CR		11-00-0012	N	18.86	3046309	10/24/25 E
				AMERICAN FID				-----		
								1505.03		
			1390	AMERICAN FIDELITY						
PR20251017	1	10/17/25		AF MED REIMBURS		11-00-0012	N	547.52	3046310	10/24/25 E
PR20251017	2	10/17/25		AF MED REIMBURS		15-00-0012	N	440.85	3046310	10/24/25 E
PR20251017	3	10/17/25		AF MED REIMBURS		21-00-0012	N	125.00	3046310	10/24/25 E
PR20251017	4	10/17/25		AF MED REIMBURS		23-00-0012	N	62.50	3046310	10/24/25 E
				AMERICAN FIDELITY				-----		
								1175.87		
			1778	APAC, INC.-SHEARS						
8001872993	1	9/15/25		COLD MIX		11-11-3120		1091.26	73181	11/03/25
				APAC, INC.-SHEARS				-----		
								1091.26		
			853	B & H PAVING COMPANY INC.						
2650	1	9/28/25		FOG SEAL STREETS		06-01-3120		4000.00	73182	11/03/25
2650	2	9/28/25		FOG SEAL STREETS		38-01-4020		13346.10	73182	11/03/25
				B & H PAVING COMPANY INC.				-----		
								17346.10		
			3774	B&H PHOTO-VIDEO						
238050257	1	10/16/25		TONER CARTRIDGES		11-02-3120		267.87	73183	11/03/25
				B&H PHOTO-VIDEO				-----		
								267.87		
			374	BLACK HILLS ENERGY						
GEN25-504	1	10/24/25		GAS CHARGES/POWER PLANT		15-40-2100		437.22	73184	11/03/25
GEN25-505	1	10/21/25		GAS CHARGES/POLICE DEPT		11-03-2100		114.65	73184	11/03/25
GEN25-506	1	10/20/25		GAS CHARGES/CEMETERY		11-19-2100		54.20	73184	11/03/25
				BLACK HILLS ENERGY				-----		
								606.07		
			133	BSN SPORTS						
311468987	1	10/15/25	20830	3X22 PICKLEBALL NET		11-23-3060		169.00	73185	11/03/25
				BSN SPORTS				-----		
								169.00		
			2902	CARGILL, INCORPORATED						
2911632249	1	10/29/25	21170	SALT		21-40-3040		5760.00	73186	11/03/25
				CARGILL, INCORPORATED				-----		
								5760.00		
			2015	CONST.NEWENERGY						
4434943	1	10/20/25		GAS CHARGES/CITY SHOP		11-11-2100		2.22	73187	11/03/25
4434970	1	10/20/25		GAS CHARGES/CITY BLDG		15-44-2100		2.66	73187	11/03/25
4434970	2	10/20/25		GAS CHARGES/CITY BLDG		21-40-2100		2.66	73187	11/03/25
				CONST.NEWENERGY				-----		
								7.54		

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4440481	1	10/28/25	600	CONSTELLATION NEWENERGY G GAS CHARGES/SEPTEMBER 2025		15-40-2090		761.23	73188	11/03/25
				CONSTELLATION NEWENERGY G				761.23		
GEN25-500	1	10/22/25	4177	CULLEN, KATHY OVERPAYMENT ON ACCT		15-44-3180		67.40	73189	11/03/25
				CULLEN, KATHY				67.40		
ARTZERSA01	1	10/28/25	172	EKLUND PUBLIC OFFICIAL BOND/ARTZER		11-02-2060		100.00	73190	11/03/25
				EKLUND				100.00		
2719845	1	9/19/25	211	FARM PLAN ARM & HOOK BOLT/MOWER		11-11-3060		194.68	73191	11/03/25
2724934	1	9/29/25		U-JOINT W/SHAFT AND SHINE		11-11-3060		1372.08	73191	11/03/25
2727845	1	10/03/25		SWITCH/HANDLE BAR SWITCH		11-15-3060		13.82	73191	11/03/25
				FARM PLAN				1580.58		
GEN25-499	1	10/24/25	4178	FORD, BRITNEY OVERPAYMENT ON ACCT		15-44-3180		69.72	73192	11/03/25
				FORD, BRITNEY				69.72		
026429582	1	2/02/25	171	GALL'S INC. RETURN/BOOTS		11-03-3160		82.50-	73193	11/03/25
032486615	1	9/09/25	21303	SERVING SINCE/A BROWN		11-03-3160		38.62	73193	11/03/25
032701543	1	9/30/25	21313	RESCUE GLOVES/COAT PIPELINE GR		36-01-4010		1195.82	73193	11/03/25
032822561	1	10/13/25	21313	RESCUE GLOVES/PIPELINE GRANT		36-01-4010		226.72	73193	11/03/25
				GALL'S INC.				1378.66		
9674595724	1	10/14/25	21343	3100 GRAINGER SWIVEL/#79		21-42-3060		104.75	73194	11/03/25
9675569165	1	10/15/25	21343	PIN PULLER/#79 VACTRON		21-42-3060		22.77	73194	11/03/25
9676535777	1	10/15/25	21344	SNAP BUTTON/DOUBLE END /CONCRE		11-11-3120		32.80	73194	11/03/25
9686848012	1	10/24/25	21125	CYL HONE, SPIRAL BRUSH		15-40-3060		663.52	73194	11/03/25
9687310707	1	10/24/25	21125	CYLINDER HONE		15-40-3060		245.99	73194	11/03/25
				GRAINGER				1069.83		
GEN25-495	1	11/03/25	3610	GUYER, JONI R. CEMETERY CARE/NOVEMBER 2025		11-19-2140	M	4073.33	73195	11/03/25
				GUYER, JONI R.				4073.33		
2019-30602	1	11/01/25	3729	GWORK ANNUAL SUBSCRIPTION		11-04-2140		1250.00	73196	11/03/25
2019-30602	2	11/01/25		ANNUAL SUBSCRIPTION		15-44-2140		31750.00	73196	11/03/25
2019-30602	3	11/01/25		ANNUAL SUBSCRIPTION		36-01-4030		3000.00	73196	11/03/25

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GWORK								36000.00			
2893 HELENA CHEMICAL CO.											
41220081	1	10/20/25		BATTLESHIP & UNISON		11-15-3040		663.83	73197	11/03/25	
41220081	2	10/20/25		BATTLESHIP & UNISON		11-23-3120		221.27	73197	11/03/25	
HELENA CHEMICAL CO.								885.10			
236 HERL CHEVROLET-BUICK CO.											
5007008	1	10/10/25		CABLE KIT/#7		11-11-3170		171.88	73198	11/03/25	
HERL CHEVROLET-BUICK CO.								171.88			
391 HOOVER LUMBER											
367239	1	9/30/25		2X8X12 BOARDS, FRAME BLADE		11-11-3120		71.11	73200	11/03/25	
367258	1	9/30/25		CLEARWELD EPOXY		15-40-3060		24.84	73200	11/03/25	
367319	1	10/01/25		DRILL SET 14 PC		15-42-3020		16.34	73200	11/03/25	
367362	1	10/02/25		SAW BLADE, BATTERY, GRINDER		21-42-3020		394.82	73200	11/03/25	
367497	1	10/06/25		POWERSTICK BATTERY, HAMMERDRIL		11-11-3020		378.00	73200	11/03/25	
367508	1	10/06/25		DRILL BIT & SPADE BIT		15-42-3020		17.36	73200	11/03/25	
367530	1	10/07/25		LED A19/GULICK PARK LIGHT POLE		11-15-3120		17.98	73200	11/03/25	
367829	1	10/14/25		REBAR 5/8" X 20'		11-11-4050		343.80	73200	11/03/25	
367834	1	10/14/25		RETURN/2X6X8 SPF		38-01-4020		22.71	73200	11/03/25	
367835	1	10/14/25		SPF 2X8X16 BOARDS W/RETURN		38-01-4020		45.45	73200	11/03/25	
367837	1	10/14/25		LED A19 100W PARK LIGHTS		11-15-3120		8.99	73200	11/03/25	
367879	1	10/15/25		NUTS & BOLTS		23-41-3120		12.01	73200	11/03/25	
368130	1	10/20/25		2X12X12 BOARDS		11-11-3120		50.38	73200	11/03/25	
368169	1	10/21/25		4X4X8 TREATED BOARD		15-42-3050		20.08	73200	11/03/25	
368179	1	10/21/25		NUTS & BOLTS		23-41-3120		1.01	73200	11/03/25	
39656	1	9/30/25		18A3010 WATER FILTER		15-40-3060		158.05	73200	11/03/25	
K66988	1	9/24/25		COMPOSITE SHIMS 8" 12PK		15-40-3030		2.62	73200	11/03/25	
K66988	2	9/24/25		PRY BAR KIT		15-40-3030		20.70	73200	11/03/25	
HOOVER LUMBER								1606.25			
1733 IN THE CAN LLC											
GEN25-503	1	11/03/25		SOLID WASTE CONTRACT/NOVEMBER		30-01-2220		46028.00	73201	11/03/25	
IN THE CAN LLC								46028.00			
3249 INTERNAL REVENUE SERVICE											
PR20251017	1	10/17/25		FED/FICA TAX		11-00-0011	N	13898.41	3046313	10/24/25	E
PR20251017	2	10/17/25		FED/FICA TAX		15-00-0011	N	7224.74	3046313	10/24/25	E
PR20251017	3	10/17/25		FED/FICA TAX		21-00-0011	N	884.21	3046313	10/24/25	E
PR20251017	4	10/17/25		FED/FICA TAX		23-00-0011	N	902.29	3046313	10/24/25	E
INTERNAL REVENUE SERVICE								22909.65			
1072 KANSAS PAYMENT CENTER											
PR20251017	1	10/17/25		INCOME WITHOLD		11-00-0012	N	96.46	3046308	10/24/25	E
PR20251017	2	10/17/25		INCOME WITHOLD		15-00-0012	N	461.54	3046308	10/24/25	E
KANSAS PAYMENT CENTER								558.00			

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				3999 KANSAS TURNPIKE AUTHORITY						
5724042	1	10/19/25		JV TRANSPORT		11-03-2190		5.39	73202	11/03/25
5724042	2	10/19/25		CONDE TRAINING		11-03-2190		2.39	73202	11/03/25
				KANSAS TURNPIKE AUTHORITY				-----		
								7.78		
				3392 KLING, JAKE D.						
GEN25-496	1	11/03/25		ATTORNEY/NOVEMBER 2025		11-02-2140	M	5250.00	73203	11/03/25
				KLING, JAKE D.				-----		
								5250.00		
				865 KS DEPT TAX						
PR20251017	1	10/17/25		STATE TAX		11-00-0011	N	2263.53	3046307	10/24/25 E
PR20251017	2	10/17/25		STATE TAX		15-00-0011	N	1231.30	3046307	10/24/25 E
PR20251017	3	10/17/25		STATE TAX		21-00-0011	N	141.05	3046307	10/24/25 E
PR20251017	4	10/17/25		STATE TAX		23-00-0011	N	140.59	3046307	10/24/25 E
				KS DEPT TAX				-----		
								3776.47		
				523 KS PUBLIC EMP. RETIREMENT						
PR20251017	1	10/17/25		KPERS		11-00-0012	N	2585.36	3046306	10/24/25 E
PR20251017	2	10/17/25		KPERS		15-00-0012	N	2271.21	3046306	10/24/25 E
PR20251017	3	10/17/25		KPERS		21-00-0012	N	223.78	3046306	10/24/25 E
PR20251017	4	10/17/25		KPERS		23-00-0012	N	223.77	3046306	10/24/25 E
PR20251017	5	10/17/25		KPERS II		11-00-0012	N	2128.85	3046306	10/24/25 E
PR20251017	6	10/17/25		KPERS II		15-00-0012	N	1480.43	3046306	10/24/25 E
PR20251017	7	10/17/25		KPERS II		21-00-0012	N	105.44	3046306	10/24/25 E
PR20251017	8	10/17/25		KPERS II		23-00-0012	N	105.44	3046306	10/24/25 E
PR20251017	9	10/17/25		KPERS III		11-00-0012	N	4653.83	3046306	10/24/25 E
PR20251017	10	10/17/25		KPERS III		15-00-0012	N	1550.22	3046306	10/24/25 E
PR20251017	11	10/17/25		KPERS III		21-00-0012	N	300.37	3046306	10/24/25 E
PR20251017	12	10/17/25		KPERS III		23-00-0012	N	301.30	3046306	10/24/25 E
PR20251017	13	10/17/25		KPERS D&D		11-00-0012	N	596.33	3046306	10/24/25 E
PR20251017	14	10/17/25		KPERS D&D		15-00-0012	N	337.48	3046306	10/24/25 E
PR20251017	15	10/17/25		KPERS D&D		21-00-0012	N	40.08	3046306	10/24/25 E
PR20251017	16	10/17/25		KPERS D&D		23-00-0012	N	40.13	3046306	10/24/25 E
				KS PUBLIC EMP. RETIREMENT				-----		
								16944.02		
				4167 MERCHANT MCINTYRE & ASSOC						
199-2025-09	1	8/15/25		SEPTEMBER 25 RETAINER FEE		32-01-2200		10000.00	73204	11/03/25
199-2025-11	1	10/15/25		NOVEMBER 2025 RETAINER FEE		32-01-2200		5000.00	73204	11/03/25
				MERCHANT MCINTYRE & ASSOC				-----		
								15000.00		
				2104 NATIONWIDE TRUST CO. FSB						
PR20251017	1	10/17/25		NATIONWIDE TRST		11-00-0012	N	575.00	3046311	10/24/25 E
PR20251017	2	10/17/25		NATIONWIDE TRST		15-00-0012	N	265.00	3046311	10/24/25 E
				NATIONWIDE TRUST CO. FSB				-----		
								840.00		
				3502 O'REILLY AUTO PARTS						
5617-270897	1	10/08/25		TWIST BRUSH		11-11-3020		15.99	73205	11/03/25

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				O'REILLY AUTO PARTS				15.99	
GEN25-497	2401 PAW WASH								
	1	11/03/25		ANIMAL CONTROL/NOVEMBER 2025		11-05-2140		2100.00	73206 11/03/25

				PAW WASH				2100.00	
GEN25-501	3759 PRAIRIESPRINGS HOSPITALIT								
	1	11/03/25		SALES TAX REIMB		28-01-2050		13038.77	73207 11/03/25

				PRAIRIESPRINGS HOSPITALIT				13038.77	
PR20251017	1683 PRINCIPAL MUTUAL LIFE INS								
	1	10/17/25		PRIN. MUTUAL		11-00-0012	N	107.20	73175 10/24/25
PR20251017	2	10/17/25		PRIN. MUTUAL		15-00-0012	N	287.01	73175 10/24/25

				PRINCIPAL MUTUAL LIFE INS				394.21	
17468	3901 RELENTLESS LLC								
	1	10/17/25	21320	DESERT SNOW INOVATION/SPRINGER		25-01-2170		699.00	73208 11/03/25

				RELENTLESS LLC				699.00	
				1442 S & T COMMUNICATIONS, INC					
11045479	1	11/01/25		ALARMS		15-44-2180		39.18	73209 11/03/25
11045479	2	11/01/25		ALARMS		23-41-2180		13.06	73209 11/03/25
11045479	3	11/01/25		ALARMS		11-17-2180		12.15	73209 11/03/25
11045479	4	11/01/25		ALARMS		21-40-2180		13.31	73209 11/03/25

				S & T COMMUNICATIONS, INC				77.70	
				407 SALINA SUPPLY COMPANY					
S100276817.001	1	10/05/25	20971	24" DROPIN METER LID 7.5/WALNU		38-01-4080		1965.86	73210 11/03/25
S100285815.007	1	10/27/25	21007	8 X 13" MJ ANCHOR CPLG/DLAO		38-01-4080		311.19	73210 11/03/25
S100292645.001	1	10/08/25	21167	36X42" GALV METER CAN X 2		21-42-3050		721.00	73210 11/03/25
S100292645.001	2	10/08/25	21167	42X42" TALL GALVANIZED X 1		21-42-3050		413.14	73210 11/03/25
S100292645.001	3	10/08/25	21167	SHIPPING		21-42-3050		1006.94	73210 11/03/25
S100292979.001	1	10/13/25	21168	2X18" MTR YOKE W BYPASS/HOSPIT		38-01-4080		3335.81	73210 11/03/25

				SALINA SUPPLY COMPANY				7753.94	
GEN25-498	2265 SCHERMERHORN, KATHY								
	1	11/03/25		ANIMAL CONTROL/NOVEMBER 2025		11-05-2140	M	1500.00	73211 11/03/25

				SCHERMERHORN, KATHY				1500.00	
				413 SCHLOSSER, INC.					
13955	1	10/15/25		CONCRETE/INDUSTRIAL PARK		11-11-4050		5940.00	73212 11/03/25
13979	1	10/21/25		CONCRETE/BILLED R COOPER		11-11-3120		675.50	73212 11/03/25
13980	1	10/21/25		CONCRETE/12TH & SHERMAN		11-11-3120		271.25	73212 11/03/25

				SCHLOSSER, INC.				6886.75	
				421 SHARE CORPORATION					

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				421 SHARE CORPORATION						
319684	1	10/16/25		GRANULAR WEED CONTROL		21-40-3040		2939.26	73213	11/03/25
319873	1	10/20/25	21169	4 1/2" CUTOFF WHEELS		21-42-3120		394.00	73213	11/03/25

				SHARE CORPORATION				3333.26		
				427 SHORES NAPA						
370947	1	9/25/25		BROOM		11-11-3020		53.97	73217	11/03/25
371103	1	9/26/25		STRAIT LINE		11-11-3120		11.99	73217	11/03/25
371105	1	9/26/25		FUEL FILTER/#81		11-11-3060		28.67	73217	11/03/25
371307	1	9/29/25		CIRCUIT BREAKER, OUTLET		15-42-3060		50.12	73217	11/03/25
371362	1	9/29/25		SEALANT/HIGH TEMP		15-40-3060		55.50	73217	11/03/25
371405	1	9/30/25		OIL FILTER		11-06-3170		4.38	73217	11/03/25
371424	1	9/30/25		YELLOW WIRE NUTS		15-42-3120		26.14	73217	11/03/25
371493	1	9/30/25		PLUG/UNIT 11 & 2		11-03-3170		2.18	73217	11/03/25
371532	1	10/01/25		PLIER & PLIER HOLDERS		11-11-3020		21.98	73217	11/03/25
371716	1	10/02/25		FILTERS/#10,30,58		11-11-3060		152.72	73217	11/03/25
371761	1	10/02/25		1 3/8 CRBD MTL TTH 3 PK		15-40-3020		34.88	73217	11/03/25
372048	1	10/06/25		RIVET KIT		11-11-3020		104.14	73217	11/03/25
372048	2	10/06/25		SPARK PLUG, PAINT PENS, FUSE		11-11-3060		28.22	73217	11/03/25
372071	1	10/06/25		SCREWS		15-42-3050		1.00	73217	11/03/25
372101	1	10/06/25		SCREWS, WASHERS, BOLTS		15-42-3120		21.58	73217	11/03/25
372266	1	10/07/25		SPRINKLER		21-42-3050		4.99	73217	11/03/25
372336	1	10/08/25		MOWER BELT/Z735M JD		11-15-3060		18.23	73217	11/03/25
372337	1	10/08/25		GLOVES		15-40-3120		17.00	73217	11/03/25
372386	1	10/08/25		4 & 6 POUND HAMMERS		11-11-3020		186.98	73217	11/03/25
372494	1	10/09/25		ELBOWS		11-17-3060		14.97	73217	11/03/25
372550	1	10/09/25		DISPOSABLE GLOVES, UTIL BLADES		15-40-3120		31.10	73217	11/03/25
372550	2	10/09/25		DRIVER KIT		15-40-3020		339.56	73217	11/03/25
372550	3	10/09/25		SUPER TRIM ADH-YELLOW		15-40-3120		39.92	73217	11/03/25
372637	1	10/10/25		505 X 2		11-11-3060		19.48	73217	11/03/25
372670	1	10/10/25		BATTERY/#11		11-03-3170		151.99	73217	11/03/25
372691	1	10/10/25		KNIFE		15-42-3020		16.61	73217	11/03/25
372824	1	10/13/25		WORK GLOVES X 2		21-40-3120		55.98	73217	11/03/25
372897	1	10/13/25		GLOVES		11-11-2310		5.99	73217	11/03/25
373193	1	10/15/25		PLUGS/#9 & 4		11-03-3170		3.96	73217	11/03/25
373218	1	10/16/25		CONCRETE SAW BLADE		11-11-3120		109.99	73217	11/03/25
373268	1	10/16/25		TURBO NOZZLE		21-42-3120		147.98	73217	11/03/25
373300	1	10/16/25		BLOW GUN, ADAPTER, OIL,BRUSH		11-11-3060		69.88	73217	11/03/25
373404	1	10/17/25		WIPER BLADES/#6		11-03-3170		74.17	73217	11/03/25
373457	1	10/17/25		PAINT MARKERS, DIAMOND CUP		11-11-3120		114.46	73217	11/03/25
373461	1	10/17/25		WHEEL LUG STUD, LUG NUT/#58		11-11-3060		53.81	73217	11/03/25
373509	1	10/18/25		REAR WIPER BLADE/#6		11-03-3170		10.49	73217	11/03/25
373633	1	10/20/25		SWAY BAR LINK, OIL/#57		11-15-3170		68.87	73217	11/03/25
373667	1	10/20/25		INSULATED GLOVES X 2		21-42-3120		51.98	73217	11/03/25
373698	1	10/20/25		FITTING		15-42-3120		2.16	73217	11/03/25
373701	1	10/20/25		GAUGE AND ADAPTER		21-42-3060		41.19	73217	11/03/25
373753	1	10/21/25		DISPOSABLE GLOVES		23-41-3120		52.92	73217	11/03/25
373859	1	10/21/25		1/2 PLUGS/REMOVAL OF EQUIPMENT		11-03-3170		3.75	73217	11/03/25
373908	1	10/22/25		GAUGES		11-11-3030		36.03	73217	11/03/25
373908	2	10/22/25		GLOVES & KNEE PAD		11-11-2310		80.15	73217	11/03/25
373908	3	10/22/25		PLIERS & PLIERS HOLDER		11-11-3020		31.27	73217	11/03/25
374020	1	10/23/25		CEMENT		15-42-3120		28.33	73217	11/03/25
374061	1	10/23/25		GRAY, RED, HARDENER, CUPS		11-11-3170		457.18	73217	11/03/25

INVOICE NO	LN	DATE	PO NO	REFERENCE	CD	GL ACCOUNT	1099	NET	CHECK	PD	DATE
427 SHORES NAPA											
374080	1	10/23/25		CORK, GLOVES, FREEZE PLUGS		15-40-3120		95.95	73217	11/03/25	
374106	1	10/23/25		FREEZE PLUGS		15-40-3060		.27	73217	11/03/25	
374130	1	10/23/25		SAFETY HOOK & LATCH, WASHERS		11-15-3020		12.73	73217	11/03/25	
374187	1	10/24/25		BROOM, 3/8-16 PLUG TAP		11-11-3120		82.46	73217	11/03/25	

SHORES NAPA								3130.25			
438 STANION WHOLESALE ELECTRI											
5964119-00	1	10/15/25	21275	125 AMP 50/50/30/20 GFCI		15-42-3050		436.00	73218	11/03/25	
5973672-00	1	9/23/25	21281	DISTRIBUTION MATERIALS		15-42-3050		664.41	73218	11/03/25	
5973672-01	1	9/23/25	21281	DISTRIBUTION MATERIALS		15-42-3050		622.94	73218	11/03/25	
5973672-02	1	9/23/25	21281	DISTRIBUTION MATERIALS		15-42-3050		234.90	73218	11/03/25	
5973672-03	1	9/23/25	21281	DISTRIBUTION MATERIALS		15-42-3050		111.95	73218	11/03/25	

STANION WHOLESALE ELECTRI								2070.20			
2159 TRIPLETT INC											
GEN25-502	1	11/03/25		SALES TAX REIMB		28-01-2060		7045.41	73219	11/03/25	

TRIPLETT INC								7045.41			
3568 UNDERGROUND VAULTS											
1057096	1	3/27/24		SHRED SERVICE		11-03-2140		47.00	73220	11/03/25	
1067140	1	5/21/24		SHRED SERVICE		11-03-2140		47.00	73220	11/03/25	

UNDERGROUND VAULTS								94.00			
2784 USD # 352											
GEN25-503	1	11/03/25		SCHOOL SALES TAX		11-02-2050		40497.76	73221	11/03/25	

USD # 352								40497.76			
2895 VISION CARE DIRECT ADM.											
PR20251017	1	10/17/25		VISION CARE DIR		11-00-0012	N	202.77	73176	10/24/25	
PR20251017	2	10/17/25		VISION CARE DIR		15-00-0012	N	120.62	73176	10/24/25	
PR20251017	3	10/17/25		VISION CARE DIR		21-00-0012	N	14.82	73176	10/24/25	

VISION CARE DIRECT ADM.								338.21			
640 WAL*MART											
01677	1	10/06/25		BATTERIES 2032/4 PACK		15-42-3120		8.68	73222	11/03/25	
02577	1	9/30/25		OFFICE/CLEANING SUPPLIES		15-42-3120		214.90	73222	11/03/25	
02665	1	10/16/25		OFFICE & CLEANING SUPPLIES		15-44-3120		130.78	73222	11/03/25	
04853	1	10/03/25		OFFICE/CLEANING SUPPLIES		15-40-3120		174.35	73222	11/03/25	

WAL*MART								528.71			
2899 WEAR PARTS & EQUIP CO											
69109	1	10/21/25		GUTTER BROOMS & TUBE/ST SWEEPE		11-11-3060		1485.57	73223	11/03/25	

WEAR PARTS & EQUIP CO								1485.57			
4171 WI SCTF											

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

PR20251017	1	10/17/25		4171 WI SCTF							
				WI CHILD SUPPOR		11-00-0012	N	299.07	73177	10/24/25	
				WI SCTF				-----			
									299.07		
PR20251017	1	10/17/25		4175 WI SCTF R&D FEES							
				WI R&D FEE		11-00-0012	N	65.00	73178	10/24/25	
				WI SCTF R&D FEES				-----			
									65.00		

				***** REPORT TOTAL *****					280007.65		

JRN L ID/ ACCOUNT NUMBER	OTHER NUMBER/ ACCOUNT TITLE	OTHER REFERENCE/ REFERENCE	DEBIT	CREDIT	BANK #
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PAYROLL					
07-01-5030	SELF INSUR BCBS STOP LOSS PYMT	STOP LOSS 10/21	2,634.43		
07-00-0001	SELF INSUR CASH	STOP LOSS 10/21		2,634.43	1
07-01-5030	SELF INSUR BCBS STOP LOSS PYMT	STOP LOSS 10/28	7,011.38		
07-00-0001	SELF INSUR CASH	STOP LOSS 10/28		7,011.38	1
15-00-0010	ELECTRIC A/C PAYABLE	CC FEES	7,274.37		
15-00-0001	ELECTRIC CASH	CC FEES		7,274.37	1
Journal Total :			16,920.18	16,920.18	
Sub Total			16,920.18	16,920.18	
** Report Total **			16,920.18	16,920.18	

FUND	NAME	DEBITS	CREDITS
07	SELF INSURANCE	9,645.81	9,645.81
15	ELECTRIC UTILITY	7,274.37	7,274.37
TOTALS		16,920.18	16,920.18

** 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	9,645.81	9,645.81-
07-01-5030	SELF INSUR BCBS STOP LOSS PYMT	9,645.81	.00	9,645.81
15-00-0001	ELECTRIC CASH	.00	7,274.37	7,274.37-
15-00-0010	ELECTRIC A/C PAYABLE	7,274.37	.00	7,274.37
		=====	=====	=====
	TRANSACTION TOTALS	16,920.18	16,920.18	.00



PAYROLL REGISTER

ORDINANCE #2025-P21

10/24/2025

<u>DEPARTMENT</u>	<u>GROSS PAY</u>
GENERAL	62,879.56
ELECTRIC	33,748.17
WATER	4,007.58
SEWER	4,013.50
TOTAL	<u>104,648.81</u>

PASSED AND SIGNED THIS _____ DAY OF _____, 2025

CITY CLERK

MAYOR



AGENDA ITEM

CITY COMMISSION COMMUNICATION FORM

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

DATE: November 3, 2025

ITEM: Ordinance 1804 - An Ordinance to rezone 603 and 605 Clark Avenue (2ND ADDN TO GOODLAND, BLOCK 42, Lot 17 - 24.) from C-1 to R-2.

NEXT STEP: Motion to Approve

☒ ORDINANCE
☐ MOTION
☐ INFORMATION

I. REQUEST OR ISSUE:

Zone Change Request – Request to change zoning from "C-1" General Business district to "R-2" Residential—Multifamily district for 603 and 605 Clark Avenue a/k/a/ 2ND ADDN TO GOODLAND, BLOCK 42, Lot 17 - 24..

II. RECOMMENDED ACTION / NEXT STEP:

Motion to approve the proposed Ordinance

III. FISCAL IMPACTS:

None

IV. BACKGROUND INFORMATION:

The applicant and owner, Kendal & Jacque Cooper, owns a lot located at 603 Clark Avenue & 605 Clark Avenue in the Commercial Business District "C-1". The applicant would like to rezone the property to develop 2 duplexes on the lot. This is one parcel of land it will have 2 addresses due to the development of the duplexes if the rezoning is approved. One for each structure.

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

- A. Character of the neighborhood.
- B. Consistency with the comprehensive plan and regulations of the City of Goodland.
- C. Adequacy of public utilities and other needed public services.
- D. Suitability of the uses to which the property has been restricted under its existing zoning.
- E. Compatibility of the proposed district classification with nearby properties.
- F. The extent to which the zoning amendment may detrimentally affect nearby property.
- G. Whether the proposed amendment provides a disproportionately great loss to the individual land owners nearby relative to the public gain.

Notice of public hearing was published in the Goodland Star News.

Notice of public hearing and of their right to file protest petitions was also mailed to all owners of real property within 300 feet of the property proposed to be rezoned. The notice was sent to 18 property owners.

COMPATIBILITY with the SURROUNDING DEVELOPMENT:

Zoning

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

EAST - "C-1" General Business district

SOUTH - "C-1" General Business district.

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

Land Use

NORTH - Residential

EAST - vacant

SOUTH - Cell tower - commercial

WEST - Residential

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



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

- A. Character of the neighborhood.** – The character of the neighborhood is mainly residential although it has been zoned C-1. Across the Alley to the east is more of a Commercial district where business have been operating for many years. Everything to the North and West of this property is developed into single family residential.
- B. Consistency with the comprehensive plan and regulations of the City of Goodland** – It isn't consistent with what is already developed around the area. However, it would be a great buffer to have higher density residential to split the commercial from the residential districts.
- C. Adequacy of public utilities and other needed public services** – All utilities are accessible.
- D. Suitability of the uses to which the property has been restricted under its existing zoning** – The use that is being requested is not a permissible use in its current zoning district. This would help put a dent into the housing need for the community for years to come.
- E. Compatibility of the proposed district classification with nearby properties** – There is a split of uses around this property. There are commercial and residential uses within the 300 feet of the property. It would be a buffer from the commercial to the single-family districts surrounding the property requesting the zoning change.
- F. The extent to which the zoning amendment may detrimentally affect nearby property** – I see no detrimental effect to any of the neighboring properties. It should only increase the value of the neighborhood.
- G. Whether the proposed amendment provides a disproportionately great loss to the individual land owners nearby relative to the public gain** – This will be a long-term gain for the public as it is addressing housing needs within the community.

I have spoken with 2 property owners within the 300 Foot radius of the property after sending out the variance notice public hearing letters.

- 1. Dale & Anne Melton – Didn't understand the request. Once explained he saw no issues with what the applicant is wanting to do.
- 2. Sandra Tim – Asking what the change was for. Once explained had no comments or concerns at this time.



At their meeting on October 21, the Planning Commission held a public hearing on the proposed rezoning. Two neighbors did contact Building Official Hildebrand; but there were no negative comments received. At the conclusion of the hearing, the Planning Commission unanimously recommended approval of the rezoning. The reasons put forth by the Planning Commission was:

- 1) Good to have a buffer and/or transition from commercial to single family residential.
- 2) Goodland needs additional housing
- 3) Commercial lot has only been used for equipment storage in the past.

RECOMMENDED MOTION: I move to approve Ordinance 1804 that changes the zoning for 603 and 605 Clark Avenue from C-1 to R-2.

ALTERNATE MOTION: I move to disapprove Ordinance 1804 that would deny the zone change request for 603 and 605 Clark Avenue from C-1 to R-2.

ATTACHMENTS:

- 1. **Application**
- 2. **Map**



Agenda Item No. _____

Meeting Date: Tuesday October 21, 2025

**CITY OF GOODLAND
PLANNING COMMISSION
MEETING AGENDA ACTION/DISCUSSION ITEM**

AGENDA ITEM TITLE: RZ2025-1002 603 & 605 Clark Avenue, Goodland, KS a/k/a 2ND ADDN TO GOODLAND, BLOCK 42, Lot 17 - 24.

Background

The applicant and owner, Kendal & Jacque Cooper, owns a lot located at 603 Clark Avenue & 605 Clark Avenue in the Commercial Business District “C-1”. The applicant would like to rezone the property to develop 2 duplexes on the lot. This is one parcel of land it will have 2 addresses due to the development of the duplexes if the rezoning is approved. One for each structure.

The applicant proposes to have the lot of land as described above to be rezoned from “C-1” to “R-2” to allow the use of multiple residences on a single lot.

Sec. 19-1608. - Matters to be considered for zoning district amendments.

In order to recommend approval or disapproval of a proposed zoning district amendment, the Planning Commission shall consider the following matters:

- A.** Character of the neighborhood.
- B.** Consistency with the comprehensive plan and regulations of the City of Goodland.
- C.** Adequacy of public utilities and other needed public services.
- D.** Suitability of the uses to which the property has been restricted under its existing zoning.
- E.** Compatibility of the proposed district classification with nearby properties.
- F.** The extent to which the zoning amendment may detrimentally affect nearby property.
- G.** Whether the proposed amendment provides a disproportionately great loss to the individual land owners nearby relative to the public gain.

Staff Comments

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

- A. Character of the neighborhood.** – The character of the neighborhood is mainly residential although it has been zoned C-1. Across the Alley to the east is more of a Commercial district where business have been operating for many years. Everything to the North, West, and South of this property is developed into single family residential.



- B. Consistency with the comprehensive plan and regulations of the City of Goodland –**
It isn't consistent with what is already developed around the area. However, it would be a great buffer to have higher density residential to split the commercial from the residential districts.
- C. Adequacy of public utilities and other needed public services –** All utilities are accessible.
- D. Suitability of the uses to which the property has been restricted under its existing zoning –** The use that is being requested is not a permissible use in its current zoning district. This would help put a dent into the housing need for the community for years to come.
- E. Compatibility of the proposed district classification with nearby properties –** There is a split of uses around this property. There are commercial and residential uses within the 300 feet of the property. It would be a buffer from the commercial to the single family districts surrounding the property requesting the zoning change.
- F. The extent to which the zoning amendment may detrimentally affect nearby property –** I see no detrimental affect to any of the neighboring properties. It should only increase the value of the neighborhood.
- G. Whether the proposed amendment provides a disproportionately great loss to the individual land owners nearby relative to the public gain –** This will be a long term gain for the public as it is addressing housing needs within the community.

I have spoken with 2 property owners within the 300 Feet radius of the property after sending out the variance notice public hearing letters.

1. Dale & Anne Melton – Didn't understand the request. Once explained he saw no issues with what the applicant is wanting to do.
2. Sandra Tim – Asking what the change was for. Once explained had no comments or concerns at this time.

Staff presents proposed motion

RECOMMENDED MOTION: I move to approve the rezoning of 1612 Montana Avenue from "R-1" Single-Family Residential to "C-1" Commercial Business District.



Property outlined in red

Green – C-1

White – R-1

Red – R-2



Property outlined in red



ORDINANCE NO. 1804

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

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

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

Zone changed from “C-1” General Business District, to “R-2” Residential – Multifamily district for property legally described and generally located as follows:

00000 Clark Avenue, Goodland, KS 67735 a/k/a
2ND ADDN TO GOODLAND, BLOCK 42, Lot 17 - 24.

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

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

PASSED AND ADOPTED this 3rd day of November, 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

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

DATE: November 3, 2025

ITEM: Ordinance 1805 - An Ordinance to rezone 1612 Montana Avenue from R-1 to C-1.

NEXT STEP: Motion to Approve

☒ ORDINANCE
☐ MOTION
☐ INFORMATION

I. REQUEST OR ISSUE:

Zone Change Request – Request to change zoning from "R-1" Residential—Single-family and two-family district to "C-1" General business district for 1601 Kansas Avenue a/k/a SHARP'S ADDN TO GOODLAND, BLOCK 11, Lot 3 - 4.

II. RECOMMENDED ACTION / NEXT STEP:

Motion to approve the proposed Ordinance

III. FISCAL IMPACTS:

None

IV. BACKGROUND INFORMATION:

The applicant, J J Howard, owns the property at 1612 Montana Avenue, SHARP'S ADDN TO GOODLAND, BLOCK 11, Lot 3 - 4. The applicant requests to change the zoning to build a storage building of appropriate size for the property.

Proposed Zone District in the Code

Sec. 19-455. - "C-1" General business district.

1. Intent: The intent of this district is to provide a zone for those commercial uses which are intensive in nature and which require large lots and direct access to major streets.



2. Permitted Uses: Generally, automobile and implement sales, lumber yards, contractor's yards, offices, neighborhood retailing and similar uses are permitted. For a general listing of permitted and conditional uses see Article V of these regulations. The permitted uses will be determined based **on compatibility with** other uses permitted in the district and with uses listed in Article V.

3. Conditional Uses: For a general listing of conditional uses, see Article V.

4. Intensity of Use Regulations:

A. Minimum Lot Area: 6,000 square feet.

Minimum Lot Width: 60 feet.

5. Height Regulations: Maximum Structure Height: 45 feet.

6. Parking Regulations: See Article VII, Off-Street Parking and Loading Regulations.

7. Sign Regulations: See Article IX, Sign Regulations.

8. Floodplain Regulations: See Article X, Floodplain Regulations.

9. Yard Regulations: Except as modified by the provisions of Article VI, minimum yard depths shall be as follows:

A. Front Yard: 25 feet.

B. Side Yard: 10 feet if abutting a residential district; otherwise, no side yard is required.

C. Rear Yard: 20 feet if abutting a residential district; otherwise, 5 feet.

10. Use Limitations:

A. Exterior Storage: Except as otherwise permitted by these regulations or during permitted construction on any tract, all exterior storage of equipment, raw materials or finished products shall be fully screened from the view of adjacent parcels and streets by a solid screen fence at least six (6) feet in height.

Screening and enclosure required for permitted outdoor storage shall be by means of a fence, wall or berm, in combination with landscaping, designed to create a minimum of seventy-five (75) percent opacity. Crates, boxes, trailers, tanks or other temporary storage facilities shall not be considered appropriate screening materials. Outdoor storage shall not interfere with the required and/or approved operation of the site, including but not limited to traffic circulation, parking, open space or aesthetics.

The permitted display of merchandise for sale to the public shall be permitted provided that the merchandise for sale shall be displayed in any required set back, or interfere with pedestrian or vehicular access to parking.

B. Exterior Lighting: Off-street light fixtures shall be shaded so that no direct



light is cast upon any residential property and so that no glare is visible to any traffic on any public street.

11. Site Plan Review: Development in the "C-1" District shall be subject to site plan review requirements and procedures.

(Ord. No. 1467, § 1(Art. 4), 12-3-01)

Chapter 19 of the Goodland Municipal Code provides in Section 19-501 a Use table. The use table of this section provides a tabular summary of the land use types allowed within each base zoning district. The table is intended for reference and does not necessarily reflect all of the regulations that may apply to particular uses or districts. In the event of conflict between the use regulations of Article V and the zoning district regulations of Article IV, the text of the zoning district regulations shall prevail.

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

- A. Character of the neighborhood.
- B. Consistency with the comprehensive plan and regulations of the City of Goodland.
- C. Adequacy of public utilities and other needed public services.
- D. Suitability of the uses to which the property has been restricted under its existing zoning.
- E. Compatibility of the proposed district classification with nearby properties.
- F. The extent to which the zoning amendment may detrimentally affect nearby property.
- G. Whether the proposed amendment provides a disproportionately great loss to the individual land owners nearby relative to the public gain.

Notice of public hearing was published in the Goodland Star News on September 23, 2025.

Notice of public hearing and of their right to file protest petitions was also mailed to all owners of real property within 300 feet of the property proposed to be rezoned. The notice was sent to 24 property owners.



COMPATIBILITY with the SURROUNDING DEVELOPMENT:

Zoning

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

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

SOUTH - "C-1" General Business district.

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

Land Use

NORTH - Residential

EAST - Residential

SOUTH - Residential dwelling

WEST - Residential

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

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

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

- A. Character of the neighborhood.** - The character of the neighborhood is mainly residential although it has been zoned C-1 on the southern half of most of these blocks in the area. Along 17th Street there are private shops, heavy-duty mechanic shops as well as storage units within a short distance.
- B. Consistency with the comprehensive plan and regulations of the City of Goodland** - It is consistent as it isn't going to be spot zoned. It will touch other "C-1" Zoned properties just moves the zone split a little further to the north then where it is currently.
- C. Adequacy of public utilities and other needed public services** - Electrical, Water and Sewer, have been provided to this lot in the past. Condition of lines will need to be checked before use. No utility improvements other than repairs will need to occur to make use of the property.
- D. Suitability of the uses to which the property has been restricted under its existing zoning** - The use that is being requested in not a permissible use in its current zoning district.



- E. Compatibility of the proposed district classification with nearby properties** – There is a split of uses around this property. There are commercial and residential uses within the 300 feet of the property. There are also Light Industrial Zoned properties in the near vicinity.
- F. The extent to which the zoning amendment may detrimentally affect nearby property** – This may potentially reduce the property values of the residential neighborhoods. This will slightly increase the traffic for the area due to it being a vacant lot used for storage. It should not increase the traffic so much as to need a traffic study.
- G. Whether the proposed amendment provides a disproportionately great loss to the individual land owners nearby relative to the public gain** – It will be a gain for the build for the short-term use to allow more individuals to stay within Goodland during the construction projects. Long term public gain would be seeing the lot being developed and not just left as a vacant lot.

The neighbors' opinions will be key here. After notices were sent, staff was not contacted. Staff will update at the meeting if written comments are received.

Planning Commission held the public hearing on October 21, 2025. After consideration, the Planning Commission recommended approval of the proposed Ordinance to change the zoning district for 1612 Montana Av.

RECOMMENDED MOTION: I move to approve Ordinance 1805 that approves the zone change request for 1612 Montana Avenue from R-1 to C-1.

ALTERNATE MOTION: I move to disapprove Ordinance 1805 that would approve the zone change request for 1612 Montana Avenue from R-1 to C-1.

ATTACHMENTS:

1. **Application**
2. **Map**



Agenda Item No. _____

Meeting Date: Tuesday October 21, 2025

**CITY OF GOODLAND
PLANNING COMMISSION
MEETING AGENDA ACTION/DISCUSSION ITEM**

AGENDA ITEM TITLE: RZ2025-1001 1612 Montana Avenue, Goodland, KS a/k/a SHARP'S
ADDN TO GOODLAND, BLOCK 11, Lot 3 - 4.

Background

The applicant and owner, JJ Howard, owns a lot located at 1612 Montana Avenue in the Single-Family Residential District “R-1”. The applicant would like to rezone the property to apply for a variance to put in a temporary RV Park during the construction projects. Due to the current zoning of the property the temporary RV Park would not be a permissible use.

The applicant proposes to have the lot of land as described above to be rezoned from “R-1” to “C-1” to allow the use of a temporary RV Park.

Sec. 19-1608. - Matters to be considered for zoning district amendments.
In order to recommend approval or disapproval of a proposed zoning district amendment, the Planning Commission shall consider the following matters:

- A. Character of the neighborhood.
- B. Consistency with the comprehensive plan and regulations of the City of Goodland.
- C. Adequacy of public utilities and other needed public services.
- D. Suitability of the uses to which the property has been restricted under its existing zoning.
- E. Compatibility of the proposed district classification with nearby properties.
- F. The extent to which the zoning amendment may detrimentally affect nearby property.
- G. Whether the proposed amendment provides a disproportionately great loss to the individual land owners nearby relative to the public gain.

Staff Comments

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

- A. **Character of the neighborhood.** – The character of the neighborhood is mainly residential although it has been zoned C-1 on the southern half of most of these blocks in the area. Along 17th Street there are private shops, heavy-duty mechanic shops as well as storage units within a short distance.



- B. Consistency with the comprehensive plan and regulations of the City of Goodland –**
It is consistent as it isn't going to be spot zoned. It will touch other "C-1" Zoned properties just moves the zone split a little further to the north then where it is currently.
- C. Adequacy of public utilities and other needed public services –** Electrical, Water and Sewer, have been provided to this lot in the past. Condition of lines will need to be checked before use. No utility improvements other than repairs will need to occur to make use of the property.
- D. Suitability of the uses to which the property has been restricted under its existing zoning –** The use that is being requested is not a permissible use in its current zoning district.
- E. Compatibility of the proposed district classification with nearby properties –** There is a split of uses around this property. There are commercial and residential uses within the 300 feet of the property. There are also Light Industrial Zoned properties in the near vicinity.
- F. The extent to which the zoning amendment may detrimentally affect nearby property –** This may potentially reduce the property values of the residential neighborhoods. This will slightly increase the traffic for the area due to it being a vacant lot used for storage. It should not increase the traffic so much as to need a traffic study.
- G. Whether the proposed amendment provides a disproportionately great loss to the individual land owners nearby relative to the public gain –** It will be a gain for the build for the short term use to allow more individuals to stay within Goodland during the construction projects. Long term public gain would be seeing the lot being developed and not just left as a vacant lot.

Image 1 - Shows the surrounding Zoning Districts

I have spoken with 0 property owners within the 300 Feet radius of the property after sending out the variance notice public hearing letters.

Staff presents proposed motion

RECOMMENDED MOTION: I move to approve the rezoning of 1612 Montana Avenue from "R-1" Single-Family Residential to "C-1" Commercial Business District.



Image 1 – Property outlined in red
Green – C-1
White – R-1
Yellow I-1

Image 2



Property outlined in Red



ORDINANCE NO. 1805

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

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

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

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

1612 MONTANA AVE, Goodland, KS 67735 a/k/a
SHARP'S ADDN TO GOODLAND, BLOCK 11, Lot 3-4.

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

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

PASSED AND ADOPTED this 3rd day of November, 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

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

DATE: November 3, 2025

ITEM: Resolution 2025-30 to Set Public Hearing for 520 W. 16th St

NEXT STEP: Set the time and place for a public hearing

☐ ORDINANCE
☒ MOTION
☐ INFORMATION

I. REQUEST OR ISSUE:

The Enforcing Officer is presenting information regarding the dilapidated state of the structure at 520 w. 16th Street on November 3, 2025. By Resolution 2025-30 the governing body will set a time and place for a public hearing to be held. The current state of the home would put it past the 50% of the current value of the structure to bring back into a habitable condition.

IV. BACKGROUND INFORMATION:

General lack of maintenance – decaying siding, rotting structural members, inadequate foundation

On October 18, 2010 Fire Chief/Building Inspector Brian James brought this property to the governing body as an unfit structure for a public hearing. During the public hearing it was noted that letters were returned and there was not a good address for the property owners. Resolution 1329 was adopted declaring the structure as unfit. There was a 90 day deadline to have the property brought into compliance.

After the 90 day was up the property was brought back to the governing body. The property owner did show up stating she would like to just use the property as storage. She did not want to demolish it because they wanted to use it still. She did state that they would fix up the outside and paint the house and fix the windows and doors. The Governing Body stated “we want houses in goodland for residential purposes not storage.” The governing body did end up allowing the property owner



to work out a timeline with Fire Chief/Building Inspector Brian James.

Any further documentation is unable to be located.

A couple months ago the current proeprty owners came to turn on utilities. The system flagged the address to notify the Building Inspector before turning them on. I went over to perform an inspection on the property. There was work occuring on the structure without permits being pulled. I informed the proeprty owner that the areas of concern were the foundation and bottom plates of the structure.

A FULL report of what would need to be made was sent to the "property owner" via email. No mailing address was given when asked for one. The Open Records show that a different individual is the owenr of the structure. This could be due to a delay in the updating of information or due to the lack of registering the proeprty in the deeds office after purchasing the property. After sending the list of repairs that would need to be made I have had no further contact from the individual claiming they are the property owners.

Due to the elements being allowed in the building for an extended period of time in the early 2000's that allowed water to enter the structure and rot out the floor joists and the bottom sil plate on the north side fo the structure. On the East side of the structure it appears that the sewer was leaking at one pooint and caused the ground under the foundation of the sturcture to become weak and allwoed for the movement of the foundation wall away from the structure. For approximately 15 feet it varies anywhere from a half inch to over 4 inches off the bottom sil plate. That is what transfers the load of the building to the foundation.

This structure is currently valued at \$1,560.00. The repairs needed to be made on the structure to make it habitable would be nearly impossible to complete for \$780.00.

III. FISCAL IMPACTS:

If the owner fails to complete the repairs of the structure in the timeframe given by the governing body there will be additional costs for the city to clean up, repair or remove the structure.

II. RECOMMENDED ACTION / NEXT STEP:

Staff is recommending to set the public hearing on by resolution 2025-30.



RESOLUTION NO. 2025-30

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

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

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

That a hearing will be held on the **15th day of December, 2025**, before the governing body of the city at **5:00 o'clock p.m. MST** at the City Commission Chambers, 204 W 11th, 2nd Floor; Goodland, Kansas, at which the owner, his or her agent, any lien holders of record, any occupant and any other parties in interest, as that term is defined by law, of the structure located at:

SHARP'S ADDN TO GOODLAND, BLOCK 1, Lot 9

also known as **520 West 16th Street**, may appear and show cause why such structure should not be condemned as an unsafe or dangerous structure and ordered repaired or demolished.

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

Adopted this 3rd day of November, 2025.

J. J. Howard, Vice-Mayor

ATTEST:

Mary P. Volk, City Clerk



CITY COMMISSION COMMUNICATION FORM

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

DATE: 11/3/2025

ITEM: Sewer main rehab project

NEXT STEP: Approve proposal

☐ ORDINANCE
☒ MOTION
☐ INFORMATION

- I. **REQUEST OR ISSUE:** The purpose of this project is to rehabilitate (i.e., slip-line) four (4) existing sewer mains within the City of Goodland sewer collection system as well as completing section point repairs on three (3) other locations as well as some service repair and manhole rehabilitation.
- II. **RECOMMENDED ACTION / NEXT STEP:**
Johnson Controls has presented the proposal. Superintendent Thornburg will present additional information at meeting.
- III. **FISCAL IMPACTS:**
City has funds set aside in CIRF (Capital Improvement Reserve Fund) for sewer line maintenance. \$80,000 at the end of 2025. Another \$40,000 transferred in 2026. Project proposal includes all items on spreadsheet except for last one listed – between 8th & 10th St. between Washington & Eastridge Av. – for \$77,000. Adding the last one listed (as an alternate) would bring it to \$97,000.
- IV. **BACKGROUND INFORMATION:**
Project developed as a result of annual projects to inspect and camera sections of sewer mains within Goodland. See attachment for scope of work and locations of various repairs.

Staff is checking with vendor on the schedule for work on the project. Estimate is spring 2026.



V. **LEGAL ISSUES:** None

VI. **CONFLICTS OR ENVIRONMENTAL ISSUES:**

SUMMARY AND ALTERNATIVES:

Commission may take one of the following actions:

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



Goodland, KS - CCTV Report 2025

Location	Line Size	Pipe Length	MH#s	Note	Rehab	Rating	Estimated Cost
				Mobilization			\$10,000
Kansas Ave between 8th & 9th st	8	315.1	119 - 120	Hole in Pipe	PRP		\$3,000
13th St between Main & Broadway Ave	8	326.2	157 - 156	Service Repair and PRP needed	PRP		\$3,000
16th st between Center & Main ave	8	424.6	143 - 144	Holes, Cracks and Offsets	Flush Pit/CIPP		Flush Pit only \$4000
Between E 12th & 11th St, Between Broadway & Clark Ave	8	520.2	176 - 175	Flush pit	MH		\$4,000
E 16th St between Clark & Caldwell Ave	8	434.8	166 - 167	Flush pit, broken service 396'	ServiceRepair/MH		\$4,000
10th St & Cherry Ave	8	144.7	213 - 212	PRP with service reinstate	PRP		\$5,000
Between E 10th St, Between Broadway & Clark Ave	8	524	180 - 179	Cross bore, patch, C/O	CIPP		\$22,000
E 15th St between Broadway & Clark Ave	8	426.4	164 - 165	Broken pipe and protruding tap	CIPP		\$22,000
E 16th St between Broadway & Clark Ave	8	98	164 - 165	Broken service @ 390'	Service Repair		
Between 8th & 10th St Between Washington & Eastridge Ave	8	400.6	262 - 263	Broken pipe , roots	CIPP		\$20,000
Severity							\$97,000
Average							
Heavy							
Severe							