



CITY COMMISSION AGENDA

MONDAY, FEBRUARY 2, 2026

204 W. 11TH ST. – 5:00 P.M.

JASON SHOWALTER– MAYOR
JJ HOWARD – VICE MAYOR
SARAH ARTZER – COMMISSIONER
BROOK REDLIN – COMMISSIONER
ANGIE CLOYD – COMMISSIONER

1. CALL TO ORDER

- A. Roll Call
- B. Pledge of Allegiance

- B. City Commissioners
- C. Mayor

2. PUBLIC HEARING

None this meeting.

10. ADJOURNMENT

- A. Next Regular Meeting is Tuesday, February 17, 2026

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.)

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.

4. CONSENT AGENDA

- A. 01/05/2026 Commission Meeting Minutes
- B. Appropriation Ordinances 2026-03; 2026-03A; and 2026-P03

5. PRESENTATIONS & PROCLAMATIONS

- A. Bert Mosier – SCCD update. Jessica Dinkel – SCCD Tourism update.

6. ORDINANCES AND RESOLUTIONS

- A. Resolution 2026-01 Set Public Hearing for 517 Sherman Av. – Environmental Code

7. FORMAL ACTIONS

- A. Sherman County – Warranty Deed for portion of property on west side of Topside Manor
- B. Lease Agreement – Office Area at Airport Terminal
- C. Orion upgrade for Tie Substation to Power Plant, Unit 10 PLC upgrade
- D. Purchase Police Vehicle – Replace K9 Vehicle
- E. 321 Broadway – Transfer Property to USD352 for costs incurred by city.

8. DISCUSSION ITEMS

None this meeting.

9. REPORTS

- A. City Manager
 - (1) Manager Memo
 - (2) Schedule City Facilities Tour.
 - (3) Update on Properties – Building Official

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

MEMORANDUM

TO: Mayor Showalter and City Commissioners
FROM: Kent Brown, City Manager
DATE: February 2, 2026
SUBJECT: Agenda Report

3. Consent Agenda:

- A. 1-20-2026 Commission Meeting Minutes
- B. Appropriation Ordinances 2026-03; 2026-03A; 2026-P03

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

4. PRESENTATIONS & PROCLAMATIONS

- A. Bert Mosier – SCCD update. Jessica Dinkel – SCCD Tourism update.

5. Ordinances and Resolutions:

A. Resolution 2026-01 Set Public Hearing for 517 Sherman Av. – Environmental Code

The Enforcing Officer is presenting information regarding the environmental nuisance at 517 Sherman Avenue on February 2, 2026. By Resolution 2026-01 the governing body will set a time and place for a public hearing to be held.

RECOMMENDED MOTION: "I move that we not approve Resolution 2026-01 to set a public hearing on March 2, 2026 for 517 Sherman Av. regarding environmental code violations."

6. Formal Actions

A. Sherman County – Warranty Deed for portion of property on west side of Topside Manor

Per request from Sherman County Commissioners, this property on west side of Topside Manor would be deeded over to Sherman County in order to build a storage building for the Manor.

RECOMMENDED MOTION: "I move that we approve the Warranty Deed for portion of the parcel on the west side of Topside Manor and authorize the Mayor to sign."

B. Lease Agreement – Office Area at Airport Terminal

Proposed Agreement to lease office area – Room #10 – at Airport Terminal building. Agreement is dependent on lessee paying for utility connections to have water/sewer extended for a sink in the office area. Lessee intends to operate a barber shop at location. City Attorney Kling is reviewing the lease agreement – if any changes – will present them at the meeting.

RECOMMENDED MOTION: *“I move that we approve the lease agreement for Room #10 at the Airport Terminal building with Cynthia Bohl and authorize the Mayor to sign.”*

C. Orion upgrade for Tie Substation to Power Plant, Unit 10 PLC upgrade

Requesting approval to upgrade, dated Orion system that we use to communicate from our Tie Substation to the Power Plant control room. Also, the upgrade to Unit 10's PLC to control room. We are having issues with the Tie Sub, and have no access to Unit 10.

RECOMMENDED MOTION: *“I move that we approve the proposed upgrades to the Tie Substation to Power Plant and the Unit 10 PLC.”*

D. Purchase Police Vehicle – Replace K9 Vehicle

Chief Erhart will review proposal from Dan Brenner Ford for a new police vehicle and JR Audio for outfitting the vehicle.

RECOMMENDED MOTION: *“I move that we award the bid to Dan Brenner Ford for 45,650.00 with ballistic door panel and delivery to J R Audio (Garden City, KS) to finish outfitting the vehicle at 23,534.98, at a total of \$69,248.98.”*

E. USD352- Transfer of property

The city purchased 321 Broadway at Sheriff Sale. City paid \$500 for the purchase of the property. The Quiet Title process cost the City \$3,150.14 to complete. USD352 Board has agreed to reimburse the city for the costs associated with the property. Intention of USD352 is to move the house that the school district owns in the 1200 block of Cherry Av. to 321 Broadway so that it can still be used as housing for new teachers / employees coming to the district.

RECOMMENDED MOTION: *“I move that we approve to transfer the Deed for 321 Broadway to USD352 for the costs the city has incurred and authorize the Mayor to sign.”*

8. Reports:

A. City Manager

- Manager Memo
- Schedule City Facilities Tour
- Update on Properties – Building Official

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

January 20, 2026

5:00 P.M.

Mayor Jason Showalter called the meeting to order with Vice-Mayor J. J. Howard, Commissioner Angie Cloyd, Commissioner Sarah Artzer and Commissioner Brook Redlin responding to roll call.

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

Mayor Showalter led Pledge of Allegiance

PUBLIC COMMENT

CONSENT AGENDA

A. 01/205/26 Commission Meeting Minutes

B. Appropriation Ordinances: 2026-02, 2026-02A and 2026-P02

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

ORDINANCES AND RESOLUTIONS

A. Ordinance 1814: Text Amendment Section 19-501 Use Table – RV Parks in Residential Zoning Districts – Conditional Use

– Kent stated, this ordinance was given to Planning Commission for consideration. Last fall we had a citizen come to meeting asking issue be considered. Owners of two RV parks also came to meeting to discuss concerns. There are three ordinances regarding this topic. Planning Commission reviewed and had concerns over different criteria. There have been variance requests for RV parks in commercial lots that do not meet two-acre requirement, but those properties were not that much smaller than the two acres and were commercial lots. They held public hearing on this issue January 13th. After the hearing, the Planning Commission unanimously approved the recommendation to NOT approve the ordinances. RV park standards are in Section 19-502, Sub-section (T). The City Commission asked Planning Commission to review consideration of conditional use permit, with same requirements in residential zone as in commercial zone. When Planning Commission considered sixteen criteria in Sub-section (T) eight of them were significant issues for residential areas and/or would be difficult to meet in order to qualify for a conditional use permit. The criteria and concern are as follows:

- **Criteria #2 Minimum tract size shall a minimum of two (2) acres and shall be in one (1) ownership.** There are not many residential lots that are 2 acres or more. Anything less would require a variance.
- **Criteria #4 All yards landscaped.** Could become an issue on vacant lots in town that do not have sod or landscaped.
- **Criteria #5 Minimum width of a recreational vehicle space shall be 25 feet. The space shall be so designed to provide space for parking both the recreational vehicle and towing vehicle off the roadway. No recreational vehicle unit shall be closer than 10 feet to any other adjacent unit, structure or roadway, and all spaces shall have direct access to the roadway. No unit shall be placed closer than 30 feet to any of the development property lines, and the 10 feet nearest the property line shall be permanently maintained as a sodded and/or landscaped area. RV parks shall contain a minimum of 1,000 square feet for each trailer and provide an area for the vehicle used to move it to park when unhooked. Camping space must be no less than 500 square feet.**

Setback is 30 feet from any of the property lines. The 30-foot requirement is tough for a lot of residential properties per the Commission.

- **Criteria #7 Lighting.** All RV Park roadways shall be lighted from dusk to dawn in a proper and sufficient manner, as provided by the plat for construction and with approval of the planning commission and governing body of the city. All RV parks shall be provided with general outdoor lighting with a minimum of 0.3-foot candles of general illumination. All roadways on a residential lot lighted – could be an issue for neighbors.
- **Criteria #9 Water supply.** Provisions relating to the water supply in RV parks in the city shall be as follows:
 - **Required.** An accessible, safe and potable supply of water as approved by the health officer shall be provided in each park. If city water is available to the park, it shall be used;
 - **(b) Layout.** The size and location of water mains and fire hydrants shall be in accordance with the fire code of the city, and with approval of the city building official;
 - **(c) Service connections.** Individual water service connections shall be provided at each RV space. Such connections shall be located at least four inches above ground surface, at least three-quarters inch in diameter and equipped with a three-quarters inch valve outlet. The outlet shall be protected from surface water flooding and all pipes shall be protected against freezing. Below ground shutoff valves may be used but stop and waste valves shall not be used. When service connections are provided for recreational vehicle spaces they shall comply with the above requirements. Service connections to install. Capacity if a number of connections are added in a short space were the main concerns.

- **Criteria #10 Sewage disposal.** Provisions relating to sewage disposal in RV parks shall be as follows:
 - **Individual sewer connections.** Sewer connections shall be provided for each recreational vehicle space in accordance with this code. If individual connections are provided for recreational vehicles, they shall be of similar construction;
 - **(b) Design.** Any sewage system connection to the city sewer system shall be in accordance with all applicable requirements of this code;
 - **(c) RV parks.** Shall provide sanitary stations for the sole purposes of removing and disposing of wastes from holding tanks in a clean, efficient and convenient manner. Individual sewer connections – proved to be a key issue in the variance at the fairgrounds. Possibility of sewer dumping on a residential lot was seen as a major health hazard that could occur even with sewer connection or disposal station available.

- **Criteria #11 Garbage and refuse.** Provisions for garbage and refuse storage, collection and disposal shall be maintained so as to create no health hazards, rodent harborage, insect breeding areas, accident hazards or air pollution, and all garbage and refuse storage areas that uses can or barrel type containers, shall be properly screened from public view, and shall comply with the requirements of the city. Additional trash collection was a possible concern for neighbors; especially if only the current number of trash containers in the alleys were used.
- **Criteria #13 Electricity.** A weather proof 50/30/20-amp surface mount RV power outlet box shall be provided for each recreational vehicle space. All electrical wiring shall comply with applicable provisions of the electrical code of the city. No power lines shall be permitted to lie on the ground. All electric wiring must be underground in RV parks. Sufficient capacity to provide power in certain residential areas was a concern. In addition, cost to install underground as well as protect the service connection were raised as issues.

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In addition, there are four other issues which could become issues with residential zoning for the neighbors or individual. With twelve of the sixteen criteria causing issues the Planning Commission voted unanimously that the city commission not approve changes to the ordinance pertaining to RV parks. We have added three parks in commercial districts for RV parking. Commissioner Artzer asked, have we weathered the storm of people coming in needing places? Kent stated, there is no pressure now. It does not mean there will not be another wave of people coming in. Jeremy Cloyd has been a conduit for people finding places to live and he indicated he has had to find eleven places. There are still places to rent. Mayor Showalter stated, Matt we appreciate the Planning Commission and the review we asked of you. It is not always timely but it needs to be done. Thank you for the efforts you and the Planning Commission put in on this issue. You have put in additional hours and it is a volunteer service. Commissioner Artzer asked, if we do not approve the ordinances and move on, nothing will change? Kent stated, correct. Commissioner Cloyd asked, what about RV's currently parked in residential areas? Kent stated, they will have to follow code. We have not been enforcing code at the direction of commission until the review was complete. When the Planning Commission submits a recommendation to the Commission, by code commission may adopt such recommendation; override the recommendation by a 2/3 vote of the City Commission membership, which would require four to vote in favor; or return recommendation to Planning Commission with statement specifying the basis for the City Commission's failure to approve or disapprove. Mayor Showalter stated, we have asked them to review and received their recommendation. I feel there is no need to send issue back. Appointments to the Planning Commission are citizens educated in area and we trust them to research decisions being made. We do not want or have time to do the job. I feel we need to support the recommendation of the Planning Commission. Vice-Mayor Howard asked, can we allow RVs in residential areas remain until they leave town? Jake stated, no they have to follow code like other citizens. Kent stated, we have to give them a timeline or they can request a variance but we have to follow code. Mayor Showalter stated, the good thing about living in a small community is I feel we can work with people, but every day we do not enforce a law on the books we put staff in a bad spot. If we choose not to approve, staff will get it taken care of in timely manner. Commissioner Artzer asked, can a residential lot request a variance? Jake stated, you seek a variance when you do not meet requirements of code and want to remain non-compliant. Commissioner Artzer stated, I agree we follow recommendation of Planning Commission to not change code. **ON A MOTION** by Vice-Mayor Howard to approve Ordinance 1814: Text Amendment Section 19-501 Use Table – RV Parks in Residential Zoning Districts – Conditional Use. **Motion died for lack of second.**

B. Ordinance 1815: Text Amendment Section 19-502(T) Use Standards – RV Parks in Residential Zoning Districts –ON A MOTION by Vice-Mayor Howard to approve Ordinance 1815: Text Amendment Section 19-502(T) Use Standards – RV Parks in Residential Zoning Districts. **MOTION died for lack of second.**

C. Ordinance 1816: Amending Section 9-111 to Amend Used of RV Parks in Residential Districts – Kent stated, this is one section of code that would need changed if Commission approved previous ordinances. **ON A MOTION** by Vice-Mayor Howard to approve Ordinance 1816: Amending Section 9-111 to Amend Used of RV Parks in Residential Districts. **MOTION died for lack of second.**

FORMAL ACTIONS

A. Annual Airport CIP Planning Documents – Darin Neufeld, EBH Engineering stated, we have two action items that need approved under this item. First item is the 5-year CIP the commission approves annually. Airport board reviewed the plan and recommends commission approval. First

project in plan is replace underground storage tanks. The Board feels projects two through four are higher priority; however, project two and three have to be done by Tech Op's. They are very understaffed and will not review our project for five years. We do not want to lose our annual allocation so need to include on project list. Item one and five will be addressed first. The tanks are going to be replaced with above ground tanks so fuel is always available and do not need to transport fuel by tank everywhere. The annual plan has to include \$1.5M in projects to get our \$150,000 annual allocation. If you do not use the annual allocation, you can bank money for four years. If you have a project that exceeds \$600,000, then have to see if you can get discretionary money from FAA. With current project list, you are not in jeopardy of losing annual allocation. The City received approval to proceed to design and construct SRE building at airport. When the City bought SRE, you had allocations of BIL money so no need to get discretionary funding. Allocation of BIL money is terminated, so the city only receives \$150,000 annual allocation. We would like to go ahead and apply for KDOT aviation grant for the underground fuel tank project which is also a 90/10 split. This would allow us to complete tanks a year sooner and bank money in our account with FAA. The Commission needs to approve annual CIP, then we are requesting permission to apply for KDOT grant for tanks which is due by January 30th. Mayor Showalter asked, why is ILS such an issue, we have had numerous problems with it? Darin stated, Goodland was fortunate to get ILS, but over time GPS came along which many pilots can utilize. There is discussion how long ILS will be out there without a commercially operated airport. They will either decide to take it out or abandon. We found out with PAPI project equipment is antiquated. If the extension project is done, we have to move ILS. However, if we move it, we are unsure they will put it back. They will have a design for it. It has been a discussion for the last four to five years for non-commercial airports. Mayor Showalter asked, can project get kicked far enough down road that we may not have to deal with it? Darin stated, it is a possibility. Commissioner Artzer asked, is there a cost with KDOT grant? Darin stated, no, it is an online application at no charge. **ON A MOTION by Mayor Showalter to approve the 5-Year Annual Airport CIP Document seconded by Vice-Mayor Howard. MOTION carried on a VOTE of 5-0. ON A MOTION by Vice-Mayor Howard to approve application to KDOT Aviation for underground fuel tank grant seconded by Commissioner Cloyd. MOTION carried on a VOTE of 5-0.**

- B. EBH Engineering Contract: SRE Building AIP Grant-** Darin stated, we are looking at 60' x 40' building to house all equipment. We have been working with staff and have started design on project. It will have minimal heat and water, but no restroom. Location of building is next to fire department. Commissioner Redlin asked, is floor concrete? Darin stated, yes and we are considering an add alternate to bid floor heat and see where price comes in. Deadline for application is May 1st. **ON A MOTION by Commissioner Redlin to approve the engineering contract with EBH for the AIP SRE Building Grant seconded by Commissioner Artzer. MOTION carried on a VOTE of 5-0.**
- C. Cooperative Agreement with KYLE Railroad to submit BUILD grant Application –** Kent stated, this is follow-up from discussion at last meeting for the KYLE Railroad to seek BUILD grant application. If agreement is approved, the city commits to submitting the BUILD grant application on behalf of the KYLE Railroad. If the grant is awarded, the city will execute the agreement with USDOT and pass through all grant reimbursement requests for the benefit of the KYLE Railroad, as well as other information requested by USDOT. Agreement was reviewed by Jake, with no additional recommendations. Commissioner Artzer asked, why did they pick Goodland? Kent stated, we are on railroad but I did not ask what other communities were asked. Genifer House, Citizen stated, as a point of interest John Golden was original President of KYLE Railroad and all originating information on it is housed in telephone building. **ON A MOTION by Commissioner**

Redlin to approve the Cooperative Agreement with KYLE Railroad to submit BUILD Grant application **seconded by** Vice-Mayor Howard. **MOTION carried on a VOTE of 5-0.**

- D. Master Service Agreement: KMEA Mid-States** – Kent stated, to complete requirements of the EDA grant application, a preliminary engineering plan to extend appropriate amount of power to the Industrial Park for the proposed grain/mill commercial bakery by Golden Waves of Grain is needed. KMEA Mid-States will complete the preliminary engineering plan according to charges in task order to be developed as set out in the Master Service Plan. Dustin reviewed the plan and no additions. This is agreement to move forward. They already provided initial information we needed for grant. Mayor Showalter stated, this is another step in direction needed for economic development in industrial park. **ON A MOTION by** Vice-Mayor Howard to approve the Master Service Agreement: KMEA Mid-States **seconded by** Commissioner Cloyd. **MOTION carried on a VOTE of 5-0.**
- E. Municipal Judge Contract** – Kent stated, LeAnn Taylor served as Municipal Judge and Municipal Court Clerk since 1990. She retired end of 2025 and we have split her duties with staff. We need to contract Municipal Judge services. LeAnn is willing to provide services under a contractual basis. She has reviewed the contract. Commissioner Artzer asked, this is just for municipal judge services? Kent stated, that is correct. Commissioner Artzer asked, who is doing clerical duties? Kent stated, a current employee on staff. Mayor Showalter stated, we need to recognize LeAnn for her service to the community. **ON A MOTION by** Mayor Showalter to approve the Municipal Judge Contract with LeAnn Taylor **seconded by** Commissioner Redlin. **MOTION carried on a VOTE of 5-0.**
- F. Industrial Park Lots 1, 2, 7 and 8 in Block 3: Purchase Agreement** – Kent stated, the development group that has announced the grain mill and commercial bakery plant to be built in the industrial park is requesting that all four lots owned by the city in block 3 be included in the agreement to transfer to Golden Waves of Grain. All streets have been improved to concrete. They currently own lots on east side. Initially looked at lots 2 and 7 because needed to build actual plant but would like additional warehousing so also requesting lots 1 and 8. They would have all 8 lots. Mayor Showalter asked, you are seeking approval to complete paperwork at this time, right? Is there something in contract that if nothing is done or project falls through that land reverts to city? Kent stated, that was part of discussion. However, in original plat there is a 20' railroad right of way which is no longer applicable we are asking them remove. Also, in building the plant they are going to merge all lots into one lot so not dealing with setbacks. There will be a plat amendment or replat for Planning Commission then City Commission. Once lots are merged there will be no returning lots to the city. If they go ahead and merge lots, that is another indication they are able to build plant and move forward. **ON A MOTION by** Mayor Showalter to proceed with paperwork for purchase agreement to transfer Lots 1, 2, 7 and 8 in Block 3 of Industrial Park to Golden Waves of Grain **seconded by** Commissioner Redlin. **MOTION carried on a VOTE of 5-0.**

DISCUSSION

- A. USD352** – Bill Biermann, USD 352 Superintendent stated, the school is gearing up for new Technical Education building. We own a house across from high school that we use for recruitment and would like to move to new location. If we can move house to an available property we can continue to use it for recruitment. I approached Kent about property city has available that we can use to move house. He indicated 321 Broadway that was purchased from Sheriff Sale. You had costs to get quiet title and we will incur costs to deed in our name. School Board discussed briefly and I indicated to them we are also looking at other lots for best efficiency. Commissioner Artzer asked, the quiet claim process is complete? Kent stated, yes in December. Mayor Showalter asked, are there any other lots available for them? Kent stated, this is only lot we have in residential zone.

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Mayor Showalter stated, I am in favor we work with them. Commissioner Cloyd stated, it makes sense that we do not tear down a good house. Bill stated, we believe it will cost about \$50,000 to move house and if demolish it will cost about \$15,000. We believe it will be a benefit to move the house; we do not want to fill up landfill. Consensus of commission is to partner with school on project. Kent stated, we discussed the purchase price of lot was \$500 and cost for quiet title was \$3,150. Mayor Showalter asked, where will funds go back? Mary stated, my recommendation is in the reserve for nuisance properties.

REPORTS

- A. City Manager -** 1. Manager memo is in the packet. 2. December month end financial report, Police Monthly Activity report and the Fourth Quarter Financial Statement are in the packet. 3. Conner Hampton called State for update on MIH application. They are making announcements in two weeks so we will know at that time. This is for the five duplexes by Topside Manor. 4. Zach stated, 404 Harrison and 1319 Cherry demolitions are complete. On 621 W 17th Street, we agreed to a 60-day extension. Commissioner Redlin asked, is there progress on property? Zach stated, yes, even more progress since last meeting. 5. In last packet you were informed of a couple incidents with fire hydrants. We had another incident by Troy and water is off from church because of damage. Neal's crew is putting fire hydrant back together and hope to have service back on in morning. We also had vandalism at baseball property. Danny stated, three weeks ago someone vandalized concession stand, this weekend someone kicked in four of five doors. Nothing was taken but they destroyed the doors. We have been working to get it shut it up. We also had some wind damage we are trying to address. 6. Two officers graduated from law enforcement academy Friday and will continue FTO training.
- B. City Attorney: Open Meetings Act Information** – Jake Kling gave annual presentation for Kansas Open Meetings Act (KOMA). Jake provided guidelines the commission need to follow as an elected official. Jake stated, my job is to define boundaries for commission. Commission is governed by KOMA from a meeting standpoint. KOMA applies when a meeting is held. A meeting is defined as a gathering by a majority of governing body, with interactive communication discussing affairs of public entity. A meeting can also occur by responding to group emails or text messages, or creating a serial meeting which is when there is a discussion between two commissioners who then relay the information to other commissioners. Intent is to be as open and transparent as possible. Many times, there is no intention but affairs of the entity are discussed. Be aware of communication that takes place and how you communicate to fellow commissioners. There are additional points commission needs to keep in mind. You need to keep city stuff in your city email. If you are found in violation of law, we have to submit all information. If you use private email for city information, that information also has to be submitted. The city is not required to put out notice of meetings, but if someone requests notice, we are required to provide information. You are not required to have an agenda or packet but if you do, and it is available at open meeting, it is subject to open meetings law. If you are looking at information in a public meeting, it is subject to open meeting law. When you have executive sessions, there are statutory requirements that allow discussion of certain items for certain period of time behind closed doors. Intent of session is to keep topic behind closed doors. If you go into executive session, you only discuss item for statutory exception; you cannot discuss other matters. If not following law, a citizen can report situation to Attorney General's office for investigation. They will ask for information for which we have to comply to determine if violation. At end of day, follow the rules and you will be fine. There will be times when something comes up that needs to be discussed later or in executive session, if fits criteria. I do not want you to ask me in an open meeting how we would get sued if we did a certain thing. If you have question,

communication needs to go through Kent, Mary or myself. Anything discuss in executive session is not to be discussed outside of that session. You can take action on the item, but do not discuss or violate discussion.

C. City Commissioners

Vice-Mayor Howard – 1. No Report

Commissioner Artzer – 1. Thank you for nice Christmas party, good job. **2.** Member of community reached out about ICE and what our plans are if they come into community to do their job. It is a citizen concern. Jason stated, I am not notified prior to them coming into the community. Media is portraying extreme measures. Jake stated, City Police are guided by local and State laws. The Federal government enforces federal laws. We enforce our laws and cannot control what federal government does. The citizens need to understand constitutional rights and who has authority to enforce rights. We have laws for a reason. Kent stated, when it comes to immigration, it is not local authority to enforce. It has come up in past and we contact governing authority responsible for it. Jason stated, nothing has changed. We have no authority to detain someone for a federal detainer. If someone commits a crime and are in our custody, we are obligated to contact the federal agency if it comes up.

Commissioner Cloyd - 1. No Report

Commissioner Redlin – 1. Thanks for the Christmas party.

D. Mayor Showalter– 1. Thank you Kent for leading discussion on RV issue the last few months. You were very tactful in how you dealt with issue.

ADJOURNMENT WAS HAD ON A MOTION BY Mayor Showalter seconded by Vice-Mayor Howard. Motion carried by unanimous VOTE; meeting adjourned at 6:42 p.m. Next meeting is scheduled for February 2, 2026.

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				

3784 AMAZON CAPITAL SERVICES										
17Q7-VKM6-QW1F	1	1/26/26		GLOVES		11-15-3120		24.56	73526	2/02/26
17Q7-VKM6-QW1F	2	1/26/26		WHITE OUT		11-02-3120		16.89	73526	2/02/26
17Q7-VKM6-QW1F	3	1/26/26		55 GAL TRASHBAGS/WASTE BAGS		11-15-3120		97.59	73526	2/02/26
17Q7-VKM6-QW1F	4	1/26/26		BALLFIELD/DOOR ALARMS		11-23-3060		48.99	73526	2/02/26
17Q7-VKM6-QW1F	5	1/26/26		1.5" DIGITAL FREEZE FLOW METER		11-11-3060		46.55	73526	2/02/26
19HX-XNTM-3FFC	1	1/26/26	260120-03	GUY WIRE KIT		36-01-4010		33.24	73526	2/02/26
19HX-XNTM-3FFC	2	1/26/26	260120-03	1000' CAT6 OUTDOOR		11-25-3060		94.99	73526	2/02/26
19HX-XNTM-3FFC	3	1/26/26	260120-03	1000' CAT6 OUTDOOR		36-01-4010		94.99	73526	2/02/26
1YVQ-TKXT-YHYK	1	1/26/26	2026121-01	OUTDOOR WATERPROOF BOXES X 2		11-25-3060		46.48	73526	2/02/26

AMAZON CAPITAL SERVICES								504.28		
1901 AMBASSADOR CLUB										
GEN26-35	1	1/02/26		MEMBERSHIP/JOHNSON		11-02-2080		100.00	73527	2/02/26

AMBASSADOR CLUB								100.00		
2871 AMERICAN FAMILY LIFE										
PR20260123	1	1/23/26		AFLAC CANCER		11-00-0012	N	33.18	3046374	1/30/26 E
PR20260123	2	1/23/26		AFLAC ACCIDENT		11-00-0012	N	44.50	3046374	1/30/26 E
PR20260123	3	1/23/26		AFLAC ACCIDENT		15-00-0012	N	41.28	3046374	1/30/26 E
PR20260123	4	1/23/26		AFLAC ACCIDENT		23-00-0012	N	14.09	3046374	1/30/26 E
PR20260123	5	1/23/26		AFLAC ST DISB		11-00-0012	N	28.08	3046374	1/30/26 E
PR20260123	6	1/23/26		AFLAC ST DISB		15-00-0012	N	65.52	3046374	1/30/26 E
PR20260123	7	1/23/26		AFLAC ST DISB		23-00-0012	N	24.84	3046374	1/30/26 E
PR20260123	8	1/23/26		AFLAC LIFE RIDR		15-00-0012	N	2.76	3046374	1/30/26 E
PR20260123	9	1/23/26		AFLAC LIFE		11-00-0012	N	21.31	3046374	1/30/26 E
PR20260123	10	1/23/26		SPEC HLTH EVENT		11-00-0012	N	24.06	3046374	1/30/26 E
PR20260123	11	1/23/26		SPEC HLTH EVENT		15-00-0012	N	1.98	3046374	1/30/26 E

AMERICAN FAMILY LIFE								301.60		
1389 AMERICAN FID										
PR20260123	1	1/23/26		AF CANCER AT		11-00-0012	N	39.55	3046371	1/30/26 E
PR20260123	2	1/23/26		AF CANCER AT		15-00-0012	N	16.90	3046371	1/30/26 E
PR20260123	3	1/23/26		AF CANCER AT		21-00-0012	N	4.95	3046371	1/30/26 E
PR20260123	4	1/23/26		AF CANCER AT		23-00-0012	N	4.95	3046371	1/30/26 E
PR20260123	5	1/23/26		AMER FID CANCER		11-00-0012	N	124.10	3046371	1/30/26 E
PR20260123	6	1/23/26		AMER FID CANCER		15-00-0012	N	115.00	3046371	1/30/26 E
PR20260123	7	1/23/26		AMER FID CANCER		21-00-0012	N	13.48	3046371	1/30/26 E
PR20260123	8	1/23/26		AMER FID CANCER		23-00-0012	N	13.47	3046371	1/30/26 E
PR20260123	9	1/23/26		AMER FID LIFE		11-00-0012	N	236.54	3046371	1/30/26 E
PR20260123	10	1/23/26		AMER FID LIFE		15-00-0012	N	239.16	3046371	1/30/26 E
PR20260123	11	1/23/26		AMER FID LIFE		21-00-0012	N	71.25	3046371	1/30/26 E
PR20260123	12	1/23/26		AMER FID LIFE		23-00-0012	N	71.25	3046371	1/30/26 E
PR20260123	13	1/23/26		AM FID ACCIDENT		11-00-0012	N	150.85	3046371	1/30/26 E
PR20260123	14	1/23/26		AM FID ACCIDENT		15-00-0012	N	84.75	3046371	1/30/26 E
PR20260123	15	1/23/26		AM FID ACCIDENT		21-00-0012	N	8.73	3046371	1/30/26 E
PR20260123	16	1/23/26		AM FID ACCIDENT		23-00-0012	N	8.72	3046371	1/30/26 E
PR20260123	17	1/23/26		AM FID HOSPITAL		15-00-0012	N	26.99	3046371	1/30/26 E
PR20260123	18	1/23/26		AM FID HOSPITAL		21-00-0012	N	7.97	3046371	1/30/26 E
PR20260123	19	1/23/26		AM FID HOSPITAL		23-00-0012	N	7.96	3046371	1/30/26 E
PR20260123	20	1/23/26		AM FD DISABILTY		11-00-0012	N	101.50	3046371	1/30/26 E

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1389 AMERICAN FID										
PR20260123	21	1/23/26		AM FD DISABILTY		15-00-0012	N	18.48	3046371	1/30/26 E
PR20260123	22	1/23/26		AF CRITICAL CR		11-00-0012	N	18.86	3046371	1/30/26 E

AMERICAN FID								1385.41		
1390 AMERICAN FIDELITY										
PR20260123	1	1/23/26		AF MED REIMBURS		11-00-0012	N	485.02	3046372	1/30/26 E
PR20260123	2	1/23/26		AF MED REIMBURS		15-00-0012	N	440.85	3046372	1/30/26 E
PR20260123	3	1/23/26		AF MED REIMBURS		21-00-0012	N	62.50	3046372	1/30/26 E
PR20260123	4	1/23/26		AF MED REIMBURS		23-00-0012	N	62.50	3046372	1/30/26 E

AMERICAN FIDELITY								1050.87		
4195 APPTEGY										
INV35183	1	1/01/26		WEBSITE/THRILLSHARE MEDIA		38-01-4010		7800.00	73528	2/02/26

APPTEGY								7800.00		
3774 B&H PHOTO-VIDEO										
241228210	1	1/20/26	26120-02	BATTERY BACKUP/CEMETERY		05-01-3060		158.49	73529	2/02/26
241228210	2	1/20/26	26120-02	BATTERY BACKUP/BALL FIELDS		38-01-4010	N	158.49	73529	2/02/26
241228210	3	1/20/26	26120-02	BATTERY BACKUP/BACKBONE		36-01-4010		158.49	73529	2/02/26
241228210	4	1/20/26	26120-02	FLEX SWITCHES/BALL FIELDS		38-01-4010		265.92	73529	2/02/26
241228210	5	1/20/26	26120-02	UNIFI POE ADAPTERS/BALLFIELDS		38-01-4010	N	78.03	73529	2/02/26
241228210	6	1/20/26	26120-02	BRIDGE PROS/BALLFIELDS		38-01-4010		385.28	73529	2/02/26
241228210	7	1/20/26	26120-02	G6 BULLET CAMERAS/BALLFIELDS		38-01-4010	N	1237.08	73529	2/02/26
241228210	8	1/20/26	26120-02	BRIDGES/BALLFIELDS		38-01-4010	N	945.50	73529	2/02/26
241228210	9	1/20/26	26120-02	POWER DISTRIBUTIONS/BACKBONE		36-01-4010		555.22	73529	2/02/26
241228210	10	1/20/26	26120-02	8PORT POE SWITCH/BALLFIELDS		38-01-4010	N	378.20	73529	2/02/26

B&H PHOTO-VIDEO								4320.70		
374 BLACK HILLS ENERGY										
GEN26-40	1	1/21/26		GAS CHARGES/PD		11-03-2100		957.54	73530	2/02/26
GEN26-41	1	1/26/26		GAS CHARGES/PP		15-40-2090		462.17	73530	2/02/26
GEN26-42	1	1/20/26		GAS CHARGES/CEMETERY		11-19-2100		354.04	73530	2/02/26

BLACK HILLS ENERGY								1773.75		
1708 BLUEGLOBES, INC										
GLD-65685	1	1/14/26	21426	LAMP, 120W,6.6A QTZ/AIRPORT		11-13-4050		495.05	73531	2/02/26

BLUEGLOBES, INC								495.05		
2015 CONST.NEWENERGY										
4498604	1	1/15/26		GAS CHARGES/CITY SHOP		11-00-0006		576.71	73522	1/21/26
4498622	1	1/15/26		GAS CHARGES/CITY OFFICE		15-00-0006		198.89	73522	1/21/26
4498622	2	1/15/26		GAS CHARGES/CITY OFFICE		21-00-0006		198.88	73522	1/21/26

CONST.NEWENERGY								974.48		
891 DAN BRENNER FORD-MERCURY,										
102602	1	1/12/26		HEATER HOSE/#6		11-03-3170		88.00	73532	2/02/26

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				891 DAN BRENNER FORD-MERCURY,						
				DAN BRENNER FORD-MERCURY,				88.00		
				184 DEPENDABLE GLASS SERVICE,						
70618	1	1/26/26		BACKSET/DEADBOLTS		11-23-3030		73.04	73533	2/02/26
				DEPENDABLE GLASS SERVICE,				73.04		
				634 DUTTON-LAINSON COMPANY						
923897-1	1	1/14/26	21495	100W ERTS X 42		21-42-4020		6421.16	73534	2/02/26
				DUTTON-LAINSON COMPANY				6421.16		
				211 FARM PLAN						
2763719	1	1/08/26		3" KANAFLEX HOSE & COUPLER		23-41-3060		235.75	73535	2/02/26
2765676	1	1/15/26		FILTER ELEMENT/JDZ997R-24		11-15-3060		55.46	73535	2/02/26
				FARM PLAN				291.21		
				205 FRONTIER AG						
132137	1	1/06/26		TIRE REPAIR/		11-03-3170		21.40	73536	2/02/26
132144	1	1/06/26		TIRE REPAIR/11X15 BACKHOE TIRE		23-41-3060		253.99	73536	2/02/26
132146	1	1/06/26		TIRE REPAIR/10		11-03-3170		29.96	73536	2/02/26
132161	1	1/06/26		P245/55R18 TIRES/#11		11-03-3170		569.00	73536	2/02/26
132499	1	1/23/26		TIRE REPAIR/MOWER TIRE		11-15-3060		21.40	73536	2/02/26
132835	1	1/09/26		ALIGNMENT/#11		11-03-3170		113.41	73536	2/02/26
753654	1	1/23/26		SHIPPING/GREENLEE CTSC SVC		15-42-3130		34.70	73536	2/02/26
753658	1	1/23/26		SHIPPING/PROTECTIVE EQUIPMENT		15-42-3130		42.49	73536	2/02/26
753659	1	1/23/26		SHIPPING/PROTECTIVE EQUIPMENT		15-42-3130		33.97	73536	2/02/26
753661	1	1/23/26		SHIPPING/GREENLEE CTSC SVC		15-42-3130		22.52	73536	2/02/26
956973	1	1/06/26		PROPANE		11-11-3120		110.00	73536	2/02/26
958514	1	1/13/26		DIESEL/GENERATOR		11-02-3070		544.00	73536	2/02/26
959996	1	1/20/26		PROPANE		15-40-3070		38.15	73536	2/02/26
				FRONTIER AG				1834.99		
				171 GALL'S INC.						
033668179	1	1/06/26	21330	LAWPRO CORPORAL INSIGNIA		11-03-3160		21.35	73537	2/02/26
				GALL'S INC.				21.35		
				3721 GOODLAND AUTOMOTIVE LLC						
414148	1	1/05/26		BATTERY		11-11-3170		150.34	73538	2/02/26
414151	1	1/05/26		DISPOSABLE GLOVES X 3		11-11-2310		65.97	73538	2/02/26
414156	1	1/05/26		BATTERY/#35		21-42-3060		300.68	73538	2/02/26
414282	1	1/08/26		POWERBAND/VACTRON		15-42-3060		38.68	73538	2/02/26
414283	1	1/08/26		GAS-MAG SEVERE /#11		11-03-3170		282.20	73538	2/02/26
414412	1	1/12/26		HOSE CLAMPS		11-11-3060		96.60	73538	2/02/26
				GOODLAND AUTOMOTIVE LLC				934.47		
				305 GOODLAND PUBLIC LIBRARY						
GEN26-27	1	1/15/26		SH CO DIST/EMPLOYEE BENEFIT		46-01-5050		24717.82	73539	2/02/26

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GEN26-27	2	1/15/26	305 GOODLAND	PUBLIC LIBRARY SH CO DIST/LIBRARY		13-01-5050		133987.55	73539	2/02/26

GOODLAND PUBLIC LIBRARY								158705.37		
9765135133	1	1/09/26	21347	3100 GRAINGER QUARTZ LAMP #31TP49 X 2		21-40-3060		455.74	73540	2/02/26
9766485578	1	1/12/26	21347	QUARTZ LAMP #31TP49 X 8		21-40-3060		1822.96	73540	2/02/26

GRAINGER								2278.70		
GEN26-28	1	2/02/26	3610 GUYER, JONI R.	CEMETERY CARE/FEBRUARY 2026		11-19-2140	M	4073.33	73541	2/02/26

GUYER, JONI R.								4073.33		
2693	1	12/31/25	1056 H & H SPRINKLERS INC	BORE/605 CLARK		21-00-0006		900.00	73542	2/02/26

H & H SPRINKLERS INC								900.00		
371212	1	1/03/26	391 HOOVER LUMBER	LED A19 E26 100W 2PK		11-15-3120		8.99	73544	2/02/26
371287	1	1/05/26		GORILLA TAPE		23-41-3120		17.09	73544	2/02/26
371314	1	1/06/26		GLOVES X 2		11-15-3160		41.38	73544	2/02/26
371369	1	1/07/26		DOWELS X 4, CLOSET ROD		11-17-3120		52.61	73544	2/02/26
371417	1	1/08/26		9X3 & 9X2 DECK SCREW		11-11-3120		91.78	73544	2/02/26
371442	1	1/08/26		LATCH GUARD 7"		11-03-3120		25.99	73544	2/02/26
371444	1	1/08/26		ELECTRICAL TAPE		23-41-3120		26.97	73544	2/02/26
371447	1	1/08/26		NUTS & BOLTS		11-11-3030		5.12	73544	2/02/26
371544	1	1/12/26		BATHROOM PAINT & SUPPLIES		11-02-3030		219.64	73544	2/02/26
371562	1	1/12/26		FAUCET, LINES/BASEMENT BATHROO		11-02-3030		76.47	73544	2/02/26
371646	1	1/13/26		GIFT CARDS/CHRISTMAS PARTY		11-02-3120		100.00	73544	2/02/26
371648	1	1/13/26		HEATED VEST/CHRISTMAS PARTY		11-02-3120		229.99	73544	2/02/26
371712	1	1/14/26		ROLLER, CLEAR POLY FILM		11-11-3120		26.98	73544	2/02/26
371789-TAX	1	1/16/26		TAPE MEASURE, NOZZLE, NAILS		15-42-3120		70.37	73544	2/02/26
371800-TAX	1	1/16/26		EXHAUST FAN		15-42-3030		113.89	73544	2/02/26
371898	1	1/20/26		GLOVES		11-11-2310		20.69	73544	2/02/26
371898	2	1/20/26		METAL CUT & WHEEL		11-11-3120		24.61	73544	2/02/26
371934	1	1/20/26		WOOD SCREWS/BASEBALL SHED ROOF		11-23-3030		21.59	73544	2/02/26
371935	1	1/20/26		2X8X16 CAP PAVER		21-42-3050		46.60	73544	2/02/26
372018	1	1/22/26		SWITCH GRAND 3WAY 15AMP		11-13-3030		10.75	73544	2/02/26
372019	1	1/22/26		GLOVES		11-11-2310		20.69	73544	2/02/26
372019	2	1/22/26		BITS		11-11-3020		11.68	73544	2/02/26
372057	1	1/22/26		DOOR LOCK & KEYS		11-23-3030		53.06	73544	2/02/26
372082	1	1/23/26		6" WHITE LED 10.9		15-42-3030		28.33	73544	2/02/26
372091	1	1/23/26		SHEETROCK, DRYWALL, SPACKLING		15-42-3030		55.09	73544	2/02/26
372097	1	1/23/26		BATTERIES		11-11-3120		36.87	73544	2/02/26

HOOVER LUMBER								1437.23		
GEN26-29	1	2/02/26	1733 IN THE CAN LLC	SOLID WASTE CONTRACT/FEB 2026		30-01-2220		46908.00	73545	2/02/26

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IN THE CAN LLC								46908.00		
3249 INTERNAL REVENUE SERVICE										
PR20260123	1	1/23/26		FED/FICA TAX		11-00-0011	N	13153.57	3046375	1/30/26 E
PR20260123	2	1/23/26		FED/FICA TAX		15-00-0011	N	7637.83	3046375	1/30/26 E
PR20260123	3	1/23/26		FED/FICA TAX		21-00-0011	N	954.98	3046375	1/30/26 E
PR20260123	4	1/23/26		FED/FICA TAX		23-00-0011	N	1192.72	3046375	1/30/26 E
INTERNAL REVENUE SERVICE								22939.10		
4081 JR AUDIO										
12214	1	1/22/26	21536	USED WHELEN CARBIDE		25-01-4020		300.00	73546	2/02/26
12214	2	1/22/26	21536	USED SIGNAL SOUNDOFF LIGHTS		25-01-4020		50.00	73546	2/02/26
JR AUDIO								350.00		
1072 KANSAS PAYMENT CENTER										
PR20260123	1	1/23/26		INCOME WITHOLD		11-00-0012	N	96.46	3046370	1/30/26 E
PR20260123	2	1/23/26		INCOME WITHOLD		15-00-0012	N	461.54	3046370	1/30/26 E
KANSAS PAYMENT CENTER								558.00		
2184 KIWANIS CLUB OF GOODLAND										
GEN26-37	1	2/02/26		FLAG PROJECT/2026		11-02-3120		480.00	73547	2/02/26
KIWANIS CLUB OF GOODLAND								480.00		
3392 KLING, JAKE D.										
GEN26-30	1	2/02/26		ATTORNEY/FEBRUARY 2026		11-02-2140	M	5250.00	73548	2/02/26
KLING, JAKE D.								5250.00		
865 KS DEPT TAX										
PR20260123	1	1/23/26		STATE TAX		11-00-0011	N	2164.00	3046369	1/30/26 E
PR20260123	2	1/23/26		STATE TAX		15-00-0011	N	1347.76	3046369	1/30/26 E
PR20260123	3	1/23/26		STATE TAX		21-00-0011	N	122.33	3046369	1/30/26 E
PR20260123	4	1/23/26		STATE TAX		23-00-0011	N	194.98	3046369	1/30/26 E
KS DEPT TAX								3829.07		
523 KS PUBLIC EMP. RETIREMENT										
PR20260123	1	1/23/26		KPERS		11-00-0012	N	2178.45	3046368	1/30/26 E
PR20260123	2	1/23/26		KPERS		15-00-0012	N	2389.05	3046368	1/30/26 E
PR20260123	3	1/23/26		KPERS		21-00-0012	N	233.36	3046368	1/30/26 E
PR20260123	4	1/23/26		KPERS		23-00-0012	N	233.35	3046368	1/30/26 E
PR20260123	5	1/23/26		KPERS II		11-00-0012	N	2173.54	3046368	1/30/26 E
PR20260123	6	1/23/26		KPERS II		15-00-0012	N	1580.82	3046368	1/30/26 E
PR20260123	7	1/23/26		KPERS II		21-00-0012	N	109.94	3046368	1/30/26 E
PR20260123	8	1/23/26		KPERS II		23-00-0012	N	109.94	3046368	1/30/26 E
PR20260123	9	1/23/26		KPERS III		11-00-0012	N	4501.73	3046368	1/30/26 E
PR20260123	10	1/23/26		KPERS III		15-00-0012	N	1633.15	3046368	1/30/26 E
PR20260123	11	1/23/26		KPERS III		21-00-0012	N	384.86	3046368	1/30/26 E
PR20260123	12	1/23/26		KPERS III		23-00-0012	N	501.61	3046368	1/30/26 E
PR20260123	13	1/23/26		KPERS D&D		11-00-0012	N	567.92	3046368	1/30/26 E

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			523 KS PUBLIC	EMP. RETIREMENT						
PR20260123	14	1/23/26		KPERS D&D		15-00-0012	N	359.39	3046368	1/30/26 E
PR20260123	15	1/23/26		KPERS D&D		21-00-0012	N	46.70	3046368	1/30/26 E
PR20260123	16	1/23/26		KPERS D&D		23-00-0012	N	54.19	3046368	1/30/26 E

				KS PUBLIC EMP. RETIREMENT				17058.00		
			283 KS. MUNICIPAL	JUDGES ASSO						
GEN26-36	1	2/02/26		MEMBERSHIP/TAYLOR		11-04-2080		25.00	73549	2/02/26

				KS. MUNICIPAL JUDGES ASSO				25.00		
			3995 LAW ENFORCE	TECH CORP LET						
003085	1	1/01/26		SUBSCRIPTION/2026		18-01-4020		2288.00	73550	2/02/26

				LAW ENFORCE TECH CORP LET				2288.00		
			726 MARTY ELECTRIC							
2034	1	1/31/26		WORK ON CONTROLS/SEWER PLANT		23-41-2140	M	180.00	73551	2/02/26

				MARTY ELECTRIC				180.00		
			3415 MCCONNELL &	ASSOCIATES						
2601-125474	1	1/07/26		COLD PATCH		11-11-3120		921.00	73552	2/02/26

				MCCONNELL & ASSOCIATES				921.00		
			4167 MERCHANT MCINTYRE &	ASSOC						
199-2026-02	1	1/15/26		RETAINER FEE/FEBRUARY 2026		32-01-2200		5000.00	73553	2/02/26

				MERCHANT MCINTYRE & ASSOC				5000.00		
			2104 NATIONWIDE TRUST CO.	FSB						
PR20260123	1	1/23/26		NATIONWIDE TRST		11-00-0012	N	125.00	3046373	1/30/26 E
PR20260123	2	1/23/26		NATIONWIDE TRST		15-00-0012	N	275.00	3046373	1/30/26 E

				NATIONWIDE TRUST CO. FSB				400.00		
			3502 O'REILLY AUTO PARTS							
5617-276482	1	1/06/26		GAS-MAGNUM/#11		11-03-3170		203.21	73554	2/02/26
5617-276902	1	1/14/26		GIFT CARD/CHRISTMAS PARTY		11-02-3120		50.00	73554	2/02/26
5617-276903	1	1/14/26		GIFT CARD/CHRISTMAS PARTY		11-02-3120		50.00	73554	2/02/26

				O'REILLY AUTO PARTS				303.21		
			2401 PAW WASH							
GEN26-31	1	2/02/26		ANIMAL CONTROL/FEB 2026		11-05-2140		2100.00	73555	2/02/26

				PAW WASH				2100.00		
			3759 PRAIRIESPRINGS HOSPITALIT							
GEN26-32	1	2/02/26		SALES TAX REIMB		28-01-2050		10543.85	73556	2/02/26

				PRAIRIESPRINGS HOSPITALIT				10543.85		

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

			1683	PRINCIPAL MUTUAL LIFE INS						
PR20260123	1	1/23/26		PRIN. MUTUAL		11-00-0012	N	122.40	73523	1/30/26
PR20260123	2	1/23/26		PRIN. MUTUAL		15-00-0012	N	287.01	73523	1/30/26
				PRINCIPAL MUTUAL LIFE INS				-----		
								409.41		
			3789	QUADIENT FINANCE USA INC						
GEN26-38	1	1/14/26		POSTAGE		15-44-3130		1999.74	73557	2/02/26
				QUADIENT FINANCE USA INC				-----		
								1999.74		
			2138	S & M REPAIR LLC						
D868G	1	1/10/26		DEMO/1319 CHERRY		11-09-2140		4000.00	73558	2/02/26
				S & M REPAIR LLC				-----		
								4000.00		
			1442	S & T COMMUNICATIONS, INC						
11068933	1	2/01/26		ALARMS		15-44-2180		39.09	73559	2/02/26
11068933	2	2/01/26		ALARMS		23-41-2180		13.34	73559	2/02/26
11068933	3	2/01/26		ALARMS		11-17-2180		13.34	73559	2/02/26
11068933	4	2/01/26		ALARMS		21-40-2180		16.58	73559	2/02/26
				S & T COMMUNICATIONS, INC				-----		
								82.35		
			407	SALINA SUPPLY COMPANY						
S100297846.001	1	1/19/26	21494	HULK COUPLINGS 6" X 2		23-41-3060		470.63	73560	2/02/26
S100297948.002	1	1/19/26	21497	9.05 X 1" CC TAP SADDLES X 5		21-42-3050		550.00	73560	2/02/26
S100297948.002	2	1/19/26	21497	3/4 MIP X 3/4 CTS COMP X 10		21-42-3050		250.00	73560	2/02/26
S100297948.002	3	1/19/26	21497	1" STRAIGHT COUPLING X 10		21-42-3050		350.00	73560	2/02/26
S100297948.002	4	1/19/26	21497	3/4" STRAIGHT COUPLING X 10		21-42-3050		250.00	73560	2/02/26
S100297948.002	5	1/19/26	21497	1" STRAIGHT COUPLING X 20		21-42-3050		600.00	73560	2/02/26
S100297948.002	6	1/19/26	21497	1" CORP STOP CC X CTS X 20		21-42-3050		1520.00	73560	2/02/26
S100297948.002	7	1/19/26	21497	1.5"X18" METER SETTER		21-42-3050		1575.00	73560	2/02/26
s100297847.001	1	1/19/26	21494	SEWER SADDLES X 12		23-43-3050		761.39	73560	2/02/26
				SALINA SUPPLY COMPANY				-----		
								6327.02		
			2265	SCHERMERHORN, KATHY						
GEN26-33	1	2/02/26		ANIMAL CONTROL/FEB 2026		11-05-2140	M	1500.00	73561	2/02/26
				SCHERMERHORN, KATHY				-----		
								1500.00		
			425	SHERMAN COUNTY TREASURER						
GE26-41	1	2/02/26		17 KW/3999AJK		15-42-3120		489.75	73562	2/02/26
GEN26-39	1	2/02/26		96 PJ TRAILER/4006AJK		15-42-3120		49.75	73562	2/02/26
GEN26-40	1	2/02/26		13 INTL TRUCK/3993AJK		15-42-3120		719.75	73562	2/02/26
				SHERMAN COUNTY TREASURER				-----		
								1259.25		
			427	SHORES NAPA						
380584	1	1/02/26		REPELLENT		11-03-3030		35.98	73566	2/02/26
380585	1	1/02/26		CHRISTMAS LIGHT REPAIR		36-01-4010		37.36	73566	2/02/26
380665	1	1/05/26		PUMP/FLOWER WATER WAGON		11-02-3030		139.99	73566	2/02/26
380666	1	1/05/26		GORILLA TAPE		11-15-3120		19.98	73566	2/02/26

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

		427 SHORES NAPA								
380674	1	1/05/26		10 PC SCREWDRIVER SET		11-15-3020		34.30	73566	2/02/26
380675	1	1/05/26		TRANS FLUID		11-15-3070		4.74	73566	2/02/26
380759	1	1/05/26		OIL/AIR FILTERS/#35		21-42-3060		52.95	73566	2/02/26
380790	1	1/06/26		BOLTS/LOCK NUTS		11-11-3120		34.06	73566	2/02/26
380820	1	1/06/26		OIL FILTERS, VISE GRIP,CLEANER		11-11-3060		189.30	73566	2/02/26
380862	1	1/06/26		OZZY JUICE,OZZY MAT,SAND PAD		15-40-3120		261.62	73566	2/02/26
380917	1	1/07/26		AIR FILTERS X 4/JD MOWERS		11-15-3060		89.64	73566	2/02/26
380931	1	1/07/26		WIRE,BOX,COVERS,RECEPTICAL		11-11-3030		175.98	73566	2/02/26
380931	2	1/07/26		CHAINS,FLAPDISK,DIABLO BLADES		11-11-3020		337.95	73566	2/02/26
380961	1	1/07/26		CLAMPS		15-42-3050		60.95	73566	2/02/26
381023	1	1/08/26		ELECTRICAL TAPE/CHRISTMAS LGHT		36-01-4010		15.18	73566	2/02/26
381066	1	1/08/26		EMERY CLOTH, DAWN		23-41-3120		16.78	73566	2/02/26
381067	1	1/08/26		PVC CAP/AIRPORT WATER FOUNTAIN		11-13-3030		2.39	73566	2/02/26
381098	1	1/08/26		KEYS		23-41-3120		5.38	73566	2/02/26
381108	1	1/08/26		WIRE PLYERS		15-42-3020		25.06	73566	2/02/26
381110	1	1/08/26		GLAZE, ROLL, RESPIRATOR		21-42-3170		260.29	73566	2/02/26
381163	1	1/09/26		ANTIFREEZE		11-03-3170		29.12	73566	2/02/26
381164	1	1/09/26		BATTERY		15-42-3120		19.61	73566	2/02/26
381165	1	1/09/26		PRESSURE WAND, CONNECTOR/#79		21-42-3060		25.33	73566	2/02/26
381359	1	1/12/26		LATEX GLOVES		11-15-3120		5.69	73566	2/02/26
381391	1	1/12/26		GRAY PRIMER		21-42-3170		16.19	73566	2/02/26
381456	1	1/13/26		BRAKE CLEANER		15-42-3120		20.54	73566	2/02/26
381470	1	1/13/26		DRAIN PLUG, OIL&AIR FILTER/#75		11-11-3060		22.83	73566	2/02/26
381540	1	1/13/26		ADAPTERS		15-42-3120		7.96	73566	2/02/26
381596	1	1/14/26		SPRAYER, BLOWGUN, PLUG		11-11-3020		78.35	73566	2/02/26
381610	1	1/14/26		RUBBING COMPOUND, TACK RAG/#15		21-42-3170		72.11	73566	2/02/26
381612	1	1/14/26		TAPE, PINK/WHITE PAINT, LEXEL		11-11-3120		58.95	73566	2/02/26
381616	1	1/14/26		NIPPLES,PASTE, MEGATAPE		15-40-3060		50.88	73566	2/02/26
381721	1	1/15/26		10W30 5 QT OIL/#59		11-11-3060		37.78	73566	2/02/26
381794	1	1/15/26		ANTIFREEZE		11-11-3060		27.50	73566	2/02/26
381875	1	1/16/26		M18 RECIP SAW,BATTERIES,CIRCSA		15-42-3020		496.27	73566	2/02/26
382089	1	1/20/26		ROPE/FLAG POLE		11-02-3120		28.35	73566	2/02/26
382131	1	1/20/26		RECEPTACLE, GANG COVER/BOX		11-23-3030		37.37	73566	2/02/26
382156	1	1/20/26		28 PC SOCKET SET		15-40-3020		130.95	73566	2/02/26
382197	1	1/21/26		COMMERCIAL LATCH/DOORS		11-23-3030		12.99	73566	2/02/26
382214	1	1/21/26		KEYS X 2/BALL PARKS		11-23-3030		6.00	73566	2/02/26
382233	1	1/21/26		GORILLA WOOD		11-23-3030		9.99	73566	2/02/26
382256	1	1/21/26		BOLTS/NUTS DOOR		11-23-3030		2.43	73566	2/02/26
382270	1	1/21/26		MIG WIRE, MIG TIP		11-11-3060		120.55	73566	2/02/26
382367	1	1/22/26		WIPER BLADES/#81 & #82		11-11-3060		40.92	73566	2/02/26
382456	1	1/23/26		V-BELT & CAP		11-15-3060		87.92	73566	2/02/26
382457	1	1/23/26		TAPE MEASURE		11-15-3020		24.99	73566	2/02/26
382545	1	1/23/26		CLEVIS		11-11-3120		25.99	73566	2/02/26

SHORES NAPA								3297.44		
438 STANION WHOLESALE ELECTRI										
6012558-00	1	1/20/26	21414	ATB LED FIXTURES X 12		15-00-0006		5849.23	73567	2/02/26
6035742-00	1	1/13/26	21425	400W METAL X 6		15-42-3010		296.76	73567	2/02/26

STANION WHOLESALE ELECTRI								6145.99		

INVOICE NO	LN	DATE	PO NO	REFERENCE	CD	GL ACCOUNT	1099	NET	CHECK	PD	DATE
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1679 TAYLOR, LEANN G.											
GEN26-34	1	1/05/26		JUDGE CONTRACT/JANUARY		11-04-2140		2083.33	73568	2/02/26	
GEN26-35	1	2/02/26		JUDGE CONTRACT/FEBRUARY		11-04-2140		2083.33	73568	2/02/26	

TAYLOR, LEANN G.								4166.66			
461 TIFCO INDUSTRIES											
72161735	1	1/19/26	21572	AIR & WATER LINE PARTS		15-40-3060		379.42	73569	2/02/26	

TIFCO INDUSTRIES								379.42			
3698 TITAN LABRATORIES											
10598733	1	1/13/26	21571	OIL SAMPLE KITS		15-40-3060		305.93	73570	2/02/26	

TITAN LABRATORIES								305.93			
4184 TREVIPAY											
13768603	1	1/22/26		OFFICE SUPPLIES		11-11-3120		59.89	73571	2/02/26	
3DAABDB8	1	1/14/26		PLANNER, DESKPAD, DIVIDERS		15-42-3120		35.07	73571	2/02/26	
D33E2176	1	1/23/26		BATTERIES		15-42-3120		156.09	73571	2/02/26	

TREVIPAY								251.05			
2159 TRIPLETT INC											
GEN26-34	1	2/02/26		SALES TAX REIMB		28-01-2060		6851.15	73572	2/02/26	

TRIPLETT INC								6851.15			
3568 UNDERGROUND VAULTS											
1146586	1	8/12/25		SHRED SERVICE		11-00-0006		47.00	73573	2/02/26	

UNDERGROUND VAULTS								47.00			
972 UNIFIRST CORPORATION											
1930181658	1	1/05/26		UNIFORMS		21-40-3160		32.38	73574	2/02/26	
1930181658	2	1/05/26		UNIFORMS		21-42-3160		30.03	73574	2/02/26	
1930181658	3	1/05/26		UNIFORMS		23-41-3160		30.03	73574	2/02/26	
1930182746	1	1/12/26		UNIFORMS		21-40-3160		32.38	73574	2/02/26	
1930182746	2	1/12/26		UNIFORMS		21-42-3160		30.03	73574	2/02/26	
1930182746	3	1/12/26		UNIFORMS		23-41-3160		30.03	73574	2/02/26	
1930183719	1	1/19/26		UNIFORMS		21-40-3160		32.58	73574	2/02/26	
1930183719	2	1/19/26		UNIFORMS		23-41-3160		32.58	73574	2/02/26	
1930184640	1	1/26/26		SCHECK/RESTOCK FEE		21-42-3160		8.98	73574	2/02/26	
1930184640	2	1/26/26		UNIFORMS		21-40-3160		28.09	73574	2/02/26	
1930184640	3	1/26/26		UNIFORMS		23-41-3160		28.09	73574	2/02/26	

UNIFIRST CORPORATION								315.20			
2784 USD # 352											
GEN26-39	1	2/02/26		SCHOOL SALES TAX		11-02-2050		37778.77	73575	2/02/26	

USD # 352								37778.77			
2895 VISION CARE DIRECT ADM.											

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

				2895 VISION CARE DIRECT ADM.						
PR20260123	1	1/23/26		VISION CARE DIR		11-00-0012	N	194.41	73524	1/30/26
PR20260123	2	1/23/26		VISION CARE DIR		15-00-0012	N	120.62	73524	1/30/26

				VISION CARE DIRECT ADM.				315.03		
				4171 WI SCTF						
PR20260123	1	1/23/26		WI CHILD SUPPOR		11-00-0012	N	299.07	73525	1/30/26

				WI SCTF				299.07		
				1928 WINTERGREEN CORPORATION						
3144388	1	1/07/26	20832	C9 LED WARM WHITE ON GREENWIRE		36-01-4010		634.50	73576	2/02/26

				WINTERGREEN CORPORATION				634.50		

				***** REPORT TOTAL *****				391263.20		

JRNL ID/ ACCOUNT NUMBER	OTHER NUMBER/ ACCOUNT TITLE	OTHER REFERENCE/ REFERENCE	DEBIT	CREDIT	BANK #
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PAYROLL					
07-01-5030	SELF INSUR BCBS STOP LOSS PYMT	STOP LOSS 01/20	7,944.13		
07-00-0001	SELF INSUR CASH	STOP LOSS 01/20		7,944.13	1
07-01-5030	SELF INSUR BCBS STOP LOSS PYMT	STOP LOSS 01/27	31,021.41		
07-00-0001	SELF INSUR CASH	STOP LOSS 01/27		31,021.41	1
15-00-0010	ELECTRIC A/C PAYABLE	CC FEE	6,062.22		
15-00-0001	ELECTRIC CASH	CC FEE		6,062.22	1
Journal Total :			45,027.76	45,027.76	
Sub Total			45,027.76	45,027.76	
** Report Total **			45,027.76	45,027.76	

FUND	NAME	DEBITS	CREDITS
07	SELF INSURANCE	38,965.54	38,965.54
15	ELECTRIC UTILITY	6,062.22	6,062.22
TOTALS		45,027.76	45,027.76

** 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	38,965.54	38,965.54-
07-01-5030	SELF INSUR BCBS STOP LOSS PYMT	38,965.54	.00	38,965.54
15-00-0001	ELECTRIC CASH	.00	6,062.22	6,062.22-
15-00-0010	ELECTRIC A/C PAYABLE	6,062.22	.00	6,062.22
		=====	=====	=====
	TRANSACTION TOTALS	45,027.76	45,027.76	.00

PAYROLL REGISTER

ORDINANCE #2026-P03

1/30/2026

<u>DEPARTMENT</u>	<u>GROSS PAY</u>
GENERAL	60,600.14
ELECTRIC	35,939.89
WATER	4,670.54
SEWER	5,419.53
TOTAL	<u>106,630.10</u>

PASSED AND SIGNED THIS _____ DAY OF _____, 2026

CITY CLERK

MAYOR



AGENDA ITEM

CITY COMMISSION COMMUNICATION FORM

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

DATE: February 2, 2026

ITEM: Resolution 2026-01 Set Public Hearing for 517 Sherman Ave
Environmental Code

NEXT STEP: Set the Public Hearing

☐ ORDINANCE
☒ MOTION
☐ INFORMATION

I. REQUEST OR ISSUE:

The Enforcing Officer is presenting information regarding the environmental nuisance at 517 Sherman Avenue on February 2, 2026. By Resolution 2026-01 the governing body will set a time and place for a public hearing to be held.

IV. BACKGROUND INFORMATION:

General lack of maintenance and is an attractive nuisance to children, vagrants, criminals, insects, and animals — Property brings down the value of the neighborhood – 2 inoperable motor vehicles - dilapidated unsafe accessory structure – refuse scattered – stagnant water—weeds and vegetation overgrowth

April 9, 2018 – statement of enforcing officer regarding similar types of violations with a different individual addressed in the letter.

April 29, 2025 – A letter was sent via certified mail to Casandra Musil regarding the violations on her property. A short time after the letter was received the property owner contacted me. It was agreed to give time to allow the clean-up of the property. The fence that has been disassembled in the backyard and laying on the ground was agreed upon to not have to be thrown away as it can be used for a fence for that property. There was a small car and a motorcycle in the rear of the property that are no longer there. The motor cycle has since been moved towards the front of the property.

November 19, 2025 – Final Notice was sent, via certified mail and received on December 2, 2025 at 10:37 am, for compliance with the previously stated violations as progress had completely stopped and no mowing was even occurring toward the yard of the 2nd half of the year.

February 2, 2026 – Brought in front of the Governing Body to set the public hearing to move forward in abating the nuisances. Since no further correspondence has been made.

III. FISCAL IMPACTS:

If the owner fails to complete the abatement of the environmental code violations the City will have to abate the conditions and bill the property owner.

II. RECOMMENDED ACTION / NEXT STEP:

Staff is recommending to adopt Resolution 2026-01 to set the public hearing for abatement of the environmental code violations located at 517 Sherman Avenue.



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 Environmental Code Violation

Date: 01/28/26

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

- (a) Description of structure: 1960 One Story Ranch House
- (b) Street Address: 517 Sherman Avenue
- (c) Legal Description: 2ND ADDN TO GOODLAND, BLOCK 33, Lot 16 - 18
- (d) Owner(s): MUSIL, CASANDRA L
- (e) Resident Agent: None
- (f) Occupant(s):
- (g) Lien holder(s) of Record: Unknown
- (h) Description of Environmental Code Violations

General lack of maintenance and is an attractive nuisance to children, vagrants, criminals, insects, and animals — Property brings down the value of the neighborhood – 2 inoperable motor vehicles - dilapidated un safe accessory structure – refuse scattered – stagnant water— weeds and vegetation overgrowth

April 9, 2018 – statement of enforcing officer regarding similar types of violations with a different individual addressed in the letter.

April 29, 2025 – A letter was sent via certified mail to Casandra Musil regarding the violations on her property. A short time after the letter was received the property owner contacted me. It was agreed to give time to allow the clean up of the property. The fence that has been

disassembled in the backyard and laying on the ground was agreed upon to not have to be thrown away as it can be used for a fence for that property. There was a small car and a motorcycle in the rear of the property that are no longer there. The motor cycle has since been moved towards the front of the property.

November 19, 2025 – Final Notice was sent, via certified mail and revied on December 2, 2025 at 10:37 am, for compliance with the previously stated violations as progress had completely stopped and no mowing was even occurring toward the yard of the 2nd half of the year.

January 29, 2026 – Some of the vegetation has been taken care of. The accessory structure in the rear of the property has been most removed from the property. The pool is still standing. 2 inoperable vehicles. 1 inoperable motorcycle. Refuse and garbage along with other materials scattered through property. Still no contact from property owner.

February 2, 2026 – Brought in front of the Governing Body to set the public hearing to move forward in abating the nuisances. Since no further correspondence has been made.

Zach Hildebrand
Building Official / Code Enforcement Officer

RESOLUTION NO. 2026-01

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 CONDITIONS SHOULD NOT BE CONSIDERED TO BE IN VIOLATION OF THE ENVIRONMENTAL CODE OF THE CITY OF GOODLAND.

WHEREAS, the enforcing officer of the City of Goodland, Kansas, did on the 2nd day of February, 2026, file with the governing body of said city, a statement in writing that the property, hereinafter described, is in violation of the environmental code of the City of Goodland.

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

That a hearing will be held on the **2nd day of March, 2026**, 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:

2ND ADDN TO GOODLAND, BLOCK 33, Lot 16 - 18

also known as **517 Sherman Avenue**, may appear and show cause why such conditions should not be considered to be in violation of the Environmental Code of the City of Goodland.

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 2nd day of February, 2026.

Jason Showalter, Mayor

ATTEST:

Mary P. Volk, City Clerk



AGENDA ITEM #

CITY COMMISSION COMMUNICATION FORM

FROM: Kent Brown, City Manager

DATE: February 2, 2026

ITEM: Warranty deed to transfer property to allow Topside Manor to build a storage building for the operations at Topside Manor.

NEXT STEP: Motion to approve

I. REQUEST OR ISSUE:

Warranty claim completed and submitted for Commission consideration based on the request for property to the west of Topside Manor.

II. RECOMMENDED ACTION / NEXT STEP:

Staff recommends City Commission approve the warranty deed and authorize the Mayor to sign.

III. FISCAL IMPACTS:

No current fiscal impacts.

IV. BACKGROUND INFORMATION:

A portion from the City Commission minutes for October 20, 2025:

- 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 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.

A portion from the joint City Commission / County Commission meeting minutes for November 17, 2025:

- A. County Request for Property West of Topside Manor** – Vice-Mayor Howard stated, joint meeting is to discuss property west of Topside Manor that Sherman County would like for the manor to build a storage shed. Kevin stated, we provided a map outlining the property requesting. The property is a strip of land estimated at 70' west of Topside to line up with our fence. We have a retention pond west of manor that we cannot change. We would like the entire length with our future plan of another Topside. Vice-Mayor Howard stated, there is a city easement and sewer there. We do not want to include the manhole in transfer. Bret stated, it would go north and south with fence to property line. Commissioner Redlin stated, we are working with a developer

for a housing district in the area. Kent stated, the MIH application for housing includes lots north and to the west of manor. There are no detailed plans yet for the housing. Commission did pass ordinance to include property in RHID district. If we develop new housing, will it take away where new utilities will go? It is unknown when housing will become reality. Kevin stated, when the original Topside was built, it was really tight on the property. The extra space would be nice with development of new Topside. It is economic development. Ron stated, the building was going to be in corner but the State will not allow with duckpond, so this seems to be where it should go. Kent stated, if you go along north boundary, it will have street access. Commissioner Artzer stated, I have no objection to plan. Commissioner Myers asked, how many lots do we have left for housing. Kent stated, that is unknown at this time. Kevin asked, were there plans for it to be a street or alley? Kent stated, the plans are not final. The initial application is for lots to the north. Mike stated, it would be nice to run 2nd Street to highway for full access. Vice-Mayor Howard stated, I have no problem doing something with this strip of land, it is economic development. Neal, do you have a problem if we allow them to have this strip of land? Neal stated, I do not see a problem with it. Commissioner Artzer asked, is it zoned RHID? Kent stated, that is not a zone, but identifying the land as an RHID district. We will not have to rezone the property. Consensus of commission is in favor of allowing them to use the land. Kent stated, we will have engineering work on a survey and have attorneys put paperwork together for the transfer. Kevin stated, I would like to thank the city for working with Topside Manor.

A portion from the City Commission minutes for November 17, 2025:

- A. Any Actions as a Result of the Joint City/County Commission Meeting before City Commission Meeting** – Kent stated, I understand consensus of commission from Joint City County Commission meeting discussion is to direct staff to prepare documents to transfer land to county.

KANSAS WARRANTY DEED

On this ____ day of January, 2026, the Governing Body of The City of Goodland, a Kansas Municipality, duly organized, incorporated and existing under and by virtue of the laws of the State of Kansas and having its principal place of business at Goodland, Sherman County, Kansas (GRANTOR) CONVEYS AND WARRANTS to the Board of County Commissioners of Sherman County, Kansas, a Kansas Municipality, (GRANTEE) all of their interests in and to the following-described real estate in Sherman County, Kansas:

A tract of land in the Southwest 1/4 of Section 18, Township 8 South, Range 39 West, of the 6th Principal Meridian in Sherman County, Kansas, described as follows:

COMMENCING at the Northwest Corner of Block 3, USD 352 1st Addition of the City of Goodland, Sherman County, Kansas, the point of beginning; Thence South 02°28'45" West along the West line of said Block 3, a distance of 680.00 feet to the Southwest Corner of said Block 3; Thence leaving said Southwest Corner of Block 3 North 87°50'28" West, a distance of 80.00 feet; Thence North 02°28'45" East, a distance of 680.00 feet; Thence South 87°50'28" East, a distance of 80.00 feet to the point of beginning. Containing 1.24 acres more or less.

For the sum of a Gift and other valuable consideration, EXCEPT AND SUBJECT TO easements, reservations and restrictions of record, if any. Grantor has hereunto caused this deed to be signed on its behalf by its Mayor thereunto duly authorized to do so, and has caused its corporate seal to be here unto affixed the day and year first written above.

The City of Goodland, Kansas

Jason Showalter, Mayor

Attest:

Mary Volk, City Clerk

STATE OF KANSAS)
COUNTY OF SHERMAN) ss:

The forgoing instrument was acknowledged before me this ____ day of _____, 2026, by Jason Showalter, Mayor of the City of Goodland, a Kansas Municipality, who executed, as such officer, the foregoing instrument of writing on behalf of said Kansas Municipality, and such person duly acknowledged the execution of the same to be the act and deed of such Kansas Municipality.

Notary Public

Term Expires: _____



AGENDA ITEM #

CITY COMMISSION COMMUNICATION FORM

FROM: Kent Brown, City Manager

DATE: February 2, 2026

ITEM: Lease Agreement – Office Area at Airport Terminal building

NEXT STEP: Motion to approve

☐ ORDINANCE
☒ MOTION
☐ INFORMATION

- I.** Attached is a Lease Agreement for a Specific Room of the Terminal Building - Goodland Municipal Airport

Room #10 – SkyCo Area.

The lease is an annual lease. The rate for the lease is \$250 per month.

- II. RECOMMENDED ACTION / NEXT STEP:**

Staff is seeking a motion to approve the lease with a new tenant who will open up a barber shop in the office area at the airport.

- III. FISCAL IMPACTS:**

\$250/month in revenue.

- IV. BACKGROUND INFORMATION:**

This is a new lease for the restaurant in the terminal building. The lease agreement is dependent on the operator paying the costs (reimbursement within 30 days) to extend water & sewer lines to the office area for a hand washing sink. Staff has coordinated contractor and timeline for project.

- V. LEGAL ISSUES:**

Lease reviewed by City Attorney Kling.

VI. CONFLICTS OR ENVIRONMENTAL ISSUES:

None presented.

VII. SUMMARY AND ALTERNATIVES:

Council 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.

**AIRPORT TERMINAL – OFFICE SPACE LEASE
CITY OF GOODLAND, KANSAS**

This lease, made and entered into this ____ day of February, 2026, between the City of Goodland, Kansas, a Municipal Corporation, hereinafter referred to as **LESSOR**, and Cynthia Bohl, Goodland, Kansas, hereinafter referred to as **LESSEE**, shall be in effect until the expiration date of December 31, 2026. **LESSEE** shall herein upon giving **LESSOR** 30 days' notice, have the right to a renewal option for an additional one (1) year term. The renewal option being exercisable on the 1st day of December, 2026.

WHEREAS, the **LESSOR** now owns the Goodland Municipal Airport with the Terminal Building, as referred in attached Exhibit "A"; and

WHEREAS, the **LESSEE** has requested that the **LESSOR** lease to it rooms #10 of the Terminal Building, as referred in attached Exhibit "B", at said airport for the purpose of operating a restaurant; and

WHEREAS, the **LESSOR** finds that it would be to the best interest of the community to lease said room of the Terminal Building to **LESSEE** for the purpose above stated.

NOW, THEREFORE, in consideration of the covenants hereinafter set out the parties agree as follows:

The **LESSOR** hereby leases to the above-named **LESSEE** the following described rooms located in the Terminal Building at the Goodland Municipal Airport, to-wit:

Specific Rooms of the Terminal Building - Goodland Municipal Airport

Room #10 – SkyCo Area.

More specifically, each of the listed rooms as depicted and referred in attached Exhibit "B".

RENTAL RATE AND TERM

The **LESSEE** shall pay rent to the **LESSOR** in the amount of \$250.00 per month for the remainder of this lease agreement and continue in the event **LESSEE** exercises the option to extend this lease agreement for an additional one (1) year term. The monthly rental shall begin on the first day of February, 2026, and be due to be paid to **LESSOR** within five (5) calendar days of the first day of each month thereafter.

LESSEE shall not have the right to sublease any of the property herein without the prior written approval of **LESSOR**.

The **LESSEE** assures that it will undertake an affirmative action program as required by 14 CFR Part 152, Subpart E, to ensure that no person shall, on the grounds of race, creed, color, national origin, or sex, be excluded from participating in any employment activities covered in 14 CFR Part 152, Subpart E. The **LESSEE** assures that no person shall be excluded on these grounds from participating in or receiving the services or benefits of any program or activity covered by this subpart. The **LESSEE** assures that it will require that its covered sub-organizations provide assurance to the **LESSOR** that they similarly will undertake affirmative

action programs and that they will require assurances from their sub-organization, as required by 14 CFR Part 152, Subpart E, to the same effect.

LESSEE further agrees to the following covenants:

UTILITIES

LESSOR agrees that **LESSEE** shall not be charged for or pay city utilities, specifically being electricity, water and sewer. It shall be the sole responsibility of the **LESSEE** to pay for any other utilities used or consumed by the **LESSEE**, including those provided by Black Hills Energy if there is any used by **LESSEE**.

DANGEROUS SIGNS

No sign, light or device shall be permitted which, through illumination at night or glare during the day, could create a hazard to aircraft. No sign over 200 square feet shall be constructed. No sign shall project over 25 feet above ground level. Signs are to be restricted to those identifying the name, business and products of the person or firm occupying the premises. Signs shall be located on the building except for small signs not to exceed 20 square feet, which may be located off the building.

BUILDING MAINTINANCE AND IMPROVEMENTS

LESSOR shall be responsible for all general maintenance of the Terminal Building's interior and fixtures on the leased premises at the time of entering into this lease agreement. **LESSOR** shall be responsible for all exterior maintenance.

LESSEE shall not make any structural or cosmetic changes to the leased premises without prior approval by **LESSOR**.

At the end of the Lease period, as hereinbefore set out, the said **LESSEE** shall have the right to remove all improvements placed upon the premises by **LESSEE**, and in the event of such removal, **LESSEE** agrees and covenants that it will replace the premises in a like condition as when the premises were taken.

LESSEE agrees to admit the City Building Inspector and /or Fire Chief during reasonable hours of operation and to comply with City fire regulations and other reasonable safety regulations.

INTENTION AND HOURS OF OPERATION

LESSEE agrees and acknowledges that this lease agreement, by its terms, is entered into by the parties with the intent of providing **LESSEE** with the greatest opportunity to establish a successful business.

In consideration of this intent, **LESSEE** agrees to and shall be open for operation to provide services on a minimum average of five (5) days per week, excluding major and federal holidays. **LESSEE** agrees and shall be open to provide services for a minimum average of twenty-five (25) hours per week.

NATIONAL EMERGENCY

During the time of war or national emergency, the **LESSOR** shall have the right to enter into any agreement with the United States Government for military or naval use of part or all of the landing area, the publicly owned air navigation facilities, and other areas or facilities of the airport. If any such agreement is executed with the United States Government, provisions of this instrument insofar as they are inconsistent with the provisions of said agreement with the government, shall be superseded.

This agreement shall be subordinate to the provisions of any existing or future agreement between the **LESSOR** and the United States relative to the operation and maintenance of the airport, the execution, which has been made or may be required as a condition precedent to the expenditure of federal funds for the development of the airport.

LESSEE agrees to furnish service on fair, equal and not unjustly discriminatory basis to all users thereof, and to charge fair, reasonable and not unjustly discriminatory prices for each unit or service; PROVIDED that **LESSEE** may make reasonable and nondiscriminatory discounts, rebates, or other similar types of price reductions to volume purchasers.

STRICT COMPLIANCE WITH LAWS

LESSEE agrees to observe and obey, during the term of this lease agreement, any and all laws, ordinances, rules and regulations which have been or may be enacted or promulgated by the United States, Federal Aviation Administration, State of Kansas, City of Goodland, the Goodland Municipal Airport manager, the Goodland Municipal Airport Advisory Board, or any other governmental agency or entity having jurisdiction over the Goodland Municipal Airport.

CERTIFICATE OF INSURANCE

LESSEE shall purchase at its own and sole expense and maintain in full force and effect during the term of this agreement and at all times that it is in possession of or has control over any part of **LESSOR'S** premises, liability insurance policy covering **LESSOR** in an amount of not less than \$1,000,000 per incident, with \$1,000,000.00 aggregate. **LESSEE** shall further ensure that the **LESSOR** is added to the above-described policy of insurance as a named insured and shall provide the **LESSOR** with current certificate of insurance during the term of this agreement as proof that said insurance has been purchased and is in effect.

TERMINATION AND BREACH

LESSEE shall have the right to terminate this lease agreement by providing **LESSOR** with thirty (30) days written notice of the intent to terminate.

LESSOR shall have the right to terminate this lease in the event of any breach of this lease agreement and its terms by providing **LESSEE** with notice of the breach, in writing, and allowing **LESSEE** thirty (30) days to correct said breach. If **LESSEE** fails to correct the breach within the thirty (30) days, then **LESSOR** shall have the right to terminate this lease agreement immediately following the thirtieth (30) day.

All written correspondence and notices shall be sent to the parties as follows:

LESSOR:
City of Goodland
Attn: Kent Brown
204 W. 11th Street
Goodland, KS 67735

LESSEE:
Cynthia Bohl
dba Twisted Moustache
215 Main St.
Goodland, KS 67735

MISCELLANEOUS

No personal property shall be stored outside the buildings located on the real property, which is the subject matter of this lease.

ADOPTED BY THE GOVERNING BODY AND APPROVED BY THE MAYOR
this ____ day of February, 2026.

ATTEST:

LESSEE: Cynthia Bohl
DBA/ Twisted Moustache

LESSOR: City of Goodland
Jason Showalter, Mayor

ATTEST:

Mary P. Volk, City Clerk



AGENDA ITEM

CITY COMMISSION COMMUNICATION FORM

FROM: Dustin Bedore, Director of Public Power

DATE: January 29, 2026

ITEM: Orion upgrade for Tie Substation to Power Plant, Unit 10 PLC upgrade

NEXT STEP: Motion to approve

☐ ORDINANCE
☒ MOTION
☐ INFORMATION

I. REQUEST OR ISSUE: Requesting approval to upgrade, dated Orion system that we use to communicate from our Tie Substation to the Power Plant control room. Also, the upgrade to Unit 10's PLC to control room. We are having issues with the Tie Sub, and have no access to Unit 10.

II. RECOMMENDED ACTION / NEXT STEP:
Staff recommends the approval of upgrades.

III. FISCAL IMPACTS: KMEA MidStates has provided us with quotes to do both projects. The Orion upgrade is \$13,702.00. And the PLC for Unit 10 is \$6030.00

IV. BACKGROUND INFORMATION:
Our current system from the Tie Sub to the control room is old, and is not compatible with newer computer. We have had the same issues with Unit 10, and the upgrades will allow full access to controls of the unit in the control room. We have okayed this system with Josh Jordan.



DAN BRENNER FORD, INC.

1520 Hwy. 27
GOODLAND, KS 67735

800-636-8770

• 785-899-2316

• 785-899-2317 (FAX)

January 29, 2026

City of Goodland
204 West 11th St
PO Box 59
Goodland, KS 67735

Dear City Commissioners,

Please find enclosed the bid you requested for a 2026 Ford Explorer/Police
Interceptor AWD Utility Model K8A with the following options:

K8A 4 Door AWD Police Interceptor
99B 3.3L V-6 Direct Injection
44U 10-Speed Automatic Transmission
3.31 Axle Ratio
500A Equipment Group
51R Spot Lamp – Driver Side only – Unity LED
17A Aux Rear Air Conditioning
STD 225/60R18 All-Season Black Sidewall Tires
55F Remote Keyless Key Fob (without Keypad, less PATS) – includes 4
Key Fobs
9W Charcoal Black Unique HD Cloth Front Buckets / Vinyl Rear
M7 Solid Monotone Paint Application-Carbonized Gray
153 Front License Bracket
76D Underbody Deflector Plate
425 50 State Emissions
STD AM/FM/MP3 Capable Radio





DAN BRENNER FORD, INC.

1520 Hwy. 27
GOODLAND, KS 67735

800-636-8770

• 785-899-2316

• 785-899-2317 (FAX)

- STD 6840 LBS GVWR
- STD 18"X8" 5 Spoke Painted Black Steel Wheels
- 87M 8" Rear Camera Image in Upper LH Quadrant of Display
1/4 Size Picture in Picture
- 52P Hidden Door Lock Plunger
- 68G Rear-Door Controls Inoperable (Locks/Windows Operable from
Drivers Door Switches
- 18D Global Lock/Unlock Feature
- 60R Noise Suppression Bonds (Ground Straps)

We respectfully submit this bid including the fleet price concession for an outright price of \$45,650.00 each with the above listed specifications.

Respectfully,

Danny R. Brenner
Dan Brenner Ford, Inc.





5470 E Railroad Ave.
Holcomb, Kansas 67851
www.jraudioinc.com

Estimate

Date	Estimate #
1/22/2026	5848

Name / Address
GOODLAND POLICE DEPT. 204 W 11TH STREET GOODLAND, KS 67735

**Due to a volatile parts & shipping market,
pricing is valid for 10 days**

P.O. NUMBER	PROJECT
2026 K9 EXPLORER	WHELEN EQUIP.

Qty	Description	Cost	Total
1	SETINA PUSH BUMPER	550.00	550.00
1	WHELEN FST/RST INTERIOR LIGHTBAR KIT (PROMO KIT)	3,500.00	3,500.00
1	WHELEN PROGRAMMABLE SIREN/LIGHT CONTROLLER (INCLUDED IN PROMO KIT)	0.00	0.00
1	WHELEN SIREN SPEAKER & BRACKET(INCLUDED IN PROMO KIT)	0.00	0.00
1	WHELEN 24 OUTPUT EXPANSION MODULE FOR TRI COLOR LIGHTING	275.00	275.00
1	22" OFF ROAD WHITE LIGHTBAR	350.00	350.00
4	WHELEN RBW LEDS STRIP LIGHTS (FRONT/SIDE GRILLE)	165.00	660.00
2	FED SIG MIRROR RBW LEDS	195.00	390.00
2	WHELEN RBW LEDS STRIP LIGHTS (REAR SIDE WINDOW)	165.00	330.00
2	WHELEN MOUNTING BRACKET FOR STRIP LITES	20.00	40.00
1	TAIL LIGHT FLASHER	110.00	110.00
2	WHELEN RBA LEDS (REAR HATCH INSIDE) T-SERIES	150.00	300.00
1	HAVIS CONSOLE (INCLUDES ARMREST & CUPHOLDERS)	750.00	750.00
1	HAVIS UNIVERSAL MDT DOCK/SWING ARM	600.00	600.00
1	MAGNETIC MIC KIT & BRACKET (FOR MAIN 2 WAY RADIO)	55.00	55.00
1	SETINA K9 KENNEL ONLY/AM ALUM. WATER BOWL	2,850.00	2,850.00
1	RAY ALLEN HEAT ALERT SYSTEM	1,500.00	1,500.00
1	SETINA EZ LIFT 2 DRAWER KIT	3,400.00	3,400.00
1	SINGLE HANDCUFF GUN RACK	500.00	500.00
1	HAVIS CHARGE GUARD EQUIPMENT TIMER SYSTEM	110.00	110.00
1	FUSE BOXES,RELAYS, 3-WAY POWER OUTLET, ETC.	175.00	175.00
1	MISC WIRE, CONNECTORS, TAPE, SOLDER, ETC.	200.00	200.00
	ELECTRONICS EQUIPMENT CABINET	200.00	200.00
2	2-WAY RADIO ANTENNA, CABLE, CONNECTORS.	69.99	139.98
1	INSTALLATION OF EQUIPMENT	3,500.00	3,500.00
1	GRAPHICS KIT w/K9 NON REFLECTIVE	950.00	950.00
1	ANGEL ARMOR BALLISTIC PANEL (DRIVER ONLY) LEVEL 3A PISTOL CALIBER	950.00	950.00
1	FREIGHT CHARGES FOR SETINA EQUIPMENT	1,150.00	1,150.00

Thank You for choosing JR Audio Inc. for your Emergency Vehicle equipment needs.

Total \$23,534.98

If approved, you may sign and return or simply reply to estimate email sent.

Approved By: _____



AGENDA ITEM

CITY COMMISSION COMMUNICATION FORM

FROM: Kent Brown, City Manager

DATE: 2/2/2026

ITEM: Transfer property - 321 Broadway Ave. - to USD352

NEXT STEP: Commission Motion

☐ ORDINANCE
☐ MOTION
☒ INFORMATION

I. REQUEST OR ISSUE:

City staff attended the sheriff's sale on 8/14/2025 and acquired on the 321 Broadway property that was part of the auction. The property was bought on behalf of the City for \$500.00. Original request was for the land bank to be used to put the property back to a productive use and back on the tax rolls. USD352 has stepped forward and requested the property. They will be moving a house from 1200 block of Cherry Avenue in order for the construction of the Career Technical Education building on and adjacent to that property.

II. BACKGROUND INFORMATION

From January 20, 2026 City Commission minutes
USD352 – Bill Biermann, USD 352 Superintendent stated, the school is gearing up for new Technical Education building. We own a house across from high school that we use for recruitment and would like to move to new location. If we can move house to an available property we can continue to use it for recruitment. I approached Kent about property city has available that we can use to move house. He indicated 321 Broadway that was purchased from Sheriff Sale. You had costs to get quiet title and we will incur costs to deed in our name. School Board discussed briefly and I indicated to them we are also looking at other lots for best efficiency. Commissioner Artzer asked, the quiet claim process is complete? Kent stated, yes in December. Mayor Showalter asked, are there any other lots available for them? Kent stated, this is only lot we have in residential zone. Mayor Showalter stated, I am in favor we work with them. Commissioner Cloyd stated, it makes sense that we do not tear down a good house. Bill stated, we believe it will cost about \$50,000 to move house and if demolish it will cost about \$15,000. We believe it will be a benefit to move the house; we do not want to fill up landfill. Consensus of commission is to partner with school on project. Kent stated, we discussed the purchase price of lot was \$500 and cost for quiet title was \$3,150. Mayor Showalter asked, where will funds go back? Mary stated, my recommendation is in the reserve for nuisance properties.

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.