



ABILENE CITY COMMISSION - REGULAR MEETING AGENDA
ABILENE PUBLIC LIBRARY, 209 NW FOURTH STREET
September 11, 2023 - 4:00 pm

VIEW THIS CITY COMMISSION MEETING VIRTUALLY AT
www.abilenecityhall.com/watchlive

1. Call to Order
2. Roll Call: _____Witt _____Kollhoff _____Rein _____Miller _____Marshall
3. Pledge of Allegiance
4. Approval of the Agenda for the September 11, 2023, City Commission Meeting
5. Consent Agenda - Consent Agenda items are considered routine business items. The consent agenda can be acted upon by one motion unless a majority of the City Commission votes to remove an item for discussion and separate action.
 - a. Meeting Minutes for August 28, 2023, Regular Meeting
 - b. Appointment of Brandon Rein and Ron Marsh as primary voting delegates and Shayla Mohr and Leann Johnson as alternate voting delegates for the League of Kansas Municipalities Annual Business Meeting on October 9, 2023.
6. Public Comments and Communications
 - a. Public Forum: Persons who wish to address the City Commission regarding items outside the agenda may do so when called upon by the Mayor. Speakers will be allowed a three-minute time limit.
 - b. Constitution Week Proclamation
7. Business Items
 - a. Consider approval of Ordinance No. 23-3435, **AN ORDINANCE ADOPTING AND APPROPRIATING THE 2024 ANNUAL BUDGET OF THE CITY OF ABILENE, KANSAS.** Ron Marsh, City Manager

- b. Consider approval of Resolution No. 091123-1, **A RESOLUTION SUPPORTING THE PREPARATION AND SUBMITTAL OF AN APPLICATION TO THE KANSAS HOUSING RESOURCES CORPORATION (KHRC) FOR THE KANSAS HOUSING INVESTOR TAX CREDIT (HITC) PROGRAM.** Kari Zook, Community Development Director
- c. Consider approval of Resolution No. 091123-2, **A RESOLUTION AUTHORIZING THE PREPARATION AND SUBMITTAL OF AN APPLICATION TO THE KANSAS HOUSING RESOURCES CORPORATION (KHRC) FOR THE 2023 OR 2024 KANSAS MODERATE INCOME HOUSING GRANT PROGRAM AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE GRANT AGREEMENT, DIRECT ANY ADMINISTRATIVE ACTIONS, AND EXECUTE ANY DOCUMENTS NECESSARY TO IMPLEMENT THE TERMS OF THE AGREEMENT.** Kari Zook, Community Development Director
- d. Consider approval of Resolution No. 091123-3, **A RESOLUTION ESTABLISHING THE CITY OF ABILENE'S POLICY CONCERNING TOBACCO-FREE RECREATIONAL AREAS WITHIN THE CITY OF ABILENE, KANSAS.** Kellee Timbrook, Parks and Recreation Director

8. Items for discussion

- a. Property Tax discussion for Golden Belt West Multifamily, LLC and approval of the First Amendment to the Consulting Services Agreement with Heartland Housing Partners, LLC– Charles Busch, Golden Belt West Multifamily, LLC
- b. Joint letter of support with Dickinson County for Fall 2023 KDOT Cost Share application. – Ron Marsh, City Manager

9. Reports

- a. City Manager's Report

10. Adjourn of Regular Meeting

- a. Consider a motion to adjourn the September 11, 2023, City Commission Meeting.



ABILENE LAND BANK BOARD OF TRUSTEES - MEETING AGENDA
ABILENE PUBLIC LIBRARY, 209 NW FOURTH STREET
September 11, 2023 - 4:00 pm

THIS MEETING WILL BE HELD IMMEDIATELY AFTER THE REGULAR CITY COMMISSION MEETING

VIEW THIS CITY COMMISSION MEETING VIRTUALLY AT
www.abilenecityhall.com/watchlive

1. Call to Order
2. Roll Call: ___ Witt ___ Kollhoff ___ Rein ___ Miller ___ Marshall

Consent Agenda (*Consent Agenda items will be acted upon by one motion unless a majority of the City Commission votes to remove an item for discussion and separate action.*)

3. Agenda approval for the September 11, 2023, Land Bank Board of Trustees meeting.
4. Meeting minutes: April 11, 2022, Land Bank Board of Trustees meeting.

Public Comments and Communications

5. Persons who wish to address the City Commission may do so when called upon by the Mayor.

Old and New Business

6. Consider approval of the Lot Purchase Agreement for Lot 1, Block 3, in the Golden Belt Heights West subdivision.

Adjournment

8. Consider a motion to adjourn the September 11, 2023, Land Bank Board of Trustees meeting.



11. Call to Order – September 11, 2023, City Commission Study Session

12. September 11, 2023, City Commission Study Session Agenda

- a. 2024 Pay Plan Resolution – Shayla Mohr, City Clerk
- b. Agreement with Community Foundation of Dickinson County for the CVB remodel –Julie Roller-Weeks, Convention and Visitors Bureau Director
- c. Mennonite Housing rezoning discussion – Kari Zook, Community Development Director

13. Adjournment

- a. Consider a motion to adjourn the September 11, 2023, City Commission Meeting

Future Meeting Reminders

*City Commission Regular Meeting, September 25, 2023, at 4 pm.

*City Commission Study Session, September 25, 2023 - 15 minutes following the adjournment of the regular meeting, will not start before 4:30 pm.

*City Commission Regular Meeting, October 9, 2023, at 4 pm.

*City Commission Study Session, October 9, 2023 - 15 minutes following the adjournment of the regular meeting, will not start before 4:30 pm.



Abilene City Commission Meeting Minutes
Abilene Public Library – 209 NW Fourth Street
August 28, 2023, @ 4:00 pm.
Abilene, Kansas

1. Call to Order

2. Roll Call – City Commission Present: Mayor Witt, Commissioners, Kollhoff, Rein, Miller (via Zoom) and Marshall.

Staff Present: City Manager Marsh, City Clerk Mohr, Finance Director Johnson, City Attorney Martin, Parks and Recreation Director Timbrook, Fire Chief Strunk, Police Chief Hatter, Community Development Director Zook, Streets and Utilities Superintendent Hawk, Facilities Maintenance Specialist Alvarez, Assistant Fire Chief Stuck, Municipal Court Clerk/Office Manager Briand, City Inspector Steerman, and Administrative Manager-Public Works Hiatt.

3. Pledge of Allegiance

Agenda

4. Approval of the Agenda for the August 28, 2023, City Commission Meeting

Motion by Commissioner Rein, seconded by Commissioner Marshall, to approve the agenda with the addition of item 6b, discussion of legal issues involving use of electronic devices during meetings. Roll call vote: Rein YES, Marshall YES, Miller YES, Kollhoff YES, Witt YES. The motion carried unanimously 5-0.

Consent Agenda

5. Consent Agenda - Consent Agenda items are considered routine business items. The consent agenda can be acted upon by one motion unless a majority of the City Commission votes to remove an item for discussion and separate action.

a. Meeting Minutes for August 14, 2023, Regular Meeting

Motion by Commissioner Marshall, seconded by Commissioner Rein, to approve the consent agenda as presented. Roll call vote: Marshall YES, Rein YES, Miller YES, Kollhoff YES, Witt YES. The motion carried unanimously 5-0.

6. Public Comments and Communications

- a. Public Forum: Persons who wish to address the City Commission regarding items outside the agenda may do so when called upon by the Mayor. Speakers will be allowed a three-minute time limit.

Bill Marshall, 510 NW 7th Street, presented the Mayor with a gift from the Mayor of Abilene's Sister City, Omitama, Japan. He also thanked the City for allowing scholarships to be given to students to travel to Japan as part of the Abilene Sister City Delegation; some of the students would not have been able to go without the scholarships.

- b. Discussion regarding the use of electronic devices during City meetings

City Attorney Martin spoke regarding the use of electronic devices to communicate with other commissioners during city meetings.

7. Business Items

- a. Continuation of Public Hearing from August 14, 2023, to show cause why the structure at 604 S. Cedar should not be condemned and ordered repaired or demolished.

Mayor Witt continued the public hearing at 4:15 pm.

City Inspector Steerman gave an update on the property; not much has changed since the last meeting.

Mayor Witt closed the public hearing at 4:18 pm.

- b. Consider approval of Resolution No. 082823-2, **A RESOLUTION FINDING THAT THE STRUCTURE LOCATED AT 604 S. CEDAR ST., ABILENE, KANSAS, IS UNSAFE AND DANGEROUS AND DIRECTING THE STRUCTURE BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE.**

Motion by Commissioner Rein, seconded by Commissioner Marshall, to amend Resolution No. 082823-2 to change the commencement of work on the property to September 5, 2023, to allow proper time for publication. Roll call vote: Rein YES, Marshall YES, Miller YES, Kollhoff YES, Witt Yes. The motion carried unanimously 5-0.

Motion by Commissioner Rein, seconded by Commissioner Marshall to approve Resolution No. 082823-2, **A RESOLUTION FINDING THAT THE STRUCTURE LOCATED AT 604 S. CEDAR ST., ABILENE, KANSAS, IS UNSAFE AND DANGEROUS AND DIRECTING THE STRUCTURE BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE.** Roll call vote: Rein YES, Marshall YES, Miller YES, Kollhoff YES, Witt YES. The motion carried unanimously 5-0.

- c. Public Hearing for the purpose of hearing and answering objections of taxpayers relating to the Revenue Neutral Rate and proposed tax rate, as required by 2021 Kansas Senate Bill 13.

Mayor Witt opened the public hearing at 4:23 pm.

Mayor Witt closed the public hearing at 4:24 pm.

- d. Consider approval of Resolution No. 082823-1, **A RESOLUTION OF THE CITY OF ABILENE, KANSAS, APPROVING THE LEVY OF A PROPERTY TAX RATE EXCEEDING THE REVENUE NEUTRAL RATE.**

Motion by Commissioner Marshall, seconded by Commissioner Rein, to approve Resolution No. 082823-1, **A RESOLUTION OF THE CITY OF ABILENE, KANSAS, APPROVING THE LEVY OF A PROPERTY TAX RATE EXCEEDING THE REVENUE NEUTRAL RATE.** Roll call vote: Marshall YES, Rein YES, Miller YES, Kollhoff NO, Witt YES. The motion carried 4-1.

- e. Public hearing for the purpose of hearing and answering objections of taxpayers relating to the proposed use of all funds and amount of Ad Valorem Tax for the proposed 2024 Budget.

Mayor Witt opened the public hearing at 4:26 pm.

Diane Miller, 1601 Jayhawk, thanked the commission for holding the line on the revenue-neutral rate and budget. She expressed concerns about street maintenance and the concerns that the sales tax increase had not gone to the upkeep of existing streets.

Don Nebelsick, 308 NW 17th, expressed concerns about property valuations on commercial property continuing to rise. Dickinson County determines the valuation for residential and commercial properties.

Mayor Witt closed the public hearing at 4:31 pm.

- f. Consider approval of Ordinance No. 23-3435, **AN ORDINANCE ADOPTING AND APPROPRIATING THE 2024 ANNUAL BUDGET OF THE CITY OF ABILENE, KANSAS.**

Motion by Commissioner Rein, seconded by Commissioner Kollhoff, to approve Ordinance No. 23-3435, **AN ORDINANCE ADOPTING AND APPROPRIATING THE 2024 ANNUAL BUDGET OF THE CITY OF ABILENE, KANSAS with a decrease of the proposed Cost-of-Living (COLA) increase from 3% to 2%.** Roll call vote: Rein YES, Marshall NO, Miller NO, Kollhoff NO Witt YES. The motion failed 2-3.

Motion by Commissioner Kollhoff, seconded by Commissioner Rein, to table the approval of Ordinance No. 23-3435 to the September 11, 2023, City Commission meeting. Roll call vote: Kollhoff YES, Rein YES, Marshall NO, Miller NO, Witt YES. The motion carried 3-2.

- g. Consider approval of Ordinance No. 23-3432, **AN ORDINANCE AMENDING CHAPTER 5, SECTION 5-401 OF THE CITY CODE OF THE CITY OF ABILENE, KANSAS, BY ADOPTING AND INCORPORATING BY REFERENCE THE STANDARD TRAFFIC ORDINANCE FOR KANSAS CITIES, 50TH EDITION (2023); AND REPEALING EXISTING SECTION 5-401.**

Motion by Commissioner Rein, seconded by Commissioner Kollhoff to approve Ordinance No. 23-3432, **AN ORDINANCE AMENDING CHAPTER 5, SECTION 5-401 OF THE CITY CODE OF THE CITY OF ABILENE, KANSAS, BY ADOPTING AND INCORPORATING BY REFERENCE THE STANDARD TRAFFIC ORDINANCE FOR KANSAS CITIES, 50TH EDITION (2023); AND REPEALING EXISTING SECTION 5-401.** Roll call vote: Rein YES, Kollhoff YES, Marshall YES, Miller YES, Witt YES. The motion carried unanimously 5-0.

- h. Consider approval of Ordinance No. 34-3433, **AN ORDINANCE AMENDING CHAPTER 5, SECTION 5-101 OF THE CITY CODE OF THE CITY OF ABILENE, KANSAS, BY ADOPTING AND INCORPORATING BY REFERENCE THE UNIFORM PUBLIC OFFENSE CODE FOR KANSAS CITIES, 39TH EDITION (2023), WITH CERTAIN OMISSIONS AND AMENDMENTS THERETO; AND REPEALING EXISTING SECTION 5-101.**

Motion by Commissioner Rein, seconded by Commissioner Kollhoff, to approve Ordinance No. 34-3433, **AN ORDINANCE AMENDING CHAPTER 5, SECTION 5-101 OF THE CITY CODE OF THE CITY OF ABILENE, KANSAS, BY ADOPTING AND INCORPORATING BY REFERENCE THE UNIFORM PUBLIC OFFENSE CODE FOR KANSAS CITIES, 39TH EDITION (2023), WITH CERTAIN OMISSIONS AND AMENDMENTS THERETO; AND REPEALING EXISTING SECTION 5-101.** Roll call vote: Rein YES, Kollhoff YES, Marshall YES, Miller YES, Witt YES. The motion carried unanimously 5-0.

- i. Consider approval of Ordinance No. 23-3434, **AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW A PRIVATE ELEMENTARY SCHOOL AT TRINITY LUTHERAN CHURCH, 320 N. CEDAR ST., IN THE C-4, CENTRAL BUSINESS DISTRICT, IN THE CITY OF ABILENE, KANSAS.**

Motion by Commissioner Marshall, seconded by Commissioner Rein, to approve Ordinance No. 23-3434, **AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW A PRIVATE ELEMENTARY SCHOOL AT TRINITY LUTHERAN CHURCH, 320 N. CEDAR ST., IN THE C-4, CENTRAL BUSINESS DISTRICT, IN THE CITY OF ABILENE, KANSAS.** Roll call vote: Marshall YES, Rein YES, Miller YES, Kollhoff YES, Witt YES. The motion carried unanimously 5-0.

- j. Consider approval of a bid from Solid Rock Roofing in the amount of \$95,410.00 for repairing and coating the Community Center roof.

Motion by Commissioner Kollhoff to table this item until the original construction documents can be presented. The motion failed due to lack of a second.

Motion by Commissioner Marshall, seconded by Commissioner Rein, to approve the bid from Solid Rock Roofing in the amount of \$95,410.00 for repairing and coating the Community Center roof. Roll call vote: Marshall YES, Rein YES, Miller YES, Kollhoff NO, Witt YES. The motion carried 4-1.

8. Items for Discussion

- a. Consider approval of financing with Community Leasing Partners, Manhattan, Kansas, for the purchase of a Rosenbauer Pumper/Tender fire truck from Hays Fire Company.

Motion by Commissioner Marshall, seconded by Commissioner Rein, to approve financing of a seven-year term with Community Leasing Partners, Manhattan, Kansas, for the purchase of a Rosenbauer Pumper/Tender fire truck from Hays Fire Company. Roll call vote: Marshall YES, Rein YES, Miller YES, Kollhoff YES, Witt YES. The motion carried unanimously 5-0.

- b. Consider approval of Resolution No. 082823-3, **A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF ABILENE, KANSAS, DETERMINING THE ADVISABILITY OF ISSUING TAXABLE INDUSTRIAL REVENUE BONDS FOR THE PURPOSE OF FINANCING THE ACQUISITION, CONSTRUCTION, FURNISHING AND EQUIPPING OF A COMMERCIAL FACILITY TO BE LOCATED IN THE CITY; AND AUTHORIZING EXECUTION OF RELATED DOCUMENTS.**

Dominic Eck, Gilmore and Bell, PC, explained the Industrial Revenue Bond proposal for sales tax exemption for the Golden Belt West Multifamily, LLC development.

Motion by Commissioner Rein, seconded by Commissioner Marshall, to approve Resolution No. 082823-3, **A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF ABILENE, KANSAS, DETERMINING THE ADVISABILITY OF ISSUING TAXABLE INDUSTRIAL REVENUE BONDS FOR THE PURPOSE OF FINANCING THE ACQUISITION, CONSTRUCTION, FURNISHING AND EQUIPPING OF A COMMERCIAL FACILITY TO BE LOCATED IN THE CITY; AND AUTHORIZING EXECUTION OF RELATED DOCUMENTS.** Roll call vote: Rein YES, Marshall YES, Miller YES, Kollhoff YES, Witt YES. The motion carried unanimously 5-0.

9. Reports

a. City Manager's Report

The next Comprehensive Plan Steering Committee meeting is Tuesday, September 5 at 6:00 pm at the library.

The 14th Street construction project is about 3 weeks behind. This is due to other projects running over, leading to a shortage of crews. Smoky Hill expects to be able to catch up over the next few weeks. We will meet with the school district to look at possible timeline changes.

The City Connecting Link Improvement Program (CCLIP) is out for bid with opening on September 28th. This is for the portion of Buckeye from SW 6h to the UPRR.

The new woodchipper for the Recycling Center has been delivered and is working great.

The Recycling Center was awarded a solid waste grant from KDHE for a new composter. The grant amount is \$46,516.00 and pays up to 75% of the composter cost.

Flu shots will be available Tuesday, September 26, from 9:30–10:00 am in City Hall. This includes Commissioners.

Commissioner Kollhoff formally requested that the city manager's report be included in the agenda packet sent out before the meeting.

10. Recess of Regular Meeting

a. Consider a motion to recess the August 28, 2023, City Commission Meeting.

Motion by Commissioner Marshall, seconded by Commissioner Rein, to recess the August 28, 2023, City Commission Meeting at 5:04 pm. Roll call vote: Marshall YES, Rein YES, Miller YES, Kollhoff YES, Witt YES. The motion carried unanimously 5-0. The City Commission Study Session will begin at 5:19 p.m.

11. Call to Order – August 28, 2023, City Commission Study Session

The City Commission Study Session was called to order at 5:19 p.m.

12. City Commission Study Session Agenda

- a.** Property Tax Request for Golden Belt Heights West Multifamily, LLC
- b.** Tobacco-Free Resolution Areas – BC/BS Pathways Grant
- c.** Letters of support – Rural Rental, LLC, Kansas Housing Investor Tax Credits (HITC) and Moderate Income Housing (MIH) grants
- d.** Solar PV Design & Installation RFP

13. Adjournment

- a.** Consider a motion to adjourn the August 28, 2023, City Commission Meeting

Motion by Commissioner Marshall, seconded by Commissioner Rein, to adjourn the August 28, 2023, City Commission Meeting at 6:15 p.m. Roll call vote: Marshall YES, Rein YES, Miller YES, Kollhoff YES, Witt YES. The motion carried unanimously 5-0.

(Seal)

Trevor D. Witt, Mayor

ATTEST:

Shayla L. Mohr
City Clerk



City Commission

Trevor Witt
Mayor

John Kollhoff
Vice-Mayor

Brandon Rein
Member

Wendy Miller
Member

Dee Marshall
Member

CITY STAFF

Ron Marsh
City Manager

Leann Johnson
Finance Director

Shayla Mohr
City Clerk

Kari Zook
Community Development

Kellee Timbrook
Recreation Director

Julie Roller Weeks
CVB Director

Anna Hatter
Chief of Police

Kale Strunk
Fire Chief

City Commission Meeting Date: Monday, September 11, 2023

Session: Regular Meeting

Topic: Approval of LKM Annual Business Meeting voting delegates

Department: Administration

Staff Contact: Ron Marsh, City Manager/Shayla Mohr, City Clerk

Background:

Each year, during the League of Kansas Municipalities annual conference, the League holds its Annual Business Meeting & Convention of Voting Delegates. This year, the meeting is on Monday, October 9, 2023.

K.S.A. Supp. 12-1601f provides that "The Governing Body of each member city may elect city delegates from among the City's officers to represent the city in the conduct and management of the affairs of the League of Kansas Municipalities."

Article 2, Section 2 of the League Bylaws states, "When a city is a member of the League, any elected or appointed officers of such city may be elected by the city governing body as voting delegates and alternate voting delegates, in accordance with the provisions of Article 4 of these Bylaws, to represent the city in any meeting of the voting delegates and in the conduct of any other affairs of the instrumentality requiring action of the member cities. Alternate voting delegates may vote on matters before a meeting of the voting delegates in the absence of the regular delegate. A voting delegate or alternate voting delegate shall qualify by having his or her name, city, title, and address registered with the executive director and shall hold such position while qualified and until a successor is elected and qualified."

Based on population, Abilene is allowed 2 primary votes and 2 alternates (in the event a primary is unable to be in attendance). Those attending the conference are Brandon Rein, Ron Marsh, Shayla Mohr and Leann Johnson. It is recommended that the City Commission approve Brandon Rein and Ron Marsh as the two primary delegates and Shayla Mohr and Leann Johnson as alternate voting delegates.

Recommendation:

Approve Brandon Rein and Ron Marsh as voting delegates and Shayla Mohr and Leann Johnson as alternate voting delegates.

Fiscal Note:

None

Funding Source:

None

Proclamation

CONSTITUTION WEEK

WHEREAS: The Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

WHEREAS: September 17, 2023, marks the two hundred and thirty-sixth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS: It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary and to the patriotic celebrations which will commemorate the occasion; and

WHEREAS: Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through September 23 as Constitution Week,

NOW, THEREFORE, I, Trevor D. Witt, by virtue of the authority vested in me as Mayor of the City of Abilene, Kansas, do hereby proclaim the week of September 17 through September 23 as

CONSTITUTION WEEK

AND ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Abilene, Kansas, to be affixed this 11th day of September 2023.

(ATTEST)

Trevor D. Witt, Mayor

Shayla L. Mohr
City Clerk

2024

CERTIFICATE

To the Clerk of Dickinson County, State of Kansas

We, the undersigned, officers of

City of Abilene

- certify that: (1) the hearing mentioned in the attached publication was held;
(2) after the Budget Hearing this budget was duly approved and adopted as the maximum expenditures for the various funds for the year 2024; and
(3) the Amounts(s) of 2023 Ad Valorem Tax are within statutory limitations.

		2024 Adopted Budget		
		Budget Authority for Expenditures	Amount of 2023 Ad Valorem Tax	Final Tax Rate (County Clerk's Use Only)
Table of Contents:		Page No.		
Allocation of MVT, RVT, 16/20M Veh Tax		2		
Schedule of Transfers		3		
Statement of Indebtedness		4		
Statement of Lease-Purchases		5		
Computation to Determine State Library Grant		7		
Fund	K.S.A.			
General	12-101a	7	7,438,043	2,071,596
Debt Service	10-113	8	538,368	342,673
Library	12-1220	8	581,072	532,954
Airport	3-113a	9	947,098	
Fire Apparatus	12-110c	9	156,075	123,245
Capital Improvement	12-1,118	10		
		10		
Special Highway		11	2,256,926	
Sales Tax Street		11	1,115,989	
Recycle		12	300,512	
Storm Water		12	90,964	
Special Parks & Recreation		13	14,980	
Special Alcohol & Drug		13	24,852	
Special Revenue Library/Pool		14		
8th Street Project		14		
Water		15	2,522,411	
Sewer		16	2,121,355	
Recreation Commission		17	885,998	
Convention & Visitors Bureau		18	268,856	
Non-Budgeted Funds-A		19		
Non-Budgeted Funds-B		20		
Totals		xxxxxx	19,263,499	3,070,468
Budget Hearing Notice				County Clerk's Use Only
Combined Rate and Budget Hearing Notice		21		
RNR Hearing Notice				
Neighborhood Revitalization				Nov 1, 2023 Total Assessed Valuation

Revenue Neutral Rate 47.448

Assisted by: _____

Address: _____

Email: _____

Attest: _____ 2023

County Clerk

Governing Body

CPA Summary

ORDINANCE NO. 23-3435

AN ORDINANCE ADOPTING AND APPROPRIATING THE 2024 ANNUAL BUDGET OF THE CITY OF ABILENE, KANSAS.

WHEREAS, a proposed annual budget for the fiscal year commencing January 1, 2024 has been prepared by the City Manager and the Finance Director, and

WHEREAS, the proposed annual budget has been prepared and presented to the City Commission in accordance with applicable law,

WHEREAS, the City Commission has examined, studied, and reviewed, the proposed annual budget, and

WHEREAS, a public hearing was held and conducted so as to give interested citizens a reasonable opportunity to be heard, and

WHEREAS, multiple additional opportunities were afforded the citizens to comment on the proposed budget, and

WHEREAS, the City Commission, has after due consideration and deliberation, made such amendments and adjustments in the proposed annual budget as considered necessary, desirable, and expedient, SO NOW, THEREFORE,

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

SECTION ONE. Budget Approved. The proposed 2024 annual budget as prepared on forms prescribed by the State of Kansas, which is hereby incorporated by reference, is authorized and approved (the “2024 Budget”).

SECTION TWO. Transfers. All interfund transactions identified in the Schedule of Transfers as contained in said 2024 Budget filing with the State of Kansas are adopted by reference.

SECTION THREE. Implementation. The City manager is authorized and directed to implement and to administer, within the budgetary funding limits and within adopted city policy and relevant state and city laws and regulations, the approved 2024 Budget.

SECTION FOUR. Appropriation of Funds. The 2024 Budget of the City of Abilene shall constitute an appropriation of the money so budgeted, and the City Manager shall be authorized to adjust all salaries, including exempt positions, to pay payrolls and claims, and to make interfund transfers as provided in the 2024 Budget of the City of Abilene; provided that all such payments and transfers made shall be deducted from the accounts so appropriated, and that the total of payments made by Fund shall not exceed the amount appropriated by Fund.

SECTION FIVE. Accounts Payable. The Administration Department shall establish regulations as to the manner of payment of the periodic dates on which payrolls and claims shall be paid, provided that all employees of the City of Abilene shall be paid bi-weekly and no payroll or claims shall be paid until it has been approved by the City Manager, or his or her designee, and by the Finance Director.

SECTION SIX. Records. The Finance Director shall cause a record to be maintained of all payments of any nature.

SECTION SEVEN. Certified Budget to County Clerk. The Finance Director shall be directed to submit a certified copy of the 2024 Budget for the City to the County Clerk in order for the tax rates to be certified on the tax rolls for the 2024 calendar year.

SECTION EIGHT. Effective Date. This Ordinance shall become effective and in full force from and after its passage, adoption, and publication in the official city newspaper.

APPROVED AND PASSED by the Governing Body of the City of Abilene, Kansas, this 11th day of September, 2023.

Trevor D. Witt, Mayor

Attest:

Shayla L. Mohr, City Clerk



City Commission

Trevor Witt
Mayor

John Kollhoff
Vice-Mayor

Brandon Rein
Member

Wendy Miller
Member

Dee Marshall
Member

CITY STAFF

Ron Marsh
City Manager

Leann Johnson
Finance Director

Shayla Mohr
City Clerk

Kari Zook
Community Development

Kellee Timbrook
Recreation Director

Julie Roller Weeks
CVB Director

Anna Hatter
Chief of Police

Kale Strunk
Fire Chief

City Commission Meeting Date: Monday, September 11, 2023

Session: Regular Meeting

Topic: Resolutions of Support – Rural Rental LLC

Department: Community Development

Staff Contact: Kari Zook

Background:

The resolutions of support in the agenda packet are for the historic preservation and redevelopment of 109 NW 3rd St. (previously Steinhauser's), owned by Rural Rental LLC.

These resolutions are part of the application process for the Kansas Housing Investor Tax Credits (HITC) (Resolution 091123-1) and Moderate Income Housing (MIH) (Resolution 091123-2) grants. Their applications require a letter of support in the form of a resolution from the city.

Future plans include redesigning the interior to allow for commercial retail space on the first floor, with upper-story housing available for lease. Energy use and efficiency will be at the forefront of the design phase. This project will restore the high ceilings that were typical of the building period, bring back the historic tin ceilings, and renovate the exterior facades.

Recommendation:

Consider approval of the resolutions of support.

Fiscal Note:

N/A

Funding Source:

N/A

RESOLUTION NUMBER 091123-1

A RESOLUTION SUPPORTING THE PREPARATION AND SUBMITTAL OF AN APPLICATION TO THE KANSAS HOUSING RESOURCES CORPORATION (KHRC) FOR THE KANSAS HOUSING INVESTOR TAX CREDIT (HITC) PROGRAM.

WHEREAS, the Housing Investor Tax Credit (HITC) Program authorizes Builders or Developers with Projects located in Counties with a population of less than 75,000 to apply; and

WHEREAS, Dickinson County has a population of less than 75,000 and, therefore, constitutes an eligible County as said term is defined by the HITC program; and

WHEREAS, Rural Rental, LLC (the “Developer”) desires to apply for HITC in connection with its proposed development of 109 NW 3rd Street in the City of Abilene, Kansas; and

BE IT RESOLVED by the Governing Body of the City of Abilene, Kansas:

SECTION 1. The Governing Body hereby finds and determines that there is a shortage of quality housing of various price ranges in the City despite the best efforts of public and private housing developers.

SECTION 2. The Governing Body hereby finds and determines that the shortage of quality housing can be expected to persist and that additional financial incentives are necessary in order to encourage the private sector to construct or renovate housing in the City.

SECTION 3. The Governing Body hereby finds and determines that the shortage of quality housing is a substantial deterrent to future economic growth and development in the City.

SECTION 4. The Governing Body hereby offers support of Rural Rental, LLC’s application for the HITC to the Kansas Housing Resources Corporation for the development of 109 NW 3rd Street.

SECTION 5. That this resolution shall be in full force and effect from and after its adoption.

Adopted by the Governing Body and signed by the Mayor the 11th day of September 2023.

Trevor D. Witt, Mayor

ATTEST:

Shayla L. Mohr, City Clerk

RESOLUTION NUMBER 091123-2

A RESOLUTION AUTHORIZING THE PREPARATION AND SUBMITTAL OF AN APPLICATION TO THE KANSAS HOUSING RESOURCES CORPORATION (KHRC) FOR THE 2023 OR 2024 KANSAS MODERATE INCOME HOUSING GRANT PROGRAM AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE GRANT AGREEMENT, DIRECT ANY ADMINISTRATIVE ACTIONS, AND EXECUTE ANY DOCUMENTS NECESSARY TO IMPLEMENT THE TERMS OF THE AGREEMENT.

WHEREAS, the Kansas Moderate Income Housing (MIH) Program authorizes any city incorporated in accordance with the laws of the State of Kansas (the "State") with a population of less than 60,000 to apply for loans or grants to cities for infrastructure or housing development in areas that do not qualify for federal housing assistance; and

WHEREAS, the City has an estimated population of less than 60,000 and, therefore, constitutes an eligible city as said term is defined by the MIH program; and

WHEREAS, on October 11, 2021 the City Commission adopted Resolution No. 101121-2 finding a need for housing in the City of Abilene; and

WHEREAS, Resolution No. 101121-2 recommends increased housing and adoption of a housing economic incentive policy to encourage new developments and infill housing opportunities;

WHEREAS, this MIH application is being prepared in partnership with Rural Rental LLC; and

WHEREAS, Rural Rental LLC is working with the City to develop 109 NW 3rd Street, which will contain 6 second-story living units for moderate-income families; and

WHEREAS, the Governing Body of the City of Abilene, Kansas (the "City") adopts this resolution making certain findings as the basis for the City's application for and participation in the MIH program;

SO NOW THEREFORE, BE IT RESOLVED by the Governing Body of the City of Abilene, Kansas:

SECTION 1. The Governing Body hereby finds and determines that there is a shortage of quality housing of various price ranges in the City despite the best efforts of public and private housing developers.

SECTION 2. The Governing Body hereby finds and determines that the shortage of quality housing can be expected to persist and that additional financial incentives are necessary in order to encourage the private sector to construct or renovate housing in the City.

SECTION 3. The Governing Body hereby finds and determines that the shortage of quality housing is a substantial deterrent to future economic growth and development in the City.

SECTION 4. The Governing Body hereby finds and determines that the future economic well-being of the City depends on the Governing Body providing additional incentives for the construction of quality housing in the City.

SECTION 5. The Governing Body hereby authorizes the preparation and submittal of an application for the 2023 or 2024 Moderate Income Housing Program to the Kansas Housing Resources Corporation.

SECTION 6. The City authorizes the City Manager to approve the terms and conditions of the Grant as set forth in the Grant Agreement proposed by KHRC and to execute the Agreement.

SECTION 7. The City Manager or the City Manager's designee is authorized to direct any administrative actions and execute any documents necessary to implement the terms of the Grant Agreement.

SECTION 8. The City Clerk is directed to file and retain the original agreements according to the City of Abilene Records Management Policy.

SECTION 9. That this resolution shall be in full force and effect from and after its adoption.

Adopted by the Governing Body and signed by the Mayor the 11th day of September 2023.

Trevor D. Witt, Mayor

ATTEST:

Shayla L. Mohr, City Clerk



City Commission

Trevor Witt
Mayor

John Kollhoff
Vice-Mayor

Brandon Rein
Member

Wendy Miller
Member

Dee Marshall
Member

CITY STAFF

Ron Marsh
City Manager

Leann Johnson
Finance Director

Shayla Mohr
City Clerk

Kari Zook
Community Development

Kellee Timbrook
Recreation Director

Julie Roller Weeks
CVB Director

Anna Hatter
Chief of Police

Kale Strunk
Fire Chief

City Commission Meeting Date: Monday, September 11, 2023

Session: Regular Meeting

Topic: Tobacco Free Recreational Areas Resolution

Department: Parks & Recreation

Staff Contact: Kellee Timbrook

Background:

The Abilene Parks and Recreation Department and the City of Abilene have signed a pledge to obtain grant funds after passing a resolution to establish tobacco free recreational areas within the city. The funds are part of the Blue Cross Blue Shield Pathways To A Healthier Community Grant.

Kellee, City Manager Ron Marsh, and City Attorney Aaron Martin have worked with a team from Quality of Life Coalition and Pathways to put together this resolution.

The adoption of this resolution will satisfy the Quality of Life Coalition and Blue Cross Blue Shield pledge requirements.

Recommendation:

Adopt Resolution No. 091123-3 to establish the City of Abilene's policy concerning tobacco-free recreational areas within the City of Abilene, Kansas.

Fiscal Note:

N/A

Funding Source:

N/A

RESOLUTION NO. 091123-3

A RESOLUTION ESTABLISHING THE CITY OF ABILENE'S POLICY CONCERNING TOBACCO-FREE RECREATIONAL AREAS WITHIN THE CITY OF ABILENE, KANSAS.

WHEREAS, the governing body of the City of Abilene, Kansas ("City") acknowledges that secondhand tobacco smoke poses a threat to the health, safety, and welfare of adults and children; and

WHEREAS, the governing body believes that tobacco and e-cigarette use in the proximity of children and adults engaging in or watching outdoor recreational activities at City-owned or operated facilities is detrimental to their health; and

WHEREAS, the City has a unique opportunity to create and sustain an environment that supports a non-commercial tobacco and non-e-cigarette norm through a tobacco and e-cigarette free policy, rule enforcement, and adult-peer role modeling on city-owned outdoor recreational facilities; and

WHEREAS, the U.S. Surgeon General has determined that there is no safe level of exposure to tobacco smoke pollution; and

WHEREAS, electronic smoking devices, more commonly referred to as electronic cigarettes or e-cigarettes, typically contain nicotine, which is highly addictive, and their use (1) often closely resembles and purposely mimics the act of smoking, (2) produces an aerosol or vapor of undetermined and potentially harmful substances, (3) is increasing among both adults and youth, (4) is especially concerning among youth because of the negative impacts of nicotine on the developing adolescent brain, (5) threatens to re-normalize smoking, potentially jeopardizing tobacco control efforts of the past and present, and (6) creates confusion and leads to difficulties enforcing smoking prohibitions; and

WHEREAS, tobacco products, including electronic smoking devices, consumed in outdoor public places are often discarded on the ground as an environmental blight, diminishing the beauty of recreational areas, requiring additional maintenance expenses to clean up, and posing a fire risk as well as risk to human and animal health through potential ingestion and contamination of water sources; and

WHEREAS, the tobacco industry advertises at and sponsors recreational events to foster a connection between tobacco use and recreation; and

WHEREAS, the governing body believes parents, coaches, leaders, and officials involved in recreation are role models for youth and can have a positive effect on the lifestyle choices they make; and

WHEREAS, the governing body desires to promote the public health by making City-owned outdoor recreational areas, including parks and playgrounds, "tobacco-free zones."

Section 1. Definitions. For purposes of this policy, the following words and phrases shall mean:

- (a) “City” means the City of Abilene, Kansas.
- (b) “Electronic smoking device” means any device that may be used to deliver any aerosolized or vaporized substance to the person inhaling from the device, including, but not limited to, an e-cigarette, e-cigar, e-pipe, vape pen, or e-hookah.
- (c) “Recreational area” means all facilities owned, leased, rented, used, or controlled by the City for recreational purposes, including, but not limited to, parks, playgrounds, athletic fields, walking trails, bike paths, gardens, aquatic areas, restrooms, and spectator and concession areas. “Recreational area” does not include the space within an enclosed private motor vehicle lawfully parked on any street, road, or parking lot within a city outdoor recreational area.
- (d) “Smoking” means inhaling, exhaling, burning, or carrying any lighted or heated cigar, cigarette, pipe, or any other lighted, heated or activated product containing, made, or derived from nicotine, tobacco, cannabis, or other plant, whether natural or synthetic, that is intended for inhalation. “Smoking” includes carrying or using an activated electronic smoking device or e-hookah.
- (e) “Tobacco product” means: 1) any product containing, made of, or derived from tobacco or nicotine that is intended for human consumption or is likely to be consumed, whether inhaled, absorbed, or ingested by any other means, including, but not limited to, a cigarette, cigar, pipe tobacco, chewing tobacco, snuff, or snus; 2) any electronic smoking device as defined in this policy and any substances that may be aerosolized or vaporized by such device, whether or not the substance contains nicotine; or 3) any component, part, accessory, of 1) or 2), whether or not any of these contains tobacco or nicotine, including but not limited to filters, rolling papers, blunt or hemp wraps, hookahs, and pipes. “Tobacco product” does not mean drugs, devices, or combination products authorized for sale by the U.S. Food and Drug Administration, as those terms are defined in the Federal Food, Drug, and Cosmetic Act.
- (f) “Tobacco use” or “use tobacco” mean the act of smoking or the use of any other tobacco product in any form.

Section 2. Tobacco Use is Prohibited in Outdoor Recreational Areas.

- (a) No person shall use tobacco or an electronic smoking device at or on any outdoor recreational areas in the City.
- (b) It is not a violation of this policy to use sacred tobacco in or on recreational areas as part of Native American religious, spiritual, or cultural ceremony or practice.

Section 3. Signage; notification of policy.

- (a) Signage will be posted at strategic locations at all outdoor recreational areas to inform the community and recreational area users about this policy. Ash receptacles for the disposal

of tobacco products, including, but not limited to, ashtrays or ashcans, will not be permitted where smoking and tobacco use is prohibited.

(b) City staff and volunteers will be notified about this policy through the employee manual.

Section 4. Compliance Procedures.

(a) The success of this policy depends on the consideration and cooperation of all. Enforcement of this policy is a shared responsibility of City staff and recreational area users. City staff will communicate the policy to event organizers. City staff will also make periodic observations of recreational areas to monitor for compliance and promote awareness of this policy.

(b) Any individual found violating this policy will first be reminded of the policy and asked to comply. Failure to thereafter comply with the policy shall result in the individual being asked to leave the recreational area.

(c) City staff found violating this policy may be subject to disciplinary action.

(d) The City is committed to assisting all persons who use tobacco, including electronic smoking devices, in overcoming nicotine dependency. Persons who violate this policy may be referred to Kansas's Tobacco Quitline (KanQuit), 1-800-QUIT-NOW, which is a free tobacco cessation resource.

Section 5. Additional Pledges and Commitments. The Governing Body affirms the City's commitments and pledges described in the *Pathways to a Healthy Community Pledge*, dated April 4, 2023, a copy of which is attached hereto as Exhibit "A", and authorizes the City Manager, or his designee, to adopt and implement additional policies consistent with such commitments and pledges and to otherwise coordinate with the Quality of Life Coalition to implement the policies.

Section 6. Effective. This resolution shall be in full force and effect from and after its adoption.

Adopted by the Governing Body of the City of Abilene, Kansas and signed by the Mayor this 11th day of September 2023.

Trevor D. Witt, Mayor

(SEAL)

ATTEST:

Shayla L. Mohr, City Clerk

Pathways to a Healthy Community Pledge Commercial Tobacco-Free Outdoor Public Space Package

City of Abilene (partner) hereby affirms our commitment to taking on new opportunities that provide greater access to creating commercial tobacco free spaces for community members. We are aware our involvement helps to establish strong community norms for healthier living and are willing to learn more about making healthy environment and healthy policy changes to help community members live longer and better quality lives. We will accept information and assistance from the Quality of Life Coalition through *Pathways to a Healthy Kansas* (*Pathways*), a Blue Cross and Blue Shield of Kansas (BCBSKS) initiative, to implement healthy recommendations, including the minimum requirements listed below.

The Quality of Life Coalition shall provide:

- Education on what is deemed healthy and assistance with overall implementation;
- Publicity including, but not limited to, social media posts, press releases or local media stories, and recognition on the BCBSKS *Pathways* website (bcbsks.com/Pathways) and coalition website highlighting changes made related to this initiative;
- Materials to promote our involvement in the *Pathways to a Healthy Kansas* initiative to the community; and
- Opportunities for shared expertise and interaction with peers.

City of Abilene (partner) acknowledges that we play an integral creating commercial tobacco free spaces. Our position provides us with a significant opportunity to assist members of our community in leading healthier lives. We are committed to taking steps toward providing the healthiest possible environment in our community.

We pledge to:

- Work with the coalition to assess current conditions and policies related to this effort to inform work on package.
- Pass a governmental policy that includes:
 - No commercial tobacco products, including vaping products;
 - Jurisdiction-wide enforcement (e.g., city-wide) either with limited exemptions approved by the BCBSKS *Pathways* technical assistance team OR location-specific (e.g., park) with no exemptions;
 - An indoor vaping policy for any indoor facilities, such as restrooms, shelters or commissaries for any location-specific policies;
 - Linkage to cessation programs (e.g., KanQuit);
 - Equitable enforcement language, which excludes referrals to law enforcement; and

- A specific implementation plan, including promotion, signage and marketing of policy.
- Coordinate with local youth groups working on commercial tobacco issues (where applicable).
- Share all policies with the coalition and BCBSKS to build a portfolio of best practices.

We may participate and take advantage of the resources that fit our needs, progress, and interest; we will keep the coalition informed on our progress toward the adoption of healthy changes outlined in this pledge.

In return for this pledge, we will become eligible for implementation grant funds to accomplish the minimum requirements listed above. We understand that to receive an Implementation Grant an implementation plan and budget must be submitted to BCBSKS with the grant application.

We have identified a *primary point of contact* to participate in this initiative.

<u>Kellee Timbrook</u>	<u>Parks: Recreation Director</u>
Partner contact	Title
<u>785-263-7266</u>	<u>Kellee@abilenecityhall.com</u>
Phone number	Email
<u>Kellee Timbrook</u>	<u>City of Abilene</u>
Print Partner Name	Partner Organization
<u>Kellee Timbrook</u>	<u>4/4/23</u>
Signature	Date

Please sign, retain one copy for your records and return to:

Quality of Life Coalition

Coalition contact name: Vicki Gieber

Coalition phone & fax: Ph: 785-263-1550

Coalition email: vicki.gieber@qualityoflifecoalition.org



City Commission

Trevor Witt
Mayor

John Kollhoff
Vice-Mayor

Brandon Rein
Member

Wendy Miller
Member

Dee Marshall
Member

CITY STAFF

Ron Marsh
City Manager

Leann Johnson
Finance Director

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City Clerk

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Community Development

Kellee Timbrook
Recreation Director

Julie Roller Weeks
CVB Director

Anna Hatter
Chief of Police

Kale Strunk
Fire Chief

City Commission Meeting Date: Monday, September 11, 2023

Session: Regular Meeting

Topic: Property Tax Discussion for Golden Belt West Multifamily LLC

Department: Administration

Staff Contact: City Manager

Background: Charlie Busch and Rob Eichman with Golden Belt West Multifamily LLC will be here to continue discussing sharing the property tax revenue increase generated by their development.

The original pro forma sheet is included in your packet.

Also in your packet is an amendment to the agreement with Heartland Housing Partners. This amendment eliminates the 15% collected by HHP on the property tax distributed to the City through RHID for the Golden Belt West Multifamily LLC project. We are requesting the commission approve this amendment.

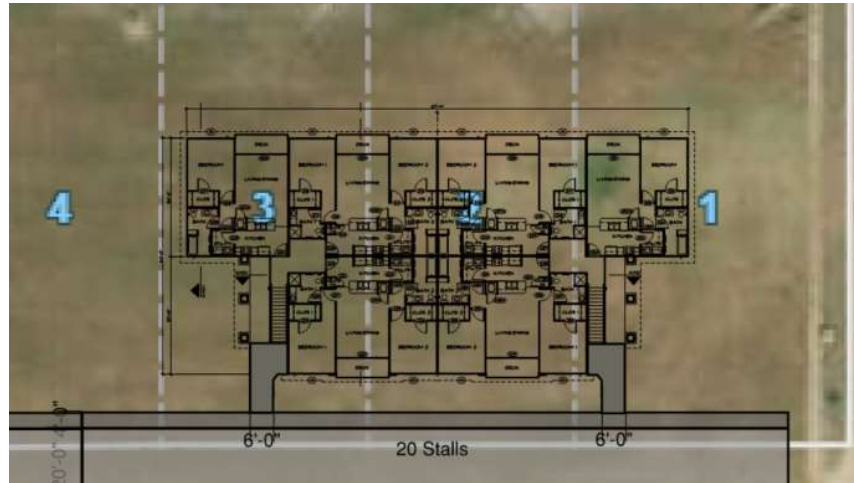
Recommendation: Discuss request and approve the amendment to the HHP agreement.

Fiscal Note: There are no costs to the city; the amount of tax revenue to apply to the debt service would be reduced.

Funding Source: NA

RHID Reimbursement Share Request Golden Belt West Multi-Family, LLC

Golden Belt West Multi-Family, LLC is proposing to build a 12-unit apartment building in Golden Belt Heights West. The building will sit on three and a half of the original lots as shown below.



Original lots were platted for one side of a duplex. If duplexes were built on these 3.5 lots the RHID reimbursement to the City would be \$12,602.

GOLDEN BELT WEST APARTMENTS - As Single Units					
	Appraised Value	Property Class	Mill Levy	Number of Lots	Tax Amount
TH Type 1	\$ -	11.5%	0.1671	3.5	\$ -
Total Current					\$ -

	Estimated Value of Lots	Estimated Value of Buildings to be Constructed	Property Class	Mill Levy	Est. Property Tax	Number of Lots	Total Value
TH Type 1	\$ 25,000	\$ 190,000	11.5%	0.1456	\$ 3,600	3.5	\$ 12,602

Grand Total Less Incentive Percent	\$ 12,602
Tax Increment	\$ 12,602
20 Year RebateTotal, 1% Growth	\$ 277,476
Total Tax Less State Mills	\$ 12,602
Incentive Percent	100%
*The numbers included are estimates based on 2022 Assessments Mill Levy	
	0.167121

*The Mill Levy is reduced by 21.5 Mills (State & State School Funding)

If the proposed 12-unit apartment is constructed the property value would increase along with the City's RHID reimbursement to \$26,585.

Total RE tax estimate is \$30,510. The \$26,585 is derived from \$30,510 less \$3,925 which is the amount for RE taxes retained by the state school fund and the state building fund (20 & 1.5 Mills respectively).

Total real estate taxes paid by the Project – All taxing jurisdictions included

GOLDEN BELT WEST APARTMENTS RE TAX PROJECTION					
	Appraised Value	Property Class	Mill Levy	Number of Lots	Tax Amount
TH Type 1	\$ -	11.5%	0.1671	3.5	\$ -
Total Current					\$ -

	Estimated Value of Lots	Estimated Value of Buildings to be Constructed	Property Class	Mill Levy	Est. Property Tax	Number of Lots	Total Value
12 Unit Apartment	\$ 87,500	\$ 1,500,000	11.5%	0.167121	\$ 30,510	1.0	\$ 30,510

Grand Total Less Incentive Percent	\$ 30,510
Tax Increment	\$ 30,510
20 Year RebateTotal, 1% Growth	\$ 671,800
Total Tax Less State Mills	\$ 30,510
Incentive Percent	100%
*The numbers included are estimates based on 2022 Assessments Mill Levy	0.167121

*The Mill Levy is reduced by 21.5 Mills (State & State School Funding)

State School and State Building Fund Mills removed – City's RHID reimbursement

GOLDEN BELT WEST APARTMENTS RE TAX PROJECTION					
	Appraised Value	Property Class	Mill Levy	Number of Lots	Tax Amount
TH Type 1	\$ -	11.5%	0.1671	3.5	\$ -
Total Current					\$ -

	Estimated Value of Lots	Estimated Value of Buildings to be Constructed	Property Class	Mill Levy	Est. Property Tax	Number of Lots	Total Value
12 Unit Apartment	\$ 87,500	\$ 1,500,000	11.5%	0.145621	\$ 26,585	1.0	\$ 26,585

Grand Total Less Incentive Percent	\$ 26,585
Tax Increment	\$ 26,585
20 Year RebateTotal, 1% Growth	\$ 585,374
Total Tax Less State Mills	\$ 26,585
Incentive Percent	100%
*The numbers included are estimates based on 2022 Assessments Mill Levy	0.167121

*The Mill Levy is reduced by 21.5 Mills (State & State School Funding)

Request –

Golden Belt West requests splitting the RHID reimbursement amount 50/50 with the City. The result would be \$13,292.50 for both entities. This request would provide the City with more reimbursement than if duplexes were built on the 3.5 lots as originally platted (\$12,602).

If approved, it will allow the project to provide a 4.3% cash-on-cash return. However, if not approved, the cash-on-cash return would drop to 1.7% and put the project at risk.

On the following pages include the full project proforma both with and without the requested split of the RHID reimbursement.

Performa - RE Tax Split 50/50			
Income			
Rent Income	\$	146,400	
5% Vacancy	\$	7,320	
Net Rental Income	\$	139,080	
6% Other Income	\$	8,345	
Total Income	\$	147,425	
Expenses			
5.0% Payroll Expense	\$	7,371	
7.0% Repairs & Maintenance	\$	10,320	
2.5% Turnover Expense	\$	3,686	
2.6% Utilities	\$	3,833	
9.0% Management Fee	\$	13,268	
1.5% Administrative Expense	\$	2,211	
Taxes	\$	17,217	
2.6% Insurance	\$	3,833	
41.9% Total Operating Expenses	\$	61,739	
Net Operating Income	\$	85,686	
10/31/2022			
Total Project Costs	\$	1,912,887	
25% Cash In	\$	478,222	
Loan amount	\$	1,434,665	
7.50% Interest Rate		0.00625	
25 Amortization Period		300	
Monthly Payment		(\$10,602)	
Annual Payment		(\$127,225)	
Cash Flow	\$	(41,539)	
MIH Grant	\$	400,000	
15.0% KHITC awarded=\$384K Net Amount after sale of TC	\$	290,000	
Total Awarded Grants and Tax Credits	\$	690,000	
Revised project cost	\$	1,222,887	
41% Cash In	\$	500,000	
Loan amount	\$	722,887	
Revised NOI			
Monthly Payment		(\$5,342.07)	
Annual Payment		(\$64,104.85)	
Cash Flow	\$	21,580.66	
Debt Coverage ratio		134%	
Return On Investment		4.3%	

Performa - Full RE Tax			
Income			
Rent Income	\$	146,400	
5% Vacancy	\$	7,320	
Net Rental Income	\$	139,080	
6% Other Income	\$	8,345	
Total Income	\$	147,425	
Expenses			
5.0% Payroll Expense	\$	7,371	
7.0% Repairs & Maintenance	\$	10,320	
2.5% Turnover Expense	\$	3,686	
2.6% Utilities	\$	3,833	
9.0% Management Fee	\$	13,268	
1.5% Administrative Expense	\$	2,211	
Taxes	\$	30,510	
2.6% Insurance	\$	3,833	
50.9% Total Operating Expenses	\$	75,032	
Net Operating Income	\$	72,393	
10/31/2022			
Total Project Costs	\$	1,912,887	
25% Cash In	\$	478,222	
Loan amount	\$	1,434,665	
7.50% Interest Rate		0.00625	
25 Amortization Period		300	
Monthly Payment		(\$10,602)	
Annual Payment		(\$127,225)	
Cash Flow	\$	(54,832)	
MIH Grant	\$	400,000	
15.0% KHITC awarded=\$384K Net Amount after sale of TC	\$	290,000	
Total Awarded Grants and Tax Credits	\$	690,000	
Revised project cost	\$	1,222,887	
41% Cash In	\$	500,000	
Loan amount	\$	722,887	
Revised NOI			
Monthly Payment		(\$5,342.07)	
Annual Payment		(\$64,104.85)	
Cash Flow	\$	8,287.66	
Debt Coverage ratio		113%	
Return on Investment		1.7%	

FIRST AMENDMENT TO CONSULTING SERVICES AGREEMENT

This First Amendment to Consulting Services Agreement (“Agreement”) is entered into as of the 11th day of September, 2023, by and between the City of Abilene, Kansas, a municipal corporation (the “City”) and Heartland Housing Partners, LLC, a Kansas Limited Liability Company (“Heartland”).

A. The City and Heartland entered into a Consulting Services Agreement dated February 28, 2028 (the “Original Agreement”), setting forth the terms and conditions under which the City retained Heartland to provide consultation on the development of certain housing facilities within the subdivisions now known as Golden Belt Heights East and the Golden Belt Heights West, in the City of Abilene, Kansas (the “Development”).

B. Golden Belt Heights West Multifamily, LLC has expressed an interest in developing a multi-family housing complex within a portion of the Development that is legally described as Lots 1 through 10, Block 3, of Golden Belt Heights West (the “Multi-Family Lots”).

C. The parties wish to amend and supplement the Original Agreement to change the terms of Heartland’s compensation with respect to the Multi-Family Lots.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

1. **Supplemental Exhibit B to Original Agreement.** The parties acknowledge and agree that the City’s obligations to compensate Heartland for its consulting services under the Original Agreement are described in Exhibit “B” attached to the Original Agreement. Notwithstanding anything to the contrary contained in the Original Agreement, the parties acknowledge and agree that, solely with respect to the Multi-Family Lots, the City’s compensation obligations to Heartland shall be as described in the Supplemental Exhibit “B” attached to this First Amendment. The terms and conditions of the Exhibit “B” attached to the Original Agreement shall otherwise remain in full force and effect with respect to all portions of the Development other than the Multi-Family Lots.

2. **No Other Changes; Conflict with Lease.** Except as otherwise stated in this First Amendment, the Original Agreement, as amended and supplemented herein, shall continue in full force and effect, and the Original Agreement is hereby ratified and confirmed. In the event of any conflict between the Original Agreement and this First Amendment, the terms and conditions of this First Amendment shall control.

3. **Amendments.** No amendment or modification of the terms of this First Amendment shall be valid unless made in writing and signed by the parties hereto.

4. **Counterparts; Facsimile Signatures.** This First Amendment may be executed by the parties in counterparts and by facsimile signatures. A facsimile signature shall be deemed an original and once executed, the respective parties shall be bound to the terms of this First Amendment.

IN WITNESS WHEREOF, the parties have executed this First Amendment on the date set forth above.

CITY OF ABILENE, KANSAS

By: _____
Trevor D. Witt, Mayor

HEARTLAND HOUSING PARTNERS, LLC

By: _____
Ross Vogel, Member

SUPPLEMENTAL EXHIBIT B

Section 1. RHID Compensation – Unit Sale Payments

The City agrees to pay Heartland Seven Thousand Five Hundred Dollars (\$7,500.00) after the issuance of a construction permit, or at the beginning of construction, whichever is sooner, for each Multi-Family Lot.

The lot sale payments are due within thirty (30) days of issuance of the construction permit or beginning of construction on the Multi-Family Lot, whichever is sooner.

Section 2. RHID Compensation – Revenue Stream Payments

The City shall not be obligated to pay Heartland any portion of the RHID funds attributable to the Multi-Family Lots that are received from the county treasurer pursuant to K.S.A. 12-5250.

Section 3. Direct Funds/Grant from Other Sources:

The City shall not be obligated to pay Heartland any portion of any direct grants or public incentives received by the City, or lot owners, from any grant or public incentives related to the Multi-Family Lots.



City Commission

Trevor Witt
Mayor

John Kollhoff
Vice-Mayor

Brandon Rein
Member

Wendy Miller
Member

Dee Marshall
Member

CITY STAFF

Ron Marsh
City Manager

Leann Johnson
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City Clerk

Kari Zook
Community Development

Kellee Timbrook
Recreation Director

Julie Roller Weeks
CVB Director

Anna Hatter
Chief of Police

Kale Strunk
Fire Chief

City Commission Meeting Date: Monday, September 11, 2023

Session: Regular Meeting

Topic: Joint Letter of Support

Department: Administration

Staff Contact: City Manager

Background: The Kansas Department of Transportation is accepting applications for their fall 2023 Cost Share Program.

The City would like to partner with Dickinson County to reconstruct the intersection of NW 14th Street and Van Buren to a right-angle four-way stop (see attached diagram).

The engineer's estimate is \$3M. The cost share request would be \$1M, with the County and City contributing \$1M each.

The increased traffic from Golden Belt Heights and potential business development west along NW 14th will help improve the safety of the intersection, making it easier to navigate.

Attached is a joint letter of support for governing body approval and the mayor's signature to include in the application.

The intersection is in Dickinson County, making them the lead applicant. However, the project greatly benefits the City of Abilene.

Recommendation: Approve the joint letter of support and authorize the mayor to sign.

Fiscal Note: None

Funding Source: NA



DICKINSON COUNTY ADMINISTRATION

109 East First Street, Suite 208, Abilene, KS 67410
Phone (785) 263-3120 Fax (785) 263-2081
dkcoks.org

Kansas Department of Transportation
Dwight D. Eisenhower State Office Building
700 S.W. Harrison Street
Topeka, Kansas 66603-3745

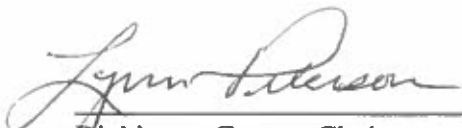
Dickinson County and the City of Abilene believe success is achieved with collaboration. Working together to improve access to the northwest corridor will further economic development in our area in a location where a majority of the region's top employers are located.

Safety is also a concern of both entities. This corridor is accessed by truck and farm equipment as well as residential traffic. The route also takes traffic to the high school and middle school. This grant will allow for safer passage for all travelers.

This project will also continue the proactive approach Dickinson County and the City of Abilene are working toward for the improvement of the area.

We appreciate your consideration of the application submitted on behalf of Dickinson County and the City of Abilene.

Sincerely,



Dickinson County Chair

City of Abilene Mayor

DWG: C:\Temp\AcPublish_4344\022-00584 - 14th St & Van Buren St Exhibit 1.dwg
DATE: Jun 27, 2023 10:04am
XREFS: T_AERL_02200584 (clipped)

USER: mweich



PROJECT NO:	022-00584
DRAWN BY:	MLW
DATE:	02.23.2022

14TH STREET

olsson
7301 W. 133RD ST STE 200
OVERLAND PARK, KS 66213 TEL 913.381.1170
www.olsson.com

EXHIBIT



ABILENE LAND BANK BOARD OF TRUSTEES - MEETING AGENDA

ABILENE PUBLIC LIBRARY, 209 NW FOURTH STREET

September 11, 2023 - 4:00 pm

THIS MEETING WILL BE HELD IMMEDIATELY AFTER THE REGULAR CITY COMMISSION MEETING

**VIEW THIS CITY COMMISSION MEETING VIRTUALLY AT
www.abilenecityhall.com/watchlive**

1. Call to Order
2. Roll Call: ___ Witt ___ Kollhoff ___ Rein ___ Miller ___ Marshall

Consent Agenda (*Consent Agenda items will be acted upon by one motion unless a majority of the City Commission votes to remove an item for discussion and separate action.*)

3. Agenda approval for the September 11, 2023, Land Bank Board of Trustees meeting.
4. Meeting minutes: April 11, 2022, Land Bank Board of Trustees meeting.

Public Comments and Communications

5. Persons who wish to address the City Commission may do so when called upon by the Mayor.

Old and New Business

6. Consider approval of the Lot Purchase Agreement for Lot 1, Block 3 in the Golden Belt Heights West subdivision.

Adjournment

8. Consider a motion to adjourn the September 11, 2023, Land Bank Board of Trustees meeting.



Abilene Land Bank Board of Trustees Meeting Minutes
Abilene Public Library – 209 NW Fourth Street
April 11, 2022 @ 4:16 p.m.
Abilene, Kansas

1. Call to Order

2. Roll Call – Trustees Present: Chairperson Marshall, Trustees: Witt, Rein, Miller and Kollhoff (via zoom).

Staff Present: City Manager Marsh, Human Resources Director/City Clerk Mohr, Finance Director Rothchild, City Attorney Martin, Convention and Visitors Bureau Director Roller-Weeks, Fire Chief Strunk, Community Development Director Zook, Police Chief Hatter, Parks and Recreation Director Timbrook, Administrative Assistant Briand, and Public Works Director Schrader.

Consent Agenda

3. Agenda Approval for the April 11, 2022, Land Bank Board of Trustees Meeting

4. Meeting minutes: March 28, 2022, Land Bank Board of Trustees Meeting

Motion by Trustee Rein, seconded by Trustee Miller to approve the Consent Agenda as presented. Roll call vote: Witt YES, Rein YES, Miller YES, Kollhoff YES, Marshall YES. Motion carried unanimously 5-0.

Public Comments and Communications

5. Persons who wish to address the City Commission may do so when called upon by the Chairperson.

There were no public comments or communications.

Adjournment

6. Consideration of a motion to adjourn the April 11, 2022, Land Bank Board of Trustees meeting.

Motion by Trustee Rein, seconded by Trustee Witt to adjourn at 4:19 p.m. Roll call vote: Witt YES, Rein YES, Miller YES, Kollhoff YES, Marshall YES. Motion carried unanimously 5-0.

(Seal)

Dee Marshall, Chairperson

ATTEST:

Shayla L. Mohr
City Clerk

UNAPPROVED



City Commission

Trevor Witt
Mayor

John Kollhoff
Vice-Mayor

Brandon Rein
Member

Wendy Miller
Member

Dee Marshall
Member

CITY STAFF

Ron Marsh
City Manager

Leann Johnson
Finance Director

Shayla Mohr
City Clerk

Kari Zook
Community Development

Kellee Timbrook
Recreation Director

Julie Roller Weeks
CVB Director

Anna Hatter
Chief of Police

Kale Strunk
Fire Chief

City Commission Meeting Date: Monday, September 11, 2023

Session: Regular Meeting

Topic: Lot Purchase Agreement

Department: Administration

Staff Contact: City Manager

Background: The attached Lot Purchase Agreement is between the City of Abilene Land Bank and Golden Belt West Multifamily LLC for the purchase of Lot 1, Block 3 in Golden Belt Heights West.

The agreement also gives Golden Belt West Multifamily LLC the right to purchase Lots 2-10, Block 3 under the same terms.

The price of each lot is recommended at \$15,000, with \$7500 returned to the owner upon issuance of the Certificate of Occupancy.

Recommendation: Approve the lot purchase agreement with Golden Belt West Multifamily LLC

Fiscal Note: None

Funding Source: NA

LOT PURCHASE AGREEMENT

This Lot Purchase Agreement (“Agreement”) is made and entered into this 11th day of September, 2023 (“Effective Date”), by and between the City of Abilene Land Bank (“Seller”), and Golden Belt Heights West Multifamily, LLC (“Buyer”).

WHEREAS, Seller is the owner of certain lots within the Golden Belt Heights West subdivision, in the city of Abilene, Kansas (“Subdivision”);

WHEREAS, Seller and the City of Abilene, Kansas wish to incentivize private development in the Subdivision;

WHEREAS, Buyer desires to acquire a lot and build a 12-unit multi-family apartment complex in the Subdivision (“Apartment Complex”), subject to the terms and conditions of this Agreement.

NOW THEREFORE, for good and valuable consideration, and in consideration of the covenants contained herein the parties agree as follows:

1. PROPERTY TO BE SOLD: Seller does hereby agree to sell and convey to Buyer by a good and sufficient Special Warranty Deed the following described real estate, situated in Dickinson County, Kansas, to-wit:

Lot 1, Block 3, of Golden Belt Heights West, in the City of Abilene, Kansas

2. PRICE: The consideration of the transfer is Buyer’s payment to Seller the sum of \$15,000.00, and the compliance by the Buyer with the terms and conditions contained herein; provided, however, that the sum of \$7,500.00 will be refunded to Buyer, without interest, when a certificate of occupancy has been issued for the Apartment Complex to be constructed, and provided that all other terms have been met by Buyer.

3. TITLE EVIDENCE: Buyer is responsible for procuring any title evidence Buyer desires at Buyer’s expense. Buyer is responsible for the costs of any action required to satisfy any title requirement.

4. TITLE: Seller is transferring the property to Buyer by Special Warranty Deed which warrants that it is free from any mortgage, lien, taxes, rights of parties in possession and any other encumbrance created by Seller, or occurring during the period that Seller has owned the property.

5. BUYER’S OBLIGATIONS: The following obligations are specifically required of Buyer and these obligations, together with all other terms of this Agreement that are to be performed by Buyer after closing, shall survive the closing, to-wit:

a. Site Plan: Buyer agrees to construct the Apartment Complex on the lot substantially similar to site plan attached hereto.

b. Prompt Construction: A city building permit shall be obtained prior to commencement of construction, and within forty-five (45) days of closing. Construction must be completed and a certificate of occupancy issued within three hundred sixty-five (365) days of securing the building permit. For good cause shown, Seller may grant up to two (2) forty-five (45) day extensions of the above time limits. Seller has sole discretion to grant or deny extensions.

6. BREACH: In the event Buyer breaches this Agreement then Seller may elect such remedy, as Seller in its sole discretion deems appropriate and including but not limited to forfeiture of the refundable component of the purchase price, requiring Buyer to transfer title back to Seller, and/or any other remedy available at law or in equity. Any costs and fees, including attorneys' fees, incurred by Seller in enforcing this Agreement or seeking remedies for breach shall be the responsibility of Buyer, and such cost shall be in addition to the forfeiture of any refundable purchase money funds. Any forfeiture of escrowed funds is to reimburse Seller for its damages which are difficult to ascertain and not as a penalty.

7. INCENTIVE REFUND: Upon Buyer complying with all construction requirements and receiving a certificate of occupancy, Seller will refund Buyer the sum of \$7,500.

8. REAL ESTATE TAX: Real estate taxes for the year immediately preceding the closing date, and all prior years, are the responsibility of Seller. Real estate taxes for the year of the closing shall be prorated to date of closing.

9. ESCROW AGENT: The parties shall select a title company, which shall be designated as the escrow agent. Both parties will sign necessary escrow documents and keep the escrow agent reasonably informed.

10. CLOSING AND COSTS: It is understood and agreed between the parties hereto that time is of the essence of this Agreement, and that this transaction shall be closed on or before November 1, 2023, at the office of the Escrow Agent. Buyer shall pay for the fee of the Escrow Agent and for the costs of closing including recording the transfer deed and preparation and filing of any other document required to pass good title.

11. POSSESSION - RISK OF LOSS: Except as otherwise provided, possession and risk of loss shall pass to Buyer at the time of closing.

12. OPTION AND RIGHT-OF-FIRST REFUSAL TO PURCHASE ADDITIONAL LOTS: The parties acknowledge and agree that Buyer has expressed an interest in purchasing one or more of the nine additional lots in Block 3 of the Subdivision for purposes of constructing one or more additional multi-family apartment complexes substantially similar to the Apartment Complex that Buyer will construct on the lot being purchased pursuant this Agreement. For a period of twelve (12) months from the Effective Date ("Option Period"), Seller grants Buyer a non-exclusive option to purchase any one or more of the remaining nine (9) lots in Block Three of the Subdivision, for the purchase price of \$15,000 for each lot. Buyer may exercise the option with respect to any lot(s) in Block 3 of the Subdivision by providing written notice of its exercise of the option prior to the expiration of the Option Period. Within twenty (20) days of furnishing such written notice to Seller,

Buyer and Seller shall enter into a definitive agreement for the purchase and sale of the subject lot(s), in a form substantially similar to the terms of this Agreement. If, during the Option Period, Seller receives a bona-fide written offer to purchase any or all of the remaining lots in Block Three of the Subdivision, then Seller shall notify Buyer, in writing, and Buyer shall have ten (10) days to exercise its option to purchase such lot(s). If Buyer does not elect to exercise its option with respect to such lot(s), then Seller may proceed to sell the lot(s) to the third-party buyer.

13. NONASSIGNABLE: This agreement may not be assigned by Buyer without the written approval of Seller.

14. NOTICES: Any notice required or necessary between the parties shall be in writing and given to the Seller, c/o City Manager, P.O. Box 519, Abilene, Kansas 67410, and to the Buyer at the address shown under Buyer's signature on this Agreement.

15. COUNTERPARTS: This Agreement may be executed in counterparts which when taken together will constitute one instrument. Any copy of this Agreement with the original signatures of all parties appended will constitute an original.

16. BINDING EFFECT: The terms and provisions hereof shall extend to and be binding upon the heirs, executors, administrators, devisees, legatees, trustees and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the day and year first written above.

"SELLER"

City of Abilene Land Bank

By:_____

Trevor D. Witt, Mayor

"BUYER"

Golden Belt Heights West Multifamily, LLC

By:_____

Name:

Title:

Exhibit A
Site Plan



11. Call to Order – September 11, 2023, City Commission Study Session

12. September 11, 2023, City Commission Study Session Agenda

- a. 2024 Pay Plan Resolution – Shayla Mohr, City Clerk
- b. Agreement with Community Foundation of Dickinson County for CVB remodel –Julie Roller-Weeks, Convention and Visitors Bureau Director
- c. Mennonite Housing rezoning discussion – Kari Zook, Community Development Director

Future Meeting Reminders

*City Commission Regular Meeting, September 25, 2023, at 4 pm.

*City Commission Study Session, September 25, 2023 - 15 minutes following the adjournment of the regular meeting, will not start before 4:30 pm.

*City Commission Regular Meeting, October 9, 2023, at 4 pm.

*City Commission Study Session, October 9, 2023 - 15 minutes following the adjournment of the regular meeting, will not start before 4:30 pm.



City Commission

Trevor Witt
Mayor

John Kollhoff
Vice-Mayor

Brandon Rein
Member

Wendy Miller
Member

Dee Marshall
Member

CITY STAFF

Ron Marsh
City Manager

Leann Johnson
Finance Director

Shayla Mohr
City Clerk

Kari Zook
Community Development

Kellee Timbrook
Recreation Director

Julie Roller Weeks
CVB Director

Anna Hatter
Chief of Police

Kale Strunk
Fire Chief

City Commission Meeting Date: Monday, September 11, 2023

Session: Study Session

Topic: 2024 Pay Plan Resolution

Department: Administration

Staff Contact: Shayla Mohr, City Clerk/HR Director

Background:

In November 2019, the City Commission adopted Resolution No. 111219-1, adopting a classification and compensation plan for the City of Abilene, Kansas to ensure appropriate compensation for City Employees as prepared by the Austin Peters Group, Inc.

In the report from the Austin Peters Group one of the recommendations is to “Annually move the pay ranges according to an index that follows pay range movement for employers in Kansas, and annually adjust employee pay”.

The Consumer Price Index for-Midwest Region shows an increase of 6.59% in the cost-of-living from June 2022 to May 2023.

I have prepared a resolution that provides for a 3% adjustment to all pay ranges in the pay plan.

Recommendation:

Adopt Resolution 092523-1, A RESOLUTION PROVIDING FOR AN ADJUSTMENT TO THE PAY PLAN OF THE CITY OF ABILENE, KANSAS, TO ENSURE APPROPRIATE COMPENSATION FOR CITY EMPLOYEES AS COMPARED TO THE COMPARABLE LABOR MARKET.

Fiscal Note:

This adjustment to the pay plan was included in the 2024 Budget.

Funding Source:

RESOLUTION NO. 092523-1

A RESOLUTION PROVIDING FOR AN ADJUSTMENT TO THE PAY PLAN OF THE CITY OF ABILENE, KANSAS, TO ENSURE APPROPRIATE COMPENSATION FOR CITY EMPLOYEES AS COMPARED WITH THE COMPARABLE LABOR MARKET.

WHEREAS, the City Commission has adopted Resolution Number 111219-1 adopting a classification and compensation plan for the City of Abilene, Kansas, to ensure appropriate compensation for City Employees as prepared by the Austin Peters Group, Inc. The new ranges were put in place on January 1, 2020;

NOW, THEREFORE BE IT RESOLVED, by the City Commission of the City of Abilene, Kansas, as follows:

SECTION 1. Adjustment to Pay Plan. In order to maintain the adopted pay and classification plan a three percent (3.00%) adjustment will be applied to all pay ranges in the Pay Plan for 2024, as shown in the table below:

RANGE	2023 MIN	2023 MAX	2024 MIN	2024 MAX
1	\$15.99	\$21.60	\$16.47	\$22.25
2	\$17.78	\$24.01	\$18.31	\$24.73
3	\$19.12	\$25.83	\$19.69	\$26.60
3-F	\$14.62	\$19.73	\$15.06	\$20.32
4	\$20.48	\$27.67	\$21.09	\$28.50
5	\$21.68	\$29.28	\$22.33	\$30.16
5-F	\$16.53	\$22.32	\$17.03	\$22.99
6	\$23.13	\$31.22	\$23.82	\$32.16
7	\$25.95	\$35.03	\$26.73	\$36.08
8	\$27.25	\$36.09	\$28.07	\$37.17
9	\$27.82	\$37.57	\$28.65	\$38.70
9-F	\$21.16	\$28.57	\$21.79	\$29.43
10	\$29.22	\$39.44	\$30.10	\$40.62
11	\$37.97	\$51.27	\$39.11	\$52.81
12	\$39.87	\$53.84	\$41.07	\$55.46
13	\$52.10	\$70.40	\$53.66	\$72.51

SECTION 2. Step System. The adopted 2024 budget incorporated the amounts necessary to execute the provision of the Pay Plan that provides for the above adjustments to the pay plan.

SECTION 3. Implementation. The City Manager is hereby authorized to implement changes to the Pay Plan as provided in the approved Pay Plan document and this Resolution as provided in the applicable resolutions, ordinances, and laws.

SECTION 4. Repeal. Adoption of this Resolution superseded and repeals all previous Pay Plans adopted by the City of Abilene, Kansas.

SECTION 5. Effective Date. That the effects of the Resolution shall be in full force and effective as of January 1, 2024.

PASSED AND APPROVED by the Governing Body of the City of Abilene, Kansas this 25th day of September 2023.

(Seal)

Trevor D. Witt, Mayor

ATTEST:

Shayla L. Mohr
City Clerk



City Commission

Trevor Witt
Mayor

John Kollhoff
Vice-Mayor

Brandon Rein
Member

Wendy Miller
Member

Dee Marshall
Member

CITY STAFF

Ron Marsh
City Manager

Leann Johnson
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Shayla Mohr
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Lon Schrader
Public Works Director

Kari Zook
Community Development

Kellee Timbrook
Recreation Director

Julie Roller Weeks
CVB Director

Anna Hatter
Chief of Police

Kale Strunk
Fire Chief

City Commission Meeting Date: Monday, September 11, 2023

Session: Study Session

Topic: Approve Lease Agreement with the Community Foundation of Dickinson County

Department: Abilene Convention & Visitors Bureau

Staff Contact: Julie Roller Weeks, CVB Director

Background:

Prior to the COVID-19 pandemic, the Abilene Area Chamber of Commerce rented office space in the Civic Center. This allowed two community organizations (the Chamber and Abilene Convention and Visitors Bureau) to share the space and work collaboratively.

During the pandemic, the Chamber dissolved and moved out of the Civic Center.

Also of note, pre-pandemic, the CVB had two full-time positions and four-part time positions (visitor center staff). Now, the CVB has only one full-time position and one part-time position in the visitors center.

The result is extra space, reduced staff and increased operational costs.

Opportunity:

The city has been approached by the Community Foundation of Dickinson County to sublease office space in the building. The Foundation is a strong community partner that needs increased space and visibility.

This project accomplishes the following goals:

1. **Facility Improvement:** By utilizing non-tax resources, we can address maintenance projects at the Civic Center. This investment will enhance the quality and functionality of the facility, creating a warm and inviting space for both residents and visitors.
2. **Space Optimization:** Subleasing office space to the Community Foundation will maximize the use of the Civic Center for community purposes.
3. **Cost Reduction:** The partnership will accomplish facility update projects at no cost to the city and create a pathway toward future rental revenue.
4. **Community Partnership:** Supporting this proposal showcases our commitment to being a good community partner. The Community Foundation provides invaluable assistance to Abilene, its organizations, businesses, and residents. By partnering on this project, we demonstrate our support for their organization and its mission.

See attached proposal.

Recommendation:

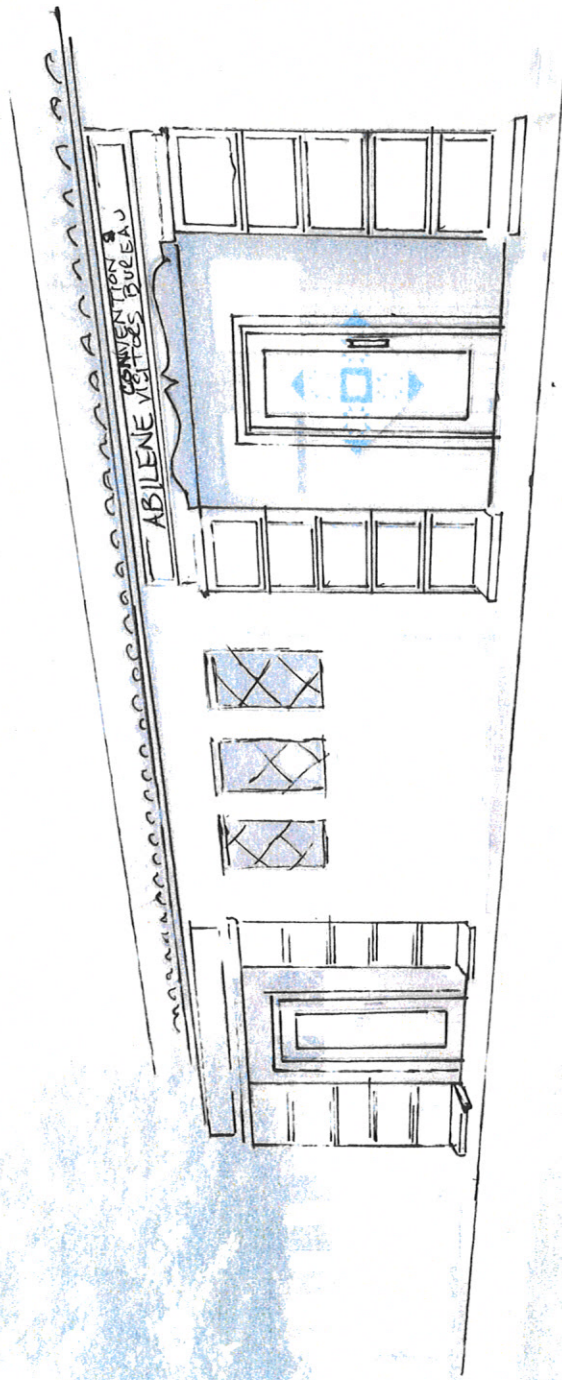
1. Procure engineer/architect estimate on the proposed remodel.
2. Accept agreement with the Community Foundation of Dickinson County and send to their board for approval.
3. Present the plan to the City of Abilene's Heritage Commission for approval.
4. Share the proposed plan with the Union Pacific Railroad (building owner).

Fiscal Note:

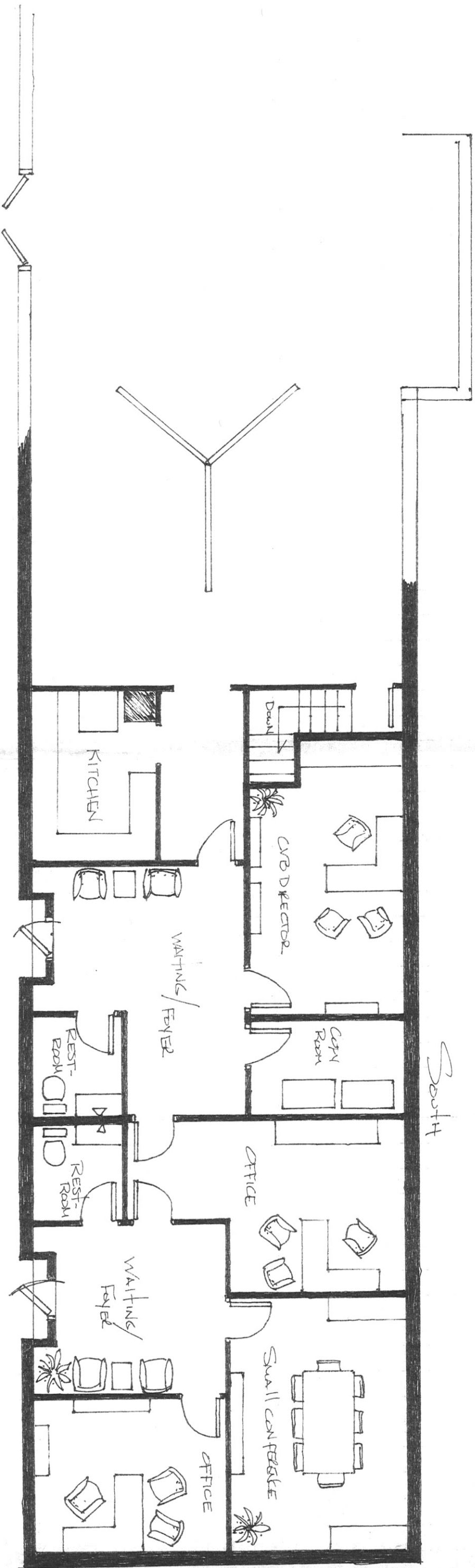
Estimated cost – \$100,000 - \$150,000 pending engineer/architect estimate.

Funding Source:

Grant funding from the Community Foundation of Dickinson County, approved by the Community Foundation Board at their July 14, 2023, meeting. The Board approved spending up to \$150,000 for the remodel.



ABLENE CONVENTION & VISITORS BUREAU



IN THIS LARGE OPEN AREA PURCHASE
MOVABLE PARTITION WALLS TO DESIGNATE
DIFFERENT SIZE MEETING AREAS
ACCORDING TO NEEDS.

SCALE: $\frac{1}{4}$ " sq = 2 sq ft
 $\frac{1}{8}$ " = 1 sq ft

LEASE AGREEMENT

This Lease Agreement (“Agreement”) is made and entered into this 25th day of September, 2023, by and between the City of Abilene, Kansas, a municipal corporation (“City”), and the Community Foundation of Dickinson County, a Kansas nonprofit corporation (“Foundation”).

Recitals

A. The City occupies and operates the Civic Center building located at 201 NW Second Street, Abilene, Kansas, pursuant to a lease agreement with Union Pacific, the record owner.

B. The Foundation wishes to relocate its offices to the Civic Center, to improve efficiencies and enhance opportunities for a collaborative relationship between the City’s Convention and Visitors Bureau (“CVB”) and the Foundation.

C. Certain improvements and renovations are required to the Civic Center, in order to make the interior space usable for the Foundation’s purposes.

D. The Foundation has agreed to pay for the improvements and renovations, in exchange for securing the right to lease, occupy and use the renovated office space within the Civic Center.

E. The City is agreeable to contracting for the improvements and renovations, and leasing the finished office space to the Foundation, on the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the foregoing, the City and the Foundation agree as follows:

1. Lease. The City hereby leases to the Foundation, and the Foundation accepts, subject to the terms and conditions of this Agreement, certain office space within the Civic Center building generally described as a portion of the Abilene Convention and Visitors Bureau administrative office (“Office Space”).

2. Contracting for Improvements and Renovations. The City agrees to cause the completion of certain improvements and renovations at the Civic Center, pursuant to the plans and specifications to be mutually agreed upon by the City Manager and the Foundation (the “Work”). The Foundation agrees to pay the actual costs of the Work, in an amount not to exceed \$150,000.00. The Foundation shall pay all invoices for the Work within ten (10) days of receiving an itemized invoice for such Work from the City or the City’s contractor(s). No modifications shall be made to the scope of the Work except by written change order signed by the City and the Foundation. Following completion of the Work, the City will deliver the finished Office Space to the Foundation, and the Foundation shall take possession of the Office Space. The first day of the first month following the date that the Foundation takes possession of the finished Office Space shall be deemed the “Commencement Date” for purposes of establishing the term of this

Agreement pursuant to Section 3 below.

3. Term. This Agreement shall become effective upon the approval and execution of both parties and shall remain in effect for an initial term equal to eleven (11) years from the Commencement Date (“Initial Term”). After the Initial Term, the Agreement shall automatically renew for successive one (1) year terms, unless either party elects to terminate the Agreement by giving the other party at least sixty (60) days advance written notice of termination. After the Initial Term, the parties agree to periodically review this Agreement and make changes as may be necessary and appropriate, except that both parties agree that the City Commission shall have the final approval on any proposed changes to this Agreement. After the Commencement Date, the Foundation may elect to terminate the Agreement at any time by providing written notice of its intention to terminate; provided, however, that the Foundation shall not be entitled to a refund for any costs of the Work if the Agreement is terminated without cause by the Foundation prior to the expiration of the Initial Term. If the Agreement is terminated without cause by the City prior to the expiration of the Initial Term, the City shall refund the Foundation a prorated portion of the costs of Work, based on the amount of time remaining in the Initial Term. For purposes of this Section 3, “terminated without cause” shall mean that the Agreement is terminated under circumstances not involving a material breach of the Agreement by the other party, after such party has been afforded a reasonable period of time to cure such default.

4. Furniture, Supplies and Equipment. The Foundation shall furnish, purchase and insure, at its sole cost and expense, all future, supplies and equipment necessary for its operations except as otherwise provided herein.

5. Lease Payments. The parties acknowledge and agree that, in consideration of the Foundation’s payment and funding of the Work in an amount not to exceed \$150,000.00, this lease shall be deemed a paid-up lease during the Initial Term, and the Foundation shall not be obligated to make any additional rent payments during the Initial Term. After the expiration of the Initial Term, the Foundation agrees to pay to the City rent in the amount of \$1,200 per month for use of the Office Space. All payments shall be remitted by the fifteenth day of the month, to the Finance Director of the City of Abilene, at P.O. Box 519, Abilene, Kansas 67410.

6. Hours of Operation. The City operates the Civic Center during the hours of 8:00 am to 5:00 pm on weekdays. Additionally, the City uses the Civic Center for other meetings and activities on an as needed basis. The Foundation may use the Civic Center during the aforementioned hours of operation and other times as may be necessary, provided that the CVB and the Foundation shall coordinate dates and times for events and meetings to be held at the Civic Center to ensure that scheduling conflicts are prevented. Any use of the Civic Center outside of the aforementioned hours of operation shall be coordinated with the CVB Director, or designee.

7. Utilities. The cost of certain utilities and maintenance costs necessary to operate the Foundation’s portion of the Civic Center, including electric, telephone, internet, natural gas, janitorial service and trash service shall be paid from the monthly lease payment remitted to the City by the Foundation.

8. Modifications. The Foundation agrees to pay any and all costs associated with building modifications (other than the Work) or the implementation of any operational changes that may be necessary to provide a working environment suitable for the Foundation use and occupancy of the Office Space within the Civic Center. The Foundation may not make any modifications or alterations to the building or grounds without written permission from the City.

9. Relocation. The Foundation agrees that all costs associated with its relocation to the Civic Center shall be borne entirely by the Foundation.

10. Building Maintenance. The City agrees that all maintenance to the building and grounds of the Civic Center shall be provided and paid for by the City and that the Foundation shall have no role or responsibility thereto during the term of this Agreement.

11. Signage. The Foundation shall be allowed to place signage at the Civic Center, provided that the type and location of all signage is approved by the City Manager, or his designee, and the signage complies with applicable law. The Foundation agrees to pay all costs associated with such signage.

12. No Partnership. Nothing contained herein will be construed as creating a partnership between the parties.

13. City's Lease Agreement. The Foundation understands that the City does not own the Civic Center, but that the City leases the facility from the Union Pacific Corporation ("Union Pacific"). Nothing in this Agreement shall, in any way, supersede the terms and conditions of the City's Lease Agreement with Union Pacific dated June 1, 1986 and amended May 25, 2006 ("UP Lease"). Should there be any conflicts between this Agreement and the UP Lease, the terms and provisions of the UP Lease shall control.

14. Insurance. The Foundation maintain and provide proof of Comprehensive General Liability Insurance coverage of at least \$1,000,000 combined single per occurrence for bodily and personal injury or death, injury to or destruction of property. Such proof of insurance shall be provided to the City at the time the Foundation executes this Agreement. Additionally, the Foundation agrees to name the City as an "additional insured" on said insurance policy.

15. Indemnification. The Foundation agrees to indemnify, defend, and hold the City, and its officers, agents, and employees harmless from and against any and all liability to third persons for any injuries to persons or property resulting from the Foundation's use of the Civic Center.

16. Amendments. Neither this Agreement nor any of its terms may be amended, changed or waived, or except by an instrument in writing signed by an authorized representative of the party against whom the enforcement of the amendment, change, or waiver is sought.

17. No Assignment or Subleasing. Due to the unique qualifications and capabilities of the Foundation, neither the rights nor responsibilities provided for under this Agreement shall be assigned or subleased by the Foundation, either in whole or in part.

18. Legal Representation. The law firm of Clark, Mize & Linville, Chartered, Salina, Kansas ("Firm") has previously represented both the City and the Foundation in connection with separate and independent legal matters. The Firm represents the City in connection with this Agreement and has not represented or advised the Foundation in relation to this Agreement. By signing this Agreement, each of parties acknowledge that they have been advised of their right to seek independent legal counsel with regard thereto, and each party expressly and intentionally waives that right. The Foundation consents to the Firm's representation of the City in this matter. Each party consents to the Firm's ongoing or future representation of the other party in separate and independent legal matters.

19. Cash Basis Law. The City is subject to Kansas budget and cash basis laws, and operates on a calendar fiscal year. In the event that this Agreement involves financial obligations spanning multiple fiscal years for the City, it is subject to annual appropriation by the City's governing body for future fiscal years. If the City's governing body does not appropriate the funds necessary to fulfill the City's financial obligations pursuant to this Agreement, the City shall so notify the Foundation and this Agreement shall be null and void for purposes of the fiscal year(s) affected by the decision of the governing body not to appropriate.

20. Authority and Consent to Transaction. Each party represents to the other that the person executing this Agreement has full and legal authority to bind such party to the terms of this Agreement, and that the execution and delivery of this Agreement have been duly and validly authorized by the governing body of each party.

21. Merger Clause. These terms are intended by the parties as a complete, conclusive and final expression of all the conditions of their Agreement. No other promises, statements, warranties, agreements or understandings, oral or written, made before or at the signing thereof, shall be binding unless in writing and signed by all parties and attached hereto.

CITY OF ABILENE, KANSAS

By: _____
Trevor D. Witt, Mayor

Attest: _____
Shayla L. Mohr, City Clerk

COMMUNITY FOUNDATION OF DICKINSON COUNTY

By: _____
Elizabeth Weese, Executive Director



City Commission

Trevor Witt
Mayor

John Kollhoff
Vice-Mayor

Brandon Rein
Member

Wendy Miller
Member

Dee Marshall
Member

CITY STAFF

Ron Marsh
City Manager

Leann Johnson
Finance Director

Shayla Mohr
City Clerk

Kari Zook
Community Development

Kellee Timbrook
Recreation Director

Julie Roller Weeks
CVB Director

Anna Hatter
Chief of Police

Kale Strunk
Fire Chief

City Commission Meeting Date: Monday, September 11, 2023

Session: Study Session

Topic: Mennonite Housing Rezoning Ordinance 23-3436

Department: Community Development

Staff Contact: Kari Zook

Background:

A development approval application was received on 8/7/23 from Mennonite Housing Rehabilitation Services, Inc. for a rezoning request from C-3, General Commercial District, to R-3, High-Density Residential District. The intent of rezoning is to develop a 32-unit (16 duplex) housing community for senior living (ages 55 and above requirement). Funding has been approved by KHRC (Kansas Housing Resources Corporation) as a LIHTC (Low-Income Housing Tax Credit) project.

Representatives from Mennonite Housing hosted an open public meeting and presentation on August 26, 2023 to provide details on the intended development and answer questions from the public.

The Planning Commission held a public hearing on September 5, 2023, for the rezoning request of the approximate 4.5 acres located east of Holm Automotive at 2005 N Buckeye Ave. The notice of public hearing was published in the Abilene Reflector-Chronicle and written notices were sent to property owners within 1,000 feet on August 11, 2023. Public comments received during the public hearing were in support of the rezoning and project stating that this is an appropriate use and buffer between commercial and low-density residential and is a need in the community.

The Planning Commission recommended approval with a vote of 5-0. The 14-day protest period expires on September 19, 2023.

Upon approval of the rezoning, Mennonite Housing will submit a plat for approval.

Byron Adrian with Mennonite Housing will be present at the meeting to discuss the project and answer questions.

Recommendation:

Consider approval of Ordinance 23-3436

Fiscal Note:

N/A

Funding Source:

N/A

ORDINANCE NO. 23-3436

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED WITHIN THE PARCEL GENERALLY DESCRIBED AS 2005 N BUCKEYE AVE. FROM C-3, GENERAL COMMERCIAL DISTRICT TO R-3, HIGH-DENSITY RESIDENTIAL DISTRICT, AND AMENDING THE ZONING MAP OF THE CITY OF ABILENE, KANSAS.

WHEREAS, the property owners of record have requested the City consider rezoning certain property located within the parcel generally described as 2005 N Buckeye Ave, and as legally described herein, from C-3, General Commercial District, to R-3, High-Density Residential District.

WHEREAS, the Planning Commission conducted a public hearing on September 5, 2023, and comments received from the public were in support of the rezoning and intended future housing development; and

WHEREAS, the Planning Commission recommended approval of the rezoning with a vote of 5-0.

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

SECTION ONE: Property Rezoned: That property legally described as follows is hereby rezoned from C-3, General Commercial District, to R-3, High-Density Residential District:

A tract of land located in the North half of the North half of the Northwest Quarter of the Southeast Quarter of Section 9, Township 13 South, Range 2 East of the 6th Principal Meridian, Dickinson County, Abilene, Kansas, being described by Gregory Chad Weller, Kansas PLS-1417, of Olsson KSLC-114, on August 4, 2023.

Commencing at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of Section 9, Township 13 South, Range 2 East; thence S00°33'58"E on the East line of said Northwest Quarter a distance of 40.00 feet to a point on the South Right of Way line of NE 21st Street as it now exists, said point also being the Point of Beginning; thence continuing S00°33'58"E along said East line a distance of 292.31 feet to a point on the South line of the North half of the North half of said Northwest Quarter of the Southeast Quarter; thence S89°30'29"W on said South line a distance of 670.00 feet to a point; thence N00°33'58"W a distance of 292.47 feet to a point on said South Right of Way line; thence N89°31'18"E along said South Right of Way line a distance of 670.00 feet to the Point of Beginning. Contains 195,901.95 Sq. Ft. or 4.49 acres More or Less. Subject to Easements, Restrictions and Reservations now of record.

SECTION TWO: Zoning Map: Amended. That the Zoning Map of the City of Abilene, Kansas, as adopted by Ordinance No. 2796, and amendments thereto, is hereby amended to be consistent with the amendments described herein.

SECTION THREE. Effective Date. This Ordinance shall become effective and in full force from and after its passage, adoption, and publication in the official city newspaper by the following summary:

Ordinance No. 23-3436 Summary

On September 25, 2023, the City Commission passed Ordinance No. 23-3436. The Ordinance changes the zoning district classification for the 4.49-acre parcel located within 2005 N Buckeye Ave., Abilene, Kansas, from C-3, General Commercial District, to R-3, High-Density Residential District, and amends the Zoning Map of the City of Abilene, Kansas. A complete copy of the ordinance is available online at www.abilenecityhall.com or in the office of the City Clerk, 419 N. Broadway St. in Abilene, Kansas, free of charge. This summary is certified by the City's legal counsel.

PASSED AND ADOPTED by the Governing Body of the City of Abilene, Kansas this 25th day of September 2023.

CITY OF ABILENE, KANSAS

By: _____
Trevor D. Witt, Mayor

ATTEST:

By: _____
Shayla L. Mohr, City Clerk

The publication summary set forth above is certified this 25th day of September 2023.

Aaron O. Martin, City Attorney

CITY OF ABILENE

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Batch: 091123PAY

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
002000 Astra Bank checking					
36081	09/11/23	ABILENE AREA YOUTH FOOTBALL			
E 015-153-522880		YOUTH FOOTBALL	\$1,000.00	STM 090523	FB OFFICIALS
		Total	\$1,000.00		
36082	09/11/23	ABILENE REFLECTOR-CHRONICLE			
E 001-004-520910		DUES-SUBSCRIPTIONS-	\$178.00	276274	NOTICE OF SPECIAL QUESTION ELECTION - STREET TAX
E 001-001-520910		DUES-SUBSCRIPTIONS-	\$37.34	276367	NOTICE TO EXCEED REVENUE NEUTRAL RATE & BUDGET HEARING
E 002-024-520910		DUES-SUBSCRIPTIONS-	\$37.33	276367	NOTICE TO EXCEED REVENUE NEUTRAL RATE & BUDGET HEARING
E 004-043-520910		DUES-SUBSCRIPTIONS-	\$37.33	276367	NOTICE TO EXCEED REVENUE NEUTRAL RATE & BUDGET HEARING
E 001-011-520910		DUES-SUBSCRIPTIONS-	\$160.00	276588	PRINTING OF RESOLUTION 082823-2 FOR 604 S CEDAR
		Total	\$450.00		
36083	09/11/23	ANTRIS INC			
E 001-011-520705		SOFTWARE SUBSCRIPT	\$522.00	2594	ANTRIS TRACKING ANNUAL ONLINE SUBSCRIPTION 8/11/23-8/11/24
		Total	\$522.00		
36084	09/11/23	APAC, INC - SHEARS			
E 001-004-520640		STREET REPAIRS	\$1,945.43	8001863345	STREET REPAIRS
E 001-004-520640		STREET REPAIRS	\$566.21	8001863384	STREET REPAIRS
E 002-022-520640		STREET REPAIRS	\$228.99	8001863404	STREET REPAIRS
E 001-004-520640		STREET REPAIRS	\$482.31	8001863421	STREET REPAIRS
E 001-004-520640		STREET REPAIRS	\$368.02	8001863441	STREET REPAIRS
E 001-004-520640		STREET REPAIRS	\$562.10	8001863463	STREET REPAIRS
		Total	\$4,153.06		
36085	09/11/23	ASTRA BANK			
E 015-153-522880		YOUTH FOOTBALL	\$250.00	STM 083023	JR. COWBOY FOOTBALL GATE & CONCESSION
		Total	\$250.00		
36086	09/11/23	BERRY TRACTOR & EQUIPMENT CO.			
E 001-004-520620		EQUIPMENT REP & MAI	(\$2,280.54)		CREDIT
E 001-004-520620		EQUIPMENT REP & MAI	\$2,596.74	03053273	SWEEPER REPAIRS
		Total	\$316.20		
36087	09/11/23	BIZ SWAG			
E 015-153-522900		SPECIAL EVENTS	\$300.00	2233	4TH OF JULY SHIRTS
		Total	\$300.00		
36088	09/11/23	CLIFFORD M. BURT			
E 001-001-520970		MISCELLANEOUS SERVI	\$8,050.00	806903	TREE REMOVAL @ FAIRGROUNDS
		Total	\$8,050.00		
36089	09/11/23	CARRANZA, ANGELA			
E 001-012-520270		TRAINING	\$117.00	STM 083123	EXCEL TRAINING MILEAGE REIMB
		Total	\$117.00		

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Batch: 091123PAY

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
36090	09/11/23	CATLETT AUTOMOTIVE INC			
E 001-004-520620		EQUIPMENT REP & MAI	(\$78.08)	154087	WINDOW SWITCH
E 002-023-520620		EQUIPMENT REP & MAI	\$36.62	155469	BOOWER MOTOR #12
E 001-004-521080		TOOLS & MINOR EQUIP	\$8.97	155486	HITCH PIN
E 004-041-520600		VEHICLE EXPENSES	\$20.88	155708	VEHICLE CLEANING SUPPLIES
E 002-022-520600		VEHICLE EXPENSES	\$59.55	155764	TOOLBOX LIFT SHOCK
E 002-022-520970		MISCELLANEOUS SERVI	\$22.28	156203	MARKING PAINT
		Total	\$70.22		
36091	09/11/23	CHENEY DOOR COMPANY			
E 003-000-520610		BUILDING MAINTENANC	\$40.00	418577	REPAIR DOOR
		Total	\$40.00		
36092	09/11/23	CLARK, MIZE & LINVILLE CHARTER			
E 001-001-520110		LEGAL	\$1,995.00	144407	JULY 2023 LEGAL SERVICE
E 001-001-520110		LEGAL	\$912.00	144408	JULY 2023 GENERAL RETAINER
		Total	\$2,907.00		
36093	09/11/23	CLEAN CUT, LLC			
E 001-011-520975		MOWING/ABATEMENT	\$65.00	3317	CODE CASE MOWING FEES - 1209 N BUCKEYE
		Total	\$65.00		
36094	09/11/23	COOPER, KELLY			
E 001-001-520610		BUILDING MAINTENANC	\$200.00	STM 083123	AUG 2023 CLEANING
E 001-002-520610		BUILDING MAINTENANC	\$200.00	STM 083123	AUG 2023 CLEANING
E 001-013-521260		CONTRACT LABOR	\$900.00	STM 083123	AUG 2023 CLEANING
E 001-015-520710		CIVIC CENTER MAINTEN	\$800.00	STM 083123	AUG 2023 CLEANING
E 002-024-520610		BUILDING MAINTENANC	\$200.00	STM 083123	AUG 2023 CLEANING
E 004-043-520610		BUILDING MAINTENANC	\$200.00	STM 083123	AUG 2023 CLEANING
E 001-008-520610		BUILDING MAINTENANC	\$200.00	STM 083123	AUG 2023 CLEANING
		Total	\$2,700.00		
36095	09/11/23	CORE & MAIN			
E 002-022-531060		WATER DISTRIBUTION L	\$596.16	T354436	WATERLINE REPAIR 518 NW 2ND 2023 WATERLINE
E 002-022-520661		WATER LINE MAINTENA	\$166.09	T412237	WATERLINE REPAIR 518 NW 2ND 2023 WATERLINE
		Total	\$762.25		
36096	09/11/23	DK CTY ADMINISTRATION			
E 001-003-521060		GASOLINE-OIL-LUBRICA	\$117.51	1795	DIESEL
E 001-004-521060		GASOLINE-OIL-LUBRICA	\$339.86	1796	DIESEL
E 004-041-521060		GASOLINE-OIL-LUBRICA	\$487.98	1796	DIESEL
		Total	\$945.35		
36097	09/11/23	DK CTY REGISTER OF DEEDS			
E 001-016-520970		MISCELLANEOUS SERVI	\$64.00	STM 082823	FILING FEE FOR GBH WEST REPLAT
		Total	\$64.00		
36098	09/11/23	DK CTY SHERIFF			
E 001-012-520960		PRISONER CARE	\$1,395.00	STM 090123	AUGUST BILLING

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Batch: 091123PAY

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
Total			\$1,395.00		
36099	09/11/23	DON'S TIRE & SUPPLY			
E 003-000-520620		EQUIPMENT REP & MAI	\$1,199.00	282125	TIRES FOR SKID STEER
Total			\$1,199.00		
36100	09/11/23	DOWNTOWN DANCE LLC			
E 015-156-523331		DANCE/TUMBLING	\$1,452.00	STM 083023	AUG REG. FEES (TUMBLING)
Total			\$1,452.00		
36101	09/11/23	EVERGY			
E 001-015-520510		ELECTRIC SERVICE	\$43.15	1219189162	ELECTRIC SERVICE
E 001-004-520510		ELECTRIC SERVICE	\$21.69	1247021166	ELECTRIC SERVICE
E 001-004-520500		STREET LIGHTING	\$73.41	1264060667	ELECTRIC SERVICE
E 001-001-520510		ELECTRIC SERVICE	\$37.87	1702117183	ELECTRIC SERVICE
E 001-001-520510		ELECTRIC SERVICE	\$24.76	1717190452	ELECTRIC SERVICE
E 001-006-520510		ELECTRIC SERVICE	\$185.37	1758193262	ELECTRIC SERVICE
E 001-004-520510		ELECTRIC SERVICE	\$11.70	1904884672	ELECTRIC SERVICE
E 001-004-520510		ELECTRIC SERVICE	\$63.05	1906689737	ELECTRIC SERVICE
E 001-006-520510		ELECTRIC SERVICE	\$274.52	2021258017	ELECTRIC SERVICE
E 001-004-520500		STREET LIGHTING	\$11,341.01	246831701	ELECTRIC SERVICE
E 001-001-520510		ELECTRIC SERVICE	\$203.54	2549851829	ELECTRIC SERVICE
E 001-001-520510		ELECTRIC SERVICE	\$35.00	2650162371	ELECTRIC SERVICE
E 002-023-520510		ELECTRIC SERVICE	\$30.09	2791000927	ELECTRIC SERVICE
E 001-006-520510		ELECTRIC SERVICE	\$1,345.64	288914741	ELECTRIC SERVICE
E 001-004-520510		ELECTRIC SERVICE	\$48.94	30783521	ELECTRIC SERVICE
E 002-023-520510		ELECTRIC SERVICE	\$48.94	30783521	ELECTRIC SERVICE
E 002-022-520510		ELECTRIC SERVICE	\$48.94	30783521	ELECTRIC SERVICE
E 004-041-520510		ELECTRIC SERVICE	\$48.95	30783521	ELECTRIC SERVICE
E 001-006-520510		ELECTRIC SERVICE	\$25.92	3082543925	ELECTRIC SERVICE
E 001-004-520510		ELECTRIC SERVICE	\$11.70	3413762565	ELECTRIC SERVICE
E 002-023-520510		ELECTRIC SERVICE	\$328.60	3413870642	ELECTRIC SERVICE
E 001-004-520510		ELECTRIC SERVICE	\$49.66	3443600738	ELECTRIC SERVICE
E 002-023-520510		ELECTRIC SERVICE	\$49.66	3443600738	ELECTRIC SERVICE
E 002-022-520510		ELECTRIC SERVICE	\$49.66	3443600738	ELECTRIC SERVICE
E 004-041-520510		ELECTRIC SERVICE	\$49.67	3443600738	ELECTRIC SERVICE
E 001-004-520510		ELECTRIC SERVICE	\$11.70	3740342691	ELECTRIC SERVICE
E 015-157-520510		ELECTRIC SERVICE	\$3,183.91	3933636584	ELECTRIC SERVICE
E 002-022-520510		ELECTRIC SERVICE	\$30.75	416675959	ELECTRIC SERVICE
E 002-022-520510		ELECTRIC SERVICE	\$27.75	4212846087	ELECTRIC SERVICE
E 001-004-520500		STREET LIGHTING	\$41.52	4288064106	ELECTRIC SERVICE
E 001-004-520510		ELECTRIC SERVICE	\$11.70	4554030512	ELECTRIC SERVICE
E 001-004-520510		ELECTRIC SERVICE	\$40.28	4867778321	ELECTRIC SERVICE
E 001-003-520510		ELECTRIC SERVICE	\$345.26	4898116762	ELECTRIC SERVICE
E 001-001-520510		ELECTRIC SERVICE	\$345.26	4898116762	ELECTRIC SERVICE
E 001-002-520510		ELECTRIC SERVICE	\$345.26	4898116762	ELECTRIC SERVICE
E 002-024-520510		ELECTRIC SERVICE	\$345.26	4898116762	ELECTRIC SERVICE
E 004-043-520510		ELECTRIC SERVICE	\$345.26	4898116762	ELECTRIC SERVICE
E 001-008-520510		ELECTRIC SERVICE	\$345.26	4898116762	ELECTRIC SERVICE
E 001-004-520510		ELECTRIC SERVICE	\$13.04	5054322132	ELECTRIC SERVICE

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Batch: 091123PAY

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E 001-006-520510		ELECTRIC SERVICE	\$25.72	5516010740	ELECTRIC SERVICE
E 001-004-520510		ELECTRIC SERVICE	\$11.70	5751904663	ELECTRIC SERVICE
E 001-001-520510		ELECTRIC SERVICE	\$36.90	5964839866	ELECTRIC SERVICE
E 001-006-520510		ELECTRIC SERVICE	\$32.00	6023481527	ELECTRIC SERVICE
E 001-004-520510		ELECTRIC SERVICE	\$101.87	6046634008	ELECTRIC SERVICE
E 002-023-520510		ELECTRIC SERVICE	\$101.87	6046634008	ELECTRIC SERVICE
E 002-022-520510		ELECTRIC SERVICE	\$101.86	6046634008	ELECTRIC SERVICE
E 004-041-520510		ELECTRIC SERVICE	\$101.86	6046634008	ELECTRIC SERVICE
E 004-041-520510		ELECTRIC SERVICE	\$141.24	6177125769	ELECTRIC SERVICE
E 001-006-520510		ELECTRIC SERVICE	\$832.53	6392647180	ELECTRIC SERVICE
E 003-000-520510		ELECTRIC SERVICE	\$288.56	6409144687	ELECTRIC SERVICE
E 002-023-520510		ELECTRIC SERVICE	\$606.39	6495096418	ELECTRIC SERVICE
E 002-023-520510		ELECTRIC SERVICE	\$554.56	6524781973	ELECTRIC SERVICE
E 001-006-520510		ELECTRIC SERVICE	\$28.18	661408984	ELECTRIC SERVICE
E 001-001-520510		ELECTRIC SERVICE	\$24.15	678816549	ELECTRIC SERVICE
E 001-001-520510		ELECTRIC SERVICE	\$34.97	6955064227	ELECTRIC SERVICE
E 001-006-520510		ELECTRIC SERVICE	\$330.74	6986074708	ELECTRIC SERVICE
E 001-004-520510		ELECTRIC SERVICE	\$48.01	7000718326	ELECTRIC SERVICE
E 001-013-520510		ELECTRIC SERVICE	\$948.78	7064307381	ELECTRIC SERVICE
E 001-015-520510		ELECTRIC SERVICE	\$804.93	7288502631	ELECTRIC SERVICE
E 002-022-520510		ELECTRIC SERVICE	\$324.43	7415927166	ELECTRIC SERVICE
E 001-004-520510		ELECTRIC SERVICE	\$11.70	7484828978	ELECTRIC SERVICE
E 001-004-520510		ELECTRIC SERVICE	\$13.73	7576542461	ELECTRIC SERVICE
E 002-023-520510		ELECTRIC SERVICE	\$7,862.06	771952302	ELECTRIC SERVICE
E 005-000-520510		ELECTRIC SERVICE	\$75.34	7850192618	ELECTRIC SERVICE
E 002-023-520510		ELECTRIC SERVICE	\$29.82	786713586	ELECTRIC SERVICE
E 002-023-520510		ELECTRIC SERVICE	\$1,151.57	7868072027	ELECTRIC SERVICE
E 001-004-520510		ELECTRIC SERVICE	\$28.98	7954110285	ELECTRIC SERVICE
E 001-001-520510		ELECTRIC SERVICE	\$24.83	7992075847	ELECTRIC SERVICE
E 001-001-520510		ELECTRIC SERVICE	\$37.96	7993583651	ELECTRIC SERVICE
E 004-042-520510		ELECTRIC SERVICE	\$16,803.19	8139961807	ELECTRIC SERVICE
E 001-006-520510		ELECTRIC SERVICE	\$170.51	8163245625	ELECTRIC SERVICE
E 005-000-520510		ELECTRIC SERVICE	\$12.85	8181824446	ELECTRIC SERVICE
E 002-023-520510		ELECTRIC SERVICE	\$2,502.25	8186660933	ELECTRIC SERVICE
E 002-023-520510		ELECTRIC SERVICE	\$639.86	855312560	ELECTRIC SERVICE
E 002-023-520510		ELECTRIC SERVICE	\$35.56	8623625247	ELECTRIC SERVICE
E 005-000-520510		ELECTRIC SERVICE	\$507.44	8631656121	ELECTRIC SERVICE
E 001-002-520510		ELECTRIC SERVICE	\$42.50	8724162661	ELECTRIC SERVICE
E 001-004-520510		ELECTRIC SERVICE	\$15.87	8745617303	ELECTRIC SERVICE
E 001-004-520510		ELECTRIC SERVICE	\$39.20	8813700102	ELECTRIC SERVICE
E 001-004-520510		ELECTRIC SERVICE	\$11.70	8966692659	ELECTRIC SERVICE
E 001-001-520510		ELECTRIC SERVICE	\$24.42	9031558905	ELECTRIC SERVICE
E 005-000-520510		ELECTRIC SERVICE	\$16.57	9053666773	ELECTRIC SERVICE
E 001-006-520510		ELECTRIC SERVICE	\$28.40	9255132041	ELECTRIC SERVICE
E 001-006-520510		ELECTRIC SERVICE	\$24.10	9348861379	ELECTRIC SERVICE
E 001-006-520510		ELECTRIC SERVICE	\$43.59	950991929	ELECTRIC SERVICE
E 002-023-520510		ELECTRIC SERVICE	\$1,627.12	9659465165	ELECTRIC SERVICE
E 001-004-520510		ELECTRIC SERVICE	\$8.58	9946085408	ELECTRIC SERVICE
E 002-023-520510		ELECTRIC SERVICE	\$8.58	9946085408	ELECTRIC SERVICE

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E 002-023-520510		ELECTRIC SERVICE	\$350.53	9960246323	ELECTRIC SERVICE
E 001-006-520510		ELECTRIC SERVICE	\$36.60	9994690522	ELECTRIC SERVICE
		Total	\$57,567.45		
36102	09/11/23	FOUR SEASONS INC			
E 001-008-520610		BUILDING MAINTENANC	\$73.50	71862	HVAC DIFFUSER VENT FOR COM DEVO OFFICE
		Total	\$73.50		
36103	09/11/23	GUFFEY PROPERTIES, LLC			
E 038-000-540610		CID SALES TAX	\$2,526.58	STM 082923	CID PROPERTY FAMILY DOLLAR LESS 2% ADMIN FEE - AUG 2023
		Total	\$2,526.58		
36104	09/11/23	BRAD HOMMAN			
E 001-003-521231		FIRE EQUIPMENT	\$449.00	8955	NEW PAGER & PROGRAMMING
E 001-003-521231		FIRE EQUIPMENT	\$52.00	8959	PAGER PROGRAMMING & 2 BATTERIES
E 001-003-521231		FIRE EQUIPMENT	\$48.00	8960	PAGER PROGRAMMING & 2 BATTERIES
		Total	\$549.00		
36105	09/11/23	IMAGE QUEST			
E 001-001-520700		RENT-CONTRACTS-MAI	\$37.58	IN4668333	CONTRACT BASE RATE 3 HP PRINTERS 8/28-9/27/23
E 002-024-520700		RENT-CONTRACTS-MAI	\$37.58	IN4668333	CONTRACT BASE RATE 3 HP PRINTERS 8/28-9/27/23
E 004-043-520700		RENT-CONTRACTS-MAI	\$37.58	IN4668333	CONTRACT BASE RATE 3 HP PRINTERS 8/28-9/27/23
		Total	\$112.74		
36106	09/11/23	JERRY A. MILLER			
E 005-000-520141		AWOS	\$425.00	STM 091823	SEPT 2023 AWOS
		Total	\$425.00		
36107	09/11/23	KA-COMM, INC.			
E 020-000-530390		POLICE EQUIPMENT	\$4,055.28	STM 082123	EQUIPMENT RESERVE
		Total	\$4,055.28		
36108	09/11/23	KANSAS GAS SERVICE			
E 001-015-520509		GAS SERVICE	\$92.57	51001600410	GAS SERVICE
E 001-013-520509		GAS SERVICE	\$161.48	51001600410	GAS SERVICE
E 015-157-520509		GAS SERVICE	\$109.98	51001600410	GAS SERVICE
E 001-006-520509		GAS SERVICE	\$182.17	51001600410	GAS SERVICE
E 002-023-520509		GAS SERVICE	\$66.96	51001600410	GAS SERVICE
E 001-001-520509		GAS SERVICE	\$17.00	51001600410	GAS SERVICE
E 001-002-520509		GAS SERVICE	\$17.00	51001600410	GAS SERVICE
E 002-024-520509		GAS SERVICE	\$17.00	51001600410	GAS SERVICE
E 004-043-520509		GAS SERVICE	\$17.00	51001600410	GAS SERVICE
E 001-003-520509		GAS SERVICE	\$17.00	51001600410	GAS SERVICE
E 001-008-520509		GAS SERVICE	\$17.00	51001600410	GAS SERVICE
E 001-004-520509		GAS SERVICE	\$15.54	51001600410	GAS SERVICE

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
		E 002-022-520509	GAS SERVICE	\$15.54	51001600410 GAS SERVICE
		E 004-041-520509	GAS SERVICE	\$15.53	51001600410 GAS SERVICE
		E 001-004-520509	GAS SERVICE	\$31.91	51001600410 GAS SERVICE
		E 002-022-520509	GAS SERVICE	\$31.91	51001600410 GAS SERVICE
		E 004-041-520509	GAS SERVICE	\$31.91	51001600410 GAS SERVICE
		Total		\$857.50	
36109	09/11/23	KANSAS ONE-CALL SYSTEM, INC			
		E 004-041-520970	MISCELLANEOUS SERVI	\$81.60	3080130 AUGSUT LOCATES
		Total		\$81.60	
36110	09/11/23	KS GAS SERVICE			
		E 003-000-530260	SPECIAL PROJECTS	\$8,017.00	1939-617 EXTENSION OF GAS LINE TO THE RECYCLING CENTER
		Total		\$8,017.00	
36111	09/11/23	LEGACY KANSAS, LLC			
		E 038-000-540610	CID SALES TAX	\$890.35	STM 082923 CID PROPERTY LEGACY KS LESS 2% ADMIN FEE - AUG 2023
		Total		\$890.35	
36112	09/11/23	LINDER ELECTRIC			
		E 002-023-520670	WELL MAINTENANCE	\$466.19	210071 WELL 14 REPLACEMENT BREAKER & LABOR
		Total		\$466.19	
36113	09/11/23	LINK MEDIA OUTDOOR			
		E 013-131-520721	SIGN ADVERTISING	\$1,845.00	465944 SEPT RENT - 6 BOARDS
		Total		\$1,845.00	
36114	09/11/23	LIONS CLUB			
		E 015-151-520910	DUES-SUBSCRIPTIONS-	\$79.20	INV 093023 LIONS CLUB DUES
		Total		\$79.20	
36115	09/11/23	LUMBER HOUSE TRUE VALUE			
		E 002-023-520610	BUILDING MAINTENANC	\$64.48	2308-119599 RAT BAIT & TAPE
		E 004-041-520600	VEHICLE EXPENSES	\$46.75	2308-121555 ELECTRICAL TAPE, SCRAPER, HOOK
		E 001-006-520610	BUILDING MAINTENANC	\$157.94	2308-121649 REC CENTER DOOR LOCKS
		E 004-042-520620	EQUIPMENT REP & MAI	\$5.95	2308-121769 BOLTS
		E 003-000-520610	BUILDING MAINTENANC	\$11.49	2308-122931 ROOF SEALANT
		E 004-041-521080	TOOLS & MINOR EQUIP	\$7.48	2308-123109 BOLTS, TAPE MEASURER
		E 001-004-520610	BUILDING MAINTENANC	\$12.98	2308-123191 PW BRAKET FOR A/C
		E 002-022-520665	METERS, RADIOS, PITS,	\$128.53	2308-123345 SUPPLIES FOR METER VAULT
		E 001-004-521130	SIGNS MAINTENANCE	\$32.40	2308-123350 BOARDS FOR STOP SIGN REPAIR
		E 001-004-521130	SIGNS MAINTENANCE	\$8.44	2308-123358 STOP SIGN HARDWARE
		E 003-000-530260	SPECIAL PROJECTS	\$777.55	2308-123468 NORTH WALL TIN REPLACEMENT
		E 001-004-520610	BUILDING MAINTENANC	\$4.57	2308-123472 PW AIR HOSE REPAIR
		E 004-041-520651	SEWERLINE MAINTENA	\$27.99	2308-123473 RATCHET STRAP
		E 002-022-520665	METERS, RADIOS, PITS,	\$83.81	2308-123488 METER VAULT SUPPLIES
		E 001-004-520610	BUILDING MAINTENANC	\$9.25	2308-123589 PW AIR HOSE REPAIR
		E 001-001-521080	TOOLS & MINOR EQUIP	\$4.16	2308-123590 FMS TOOLS
		E 002-024-521080	TOOLS & MINOR EQUIP	\$4.16	2308-123590 FMS TOOLS

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 004-043-521080		TOOLS & MINOR EQUIP	\$4.16	2308-123590	FMS TOOLS
		Total	\$1,392.09		
36116	09/11/23	MCPHERSON CONCRETE PRODUCTS			
E 001-006-530332		PARK IMPROVEMENTS	\$240.00	I0079351	6 PARKING BLOCKS @ TENNIS COURTS
		Total	\$240.00		
36117	09/11/23	MICHELLE WRIGHT			
E 038-000-540610		CID SALES TAX	\$11,682.77	STM 082923	CID PROPERTY ROSEROCK LESS 2% ADMIN FEE - AUG 2023
		Total	\$11,682.77		
36118	09/11/23	MIDWEST CONCRETE MATERIALS			
E 002-022-520640		STREET REPAIRS	\$443.50	631110	FLOWABLE FILL & CONCRETE @ 2ND & WALNUT
E 002-022-520640		STREET REPAIRS	\$255.00	631174	FLOWABLE FILL & CONCRETE @ 2ND & WALNUT
		Total	\$698.50		
36119	09/11/23	RICHARD L. SMITH			
E 004-042-520970		MISCELLANEOUS SERVI	\$750.00	2023-07-346	SWPP UPDATES
		Total	\$750.00		
36120	09/11/23	MUNICIPAL SOLID WASTE LANDFILL			
E 001-004-520610		BUILDING MAINTENANC	\$28.60	00706803	TRASH TO LANDFILL
E 001-004-520610		BUILDING MAINTENANC	\$65.16	00707482	TRASH TO LANDFILL
		Total	\$93.76		
36121	09/11/23	MUNICOM, LLC			
E 001-001-520150		AUDIT SERVICES	\$416.67	23325	ANNUAL DISCLOSURE COMPLIANCE CONSULTING SERVICES 2022
E 002-024-520150		AUDIT SERVICES	\$416.67	23325	ANNUAL DISCLOSURE COMPLIANCE CONSULTING SERVICES 2022
E 004-043-520150		AUDIT SERVICES	\$416.66	23325	ANNUAL DISCLOSURE COMPLIANCE CONSULTING SERVICES 2022
		Total	\$1,250.00		
36122	09/11/23	NARAYAN, INC			
E 038-000-540610		CID SALES TAX	\$6,953.33	STM 082923	CID PROPERTY HOLIDAY I LESS 2% ADMIN FEE - AUG 2023
		Total	\$6,953.33		
36123	09/11/23	NEX-TECH			
E 002-023-520520		TELEPHONE / INTERNE	\$56.68	329717	PHONE SERVICE
E 004-042-520520		TELEPHONE / INTERNE	\$109.86	329717	PHONE SERVICE
E 005-000-520520		TELEPHONE / INTERNE	\$113.36	329717	PHONE SERVICE
		Total	\$279.90		
36124	09/11/23	OGDEN PUBLICATIONS, INC			
E 013-131-520740		PROMOTION, ADS, MAR	\$755.00	52001187	KANSAS MAGAZINE 1/4 PAGE AD
		Total	\$755.00		
36125	09/11/23	OLSSON			

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 001-016-520970		MISCELLANEOUS SERVI	\$5,800.00	468084	GOLDEN BELT WEST APT. CITY -
E 014-000-520140		ENGINEERING	\$1,391.30	468777	PROFESSIONAL SERVICE RENDERED
		Total	\$7,191.30		SIDEWALK SHAPEFILE
36126	09/11/23	P.B. HOIDALE CO, INC			
E 005-000-520620		EQUIPMENT REP & MAI	\$1,177.52	1142613	FIX RESET ON FUEL PUMP
		Total	\$1,177.52		
36127	09/11/23	PACE ANALYTICAL SERVICES			
E 004-042-520210		LAB ANALYSIS & EQUIP	\$326.30	2360190552	EFFLUENT SAMPLES
E 004-042-520210		LAB ANALYSIS & EQUIP	\$258.60	2360191164	EFFLUENT SAMPLES
E 004-042-520210		LAB ANALYSIS & EQUIP	\$326.30	2360191468	EFFLUENT SAMPLES
		Total	\$911.20		
36128	09/11/23	PIONEER ATHLETICS			
E 015-153-521080		TOOLS & MINOR EQUIP	\$856.00	INV895782	FIELD PAINT
		Total	\$856.00		
36129	09/11/23	PIONEER FARM INC			
E 020-000-530391		FIRE EQUIPMENT	\$2,799.99	626252	SKID UNIT/FORESTRY GRANT
E 002-022-520661		WATER LINE MAINTENA	\$21.55	626360	WATERLINE SUPPLIES
E 004-042-520620		EQUIPMENT REP & MAI	\$1.47	626657	BOLT
E 004-042-521080		TOOLS & MINOR EQUIP	\$22.58	626657	DRILL BIT & MAGNET
E 002-022-520661		WATER LINE MAINTENA	\$7.99	627009	WATERLINE SUPPLIES
E 004-042-520610		BUILDING MAINTENANC	\$27.88	627423	SPACER
E 002-022-520661		WATER LINE MAINTENA	\$23.34	628060	PLUMBING CAPS
E 002-022-520661		WATER LINE MAINTENA	\$7.98	628066	PLUMBING CAPS
		Total	\$2,912.78		
36130	09/11/23	AVE-PLP, LLC			
E 001-006-520620		EQUIPMENT REP & MAI	\$47.94	1000828109	LEVER FOR GATOR
		Total	\$47.94		
36131	09/11/23	R E PEDROTTI CO, INC			
E 002-023-520620		EQUIPMENT REP & MAI	\$2,420.00	14937	FLOW METER CALIBRATION
		Total	\$2,420.00		
36132	09/11/23	ROBSON OIL CO, INC			
E 001-002-521060		GASOLINE-OIL-LUBRICA	\$4,310.97	STM 082523	FUEL
E 001-003-521060		GASOLINE-OIL-LUBRICA	\$999.26	STM 082523	FUEL
E 001-004-521060		GASOLINE-OIL-LUBRICA	\$2,517.95	STM 082523	FUEL
E 001-005-521060		GASOLINE-OIL-LUBRICA	\$33.14	STM 082523	FUEL
E 001-006-521060		GASOLINE-OIL-LUBRICA	\$577.38	STM 082523	FUEL
E 002-023-521060		GASOLINE-OIL-LUBRICA	\$255.17	STM 082523	FUEL
E 002-022-521060		GASOLINE-OIL-LUBRICA	\$689.47	STM 082523	FUEL
E 004-041-521060		GASOLINE-OIL-LUBRICA	\$232.69	STM 082523	FUEL
E 004-042-521060		GASOLINE-OIL-LUBRICA	\$323.04	STM 082523	FUEL
E 001-011-521060		GASOLINE-OIL-LUBRICA	\$84.18	STM 082523	FUEL
E 001-001-520600		VEHICLE EXPENSES	\$34.67	STM 082523	FUEL
E 002-024-520600		VEHICLE EXPENSES	\$34.67	STM 082523	FUEL

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 004-043-520600		VEHICLE EXPENSES	\$34.66	STM 082523	FUEL
		Total	\$10,127.25		
36133	09/11/23	ROLLER-WEEKS, JULIE			
E 013-131-520270		TRAINING	\$241.04	STM 083023	TRAINING
		Total	\$241.04		
36134	09/11/23	RYAN & MULLIN, PA			
E 001-012-520110		LEGAL	\$3,250.00	STM 090123	CITY PROSECUTOR SEPT 2023
		Total	\$3,250.00		
36135	09/11/23	SALINA SCALE SALES & SERVICE			
E 003-000-520620		EQUIPMENT REP & MAI	\$200.00	15886	SCALE TEST
		Total	\$200.00		
36136	09/11/23	SALINA SUPPLY CO			
E 002-022-520661		WATER LINE MAINTENA	\$14.50	S100248649.	WATERLINE REPAIRS
E 002-022-520661		WATER LINE MAINTENA	\$43.50	S100248649.	WATERLINE REPAIRS
E 002-022-520661		WATER LINE MAINTENA	\$192.99	S100249343.	WATERLINE REPAIRS
		Total	\$250.99		
36137	09/11/23	SMOKY HILL, LLC			
E 014-000-520140		ENGINEERING	\$37,414.48	APP 1	PROJECT #019-10830 NW 14TH STREET IMPROVEMENTS
		Total	\$37,414.48		
36138	09/11/23	SUPERIOR SANITATION SERVICE			
E 001-015-520710		CIVIC CENTER MAINTEN	\$65.00	STM 090523	SEPT 2023 TRASH SERVICE @ CVB, RECYCLE & WWTP
E 003-000-520610		BUILDING MAINTENANC	\$65.00	STM 090523	SEPT 2023 TRASH SERVICE @ CVB, RECYCLE & WWTP
E 004-042-520610		BUILDING MAINTENANC	\$130.00	STM 090523	SEPT 2023 TRASH SERVICE @ CVB, RECYCLE & WWTP
E 001-006-520610		BUILDING MAINTENANC	\$58.00	STM 090523	SEPT 2023 TRASH SERVICE @ PARKS, CC & SC
E 015-157-520610		BUILDING MAINTENANC	\$58.00	STM 090523	SEPT 2023 TRASH SERVICE @ PARKS, CC & SC
E 001-013-520610		BUILDING MAINTENANC	\$62.00	STM 090523	SEPT 2023 TRASH SERVICE @ PARKS, CC & SC
		Total	\$438.00		
36139	09/11/23	TRIPLETT, INC			
E 038-000-540610		CID SALES TAX	\$8,154.68	STM 082923	CID PROPERTY 6 LESS 2% ADMIN FEE - AUG 2023
		Total	\$8,154.68		
36140	09/11/23	TYLER TECHNOLOGIES, INC			
E 001-012-520705		SOFTWARE SUBSCRIPT	\$2,200.00	025-434172	VIRTUAL COURT SUBSCRIPTION FEE
		Total	\$2,200.00		
36141	09/11/23	UNIFIRST CORPORATION			
E 004-042-520610		BUILDING MAINTENANC	\$325.40	STM 083123	UNIFORM SERVICE
E 004-042-521150		UNIFORMS & ALTERATI	\$291.55	STM 083123	UNIFORM SERVICE

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 002-023-520610		BUILDING MAINTENANC	\$97.14	STM 083123	UNIFORM SERVICE
E 002-023-521150		UNIFORMS & ALTERATI	\$540.39	STM 083123	UNIFORM SERVICE
E 001-004-521150		UNIFORMS & ALTERATI	\$315.08	STM 083123	UNIFORM SERVICE
E 001-005-521150		UNIFORMS & ALTERATI	\$132.17	STM 083123	UNIFORM SERVICE
E 002-022-521150		UNIFORMS & ALTERATI	\$312.90	STM 083123	UNIFORM SERVICE
E 004-041-521150		UNIFORMS & ALTERATI	\$280.28	STM 083123	UNIFORM SERVICE
E 005-000-520610		BUILDING MAINTENANC	\$214.62	STM 083123	UNIFORM SERVICE
E 015-157-520610		BUILDING MAINTENANC	\$37.79	STM 083123	UNIFORM SERVICE
E 001-013-521040		JANITOR SUPPLIES	\$140.48	STM 083123	UNIFORM SERVICE
		Total	\$2,687.80		
36142	09/11/23	VAN DIEST CHEMICAL CO			
E 001-006-521030		CHEMICALS	\$123.75	78148	PARKS - HERBICIDE/RANGER PRO
E 001-006-521030		CHEMICALS	\$345.63	78149	PARKS - HERBICIDE/RANGER PRO
		Total	\$469.38		
36143	09/11/23	VYVE BROADBAND			
E 001-001-520520		TELEPHONE / INTERNE	\$338.60	301-5221155	SEPT 2023 MONTHLY BILLING
E 002-024-520520		TELEPHONE / INTERNE	\$338.60	301-5221155	SEPT 2023 MONTHLY BILLING
E 004-043-520520		TELEPHONE / INTERNE	\$338.58	301-5221155	SEPT 2023 MONTHLY BILLING
E 001-002-520520		TELEPHONE / INTERNE	\$457.54	301-5221155	SEPT 2023 MONTHLY BILLING
E 001-003-520520		TELEPHONE / INTERNE	\$216.30	301-5221155	SEPT 2023 MONTHLY BILLING
E 001-004-520520		TELEPHONE / INTERNE	\$207.28	301-5221155	SEPT 2023 MONTHLY BILLING
E 001-006-520520		TELEPHONE / INTERNE	\$192.63	301-5221155	SEPT 2023 MONTHLY BILLING
E 001-007-520970		MISCELLANEOUS SERVI	\$163.68	301-5221155	SEPT 2023 MONTHLY BILLING
E 001-008-520520		TELEPHONE / INTERNE	\$163.68	301-5221155	SEPT 2023 MONTHLY BILLING
E 001-011-520520		TELEPHONE / INTERNE	\$163.68	301-5221155	SEPT 2023 MONTHLY BILLING
E 001-012-520970		MISCELLANEOUS SERVI	\$168.68	301-5221155	SEPT 2023 MONTHLY BILLING
E 001-013-520520		TELEPHONE / INTERNE	\$217.58	301-5221155	SEPT 2023 MONTHLY BILLING
E 002-022-520520		TELEPHONE / INTERNE	\$207.28	301-5221155	SEPT 2023 MONTHLY BILLING
E 002-023-520520		TELEPHONE / INTERNE	\$137.68	301-5221155	SEPT 2023 MONTHLY BILLING
E 003-000-520520		TELEPHONE / INTERNE	\$137.68	301-5221155	SEPT 2023 MONTHLY BILLING
E 004-041-520520		TELEPHONE / INTERNE	\$207.28	301-5221155	SEPT 2023 MONTHLY BILLING
E 004-042-520520		TELEPHONE / INTERNE	\$137.68	301-5221155	SEPT 2023 MONTHLY BILLING
E 005-000-520520		TELEPHONE / INTERNE	\$223.10	301-5221155	SEPT 2023 MONTHLY BILLING
E 013-131-520520		TELEPHONE / INTERNE	\$221.58	301-5221155	SEPT 2023 MONTHLY BILLING
E 015-151-520520		TELEPHONE / INTERNE	\$182.70	301-5221155	SEPT 2023 MONTHLY BILLING
E 001-001-520520		TELEPHONE / INTERNE	\$77.40	301-541718	SEPT EBS ADMIN/PD
E 002-024-520520		TELEPHONE / INTERNE	\$77.40	301-541718	SEPT EBS ADMIN/PD
E 004-043-520520		TELEPHONE / INTERNE	\$77.40	301-541718	SEPT EBS ADMIN/PD
E 001-002-520520		TELEPHONE / INTERNE	\$77.39	301-541718	SEPT EBS ADMIN/PD
E 002-022-520665		METERS, RADIOS, PITS,	\$49.95	301-564354	WATER METER INTERNET 13TH ST WATER TOWER
		Total	\$4,781.35		
36144	09/11/23	WINTERS, MACY			
E 015-156-523331		DANCE/TUMBLING	\$456.00	STM 083023	AUG. REG. FEES (DANCE)
		Total	\$456.00		
36145	09/11/23	WUTHNOW HEATING & AIR. LLC			

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 001-001-520720		BAND SHELL MAINTENA	\$526.77	4263	UNIT HAD REFRIDGERANT LEAK/CHARGED UNITE/CHANGED FILTERS
		Total	\$526.77		
36146	09/11/23	XEROX FINANCIAL SERVICES			
E 013-131-520700		RENT-CONTRACTS-MAI	\$230.02	4622441	COPY MACHINE PAYMENT
		Total	\$230.02		
		002000	\$215,344.32		

Fund Summary**002000 Astra Bank checking**

001 GENERAL FUND	\$65,803.96
002 WATER FUND	\$25,772.21
003 RECYCLING FUND	\$10,736.28
004 SEWER FUND	\$23,139.09
005 AIRPORT FUND	\$2,765.80
013 TOURISM & CONVENTION FUND	\$3,292.64
014 SPECIAL STREET FUND	\$38,805.78
015 RECREATION COMMISSION	\$7,965.58
020 EQUIPMENT RESERVE FUND	\$6,855.27
038 CID SALES TAX FUND	\$30,207.71
	\$215,344.32

City of Abilene
Payroll Expenditures Report
9/01/2023 PR #18

PAYROLL CODE		TOTALS	
	NET SALARIES	\$	101,885.32
051 & 501	OASDI - CITY/EMPLOYEE	\$	17,692.12
049 & 502	MEDICARE - CITY/EMPLOYEE	\$	4,137.62
001	FEDERAL WITHHOLDING - EMPLOYEE	\$	11,165.36
503	KPERS - CITY	\$	7,240.60
056, 057, 059	KPERS EMPLOYEE	\$	4,606.97
		\$	11,847.57
054	KPERS BUYBACK	\$	255.00
505	KPERS RETIREE/EMPLOYER	\$	-
153	KPERS GROUP LIFE - EMPLOYEE	\$	160.15
504	KPF - CITY	\$	14,668.52
61	KPF EMPLOYEE	\$	4,587.91
		\$	19,256.43
155	KPF GROUP LIFE- EMPLOYEE	\$	99.05
105 & 540	FTC 457 - CITY/EMPLOYEE	\$	1,315.00
204	LPL FINANCIAL 529 - EMPLOYEE	\$	50.00
110	LPL FINANCIAL SAVINGS - EMPLOYEE	\$	175.00
130 & 530	ICMA 457 CITY/EMPLOYEE	\$	-
005	STATE TAX - EMPLOYEE	\$	6,424.11
120	AFLAC After Tax D&L - EMPLOYEE	\$	256.94
170	AFLAC Before Tax INSURANCE - EMPLOYEE	\$	508.68
102	VISION CARE DIRECT-VISION PLAN EMPLOYEE	\$	195.11
104	VSP VISION PLANS - EMPLOYEE	\$	120.70
140	HEALTH INSURANCE - EMPLOYEE	\$	6,869.64
510	HEALTH INSURANCE - CITY	\$	20,523.38
		\$	27,393.02
103	HEALTH SAVINGS ACCOUNT - EMPLOYEE	\$	630.00
506	HEALTH SAVINGS ACCOUNT - CITY	\$	262.50
111 & 520	IMPACT SPORTS & FITNESS- CITY/EMPLOYEE	\$	368.78
114 & 560	ABILENE PHYSICAL THERAPY - CITY/EMPLOYEE	\$	-
215	KS Support order- EMPLOYEE	\$	392.25
218	Training Reimbursement	\$	-
209	KS Support order- EMPLOYEE	\$	-
206	CA Support order - EMPLOYEE	\$	-
150	FLEXIBLE SPENDING ACCOUNT - EMPLOYEE	\$	842.09
121	POLICE & FIREMENS INS. - EMPLOYEE	\$	20.92
211	GARNISHMENT - EMPLOYEE	\$	-
	TOTAL PAYROLL EXPENDITURES	\$	205,453.72