



REGULAR SESSION
FINNEY COUNTY ADMINISTRATIVE CENTER
September 2, 2025
8:30 AM

CALL TO ORDER

PLEDGE OF ALLEGIANCE TO THE FLAG AND INVOCATION

CHAIR COMMENTS

CONSENT AGENDA

Approval of Minutes

Approval of Accounts Payable

Approval of Tax Roll Changes

PUBLIC COMMENT

Members of the general public are provided an opportunity to address the Board of County Commissioners about items not already on the agenda. Those planning to address the Board should check in with the Clerk upon arrival. Speakers are generally allotted five minutes to speak. No formal actions shall be taken.

BUSINESS ITEMS

8:30 a.m. | Public Hearing - Resolution 23-2025 | Creation of Finney County Sewer District No. 4

Gary Meagher, Interim County administrator

Consider adoption of Resolution 23-2025

Resolution 24-2025 | Regulation and Fees - Finney County Sewer District No. 4.

Gary Meagher, Interim County Administrator

Consider adoption of Resolution 24-2025

Approval of Rules and Regulations to Govern Sewer District No. 4.

Gary Meagher, Interim County Administrator

Consider approval of Rules and Regulations to Govern Sewer District No. 4

9:00 a.m. | Resolution 25-2025 | Finney County Revenue-Neutral Rate

Gary Meagher, Interim County Administrator

Hold a Revenue-Neutral Rate Hearing and consider adoption of Resolution 25-2025

2026 Budget | Finney County

Gary Meagher, Interim County Administrator

Consider adoption of the 2026 Budget for Finney County

9:10 a.m. | 2026 Budget | Eastside Sewer District No. 1 Public Hearing
Gary Meagher, Interim County Administrator

Hold public hearing and consider the adoption of the 2026 Budget for Eastside Sewer District No. 1

9:15 a.m. | 2026 Budget | Sewer District No. 2 Public Hearing
Gary Meagher, Interim County Administrator

Hold public hearing and consider the adoption of the 2026 Budget for Sewer District No. 2

9:20 a.m. | 2026 Budget | Sewer District No. 3 Public Hearing
Gary Meagher, Interim County Administrator

Hold public hearing and consider the adoption of the 2026 Budget for Sewer District No. 3

FC2025-28 Parcel Plat - Diaz Acres Addition
Mackenzie Phillips, Development & Administrative Coordinator

Consider approval of the Diaz Acres Addition parcel plat.

FC2025-25 Parcel Plat - Johnson Rental Addition
Mackenzie Phillips, Development & Administrative Coordinator

Consider approval of the Johnson Rental Addition parcel plat

2025 Vehicle & Equipment Auction Items
Larry Brungardt, Interim Public Works Coordinator

Consider the approval of a list of County vehicles and equipment for auction

Health Department Staff Retreat
Deyna Ontiveros Interim Director of Health Department

To approve closing of Health Department for Staff Retreat.

Purchase of a new ambulance
Kenny Smith, Emergency Medical Services Director

Consider acceptance of a bid and authorize the purchase of a new ambulance

STAFF REPORTS

Development Update
Mackenzie Phillips, Development & Administrative Coordinator

Informational only; no action required.

County Administrator Update
Gary Meagher, Interim County Administrator

Information only; no action required

BOARD GOVERNANCE

Upcoming Meetings & Events
Dori J. Munyan, County Clerk & Election Officer

Informational only; no action required.

COMMISSIONER REPORTS

Reports of recent engagements and activities.

EXECUTIVE SESSION

Executive Session | Attorney-Client
Kara Schartz, County Counselor

Recess into closed session pursuant to K.S.A. 75-4319(b)(2).

ADJOURNMENT

Next Commission Meetings

- September 15, 8:30 a.m. - Regular Session
- September 16, 11:00 a.m. - Joint Session Garden City, Holcomb
- October 6, 8:30 a.m. - Regular Session
- October 20, 8:30 a.m. - Regular Session
- November 3, 8:30 a.m. - Regular Session



MEMORANDUM

TO: County Commission
FROM: Dori J. Munyan, County Clerk & Election Officer
PRESENTER:
DATE: September 2, 2025
RE: Approval of Minutes

INFORMATION:

Approval of Minutes from the 07/21/2025 Regular Session

RECOMMENDATION:

Approve Minutes as presented.



MEMORANDUM

TO: County Commission
FROM: Gaby Campos, Deputy County Clerk
PRESENTER:
DATE: September 2, 2025
RE: Approval of Accounts Payable

INFORMATION:

Accounts Payable to include Payroll of 08/15/2025 in the amount of \$175,111.86, Accounts Payable for 09/02/2025 in the amount of \$ 590,748.32, and Out of Cycle in the amount of \$70,372.47 for a total Accounts Payable of \$836,232.65.

RECOMMENDATION:

Approve Accounts Payable as presented.

ATTACHMENT(S):

[Accounts Payable](#)

AP Check Register (APLT43)

Selected Batch: 'PRINV20250815',

Finney County

		Check No	Check Date	Vendor No	Vendor Name	Check Amount
Bank No:	1	Account: 475661538				
		37408	8/15/2025	1484	FINNEY COUNTY UNITED WAY	\$75.00
Bank Account Totals:						\$75.00
Total Of Checks:						\$75.00

AP Wire Register (APLT44)

Selected Batch: 'PRINV20250815',

Finney County

Wire Nbr.		Wire Date	Vendor No	Vendor Name	Wire Amount
Bank No:	1	Account:	475661538		
	-23336	8/15/2025	2518	PRE PAID LEGAL SERVICES	\$235.20
	-23335	8/15/2025	7245	OKLAHOMA CENTRALIZED SUPPORT REGISTRY	\$214.16
	-23334	8/15/2025	2305	NATIONWIDE RETIREMENT SOLUTIONS	\$9,409.17
	-23333	8/15/2025	2058	KPERS	\$123,783.17
	-23332	8/15/2025	831	GREAT WEST FINANCIAL	\$4,937.93
	-23331	8/15/2025	1482	FINNEY COUNTY TREASURER	\$36,457.23
Bank Account Totals:					\$175,036.86
Total Of Wires:					\$175,036.86

AP Check Register (APLT43)

Selected Batch: ALL

Finney County

		Check No	Check Date	Vendor No	Vendor Name	Check Amount
Bank No:	1	Account: 475661538				
		37409	8/20/2025	941	BLUE CROSS BLUE SHIELD OF KS	\$70,315.47
		37410	8/20/2025	7263	FINNEY COUNTY REGISTER OF DEEDS	\$42.00
Bank Account Totals:						\$70,357.47
Total Of Checks:						\$70,357.47

AP Check Register (APLT43)

Selected Batch: ALL

Finney County

		Check No	Check Date	Vendor No	Vendor Name	Check Amount
Bank No:	1	Account: 475661538				
		37411	8/20/2025	872	ARAPAHOE COUNTY SHERIFF	\$15.00
Bank Account Totals:						\$15.00
Total Of Checks:						\$15.00

AP Check Register (APLT43)

Selected Batch: ALL

Finney County

		Check No	Check Date	Vendor No	Vendor Name	Check Amount
Bank No:	1	Account: 475661538				
		37412	9/2/2025	3166	3G ELECTRIC INC	\$1,853.95
		37413	9/2/2025	838	ALL PRO AUTO REPAIR	\$250.28
		37414	9/2/2025	6170	AMERICAN TRACKING SOLUTIONS	\$921.50
		37415	9/2/2025	6735	AT&T	\$753.40
		37416	9/2/2025	6989	BIMBO BAKERIES USA, INC	\$801.00
		37417	9/2/2025	1728	BRAUN TONI R	\$111.50
		37418	9/2/2025	6456	BUILDING CONTROLS AND SERVICES	\$10,449.00
		37419	9/2/2025	6823	CENTRAL COURT PAYMENT PROCESSING CE	\$270.00
		37420	9/2/2025	1026	CENTURY BUSINESS TECHNOLOGIES	\$6,524.77
		37421	9/2/2025	7007	CHENEY DOOR COMPANY	\$6,497.50
		37422	9/2/2025	1051	CITY OF GARDEN CITY	\$945.00
		37423	9/2/2025	7054	COLUMN SOFTWARE PBC	\$8,625.00
		37424	9/2/2025	1102	COMFORT SPECIALISTS INC	\$225.00
		37425	9/2/2025	1270	DJ'S LOCK & KEY LLC	\$3,125.39
		37426	9/2/2025	3625	ELECTION SYSTEMS & SOFTWARE LLC	\$64.97
		37427	9/2/2025	1409	ERGOMETRICS	\$25.00
		37428	9/2/2025	1423	EXPERIAN	\$77.72
		37429	9/2/2025	1429	FAMILY HEALTH AMERICA LC	\$584.00
		37430	9/2/2025	1505	FOLEY INDUSTRIES, INC	\$11,583.42
		37431	9/2/2025	7264	FORD, CHRISTOPHER	\$193.34
		37432	9/2/2025	6426	GRAVITY WELLNESS CENTER, LLC	\$650.00
		37433	9/2/2025	1698	HELSEL-JUST, WENDY	\$300.00
		37434	9/2/2025	1721	HINKLE LAW FIRM LLC	\$364.50

Operator: gcruz

8/26/2025 2:24:19 PM

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Report ID: (APLT43)

AP Check Register (APLT43)

Selected Batch: ALL

Finney County

Check No	Check Date	Vendor No	Vendor Name	Check Amount
37435	9/2/2025	6988	HMN ARCHITECTS, INC	\$61,635.90
37436	9/2/2025	1735	HOPE, MILLS, BOLIN, COLLINS & RAMSEY LLP	\$4,166.67
37437	9/2/2025	1743	HUBER & ASSOCIATES INC	\$240.00
37438	9/2/2025	1767	IMA INC BENEFITS DIVISION	\$6,238.34
37439	9/2/2025	6724	INA ALERT INC	\$5,300.66
37440	9/2/2025	1811	JACKSON, DR MICHAEL	\$825.00
37441	9/2/2025	1833	JOHNSON CONTROLS FIRE PROTECTION LP	\$9,824.50
37442	9/2/2025	1852	KACSO	\$675.00
37443	9/2/2025	1889	KANSAS COUNTY APPRAISER'S ASSOCIATION	\$260.00
37444	9/2/2025	1938	KANSAS DRUG TESTING INC	\$1,154.50
37445	9/2/2025	1918	KDHE TB PREVENTION AND CONTROL	\$58.00
37446	9/2/2025	6772	KENNEDY BERKLEY ATTORNEYS AT LAW	\$1,665.00
37447	9/2/2025	2038	KEY OFFICE PRODUCTS	\$5,111.14
37448	9/2/2025	6125	LAG RENTALS LLC	\$996.65
37449	9/2/2025	7183	LEE CONSTRUCTION INC	\$58,995.00
37450	9/2/2025	2137	LEWIS, HOOPER & DICK LLC CPA	\$2,650.00
37451	9/2/2025	2202	MCCLELLAND INC	\$1,056.50
37452	9/2/2025	2203	MCCULLY, WILLIAM	\$3,175.00
37453	9/2/2025	6087	MELIN, BRUCE D	\$6,000.00
37454	9/2/2025	7088	MITCHELL THEATRES	\$200.00
37455	9/2/2025	2349	NEUTRON INDUSTRIES	\$1,082.61
37456	9/2/2025	6137	NEWMAN SIGNS, INC	\$481.03
37457	9/2/2025	6671	OCCUPATIONAL HEALTH SERVICES, LLC	\$260.00
37458	9/2/2025	2418	PALACE COMPUTER CENTER	\$1,890.00

Operator: gcruz

8/26/2025 2:24:19 PM

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Report ID: (APLT43)

AP Check Register (APLT43)

Selected Batch: ALL

Finney County

Check No	Check Date	Vendor No	Vendor Name	Check Amount
37459	9/2/2025	2457	PEI - PERSONNEL EVALUATION, INC	\$100.00
37460	9/2/2025	2503	POSTALOCITY.COM CORP	\$25,308.01
37461	9/2/2025	2176	QUADIENT LEASING USA, INC	\$1,155.00
37462	9/2/2025	7236	RAFTELIS	\$57,270.10
37463	9/2/2025	6808	REVERE HEALTHCARE SOLUTIONS INC	\$45,202.92
37464	9/2/2025	2667	SCHEOPNER'S WATER CONDITIONING	\$301.01
37465	9/2/2025	2680	SCOTWOOD INDUSTRIES INC	\$7,578.39
37466	9/2/2025	6802	SHAWNEE MISSION FORD	\$55,400.00
37467	9/2/2025	7059	SIGALA, GRISELDA	\$151.20
37468	9/2/2025	2771	SOUTHWEST PESTICIDE INC	\$260.00
37469	9/2/2025	2787	SQUARE DEAL HANDI SERVICE LLC	\$1,117.80
37470	9/2/2025	6468	ST CATHERINE HOSPITAL	\$22.13
37471	9/2/2025	2866	TATRO PLUMBING COMPANY INC	\$7,781.98
37472	9/2/2025	3073	THOMSON REUTERS - WEST	\$1,660.18
37473	9/2/2025	2947	UNDERGROUND VAULTS & STORAGE INC	\$3.70
37474	9/2/2025	3002	VAN DIEST SUPPLY COMPANY	\$8,960.40
37475	9/2/2025	3416	VICTORY RENEWABLES LLC	\$19,359.77
37476	9/2/2025	3055	WEBBS FOOD CREW & BBQ INC	\$405.00
37477	9/2/2025	3063	WELD COUNTY SHERIFF'S OFFICE	\$28.50
Bank Account Totals:				\$461,203.83
Total Of Checks:				\$461,203.83

AP Wire Register (APLT44)

Selected Batch: ALL

Finney County

		Wire Nbr.	Wire Date	Vendor No	Vendor Name	Wire Amount
Bank No:	1	Account: 475661538				
		-23347	9/2/2025	3097	WHEATLAND ELECTRIC COOP	\$1,795.04
		-23346	9/2/2025	3014	VICTORY ELECTRIC	\$25.00
		-23345	9/2/2025	6604	UKG KRONOS SYSTEMS LLC	\$62.63
		-23344	9/2/2025	1767	IMA INC BENEFITS DIVISION	\$3,125.00
		-23343	9/2/2025	6542	FUTURE ENERGY SOLUTIONS RECEIVABLES	\$2,526.02
		-23341	9/2/2025	1107	COMMERCE BANK	\$99,157.00
		-23340	9/2/2025	1107	COMMERCE BANK	\$18,564.58
		-23338	9/2/2025	1049	CITY OF GARDEN CITY	\$2,149.01
		-23337	9/2/2025	937	BLACK HILLS ENERGY	\$2,140.21
Bank Account Totals:						\$129,544.49
Total Of Wires:						\$129,544.49



MEMORANDUM

TO: County Commission
FROM: Mia Chairez, Real Estate Specialist
PRESENTER:
DATE: September 2, 2025
RE: Approval of Tax Roll Changes

INFORMATION:

Consideration of certain adjustments to current and/or prior years' tax roll(s).

BACKGROUND:

The Board is asked to consider certain tax roll changes and order said changes pursuant to K.S.A. 79-1475, 79-1701 79-1701a, and 79-1702.

ALTERNATIVES:

1. Approve tax roll changes as presented and authorize the Chair to sign the presented change orders
2. Decline to approve tax roll changes

RECOMMENDATION:

Following review, staff recommends alternative 1; Approve the tax roll changes as presented and authorize the Chair to sign the presented change orders.

ATTACHMENT(S):

[Tax Roll Changes](#)

Tax Year:
2023

TAX ROLL CORRECTION - PERSONAL PROPERTY
AAELT013

Printed by / Date Time
mchairez 8/25/2025 8:09:41AM

TaxPayer HERR00367

HERRERA JOSE ANGEL

2302 E PAWNEE RD

GARDEN CITY, KS 67846-3820

System Control # 2025000370

User Control # 2025000370

Cama # 272-09-0-20-09-002-00-0-01

Tax Unit 2 GARDEN CITY DD2

Property Location 2302 PAWNEE RD - KS 67846

Tax Year 2023

Doc # 20523

Quick Ref.

APPRAISER SECTION (Value)

Aug 15 2025 3:14PM Sondra Kendall Approved

Appraised Prior To Correction:

Value	Penalty %
<u>0</u>	<u>0.00</u>

Non-Watercraft Assessed Prior To Correction:

Value	Penalty	Total
<u>0</u>	<u>0</u>	<u>0</u>

Watercraft Only Assessed Prior To Correction:

<u>0</u>	<u>0</u>	<u>0</u>
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Exempt Value: 0

Comment: 2023 ESCAPE TAX PURCH 2018 YAMAHA, 2016 YAMAHA JETSKI'S & TRLR DIDN'T REPORT

Appraised After Correction:

Value	Penalty %
<u>12,026</u>	<u>12.50</u>

Non-Watercraft Assessed After Correction:

Value	Penalty	Total
<u>0</u>	<u>0</u>	<u>0</u>

Watercraft Only Assessed After To Correction:

<u>601</u>	<u>75</u>	<u>676</u>
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Exempt Value: 0

Net Change
<u>12,026</u>

<u>0</u>

<u>676</u>

<u>0</u>

CLERK SECTION (Tax)

Aug 25 2025 8:09AM Mia Chairez Order to Prii

Tax Prior To Correction:

Tax After Correction:

Levy	<u>0.000000</u>	Gen Tax	<u>0.00</u>
WC Levy	<u>0.145875</u>	SB41 \$	<u>0.00</u>
Exempt Tax Dollars			<u>0.00</u>

Comment:

Levy		Gen Tax	<u>98.62</u>	Net Change
WC Levy	<u>0.145875</u>	SB41 \$	<u>0.00</u>	<u>0.00</u>
Exempt Tax Dollars			<u>98.62</u>	<u>98.62</u>

TREASURER SECTION (Summary)

Net Change in Assessed Value 676

Mill Levy 161.551000

Watercraft Levy 0.145875

Net Change in Levied Tax Dollars 98.62

Net Change in Exempt Tax Dollars 0.00

Net Change in Total Tax Dollars 98.62

Refund Amount 0.00

Comment:

Type of Correction Escape

Correction Code CL

Tax Statement #

Comments 2023 ESCAPE TAX PURCH 2018 YAMAHA, 2016 YAMAHA JETSKI'S & TRLR DIDN'T REPORT

By order of the Board of County Commissioners of Finney County, Kansas.

(Per K.S.A. 79-1475, 79-1701, 79-1701a, and 79-1702)

(Date)

Approved by Commission: _____

Attest by County Clerk: _____

Tax Year:
2024

TAX ROLL CORRECTION - PERSONAL PROPERTY
AAELT013

Printed by / Date Time
mchairez 8/25/2025 8:09:41AM

TaxPayer HERR00367

HERRERA JOSE ANGEL

2302 E PAWNEE RD

GARDEN CITY, KS 67846-3820

System Control # 2025000371

User Control # 2025000371

Cama # 272-09-0-20-09-002-00-0-01

Tax Unit 2 GARDEN CITY DD2

Property Location 2302 PAWNEE RD - KS 67846

Tax Year 2024

Doc # 20523

Quick Ref.

APPRAISER SECTION (Value)

Aug 15 2025 3:14PM Sondra Kendall Approved

Appraised Prior To Correction:

Value	Penalty %
<u>0</u>	<u>0.00</u>

Non-Watercraft Assessed Prior To Correction:

Value	Penalty	Total
<u>0</u>	<u>0</u>	<u>0</u>

Watercraft Only Assessed Prior To Correction:

<u>0</u>	<u>0</u>	<u>0</u>
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Exempt Value: 0

Comment: 2024 ESCAPE TAX PURCH 2018 YAMAHA, 2016 YAMAHA JETSKI'S & TRLR DIDN'T REPORT

Appraised After Correction:

Value	Penalty %
<u>10,066</u>	<u>12.50</u>

Non-Watercraft Assessed After Correction:

Value	Penalty	Total
<u>0</u>	<u>0</u>	<u>0</u>

Watercraft Only Assessed After To Correction:

<u>504</u>	<u>29</u>	<u>533</u>
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Exempt Value: 0

Net Change
<u>10,066</u>

<u>0</u>

<u>533</u>

<u>0</u>

CLERK SECTION (Tax)

Aug 25 2025 8:09AM Mia Chairez Order to Prii

Tax Prior To Correction:

Levy	<u>0.000000</u>	Gen Tax	<u>0.00</u>
WC Levy	<u>0.142071</u>	SB41 \$	<u>0.00</u>
Exempt Tax Dollars			<u>0.00</u>

Comment:

Tax After Correction:

Levy		Gen Tax	<u>75.72</u>
WC Levy	<u>0.142071</u>	SB41 \$	<u>0.00</u>
Exempt Tax Dollars			<u>75.72</u>

Net Change

<u>75.72</u>

<u>0.00</u>

<u>75.72</u>

TREASURER SECTION (Summary)

Net Change in Assessed Value 533

Mill Levy 169.896000

Watercraft Levy 0.142071

Net Change in Levied Tax Dollars 75.72

Net Change in Exempt Tax Dollars 0.00

Net Change in Total Tax Dollars 75.72

Refund Amount 0.00

Comment:

Type of Correction Escape

Correction Code CL

Tax Statement #

Comments 2024 ESCAPE TAX PURCH 2018 YAMAHA, 2016 YAMAHA JETSKI'S & TRLR DIDN'T REPORT

By order of the Board of County Commissioners of Finney County, Kansas.

(Per K.S.A. 79-1475, 79-1701, 79-1701a, and 79-1702)

(Date)

Approved by Commission:

Attest by County Clerk:

MEMORANDUM

TO: County Commission
FROM: Gary Meagher, Interim County Administrator
PRESENTER: Gary Meagher, Interim County administrator
DATE: September 2, 2025
RE: 8:30 a.m. | Public Hearing - Resolution 23-2025 | Creation of Finney County Sewer District No. 4

INFORMATION:

On June 25, 2025, a petition was received that was signed by more 51% of the owners of the land area in the proposed Sewer District No. 4.

BACKGROUND:

On August 4, 2025, the County Commissioners set a public hearing for September 2, 2025, to create Sewer District No. 4, and a notice of public hearing to be sent to all property owners in the proposed district.

Resolution 23-2025 authorizes the creation of the area of the sewer district to be known as Finney County Sewer District No. 4.

ALTERNATIVES:

1. Adopt Resolution 23-2025 authorizing the creation of the sewer district (SD No. 4), as written.
2. Adopt Resolution 23-2025 authorizing the creation of the sewer district (SD No. 4), with modifications
3. Reject Resolution 23-2025 authorizing the creation of the sewer district (SD No. 4), and provide further directions to staff

RECOMMENDATION:

It is recommended to accept Alternative 1; approve Resolution 23-2025 authorizing the creation of the sewer district (SD No. 4), as written.

FISCAL/POLICY IMPACT:

None

ATTACHMENT(S):

[23-2025 Resolution - Creation of Sewer District 4](#)

RESOLUTION NO. 23-2025

A RESOLUTION CREATING A SEWER DISTRICT WITHIN FINNEY COUNTY, KANSAS; AUTHORIZING THE MAKING OF CERTAIN IMPROVEMENTS THEREIN, AND SETTING FORTH THE GENERAL NATURE OF THE IMPROVEMENT, THE ESTIMATED OR PROBABLE COSTS THEREOF AND THE METHOD OF ASSESSMENT (SEWER DISTRICT NO. 4).

WHEREAS, K.S.A. 19-27a01 *et seq.* (the “Act”) authorizes the Board of County Commissioners (the “Board”) of Finney County, Kansas (the “County”) to authorize the creation of sewer districts within the County and to cause certain improvements to be made therein and the levying and collecting of special assessments upon property in the sewer district deemed by the Board to be benefitted by such improvements; and

WHEREAS, a petition (the “Petition”) was filed with the County Clerk proposing the creation of a sewer district within the County and the making of certain improvements therein, and the Petition includes the information required by K.S.A. 19-27a03; and

WHEREAS, the Board hereby finds and determines that the Petition is sufficient; and

WHEREAS, the Board has heretofore caused a preliminary survey and plan to be prepared by a qualified engineer or firm of engineers, under the direction of Finney County Department of Public Works, which includes, among other items, the boundaries of the proposed district, the feasibility of the improvements, the estimated costs the improvements and other information pertinent to the creation of the district and the improvements, copies of which are on file in the offices of Finney County Public Works; and

WHEREAS, the Board has heretofore held a public hearing on the advisability of creating the district and authorizing the improvements pursuant to the authority of the Act and K.S.A. 19-270; and

WHEREAS, notice of the public hearing was duly published once in *The Garden City Telegram*, the official newspaper of the County, on August 14, 2025 and mailed to each affected property owner on the same date; and

WHEREAS, the Board hereby finds and determines it to be necessary to make its findings, by resolution, as to the creation of the district, the authorization of the proposed improvements and all other matters required by K.S.A. 19-270 and the Act.

THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF FINNEY COUNTY, KANSAS:

SECTION 1. Creation of District; Authorization of Improvements. The Board, after due consideration of the factors set forth in K.S.A. 19-270 and the Act, hereby finds and finally determines that:

(a) It is advisable to create a sewer district in the County to be known as Sewer District No. 4 (the “District”) and make improvements therein.

(b) The real property to be included within the District and benefitted by the improvements is as follows:

Lots 1 through 11, inclusive, and Reserve A, Block A, Western Kansas Corridor First Addition; Lot 1, Block E, Western Kansas Corridor Second Addition; Lots 1 through 6, inclusive, Block B, Western Kansas Corridor Third Addition; Lots 1 through 3, inclusive, Block C, Western Kansas Corridor Third Addition; Lots 1 and 2, and Reserve A, Block D, Western Kansas Corridor Third Addition; Lots 1 through 8, inclusive, Block 1; Lots 5 through 14, inclusive, Block 2; and Lots 1 through 11, inclusive, and Tract A, Block 3, Northwest Industrial Park; Lot 1, Block 1, Cummins Central Power LLC Subdivision; and Lot 1, Block 1, Jimmie's Place.

Additional information concerning the District, including Parcel ID, is contained on ***Exhibit A*** attached hereto.

All of the property within the District is located within three miles of the City of Garden City, Kansas.

(c) The general nature of the improvement (the "Improvements") is as follows:

Construction and installation of a new pump station to replace the existing facilities, and all improvements related thereto.

(d) The estimated costs of the Improvements are \$408,859, said estimated costs to be increased at the pro rata rate of one percent (1%) per month from and after the date of adoption of this Resolution.

(e) The method of assessment is equally per square foot. It is anticipated that the costs of the Improvements will be paid from the proceeds of a grant, in which case assessments will not be necessary.

(f) The costs of the Improvements will not be apportioned between the District and any other sewer districts operated and maintained by the County.

SECTION 2. Financing; Reimbursement. The Act provides for the costs of the Improvements to be paid, if necessary, by the issuance of general obligation bonds of the County (the "Bonds"). Such Bonds may be used to reimburse Improvement expenditures made on or after the date which is 60 days before the date of this Resolution, pursuant to Treasury Regulation 1.150-2.

SECTION 3. Effective Date. This Resolution shall be in full force and effect from and after its adoption. This Resolution shall be recorded in the Office of the Register of Deeds of the County.

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ADOPTED by the Board of County Commissioners on September 2, 2025.

GERRY SCHULTZ, Chairman
District 4 Commissioner

ATTEST:

MIKE UTZ
District 1 Commissioner

KEVIN BASCUE
District 2 Commissioner

(Seal)

VICKI GERMANN
District 3 Commissioner

DORI J. MUNYAN
County Clerk

LARRY C. JONES
District 5 Commissioner

EXHIBIT A

ADDITIONAL INFORMATION CONCERNING THE DISTRICT

Parcel ID	Acres	Phase/Lot #	Situs Address	Party Name
028-229-31-0-00-01-001.00-0	7.19	Western Kansas Corridor First Addition / Block A Lot 11	50 E ACRAWAY AVE, GARDEN CITY, KS, 67846 / 3715 KENZIE AVE, GARDEN CITY, KS 67846	MAVERIK INC
028-229-31-0-00-01-002.00-0	3.10	Western Kansas Corridor First Addition / Block A Lot 10	3665 KENZIE AVE, GARDEN CITY, KS 67846	WESTERN KANSAS CORRIDOR LLC
028-229-31-0-00-01-003.00-0	3.28	Western Kansas Corridor First Addition / Block A Lot 9	3615 KENZIE AVE, GARDEN CITY, KS 67846	WESTERN KANSAS CORRIDOR LLC
028-229-31-0-00-01-004.00-0	1.62	Western Kansas Corridor First Addition / Block A Lot 8	100 CHLOE AVE, GARDEN CITY, KS 67846	WESTERN KANSAS CORRIDOR LLC
028-229-31-0-00-01-005.00-0	0.80	Western Kansas Corridor First Addition / Block A Lot 7	200 CHLOE AVE, GARDEN CITY, KS 67846	WESTERN KANSAS CORRIDOR LLC
028-229-31-0-00-01-006.00-0	0.80	Western Kansas Corridor First Addition / Block A Lot 6	240 CHLOE AVE, GARDEN CITY, KS 67846	WESTERN KANSAS CORRIDOR LLC
028-229-31-0-00-01-007.00-0	0.80	Western Kansas Corridor First Addition / Block A Lot 5	280 CHLOE AVE, GARDEN CITY, KS 67846	WESTERN KANSAS CORRIDOR LLC
028-229-31-0-00-01-008.00-0	0.80	Western Kansas Corridor First Addition / Block A Lot 4	300 CHLOE AVE, GARDEN CITY, KS 67846	WESTERN KANSAS CORRIDOR LLC
028-229-31-0-00-01-009.00-0	0.80	Western Kansas Corridor First Addition / Block A Lot 3	340 CHLOE AVE, GARDEN CITY, KS 67846	WESTERN KANSAS CORRIDOR LLC
028-229-31-0-00-01-010.00-0	0.80	Western Kansas Corridor First Addition / Block A Lot 2	380 CHLOE AVE, GARDEN CITY, KS 67846	WESTERN KANSAS CORRIDOR LLC
028-229-31-0-00-01-011.00-0	0.80	Western Kansas Corridor First Addition / Block A Lot 1	400 CHLOE AVE, GARDEN CITY, KS 67846	WESTERN KANSAS CORRIDOR LLC
028-229-31-0-00-01-012.00-0	2.86	Western Kansas Corridor First Addition / Block A Lot Reserve A	450 CHLOE AVE, GARDEN CITY, KS 67846	WESTERN KANSAS CORRIDOR LLC
028-229-31-0-00-02-001.00-0	9.88	Western Kansas Corridor Second Addition / Block E Lot 1	55 E ACRAWAY AVE, GARDEN CITY, KS, 67846 / 3865 KENZIE AVE, GARDEN CITY, KS 67846 / 50 OLIVIA AVE, GARDEN CITY, KS, 67846	WESTERN KANSAS CORRIDOR LLC
028-229-31-0-00-03-001.00-0	5.50	Western Kansas Corridor Third Addition / Block D Lot Reserve A	455 OLIVIA AVE, GARDEN CITY, KS 67846	WESTERN KANSAS CORRIDOR LLC
028-229-31-0-00-03-002.00-0	5.50	Western Kansas Corridor Third Addition / Block D Lot 2	325 OLIVIA AVE, GARDEN CITY, KS 67846	WESTERN KANSAS CORRIDOR LLC
028-229-31-0-00-03-003.00-0	6.58	Western Kansas Corridor Third Addition / Block D Lot 1	75 OLIVIA AVE, GARDEN CITY, KS 67846	WESTERN KANSAS CORRIDOR LLC

Parcel ID	Acres	Phase/Lot #	Situs Address	Party Name
028-229-31-0-00-04-001.00-0	10.22	Western Kansas Corridor Third Addition / Block B Lot 2	400 OLIVIA AVE, GARDEN CITY, KS 67846 / 3885 CHRISTINA AVE, GARDEN CITY, KS 67846	WESTERN KANSAS CORRIDOR LLC
028-229-31-0-00-04-002.00-0	10.07	Western Kansas Corridor Third Addition / Block B Lot 1	200 OLIVIA AVE, GARDEN CITY, KS 67846 / 3880 KENZIE AVE, GARDEN CITY, KS 67846	WESTERN KANSAS CORRIDOR LLC
028-229-31-0-00-04-003.00-0	10.07	Western Kansas Corridor Third Addition / Block B Lot 4	3780 KENZIE AVE, GARDEN CITY, KS 67846	WESTERN KANSAS CORRIDOR LLC
028-229-31-0-00-04-004.00-0	10.11	Western Kansas Corridor Third Addition / Block B Lot 5	225 CHLOE AVE, GARDEN CITY, KS 67846 / 3680 KENZIE AVE, GARDEN CITY, KS 67846	AMAZON.COM SERVICES, LLC
028-229-31-0-00-04-005.00-0	7.80	Western Kansas Corridor Third Addition /Block B Lot 6	425 CHLOE AVE, GARDEN CITY, KS 67846 / 3665 CHRISTINA AVE, GARDEN CITY, KS 67846 / 3695 CHRISTINA AVE, GARDEN CITY, KS, 67846	WESTERN KANSAS CORRIDOR LLC
028-229-31-0-00-04-005.01-0	2.50	Western Kansas Corridor Third Addition / Block B Lot 6	345 CHLOE AVE, GARDEN CITY, KS 67846	Nelson Family Enterprises LLC
028-229-31-0-00-04-006.00-0	10.22	Western Kansas Corridor Third Addition / Block B Lot 3	3785 CHLOE AVE, GARDEN CITY, KS 67846	WESTERN KANSAS CORRIDOR LLC
028-229-31-0-00-05-001.00-0	4.89	Western Kansas Corridor Third Addition / Block C Lot 1	470 OLIVIA AVE, GARDEN CITY, KS 67846 / 3880 CHRISTINA AVE, GARDEN CITY, KS 67846	WESTERN KANSAS CORRIDOR LLC
028-229-31-0-00-05-002.00-0	4.89	Western Kansas Corridor Third Addition / Block C Lot 2	3780 CHRISTINA AVE, GARDEN CITY, KS, 67846	WESTERN KANSAS CORRIDOR LLC
028-229-31-0-00-05-003.00-0	4.92	Western Kansas Corridor Third Addition / Block C Lot 3	475 CHLOE AVE, GARDEN CITY, KS 67846 / 3680 CHRISTINA AVE, GARDEN CITY, KS 67846	WESTERN KANSAS CORRIDOR LLC
028-237-36-0-00-00-006.00-0	70.10	NORTHWEST INDUSTRIAL PARK / Block 2 Lots 5-14 / Block 3 2-11 & TR. A	N/A	KMT, LLC
028-237-36-0-00-00-006.01-0	11.98	NORTHWEST INDUSTRIAL PARK / Block 3 Lot 1	3895 SOLAR AVE, GARDEN CITY, KS 67846	DJD Real Estate LLC
028-237-36-0-00-00-007.01-0	10.93	Cummins Central Power LLC Subdivision / Block 1 Lot 1	1285 ACRAWAY, GARDEN CITY, KS 67846	RMAJ PROPERTIES LLC
028-237-36-0-00-00-008.00-0	23.24	NORTHWEST INDUSTRIAL PARK / Block 1 Lot 4-5	N/A	KMT LLC.
028-237-36-0-00-00-008.01-0	7.19	NORTHWEST INDUSTRIAL PARK / Block 1 Lot 6	1415 SOLAR AVE, GARDEN CITY, KS 67846	GARDEN CITY RV PARK LLC

Parcel ID	Acres	Phase/Lot #	Situs Address	Party Name
028-237-36-0-00-00-008.02-0	7.59	NORTHWEST INDUSTRIAL PARK / Block 1 Lot 3	N/A	Peters Investments LLC.
028-237-36-0-00-00-010.00-0	13.28	NORTHWEST INDUSTRIAL PARK / Block 1 Lots 1-2 Lots 7-8	1265 SOLAR AVE, GARDEN CITY, KS 67846	KB Garden City DST
028-237-36-0-00-00-010.02-0	0.53	NORTHWEST INDUSTRIAL PARK/Block 1 N 200' of W 100' Lot 2	1340 OIL RD, GARDEN CITY, KS 67846	FINNEY COUNTY RURAL WATER DISTRICT NO 1
028-237-36-0-00-00-010.03-0	7.57	JIMMIE'S PLACE / Block 1 Lot 1	3795 SOLAR AVE, GARDEN CITY, KS 67846	BRUCKNER TRUCK SALES INC



MEMORANDUM

TO: County Commission
FROM: Gary Meagher, Interim County Administrator
PRESENTER: Gary Meagher, Interim County Administrator
DATE: September 2, 2025
RE: Resolution 24-2025 | Regulation and Fees - Finney County Sewer District No. 4.

INFORMATION:

On September 2, 2025, the County Commission held a public hearing on the creation of Sewer District No. 4 and voted to create the district.

BACKGROUND:

Upon the creation of Sewer District No. 4, it was determined that there is a need to set user fees to pay for the operation of the district and establish rules and regulations to govern the district.

Resolution 24-2025 sets user fees for Finney County Sewer District No. 4 and provides for the adoption of rules and regulations from time to time.

ALTERNATIVES:

1. Approve Resolution 24-2025 setting user fees for Finney County Sewer District No. 4 and providing for the adoption of rules and regulations from time to time, as written.
2. Approve Resolution 24-2025 setting user fees for Finney County Sewer District No. 4 and providing for the adoption of rules and regulations from time to time, with modifications.
3. Reject Resolution 24-2025 setting user fees for Finney County Sewer District No. 4 and providing for the adoption of rules and regulations from time to time, and provide further direction to staff.

RECOMMENDATION:

It is recommended to accept alternative 1, to approve Resolution 24-2025 setting user fees for Finney County Sewer District No. 4 and providing for the adoption of rules and regulations from time to time, as written.

FISCAL/POLICY IMPACT:

None

ATTACHMENT(S):

[24-2025 Resolution - Regulate Use Fees Sewer District 4](#)

**RESOLUTION 24-2025
FINNEY COUNTY SEWER DISTRICT NO. 4**

**A RESOLUTION REGULATING THE USE OF
FINNEY COUNTY SEWER DISTRICT NO. 4, FINNEY COUNTY, KANSAS**

WHEREAS, the proper use and control of sewer services is vital to the health, welfare, and general well-being of the residents of the area served; and,

WHEREAS, the proper operations and maintenance of the sewer system facilities is a duty of the governing body; and,

WHEREAS, the governing body of Finney County Sewer District No. 4 deems it necessary to adopt regulations pertaining to the charges of providing services for users of the system; and,

WHEREAS, the charges established herein are based upon the user rate assessed by the City of Garden City, Kansas, to Finney County Sewer District No. 4, plus such amounts, established by the Governing body of the Sewer District No. 4, necessary to cover the operating costs, maintenance and repair expenses of the Pump Station and Collection System in the Finney County Sewer District No. 4,

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Finney County, Kansas, as follows:

SECTION 1. Wastewater Treatment Charges: Wastewater treatment services are provided by the City of Garden City, Kansas in accordance with an Interlocal Agreement dated the 7th day of June, 2022, and any amendments thereto. These services are provided in accordance with the rates, rules and regulations established and set forth in Chapter 90, Utilities, of the Code of Ordinances of the City of Garden City, Kansas. Such rates that are in effect at the time of this resolution and as may be amended from time to time by the City of Garden City, Kansas shall be charged according to the current rates, rules and regulations set forth in the Code as more specifically outlined therein.

SECTION 2. Special Conditions: In special instances and by special agreement with the owner or operator of a building connected to the sewer system may affix a surcharge to the billing of a customer connected to the system in which said effluent has unusual strength or composition as determined by City Staff as set forth in Chapter 90, Utilities, of the Code of Ordinances of the City of Garden City, Kansas.

SECTION 3. Discontinuance of Sewer Service, Improper Discharge: The County may, without notice, discontinue the sanitary sewer service to any premises discharging non-acceptable waste into the sanitary sewer system or to the premises owned by any person who is in violation of any provision of this resolution or in violation of Chapter 90, Utilities, of the Code of Ordinances of the City of Garden City, Kansas.

SECTION 4. Abandonment of Connection: No person shall abandon any building connection without first obtaining a written permit therefor. Such building connection shall be effectively sealed with an approved stopper inserted in the bell of the sewer extending to the property line, which stopper shall be jointed as directed by the Director of Public Works or his designee.

RESOLUTION NO. 24-2025

SECTION 5. Adoption of Rules and Regulations Governing Sewers: The Board of County Commissioners shall make and enforce such rules and regulations as it may deem necessary for the safe, efficient and economical management of the Finney County Sewer District No. 4. The attached “**Sewer District No. 4 RULES AND REGULATIONS**”, as adopted and amended from time to time, shall be in full force and effect from and after the passage of this resolution, and upon publication as provided by law.

SECTION 6. Hook Up Charges: At the time of filing the application for the sewer permits, the applicant shall pay a hook up charge as established by this resolution in the attached “**Sewer District No. 4 Fee Schedule**”. Said Fee Schedule is subject to review and adjustment annually during the budget process.

SECTION 7. Reconnect Fee: Any person who has disconnected any building and, at a later date, reconnects to the Finney County Sewer District No. 4 sewer lines shall be subject to a reconnection fee as adopted by this resolution in the attached “**Sewer District No. 4 Fee Schedule**”, prior to reconnecting.

SECTION 8. Sewer System Use Rates and Charges: All rates relating to the use by any owner, enterprise or establishment, connected to the Collection System that empties into the Pump Station, shall be determined by the resolution and shall be based on water usage in the prior calendar year as outlined in the attached “**Sewer District No. 4 Fee Schedule**”, excluding any documented extraordinary circumstances of water usage not enter the sewer system, such as water line breakage or sprinkler systems.

SECTION 9. Billing: Payment: The sewer charges levied pursuant to this section shall be payable either in full annually or in equal monthly payments. All billing shall be sent to the property owner or his agent.

SECTION 10. Collection of Unpaid and Overdue Charges: Pursuant to state law, each sewer charge levied pursuant to this section shall be a perpetual lien upon the property served, and if the same is not paid after it shall become due and payable, such lien may be foreclosed in the same manner as permitted by state law for the foreclosure of mechanic's lien.

SECTION 11. Disposition and Use of Funds: Payments received from the collection of user fees authorized by this resolution shall be deposited in the Finney County Sewer District No. 4 fund and shall be used for Finney County Sewer District No. 4 expenses.

SECTION 12. Discontinuance of Sewer Service, Lack of Payment: When sewer system charges are delinquent for a period of sixty days; such delinquency shall be brought to the attention of the Board of County Commissioners of the Finney County Sewer District No. 4 and after considering the facts and circumstances of such delinquency, may with or without notice, order the discontinuance of sanitary sewer service to the premises which are delinquent in payment.

SECTION 13. Adoption of Rules and Regulations Governing Sewers: The Board of County Commissioners shall make and enforce such rules and regulations as it may deem necessary for the safe, efficient, and economical management of the District sewer system.

SECTION 14. This resolution shall be in full force and effect from and after its passage, approval, recording, and publication as provided by law.

RESOLUTION NO. 24-2025

RESOLVED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF
FINNEY COUNTY, KANSAS, THIS **2nd** DAY OF **September, 2025**.

Gerald Schultz, CHAIRMAN

Larry Jones, COMMISSIONER

Vicki Germann, COMMISSIONER

Mike Utz, COMMISSIONER

Kevin Bascue, COMMISSIONER

ATTEST: _____
Dori J. Munyan, COUNTY CLERK

RESOLUTION NO. 24-2025

FINNEY COUNTY
SEWER DISTRICT NO.4
FEE SCHEDULE

<u>FEES</u>	<u>RATE PER MONTH</u>
Base Rate Per Hookup	\$20.00
Usage 0 - 5,000 Gallons	\$10.00
Usage Per Each Additional 5,000 Gallons	\$10.00
	<u>PER OCCURRENCE</u>
Connection Fee	\$500.00
Re-Connection Fee	\$250.00

NOTE: Sewer District No. 4 Fee Schedule is reviewed annually during the annual budget process and subject to changes by the governing body.

PLUS
CITY of GARDEN CITY, KANSAS
WASTEWATER TREATMENT CHARGES

As adopted and amended from time to time in the City of Garden City, Kansas
Municipal Code of Ordinances, Chapter 90, Utilities

MEMORANDUM

TO: County Commission
FROM: Gary Meagher, Interim County Administrator
PRESENTER: Gary Meagher, Interim County Administrator
DATE: September 2, 2025
RE: Approval of Rules and Regulations to Govern Sewer District No. 4.

INFORMATION:

On September 2, 2025, the County Commission approved Resolution 24-2025, which provides for the adoption of rules and regulations to govern Sewer District No. 4.

BACKGROUND:

Upon the creation of Sewer District No. 4, there is a need to establish rules and regulations to govern the district. The proposed rules and regulations outline the permitting process and the use of the sewer system. It defines the authority of the Director of Public Works to inspect the system, and establishes penalties for violations.

ALTERNATIVES:

1. Approve the proposed Sewer District No. 4 Rules and Regulations dated September 2, 2025, as presented
2. Approve the proposed Sewer District No. 4 Rules and Regulations dated September 2, 2025, with revisions
3. Reject the proposed Sewer District No. 4 Rules and Regulations dated September 2, 2025, and provide further direction

RECOMMENDATION:

It is recommended to accept Alternative 1; approve the proposed Sewer District No. 4 Rules and Regulations, dated September 2, 2025, as presented.

FISCAL/POLICY IMPACT:

None

ATTACHMENT(S):

[Rules and Regulations Sewer District 4](#)

SEWER DISTRICT NO. 4

RULES AND REGULATIONS

FINNEY COUNTY DEPT. OF PUBLIC WORKS

FINNEY COUNTY, KANSAS

September 2, 2025

Finney County Public Works
101 W Maple Street
Garden City, Kansas 67846

ARTICLE 1

DEFINITIONS

For the purpose of these Rules and Regulations and unless the contexts specifically indicate otherwise, the following terms shall have the meaning ascribed:

1. 'B.O.D.' (Abbreviation for Bio-chemical Oxygen Demand) shall mean the quantity of oxygen utilized in the biochemical oxidation of organic matter, under standard laboratory procedure in five days at 20 degrees centigrade (68 degrees Fahrenheit) expressed in parts per million by weight.
2. 'Sewage Works' shall mean all facilities for collecting, transporting, removing, discharging, conducting, carrying, pumping, treating, and disposing of sewage.
3. 'Sewage' shall mean a combination of the water-carried wastes from residences, business buildings, institutions, and industrial establishments, together with such ground, surface, and storm waters as may be present, containing animal and vegetable matter in suspension or solution and may include liquid from laboratories and industries containing minerals in solution.
4. 'Sanitary Sewage' shall mean those wastes that are comparable to wastes that originate in residential units and contain only excrement and waste from kitchen, laundry, bathing, and other household facilities.
5. 'Sewer' shall mean a pipe or conduit carrying sewage and other liquid wastes.
6. 'Combined Sewers' shall mean a sewer receiving both surface runoff and sewage.
7. 'City Sewer' shall mean a sewer serving abutting property and subject to control and regulation by the City.
8. 'Sanitary Sewer' shall mean a sewer that carries sewage and which does not carry storm, surface, or ground waters.
9. 'Storm Sewer' or 'Storm Drain' shall mean a pipe or conduit which carries storm and surface waters and drainage but excludes sewage and industrial and commercial wastes; it may, however, carry cooling waters and unpolluted waters.

10. 'Sewage Treatment Plant' shall mean any arrangement of devices and structures, above or below ground, used for treating, disposal, carrying, and conducting sewage.
11. 'Industrial Waste' shall mean the liquid wastes from industrial manufacturing processes, trade, or business as distinct from sanitary sewage or commercial waste.
12. 'Commercial Wastes' shall mean the water carried wastes from a commercial establishment as distinguished from household type sanitary sewage or industrial waste.
13. 'Garbage' shall mean solid food wastes from the preparation, cooking, and dispensing of food and from the handling, storage, and sale of produce.
14. 'Properly Shredded Garbage' shall mean the wastes from the preparation, cooking, and dispensing of food that has been shredded to such a degree that all particles may be carried freely and normally prevailing in the public sewer, with no particle greater than 1/2" in any dimension.
15. 'pH' shall mean the logarithm of the reciprocal weight of hydrogen ions in grams per liter of solution. It is used to indicate the concentration of free acid and alkali.
16. 'Suspended Solids' shall mean solids that either float on the surface or are in suspension in water, sewage, or other liquids and which are removable by laboratory filtering.
17. 'Natural Outlet' shall mean any outlet into a watercourse, pond, ditch, lake, or other body of surface or groundwater.
18. 'Water Courses' shall mean a channel in which a flow of water occurs either continuously or intermittently.
19. 'Person,' 'Enterprise,' 'Establishment,' or 'Owner' shall mean an individual firm, company, association, society, corporation, or group using the Sewage Works or Sewage System.
20. 'Standard Laboratory Methods' shall mean methods of analysis and testing as outlined in the most recent edition of "Standard Methods for the Examination of Water and Waste Water", published jointly by the American Public Health Association, American Waterworks Association and Water Pollution Control Federation, and the same are hereby adopted and incorporated as fully as if set out in length herein.

21. 'Receiving Stream' shall mean any natural water course into which sewage is discharged.
22. 'Slug' shall mean any water or wastes exceeding a concentration greater than five (5) times that of the 'normal' sewage, and which is discharged continuously for a period longer than fifteen (15) minutes at a rate exceeding one thousand gallons per minute.
23. 'Cooling Water' shall mean the water discharged from any system of condensation, air conditioning, cooling, refrigeration, or other, but which shall be free from an increase in odor and oil. It shall contain no polluted substances, which would increase BOD or suspended solids, each in excess of ten (10) parts per million by weight.
24. 'Unpolluted Water or Waste' shall mean any water or waste containing none of the following: Free emulsified grease or oil, acid or alkali, phenols or other substances imparting tastes and odor in receiving waters, toxic or poisonous substances in suspension, colloidal state of solution, and noxious or odorous gases. It shall not contain more than 8,000 parts per million by weight of dissolved solids, of which not more than 2,500 parts per million shall be as chloride and shall not cause an increase of more than ten (10) parts per million each of suspended solids, and BOD.
25. 'Users' shall mean any individual house, house trailer or manufacturer, or building that connects to the sewer districts systems or private system that discharges into the sewer system.
26. 'Waters of the State' shall mean all streams, lakes, ponds, marshes, water-courses, waterways, well, springs, irrigation systems, drainage systems, and all other bodies, accumulations of water, surface or underground, natural or artificial, which are situated wholly or partly within the jurisdiction of the State of Kansas.
27. 'Shall' is mandatory and 'may' is permissive.
28. 'Paunch Manure' is the material found in the upper stomach or paunches of cattle containing feed the animal ate some hours before it was slaughtered plus gastric or digestive excretions within the animal.
29. 'ppm' denotes parts per million.
30. 'Recoverable Grease' shall mean 70% of the total grease by ether extraction.
31. 'Mg/l' equals 1/1000 of a gram per milliliter.

32. 'Building Drain' shall mean that part of the lowest horizontal piping of a drainage system that receives the discharge from soil, waste, and other drainage pipes inside the walls of the building and conveys it to the building sewer, beginning five (5) feet outside the inner face of the building wall, and it is the responsibility of the owner.
33. 'Building Sewer' shall mean the extension from the building drain to the public sewer or other place of disposal and is the responsibility of the owner.
34. 'Public Sewer' shall mean a sewer in which all owners of abutting properties have equal rights and is controlled by the governing body of Finney County.
35. 'Interceptor Sewer' shall mean a sewer whose primary purpose is to transport waste water from a collector sewer to a treatment facility.
36. 'Collector Sewer' shall mean a sewer whose primary purpose is to collect sewage from separate users.
37. 'District' shall mean the Finney County Sewer District Number 4 as formed by **Resolution 23-2025**.
38. 'Director' shall mean the Finney County Director of Public Works and/or his designated qualified representative.
39. 'Private Sewers' shall mean an existing sewer system consisting of privately owned collectors and laterals, but does not include septic tanks, cesspools, or other similar facilities.

ARTICLE II

USE OF PUBLIC SEWERS

1. No user shall discharge or cause to be discharged any storm water, ground water, roof runoff, subsurface drainage, cooling water, or unpolluted industrial process waters to any sanitary sewer.
2. Storm water, and all other unpolluted drainage shall be discharged to such sewers as are specifically designated by the Director of the contributing systems as storm sewers; however, cooling waters or unpolluted waters or wastes, whenever possible, should be re- circulated for reuse.
3. As to storm water connections of the type described above, which existed in the contributing system prior to the beginning of service. under this schedule, the contributing system shall work as vigorously as possible within the technical and financial capabilities of the contributing system to eliminate all such storm water connections.
4. The District shall reserve the right to review design specifications and criteria for additions or modifications of any portion of the contributing system connected to their Sewer System.
5. No user shall discharge or cause to be discharged to any public sewer any of the following described substances, materials, water, or wastes:
 - a. Any liquid or vapor having a temperature higher than 150 degrees Fahrenheit (64 degrees Centigrade).
 - b. Any water or wastes that contains grease or oil, or other substance that will solidify or become discernible viscous at any temperature between 32 degrees to 150 degrees Fahrenheit.
 - c. Any water or wastes containing emulsified oil and grease exceeding on analysis, an average of 100 parts per million recoverable of ether soluble matter. NOTE: The poundage permitted per day from any establishment may be subsequently limited depending upon ether soluble content of the sewage delivered to the Sewage Treatment Works.
 - d. Any gasoline, benzine, naphtha, fuel oil, mineral oil, paint, or other flammable or explosive liquid, solid, or gas.

- e. Any water or wastes that contain more than ten (10) parts per million by weight of the following gases: Hydrogen sulfide, carbon monoxide, or nitrous oxide.
- f. Any garbage that has not been properly commuted or shredded.
- g. Any ashes, cinders, sand, mud, straw, shavings, metal, glass, rags, feathers, tar, plastics, wood, lubricants, hair and fleshing's, entrails lime slurry, lime residues, beer, or distillery slops, chemical residues, paint residues, cannery waste bulk solids, or any other solids or viscous substance capable of causing obstructions to the flow in sewers or other interference with the proper operation of the Sewage Works.
- h. Any water or wastes that contain phenols in excess of 0.50 parts per million by weight. These limits may be modified if the aggregate of contributions throughout the metropolitan area of service creates treatment difficulties or produces a plant effluent discharge to receiving water, which may be prohibited.
- i. Any water or wastes, acid or alkaline, in reaction and having corrosive properties capable of causing damage or hazard to the structure, equipment, and personnel of the Sewage Disposal System. Free acids and alkalis of such wastes must be neutralized at all times within the permissible range of pH, which ranges between 6.5 and 9.75.
- j. Any water or wastes containing a toxic or poisonous substance of a high chlorine demand in sufficient quantity to injure or interfere with any sewage treatment process, constitute a hazard to humans or to animals or create any hazard to the receiving waters or the effluent of the sewage treatment plant. Materials such as copper, zinc, chromium, and similar toxic substances shall be limited to the following average quantities in the sewage as it arrives at the treatment plant, and at no time shall the hourly concentration at the sewage treatment plant exceed three (3) times the average concentration: Iron as Fe 15 ppm, chromium as Cr (hexavalent) 5 ppm, Copper as Cu 3 ppm, Zinc as Zn 2 ppm, Chlorine Demand 30 ppm, Nickle as Ni 10 ppm, and with contributions from individual establishments subject to control in volume and concentration by the City.
- k. Any cyanides in excess of 2 ppm by weight as Cn in the wastes from any outlet into the public sewers.
- l. Any water or wastes containing the discharge of strong acid iron pickling wastes or concentrated plating solutions, whether neutralized or not.

- m. Any water containing suspended solids of such character and quantity that unusual provision, attention, or expense is required to handle such materials, at the sewage treatment plant.
 - n. Any noxious or malodorous gas or substance, which either singularly or by interaction with other wastes, can create a public nuisance or hazard to life or prevent entry into sewers for their maintenance and repair.
 - o. Any long half-life (over 100 days) radio-active isotopes without a special permit. The radio-active isotopes, I^{31} and P^{32} used at hospitals are not prohibited, if properly diluted at the source.
 - p. Any water or wastes that for a duration of 15 minutes have a concentration greater than five (5) times that of 'normal' sewage as measured by suspended solids and B.O.D. and which is discharged continuously at a rate exceeding 1,000 gallons per minute.
 - q. Blood in sufficient quantities to cause decolorization of treatment plant effluent.
 - r. Paunch manure.
6. Concentrated dye wastes, spent tanning solution or other wastes that are highly colored, or wastes which are of unusual volume, concentration of solids, or composition, for example, in total suspended solids or inert nature (such as Fuller's Earth) or in total dissolved solids (such as sodium chloride, calcium chloride, or sodium sulfate) or unusual B.O.D. shall be subject to special review by the district.
 - a. Approval or rejection of admission to the public sewers or;
 - b. Modification at the point of origin to permit admission or;
 - c. Pretreatment by the owner to permit admission.
 7. Any water or wastes which, by interaction with other water or wastes in the public sewer system, release obnoxious gases, Article II, paragraph 3 (n) or develops color of undesirable intensity; or form suspended solids in objectionable concentration; or create any other condition deleterious to structures and treatment processes shall be subject to control or shall be barred from the system as determined by the District.
 8. Any water or wastes conforming to conditions stipulated in Article II, Section 3 (a) to (l) but whose concentration of suspended solids or B.O.D. grease or chlorine demand at the municipal sewage works, causes a persistent monthly

increase in the average daily analysis of any of these constituents, in excess of (2%) of the annual daily average for the previous year, shall be the cause for the special review and study as to prohibition, or pretreatment at its source, or acceptance under a special agreement.

9. It shall be unlawful to discharge to any natural outlet within the boundaries of the sewer district any sewage or other polluted waters, except where suitable treatment has been provided in accordance with provisions of the resolution.
10. If any owner builds after the effective date of this resolution, it shall be unlawful to construct any privy, privy vault, septic tank, cesspool, or other facility intended or used for the disposal of sewage after such time that the public sewer line is constructed within 200 feet of any building or without the written approval of the Director.
11. The owners of all houses, buildings, or properties used for human employment, recreation, or other purposes situated within the boundaries of the sewer district and within 200 feet of the public sewer are hereby required, at their expense, to install suitable toilet facilities therein and to connect such facilities directly with the public sewer in accordance with these provisions, within ninety (90) days after the date of written notice by the Director to do so.
12. All buildings with septic tanks, cesspools, or other similar facilities existing on the effective date of this resolution shall be connected directly to the public sewer in compliance with this resolution within twelve (12) months of the date the public sewer is within 200 feet of the building to be served. No hook-up charge shall be assessed if the direct connection is made within twelve (12) months that the public sewer line is within 200 feet of the building. A hook-up charge shall be assessed if the direct connection is not made within the twelve (12) month time period. Any existing septic tank, cesspool, or similar facility shall be abandoned and filled with suitable material at the owner's expense.
13. All buildings for which a building permit is issued after the effective date of this resolution shall be assessed a hook-up charge. All buildings for which a building permit has been issued prior to the effective date of this resolution shall not be assessed a hook-up charge.

ARTICLE III

PERMITS AND INSTALLATION

1. No unauthorized person shall uncover, make any connections with or opening into, use, alter, or disturb any public sewer or appurtenance thereof without first obtaining a written permit from the Director.
2. There shall be three (3) classes of building sewer permits:
 - a. for residential service
 - b. for commercial service
 - c. for service to establishments producing industrial wastes. In each case, the owner or his agent shall make an application on a special form furnished by the District. The permit application shall be supplemented by any plans, specifications, or other information considered pertinent in the judgement of the Director. A permit and inspection fee of \$5.00 for a residential or commercial building sewer permit and \$5.00 for an industrial building sewer permit shall be paid to the District at the time the application is filed.
3. All costs and expenses incident to the installation and connection of the building sewer shall be borne by the owner. The owner shall indemnify the District from any loss or damage that may directly or indirectly be occasioned by the installation of the building sewer. All building sewers will be inspected before covering by an authorized representative of the Director.
4. A separate and independent building sewer shall be provided for every building except where a building stands at the rear of another on an interior lot, and no private sewer is available or can be constructed to the rear building through an adjoining alley, courtyard, or driveway, the building sewer from the front building may be extended to the rear building and the whole considered as one building.
5. Old building sewers may be used in connection with the new buildings only when they are found, on examination and tests by the Director, to meet all requirements of this resolution. Private sewers in use may be acceptable as long as the infiltration and structural conditions of the sewer are intact. At such time as the sewer is replaced, it shall meet the requirements of this resolution.
6. The size, slope alignment, material of construction of the building sewer, and methods to be used in excavating, placing of the pipe, jointing, testing, and

backfilling the trench, shall all conform to the applicable rules and regulations of the County or the Uniform Building Code as hereinafter modified:

- a. Minimum internal pipeline diameter for all building sewers shall be four inches.
- b. Building sewers of four-inch sizes will be constructed of polyvinyl chloride (PVC) Schedule 40 and conforming to ASTM D1785
- c. Building sewers of six-inch sizes or larger shall be constructed, as a minimum, of one of the following materials:
 1. Vitrified Clay Pipe (V.C.P.)
 - A. Bell End Pipe - ASTM C700
Plastic jointing connections - ASTM C425, Type 1
 - B. Plain End Pipe - ASTM C700
Compression Sleeve Joints - ASTM C594, type B.
 2. Acrylonitrile - Butadiene - Styrene (ABS)
 - A. A.B.S. Composite Sewer Piping - ASTM D-2680
(8 to 15" Truss Pipe)
 - B. A.B.S. Sewer Pipe & Fittings - ASTM D-2751
(6" Solid Wall Pipe)
 3. Polyvinyl Chloride (P.V.C.)
 - A. SDR 35 PVC - ASTM D 3034
(4" to 15" diameter)
 - B. Schedule 40 PVC - ASTM D1785
7. Whenever possible, the building sewer shall be brought to the building at an elevation below the basement floor. In all buildings in which any building drain is too low to permit gravity flow to the public sewer, sanitary sewage carried by such building drain shall be lifted by an approved means and discharged to the building sewer.
8. No person shall make connection of roof downspouts, interior and exterior foundation drains, areaway drains, or other sources of surface runoff or

groundwater to a building sewer or building drain which in turn is connected directly or indirectly to a public sanitary sewer.

9. The connection of the building sewer into the public sewer shall conform to the requirements of the building and plumbing code or other applicable rules and regulations of Finney County. All such connections shall be made gastight and watertight. Any deviation from the prescribed procedures and materials must be approved by the Director before installation.
10. General contractors may be allowed to make building sewer hook-ups and installations to any user within the District at the owner's request and meeting the requirements of the adopted rules and regulations.
11. The applicant for the building sewer permit shall notify the Director when the building sewer is ready for inspection and connection to the public sewer, and the inspection shall be made under the supervision of the Director or a representative.
12. All excavations for the building sewer installations shall be adequately guarded with barricades and lights to protect the public from hazards. Streets, sidewalks, parkways, and other public property disturbed in the course of the work shall be restored in a manner satisfactory to the Director.
13. Any new development within the District may be required to install all collector lines to the existing sewer system at the developer's costs if the interceptor sewer is large enough to carry the capacity of the proposed development. The developer may be required to donate his collector system to the District.
14. All maintenance of building drains and building sewer lines shall be the responsibility of the owner. Any existing sanitary sewer system, i.e., mobile home parks, that is hooked onto the public sewer shall be maintained by the owner.

ARTICLE IV

INSTALLATION OF TREATMENT OR PRE-TREATMENT FACILITIES HOLDING TANKS' CONTROL AND NEUTRALIZATION EQUIPMENT

1. Waters or wastes containing substances which are not amenable to treatment or reduction by the sewage treatment process employed or are amenable to treatment only to such degree that the sewage treatment plant effluent cannot meet the requirement of other agencies having jurisdiction over discharge to the receiving waters or any waters or wastes having a (1) Five (5) day B.O.D greater than 300 parts per million by weight or (2) containing more than 350 parts per million by weight of suspended solids, or (3) having an average daily flow greater than 2% of the average sewage flow of the District, shall be subject to the review of the Director. Where necessary, in the opinion of the Director, the owner shall provide, at his expense, such preliminary treatment as may be necessary to (1) reduce the biochemical oxygen demand to 300 parts per million by weight or (2) reduce the suspended solids to 350 parts per million by weight, or (3) control the quantities and rate of discharge of such waters or waste. Plans, specifications, and other pertinent information relating to the proposed preliminary treatment facilities shall be submitted to the approval of the Director, and no construction of such facilities shall be commenced until said approvals are obtained in writing.
2. If any waters or wastes are discharged or are proposed to be discharged to the public sewers, which waters contain the substances or possess the characteristics enumerated in Section I of this article and which, in the judgment of the Director, may have a deleterious effect upon the sewage works, processes, equipment, or receiving waters, or otherwise create a hazard to life or constitute a public nuisance, the Director may:
 - a. Reject the waste
 - b. Require pre-treatment to the acceptable conditions for discharge to the public sewers.
 - c. Require control over the quantities and rates of discharge and/or
 - d. Require payment to cover the added costs of handling and treating the wastes not covered by existing taxes or sewer charges under the provisions of this article.

- If the Director permits a pre-treatment to equalization of waste flow, the design and installation of the plans and equipment must be subject to the review and approval of the Director and subject to the requirement of all applicable codes, resolutions, and laws.
3. Where such facilities are provided for the treatment, pre-treatment, control, or neutralization of water or wastes, they shall be maintained continuously and satisfactorily and for effective operation by the owner at his expense and shall be subject to periodic inspection by the District. The owner shall maintain operating records and shall submit to the District, in a form prescribed by the District, a monthly summary report of the character of the influent and effluent to show the performance of the treatment facilities.
 4. Grease, oil, and sand interceptors or traps shall be provided when, in the opinion of the District, they are necessary for the proper handling of liquid waste containing grease in excessive amounts, or any flammable wastes, sand, and other harmful ingredients except that such interceptors or traps shall not be required for private living quarters or dwelling units. All interceptors or traps shall be of a type and capacity approved by the District and shall be located as to be readily and easily accessible for cleaning and inspection. Grease and oil interceptors or traps shall be constructed of impervious materials capable of withstanding abrupt and extreme changes in temperatures. They shall be of substantial construction, watertight, and equipped with easily removable covers which, when bolted in place, shall be gas-tight and watertight. When installed, all grease, oil, and sand interceptors or traps shall be maintained by the owner, at his expense, in continuously efficient operation at all times.
 5. An approval by the District of proposed facilities does not in any way guarantee that these facilities will function in the manner described by a person or a company, nor shall it relieve a person or a company of responsibility of revamping, enlarging, or otherwise modifying such facilities to accomplish the intended purpose.
 6. When required by the District, the owner of any property serviced by a building sewer carrying industrial wastes shall install a suitable control manhole together with such necessary meters and other appurtenances in the building sewer to facilitate observation, sampling, and measurement of the wastes. Such manhole, when required, shall be accessibly and safely located and shall be constructed in accordance with plans approved by the District. The manhole shall be installed by the owner at his expense and shall be maintained by him to be safe and accessible at all times.

7. All measurements, tests, and analyses of the characteristics of waters and wastes to which reference is made in this resolution shall be determined in accordance with the latest edition of "Standard Methods for the Examination of Water and Wastewater," published by the American Public Health Association, and shall be determined at the control manhole provided, or upon suitable samples taken at said control manhole. In the event that no special manhole has been required, the control manhole shall be considered to be the nearest downstream manhole in the public sewer to the point of which the building sewer is connected. Sampling shall be carried out by customarily accepted methods to reflect the effects of constituents upon the sewage works and to determine the existence of hazards to life, limb, and property. (The particular analyses involved will determine whether a twenty-four (24) hours composite of all outfalls of a premise is appropriate or whether a grab sample or samples should be taken. Normally, but not always, B.O.D and suspended solids analyses are obtained from a 24-hour composite of all outfalls, whereas ph' are determined from periodic grab samples).
8. No statement contained in this article shall be construed as preventing any special agreement or arrangement between the District and any industrial concern whereby an industrial waste of unusual strength or character may be accepted by the District for treatment, subject to payment, therefore, by the industrial concern.

ARTICLE V

VANDALISM

1. No person shall maliciously, willfully, or negligently break, damage, destroy, uncover, deface, or tamper with any structure, appurtenances, or equipment that is part of the sewage works. Any person violating this provision shall be subject to prosecution to the extent provided by law.

ARTICLE VI INSPECTIONS

1. The Director of Public Works and/or other duly authorized employee of the District bearing proper credentials and identification shall be permitted to enter all properties for the purpose of inspection, observation, measurement, sampling, and testing in accordance with the provisions of this resolution. The Director shall have no authority to inquire into any processes including metallurgical, chemical, oil, refining, ceramic, paper, or other industries beyond that point having a direct bearing on the kind and source of discharge to the sewers or waterways or facilities for waste treatment.
2. While performing the necessary work on private properties referred to in Article VI, Part 1 above, the Director of the District shall observe all safety rules applicable to the premises established by the company and the company shall be held harmless for injury or death to the District employees and the Director shall indemnify the company against the loss or damage to its property by the District employees and against liability claims and demands for personal injury or property damage asserted against the company, and growing out of the gauging and sampling operation, except as such may be caused by negligence or failure of the company to maintain safe conditions as required in Article III.
3. The Director and/or other duly authorized employees of the District, bearing proper credentials and identification, shall be permitted to enter all private properties through which the District holds a duly negotiated easement for the purposes of, but not limited to, inspection, observation, measurement, sampling, repair, and maintenance of any portion of the sewage works lying within said easement. All entry and subsequent work on said easement shall be done in full accordance with the terms of the duly negotiated easement pertaining to the private property involved.

ARTICLE VII

TYPE OF CHARGES

1. Normal Treatment Charges.

For sewage in which the measured quality of B.O.D and suspended solids is within the “Normal Sewage” standard of up to 240 parts per million B.O.D, and 300 parts per million of suspended solids, and 100 parts per million of grease, the unit volume charge multiplied by the total metered volume of sewage delivered to the City Sewer System shall be the basis for charge to the contributing system.

2. Biochemical Oxygen Demand Charges.

For sewage with a measured B.O.D content of more than 240 parts per million, an additional “B.O.D Treatment Charge” shall be applied to the measured volume of flow delivered to the City Sewer System.

Abnormal B.O.D content shall be the B.O.D content for the billing period as determined by averaging the abnormal B.O.D content of all samples taken during a billing period.

The unit charge of B.O.D treatment shall be based upon the amount by which measured B.O.D content exceeds that in “Normal Sewage.”

3. Suspended Solids and Grease Charge.

For sewage with measured suspended solids in excess of 300 parts per million and/or grease in excess of 100 parts per million, an additional “Suspended Solids and Grease Treatment Charge” shall be applied to the measured volume of flow delivered to the City Sewer System, provided further, however, that the City shall immediately notify the District as to these conditions and it shall be the District’s responsibility to locate the source of said condition and take appropriate measures to stop the contaminated outflow.

4. Abnormal suspended solids and grease shall be the suspended solids and grease for the billing period, as determined by averaging the abnormal amount of suspended solids and grease in all samples taken during the billing period. The unit charge for suspended solids treatment shall be based upon the amount by which measured suspended solids exceed that in “Normal Sewage.”

ARTICLE VIII

1. Any person found to be violating any provision of this resolution except Article VI shall be served by the District with a written notice stating the nature of the violation and providing a reasonable time limit for the satisfactory correction thereof. The offender shall, within the period of time stated in such notice, permanently cease all violations.
2. Any person who shall continue any violation beyond the time limit provided for in Article VIII, Part 1, shall be guilty of a misdemeanor and on conviction thereof shall be fined in the amount not exceeding \$500.00 for each violation. Each 24 hour period in which any such violations shall continue shall be deemed a separate offense.

ARTICLE IX

Passed and adopted by the Couty Commissioners of Finney County, Kansas, on the 2nd day of September, 2025.

Gerry Schultz, County Chairman

Larry C. Jones, County Commissioner

Vicki Germann, County Commissioner

Kevin Bascue, County Commissioner

Mike Utz, County Commissioner

Attest:

Dori J. Munyan, County Clerk

MEMORANDUM

TO: County Commission
FROM: Fiscal Committee
PRESENTER: Gary Meagher, Interim County Administrator
DATE: September 2, 2025
RE: 9:00 a.m. | Resolution 25-2025 | Finney County Revenue-Neutral Rate

INFORMATION:

The Board of County Commissioners is asked to conduct a public hearing to receive comments from the public regarding:

1. The intent to levy a property tax rate exceeding the revenue-neutral rate; and
2. The proposed 2026 County Budget.

Pursuant to K.S.A. 79-2988, the Board of County Commissioners will hold a public hearing to hear questions, concerns, and comments from the public related to the proposed levy of a property tax rate that exceeds the revenue-neutral rate and the adoption of the 2026 budget. Following the hearing, the Governing Body will be asked to consider and approve a resolution to levy a property tax rate exceeding the revenue-neutral rate.

- Conduct Public Hearing for Exceedance of the Revenue-Neutral Rate and adoption of the 2026 budget
- Consider adoption of Resolution 25-2025 to levy a property tax rate exceeding the revenue-neutral rate

BACKGROUND:

At the July 14, 2025 Special Session, the Board of County Commissioners authorized their intent to exceed the Revenue Neutral Rate as calculated by the County Clerk. The 2026 County budget was approved for publication at the July 14, 2025 Special Session with a 47.370 mill levy rate. The Revenue Neutral Rate for 2026 is 45.099. This resolution formally acknowledges that the County is exceeding the Revenue Neutral Rate.

ALTERNATIVES:

1. Adopt Resolution 25-2025 to levy a property tax rate exceeding the revenue-neutral rate
 - a. Resolution must be adopted by roll-call vote
2. Decline to adopt Resolution 25-2025 and reduce the County's mill levy to the revenue-neutral rate

RECOMMENDATION:

Staff recommends alternative 1; Adopt Resolution 25-2025 to levy a property tax rate exceeding the revenue-neutral rate.

ATTACHMENT(S):

[25-2025 Resolution - Finney County Exceed RNR 2026](#)

Resolution No. 25-2025

A RESOLUTION OF FINNEY COUNTY, KANSAS TO LEVY A PROPERTY TAX RATE EXCEEDING THE REVENUE NEUTRAL RATE;

WHEREAS, the Revenue Neutral Rate for **FINNEY COUNTY** was calculated as **45.099** mills by the Finney County Clerk; and

WHEREAS, the budget proposed by the Governing Body of **FINNEY COUNTY** will require the levy of a property tax rate exceeding the Revenue Neutral Rate; and

WHEREAS, the Governing Body held a hearing on **September 2, 2025**, allowing all interested taxpayers desiring to be heard an opportunity to give oral testimony; and

WHEREAS, the Governing Body of **FINNEY COUNTY**, having heard testimony, still finds it necessary to exceed the Revenue Neutral Rate.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF FINNEY COUNTY, KANSAS:

FINNEY COUNTY shall levy a property tax rate exceeding the Revenue Neutral Rate of **45.099** mills.

This resolution shall take effect and be in force immediately upon its adoption and shall remain in effect until future action is taken by the Governing Body.

ADOPTED this **2nd** day of **SEPTEMBER 2025** and **SIGNED** by the Governing Body.

Gerry Schultz, Chairman

Vicki Germann, Commissioner

Mike Utz, Commissioner

Kevin Bascue, Commissioner

Larry Jones, Commissioner

ATTEST:

Dori J. Munyan, County Clerk



MEMORANDUM

TO: County Commission
FROM: Fiscal Committee
PRESENTER: Gary Meagher, Interim County Administrator
DATE: September 2, 2025
RE: 2026 Budget | Finney County

INFORMATION:

The Board of County Commissioners is asked to consider and adopt the 2026 Budget for Finney County. The Budget Certificate page summarizes the maximum levy of property tax for specific funds and the maximum expenditure for all funds of the County's budget.

BACKGROUND:

The proposed budget includes funding for outside agencies as outlined in the attached schedule.

The 2026 Budget Certificate was prepared using the Notice of Hearing for the 2026 budget expenditures. Prior to approving the budget certificate, the Governing Body considered Resolution 25-2026 to exceed the Revenue Neutral Rate. This allows the County to levy a property tax rate of 47.370 mills that will generate approximately \$29,321,723.

ALTERNATIVES:

1. Adopt the Finney County 2026 Budget as presented with a mill levy rate of 47.370 and maximum expenditures of \$68,595,421.
2. Adopt a Finney County 2026 Budget that differs from the one presented; however, Kansas statutes prohibit changes that would raise the County's total mill levy above the amount published in the Notice of Public Hearing.

RECOMMENDATION:

Staff recommends alternative 1; Adopt the Finney County 2026 Budget as presented with a mill levy rate of 47.370 and maximum expenditures of \$68,595,421

ATTACHMENT(S):

[Outside Agencies Funding Schedule](#)
[2026 Finney County Budget Certificate](#)

OUTSIDE AGENCY BUDGET SUMMARY

Outside Agency	Limit	Statute or Resolution #	2025 Approved	2026 Requested	2026 Approved
Aging	<= 1 mill	KSA 12-1680; to voters via Resolution 11-1976 - not more than 1 mill	\$ 384,314.00	\$ 438,218.00	\$ 384,314.00
CASA		KS Supreme Court Rule 110	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Compass	<= .25 mill	KSA 19-4004 et. Seq.; .25 mill via resolution 12-1972	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00
Conservation		KSA 2-1907b	\$ 35,000.00	\$ 40,000.00	\$ 35,000.00
CVB (Does not affect mill levy rate)		Charter Resolution 01-2013 (6% Transient/Guest Tax)	\$ 950,000.00	\$ 1,500,000.00	\$ 950,000.00
Eco Devo	.25 mill	Resolution 88-10 (.25 Mil) BoCC makes an additional allocation of funds to FCEDC out of the general fund. Only .25 mill is paid from EcoDev - remainder from Co General.	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00
Fair Board		N/A	\$ 53,000.00	\$ 63,000.00	\$ 53,000.00
Historical Museum	<= .5 mill	KSA 19-2651; via resolution 07-1991 - not to exceed .5 mill	\$ 220,000.00	\$ 222,000.00	\$ 220,000.00
Library	<= 1.9 mills	KSA 12-1220; Resolution 24-1999 - not to exceed 1.9 mills	\$ 1,082,883.00	\$ 1,206,402.00	\$ 1,082,883.00
RCDC	<= 1 mill	KSA 19-4004; not to exceed 1 mill - Resolution 07-1991 (shared with SDSI)	\$ 112,500.00	\$ 166,000.00	\$ 112,500.00
SDSI	<= 1 mill	KSA 19-4004; not to exceed 1 mill - Resolution 07-1991 (shared with RCDC)	\$ 97,500.00	\$ 198,983.00	\$ 97,500.00
WKCAC		none	\$ 15,000.00	\$ 20,000.00	\$ 15,000.00
WK Career Showcase		none		\$ 50,000.00	\$ 50,000.00
Total			\$ 3,415,197.00	\$ 3,465,197.00	\$ 3,465,197.00

CERTIFICATE

To the Clerk of Finney County, State of Kansas

We, the undersigned, officers of

Finney County

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 expenditure for the various funds for the year 2026; and
 (3) the Amount(s) of 2025 Ad Valorem Tax are within statutory limitations.

			2026 Adopted Budget		
			Budget Authority for Expenditures	Amount of 2025 Ad Valorem Tax	Final Tax Rate (County Clerk's Use Only)
Table of Contents:					
Allocation of Vehicle Taxes		2			
Schedule of Transfers		3			
Statement of Indebtedness		4			
Statement of Lease-Purchases		5			
Fund	K.S.A.				
General	79-1946	6	12,901,250	2,779,868	
Road & Bridge	68-5,101	7	7,843,108	5,733,361	
Aging	12-1680	8	384,314	331,671	
Ambulance	65-6113	8	2,651,472	774,135	
Employee Benefit	12-16,102	9	11,353,907	7,430,133	
Economic Development	19-4102	9	170,600	154,752	
Fair & Fair Grounds	2-129	10	734,036	377,474	
Health	65-204	10	3,260,413	480,849	
Historical Museum	19-2651	11	220,000	188,647	
Library	12-1220	11	1,082,883	931,468	
Intellectual Disability Services	19-4004	12	210,000	179,859	
Noxious Weed	2-1318	12	512,968	243,556	
Law Enforcement	12-11a03	13	11,610,193	9,715,950	
		13			
Alcohol & Drug Abuse Programs		14	46,573		
Capital Improvements Program (BRMP)		14	8,612,475		
Economic Development Incentives		15	624,230		
GIS		15	304,987		
Guest Tax		16	1,993,756		
Juvenile Detention Center		16	1,765,378		
Parks & Recreation		17	22,689		
Landfill		17	1,235,675		
Community Services Center		18	474,276		
Opioid Settlement		18	580,238		
Non-Budgeted Funds-A		19			
Non-Budgeted Funds-B		20			
Non-Budgeted Funds-C		21			
Non-Budgeted Funds-D		22			
Non-Budgeted Funds-E		22			
Non-Budgeted Funds-F		24			
Totals		xxxxx	68,595,421	29,321,723	
Budget Hearing Notice					
Budget Hearing Notice 2					
Combined Rate and Budget Hearing		25			
Combined Rate and Budget Hearing 2					
RNR Hearing Notice					
Neighborhood Revitalization		26			

County Clerk's Use Only
Nov 1, 2025 Total Assessed Valuation

Revenue Neutral Rate 45.099

Does budget require a resolution to exceed the Revenue Neutral Rate?

YES

Assisted by:

Lewis, Hooper & Dick, LLC

Address:

PO Box 699

Garden City, KS 67846

Email:

kristins@lhd.com

Attest: _____, 2025

_____, Chairman Gerry Schultz

_____, Commissioner Vicki Germann

_____, Commissioner Larry Jones

_____, Commissioner Mike Utz

_____, Commissioner Kevin Bascue
Governing Body_____
County Clerk

MEMORANDUM

TO: County Commission
FROM: Fiscal Committee
PRESENTER: Gary Meagher, Interim County Administrator
DATE: September 2, 2025
RE: 9:10 a.m. | 2026 Budget | Eastside Sewer District No. 1 Public Hearing

INFORMATION:

The Board of County Commissioners is asked to consider and adopt the 2026 Budget for Eastside Sewer District No. 1. The Budget Certificate page summarizes the maximum levy of property tax for specific funds and the maximum expenditure for all funds of the District's budget.

1. Conduct a hearing to hear questions, concerns, and comments from the public related to the proposed 2026 Budget
2. Consider the adoption of the 2026 Budget

BACKGROUND:

The 2026 Budget Certificate was prepared using the Notice of Hearing for the 2026 budget expenditures. Eastside Sewer District No. 1 will not exceed the revenue-neutral rate of 2.534.

ALTERNATIVES:

1. Adopt the Eastside Sewer District No. 1 2026 Budget as presented with a mill levy rate of 2.533 and maximum expenditures of \$223,245.
2. Adopt a Eastside Sewer District No. 1 2026 Budget that differs from the one presented; however, Kansas statutes prohibit changes that would raise the District's total mill levy above the amount published in the Notice of Public Hearing.

RECOMMENDATION:

Staff recommends alternative 1: Adopt the Eastside Sewer District No. 1 2026 Budget as presented, with a mill levy rate of 2.533 and maximum expenditures of \$223,245.

ATTACHMENT(S):

[2026 SD #1 Budget Certificate](#)

CERTIFICATE

2026

To the Clerk of Finney County, State of Kansas

We, the undersigned, officers of

Eastside Sewer District #1

certify that: (1) the hearing mentioned in the attached publication was held;
(2) after the Budget Hearing this budget was duly approved and adopted
maximum expenditures for the various funds for the year 2026; and (3) the
Amount(s) of 2025 Ad Valorem Tax are within statutory limitations for the 2026 Budget.

		2026 Adopted Budget		
		Budget Authority for Expenditures	Amount of 2025 Ad Valorem Tax	Final Tax Rate (County Clerk's Use Only)
Table of Contents:		Page No.		
Allocation MVT, RVT, 16/20M Vehicle Tax		2		
Schedule of Transfers		3		
Statement of Indebt. & Lease/Purchase		4		
Fund	K.S.A.			
General	19-27a09	5	223,245	9,757
Debt Service	10-113			
Non-Budgeted Funds		6		
Totals	xxxxxxxxx		223,245	9,757
Budget Hearing Notice		7		County Clerk's Use Only
Combined Rate - Budget Hearing Notice				
RNR Hearing Notice				
Neighborhood Revitalization Rebate				Nov. 1, 2025 Total Assessed Valuation

Revenue Neutral Rate

2.534

Does budget require a resolution to exceed the Revenue Neutral Rate?

NO

Assisted by:

Kristin Sekavec, CPA

Lewis, Hooper & Dick, LLC

Address:

PO Box 699

Garden City, KS 67846

Email:

kristins@lhd.com

_____, Chairman Gerry Schultz

_____, Commissioner Vicki Germann

_____, Commissioner Larry Jones

_____, Commissioner Mike Utz

Attest: _____, 2025

_____, Commissioner Kevin Bascue

Governing Body

County Clerk

MEMORANDUM

TO: County Commission
FROM: Fiscal Committee
PRESENTER: Gary Meagher, Interim County Administrator
DATE: September 2, 2025
RE: 9:15 a.m. | 2026 Budget | Sewer District No. 2 Public Hearing

INFORMATION:

The Board of County Commissioners is asked to consider and adopt the 2026 Budget for Sewer District No. 2. The Budget Certificate page summarizes the maximum levy of property tax for specific funds and the maximum expenditure for all funds of the District's budget.

1. Conduct a hearing to hear questions, concerns, and comments from the public related to the proposed 2026 Budget
2. Consider the adoption of the 2026 Budget

BACKGROUND:

The 2026 Budget Certificate was prepared using the Notice of Hearing for the 2026 budget expenditures. Sewer District No. 2 will not exceed the revenue-neutral rate of 3.149.

ALTERNATIVES:

1. Adopt the Sewer District No. 2 2026 Budget as presented with a mill levy rate of 3.149 and maximum expenditures of \$68,781.
2. Adopt a Sewer District No. 2 2026 Budget that differs from the one presented; however, Kansas statutes prohibit changes that would raise the District's total mill levy above the amount published in the Notice of Public Hearing.

RECOMMENDATION:

Staff recommends alternative 1; Adopt the Sewer District No. 2 2026 Budget as presented with a mill levy rate of 3.149 and maximum expenditures of \$68,781.

ATTACHMENT(S):

[2026 SD #2 Budget Certificate](#)

CERTIFICATE

2026

To the Clerk of Finney County, State of Kansas

We, the undersigned, officers of
Finney County Sewer District #2

certify that: (1) the hearing mentioned in the attached publication was held;
(2) after the Budget Hearing this budget was duly approved and adopted
maximum expenditures for the various funds for the year 2026; and (3) the
Amount(s) of 2025 Ad Valorem Tax are within statutory limitations for the 2026 Budget.

		2026 Adopted Budget			
		Page No.	Budget Authority for Expenditures	Amount of 2025 Ad Valorem Tax	Final Tax Rate (County Clerk's Use Only)
Table of Contents:					
Allocation MVT, RVT, 16/20M Vehicle Tax		2			
Schedule of Transfers		3			
Statement of Indebt. & Lease/Purchase		4			
Fund	K.S.A.				
General	19-27a09	5	68,781	35,435	
Debt Service	10-113				
Non-Budgeted Funds		6			
Totals		xxxxxxx	68,781	35,435	
Budget Hearing Notice		7			County Clerk's Use Only
Combined Rate - Budget Hearing Notice					
RNR Hearing Notice					
Neighborhood Revitalization Rebate					Nov. 1, 2025 Total Assessed Valuation

Revenue Neutral Rate	3.149
Does budget require a resolution to exceed the Revenue Neutral Rate?	NO

Assisted by:

Kristin Sekavec, CPA
Lewis, Hooper & Dick, LLC
Address:
PO Box 699
Garden City, KS 67846
Email:
kristins@lhd.com

_____, Chairman Gerry Schultz
_____, Commissioner Vicki Germann
_____, Commissioner Larry Jones
_____, Commissioner Mike Utz
_____, Commissioner Kevin Bascue

Attest: _____, 2025

County Clerk

Governing Body

MEMORANDUM

TO: County Commission
FROM: Fiscal Committee
PRESENTER: Gary Meagher, Interim County Administrator
DATE: September 2, 2025
RE: 9:20 a.m. | 2026 Budget | Sewer District No. 3 Public Hearing

INFORMATION:

The Board of County Commissioners is asked to consider and adopt the 2026 Budget for Sewer District No. 3. The Budget Certificate page summarizes the maximum levy of property tax for specific funds and the maximum expenditure for all funds of the District's budget.

1. Conduct a hearing to hear questions, concerns, and comments from the public related to the proposed 2026 Budget
2. Consider the adoption of the 2026 Budget

BACKGROUND:

The 2026 Budget Certificate was prepared using the Notice of Hearing for the 2026 budget expenditures. Sewer District No. 3 will not exceed the revenue-neutral rate of 4.980.

ALTERNATIVES:

1. Adopt the Sewer District No. 3 2026 Budget as presented with a mill levy rate of 4.980 and maximum expenditures of \$313,366.
2. Adopt a Sewer District No. 3 2026 Budget that differs from the one presented; however, Kansas statutes prohibit changes that would raise the District's total mill levy above the amount published in the Notice of Public Hearing.

RECOMMENDATION:

Staff recommends alternative 1; Adopt the Sewer District No. 3 2026 Budget as presented with a mill levy rate of 4.980 and maximum expenditures of \$313,366.

ATTACHMENT(S):

[2026 SD #3 Budget Certificate](#)

CERTIFICATE

2026

To the Clerk of Finney County, State of Kansas

We, the undersigned, officers of
Finney County Sewer District #3

certify that: (1) the hearing mentioned in the attached publication was held;
(2) after the Budget Hearing this budget was duly approved and adopted
maximum expenditures for the various funds for the year 2026; and (3) the
Amount(s) of 2025 Ad Valorem Tax are within statutory limitations for the 2026 Budget.

		2026 Adopted Budget			
		Page No.	Budget Authority for Expenditures	Amount of 2025 Ad Valorem Tax	Final Tax Rate (County Clerk's Use Only)
Table of Contents:					
Allocation MVT, RVT, 16/20M Vehicle Tax		2			
Schedule of Transfers		3			
Statement of Indebt. & Lease/Purchase		4			
Fund	K.S.A.				
General	19-27a09	5	184,112	20,486	
Debt Service	10-113	6	129,254		
Non-Budgeted Funds		7			
Totals	xxxxxxxxx		313,366	20,486	
Budget Hearing Notice		8			County Clerk's Use Only
Combined Rate - Budget Hearing Notice					
RNR Hearing Notice					
Neighborhood Revitalization Rebate					Nov. 1, 2025 Total Assessed Valuation

Revenue Neutral Rate	4.980
Does budget require a resolution to exceed the Revenue Neutral Rate?	NO

Assisted by:

Kristin Sekavec, CPA

Lewis, Hooper & Dick, LLC

Address:

PO Box 699

Garden City, KS 67846

Email:

kristins@lhd.com

_____, Chairman Gerry Schultz

_____, Commissioner Vicki Germann

_____, Commissioner Larry Jones

_____, Commissioner Mike Utz

Attest: _____, 2025

_____, Commissioner Kevin Bascue

Governing Body

County Clerk

MEMORANDUM

TO: County Commission
FROM: Mackenzie Phillips, Development & Administrative Coordinator
PRESENTER: Mackenzie Phillips, Development & Administrative Coordinator
DATE: September 2, 2025
RE: FC2025-28 Parcel Plat - Diaz Acres Addition

INFORMATION:

The Board of County Commissioners is asked to consider and approve the Diaz Acres Addition Parcel Plat.

BACKGROUND:

Duane Palmberg with Palmberg Land Surveying Services, on behalf of the property owner, Alejandro Diaz, is requesting to plat the Diaz Acres Addition, generally located at 6850 Lyle Rd., Finney County, KS. The plat includes two lots. Lot 1 is proposed to be +/- 3 acres, and Lot 2 is +/- 2.76 acres. Both are currently vacant. Lot 2 is located within zone A of the special flood hazard area, which requires any new building constructed to comply with the floodplain regulations. The property is zoned "R-R" Rural Residential District, and the owner plans to set a house on Lot 2. A building permit must be submitted and approved before any building can be placed on the property.

A review of the 2nd submittal was conducted on August 4, 2025, and was found to meet the minimum requirements of the Finney County Subdivision and Zoning Regulations. The Planning Commission recommended approval of the parcel plat on August 21, 2025 (meeting minutes are attached).

ALTERNATIVES:

1. The Board of County Commissioners may approve the parcel plat.
2. The Board of County Commissioners may not approve the parcel plat.

RECOMMENDATION:

Staff recommends Alternative 1, approve the parcel plat.

FISCAL/POLICY IMPACT:

There is no fiscal impact.

ATTACHMENT(S):

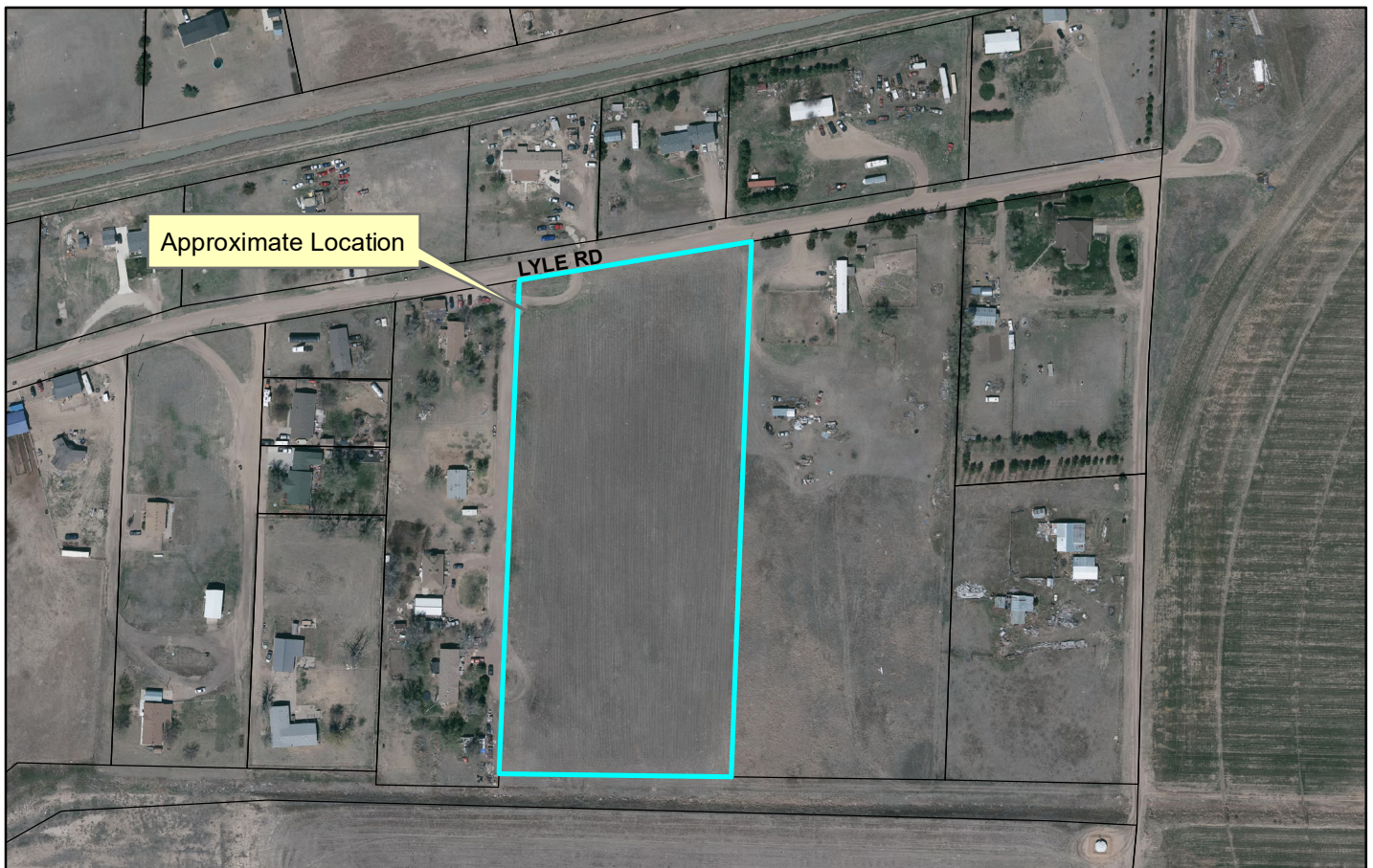
[Vicinity Map - FC2025-28.pdf](#)

[FC2025-28 PARCEL PLAT 2nd Submittal - 04Aug2025.pdf](#)

[08-PC Minutes \(FC2025-28\)-20250821.pdf](#)

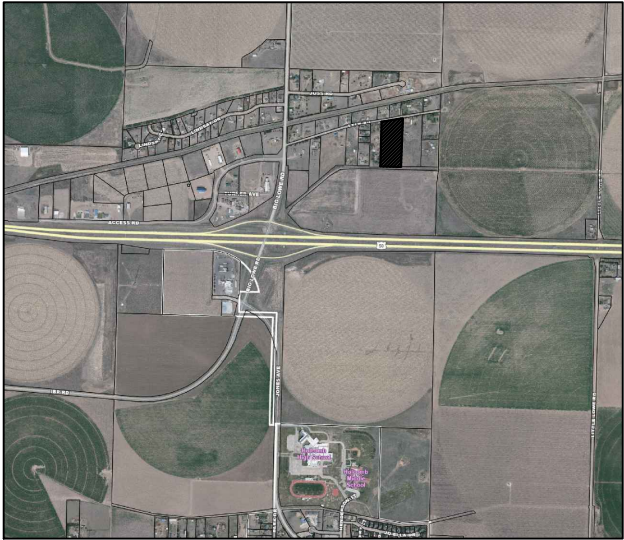


Case Number: FC2025-28
 Applicant: Palmberg Land Surveying Services
 Location: 6850 Lyle Rd., Finney County, Kansas
 Request: Approval of the Diaz Acres Addition Parcel Plat

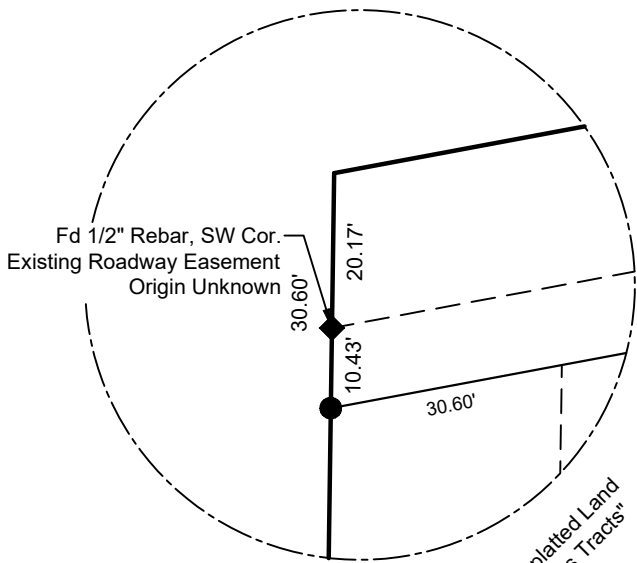


Diaz Acres Addition

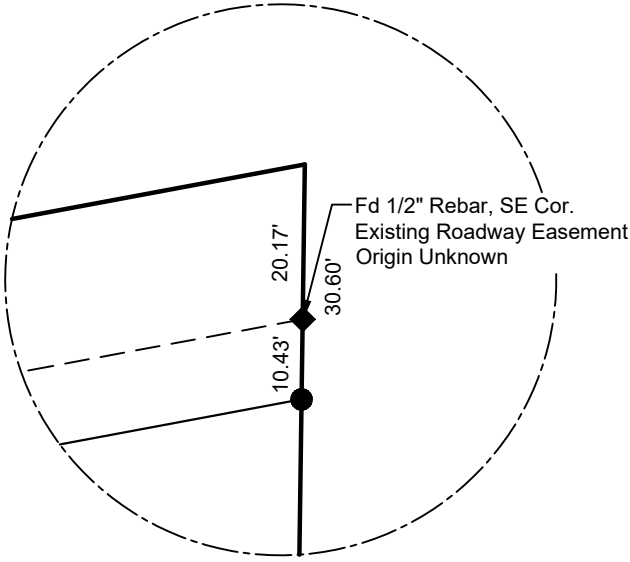
A Parcel Plat located in the Southwest Quarter of Section 31,
Township 23 South, Range 33 West in Finney County, Kansas



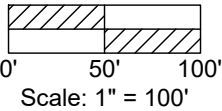
Vicinity Map
Not to Scale



Detail A
Scale: 1"=25'



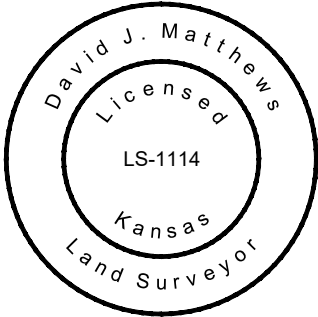
Detail B
Scale: 1"=25'



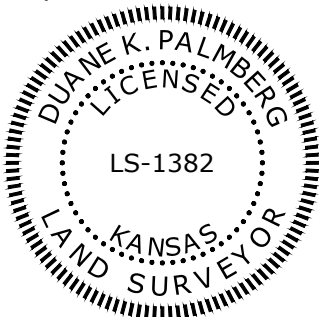
LEGEND

- Concrete Monument
- Previous Survey Points Found and Used
- Set 1/2"x24" Rebar w/Pink Plastic Cap (Palmberg PS1382)
- Not To Scale
- () Platted Distance
- { } Deed Distance

Survey Review
I, hereby certify, that this plat was reviewed by me and that it is in compliance with K.S.A. 58-2005 and the Kansas Minimum Standards for Boundary Surveys.



I hereby certify, that this drawing represents the results of a field survey completed by me on July 18, 2025.



Lot 1
Block 1
3.003 Acres

Lot 2
Block 1
2.757 Acres

Fd 1/2" Rebar
Origin Unknown

North Right-of-Way line
of Drainage Ditch No. 1

SW Cor. Monarch Estates
Fd 1/2" Rebar
Taylor LS-665

P.O.B.

Acreages

Lot 1, Block 1	3.003
Lot 2, Block 1	2.757
Dedicated R/W	0.237
Total	5.997

Zoning Regulations

This property is currently zoned "R-R", Rural Residential District and will need to follow the setbacks as outlined in the Finney County Zoning Regulations.

Page 1 of 2

Palmberg Land Surveying Services, LLC

901 W. Mary Street Garden City, KS 67846
Garden City Office (620)277-2002 Ashland Office (620)255-9530
duane@plss-ks.com www.plss-ks.com

Notes:

- Easement and Setback are Not shown by agreement with Client, unless required by Local Officials
- The Basis of Bearings is the W. Line of Monarch Estates, assumed to be N 0°48'21" E.
- Error of Closure: >1:800,000 0.00'@N 5°06'09" E

Diaz Acres Addition

A Parcel Plat located in the Southwest Quarter of Section 31,
Township 23 South, Range 33 West in Finney County, Kansas

File Name: 2025-041

Job Number: 2025-041

Date: 7/21/2025

A Parcel Plat located in the Southwest Quarter of Section 31,
Township 23 South, Range 33 West in Finney County, Kansas

Owner's Certification

EXCEPTING an easement for access road and utilities over and across the north 20 feet of the property, except and subject to all rights of way, easements, restrictions and reservations of record.

I, Alejandro Diaz, being the owner of the property described hereon, have caused the same to be surveyed and subdivided, and hereby dedicate said plat, easements and road right-of-way.

Alejandro Diaz

Notary Acknowledgment

Beginning at the Southwest corner of Monarch Estates, a subdivision located in said Southwest Quarter;
Thence on an assumed bearing of North 0°48'21" East, on the West line of said Monarch Estates, for 805.77 feet to the Northwest corner of said Monarch Estates and the centerline of Lyle Road;
Thence South 79°25'59" West, on said centerline, for 343.93 feet;
Thence South 0°48'56" West for 743.56 feet to the North right-of-way line of Drainage Ditch No. 1;
Thence North 89°51'09" East, on said North right-of-way line, for 337.35 feet to the Point of Beginning, as prepared by Duane K. Palmberg, PS1382 on July 21, 2025.

This dedication was acknowledged before me, the undersigned officer, by Alejandro Diaz, this ____ day of _____, 2025

Notary Public
for Alejandro Diaz

The Final Plat described herein has been reviewed and considered by the Holcomb - Garden City - Finney County Area Planning Commission, this ____ day of _____ 2025, and same is hereby recommended for final approval.

Deborah Oyler, Chairman

Trent Maxwell, Secretary

ACCEPTANCE OF BOARD OF COUNTY COMMISSIONERS

I, Dori Munyan, Clerk of the Board of County Commissioners of Finney County, Kansas, hereby certify that said Board on _____ day of _____, 2025, accepted on behalf of the public the forgoing described parcel of real estate, road right-of-way and public utility easements for public use.

Dori Munyan, Clerk
Board of County Commissioners

Gerry Schultz, Chairman
Board of County Commissioners

Page 2 of 2

901 W. Mary Street Garden City, KS 67846
Garden City Office (620)277-2002 Ashland Office (620)255-9530
duane@plss-ks.com www.plss-ks.com

Diaz Acres Addition

A Parcel Plat located in the Southwest Quarter of Section 31,
Township 23 South, Range 33 West in Finney County, Kansas

File Name: 2025-041

Job Number: 2025-041

Date: 7/21/2025

MINUTES

HOLCOMB - GARDEN CITY - FINNEY COUNTY AREA PLANNING COMMISSION

August 21, 2025

The Holcomb-Garden City-Finney County Area Wide Planning Commission scheduled a Public Hearing at 9:00 a.m. Thursday, August 21, 2025, in the City Commission Chambers at the City of Garden City Administrative Center located at 301 N 8th Street, Garden City, Kansas.

1. CALL TO ORDER

Chair Oyler called to order the Area Wide Planning Commission meeting at 9:00 a.m. The following Commission members were present: Vice-Chair Anliker, Member Crist, Member Crockett, Member Dick, Member Hands, Member Hanigan, Member Randall and Member Rupp. Also present were Staff Charles, Staff Presisto, Staff Thompson, Staff Phillips & Staff Jarmer.

2. APPROVAL OF MINUTES – July 17, 2025

Member Hands made a motion to approve the minutes from July 17, 2025. *Member Randall* seconded the motion. Votes were taken by yeas and nays and recorded as follows:

Anliker	Crockett	Crist	Dick	Hands	Hanigan	Oyler	Randall	Rupp
Yea	Yea	Yea	Yea	Yea	Yea	Yea	Yea	Yea

Motion passed.

3. PUBLIC COMMENT- Agenda Schedule Allowance: 30 minutes (5 minutes per spokesperson) for items not on the agenda.

OPEN PUBLIC COMMENT
CLOSED PUBLIC COMMENT

4. GENERAL STAFF REPORT AND UPDATE

Staff Thompson presented the General Staff Report, copies of which are available through the Neighborhood & Development Services office.

5. SUBMITTAL OF EXHIBITS FOR THE RECORD

- Finney County Zoning Regulations, Garden City Zoning Regulations and City of Holcomb Zoning Regulations all as amended.**
- Finney County, City of Garden City, and City of Holcomb Subdivision Regulations all as amended**
- Finney County, City of Garden City, and City of Holcomb Comprehensive Plans all as amended**
- All Visual Aid Presentations with Aerial Maps, Site Plans, and Plats**
- All application files in their entirety including Staff Reports**

6. OLD BUSINESS

7. NEW BUSINESS

FC2025-28: Duane Palmberg, Palmberg Land Surveying Services has filed a parcel plat application for the Diaz Acres Addition parcel plat for the property generally located at 6850 Lyle Road, Finney County, KS on behalf of Alejandro Diaz.

Staff Jarmer- Presented Staff Report.

Member Rupp-It says a special flood hazard area. That's not a flood zone, what is the difference?

Staff Phillips- It's still the same thing. The official term is special flood zone hazard area. We reference it a of times as a flood zone instead of the whole long term that that is.

Duane Palmberg- The reason it is there is because the south side of this property is a ditch. In the same point, if we have an issue that this lot is going to flood, Holcomb is already in trouble.

MEMBER DICK MADE A MOTION TO RECOMMEND APPROVAL OF THE DIAZ ACRES PARCEL PLAT PER STAFF RECOMMENDATION ALTERNATIVE ONE. MEMBER RUPP SECOND THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

Anliker	Crockett	Crist	Dick	Hands	Hanigan	Oyler	Randall	Rupp
Yea	Yea	Yea	Yea	Yea	Yea	Yea	Yea	Yea

Motion passed.

8. REPORT OF THE PLANNING SECRETARY

COMMISSION MEMBER REPORTS

9. ADJOURN

The meeting was adjourned at 9:30 A.M.

Trent Maxwell
Aleecya Charles
John Presisto
Daunte Thompson

Secretary

Deborah Oyler
Jeana Anliker

Chair
Vice-Chair



MEMORANDUM

TO: County Commission
FROM: Mackenzie Phillips, Development & Administrative Coordinator
PRESENTER: Mackenzie Phillips, Development & Administrative Coordinator
DATE: September 2, 2025
RE: FC2025-25 Parcel Plat - Johnson Rental Addition

INFORMATION:

The Board of County Commissioners is asked to consider and approve the Johnson Rental Addition Parcel Plat.

BACKGROUND:

Duane Palmberg with Palmberg Land Surveying Services, on behalf of the property owners, Stuart and Martina Johnson, is requesting to plat the Johnson Rental Addition. The property is generally located at 1525 Upland Rd., Finney County, KS, and is zoned "M-R" Medium Density Residential District. The parcel plat contains one lot and is +/- 19.88 acres. There are currently 24 multi-family residential buildings on the property. The owners intend to plat this portion of the property to sell off the apartment complex separately from the vacant land to the east.

A review of the 2nd submittal was conducted on August 10, 2025, and was found to meet the minimum requirements of the Finney County Subdivision and Zoning Regulations. The Planning Commission recommended approval of the parcel plat on August 21, 2025 (meeting minutes are attached).

ALTERNATIVES:

1. The Board of County Commissioners may approve the parcel plat.
2. The Board of County Commissioners may not approve the parcel plat.

RECOMMENDATION:

Staff recommends Alternative 1, approval of the parcel plat.

FISCAL/POLICY IMPACT:

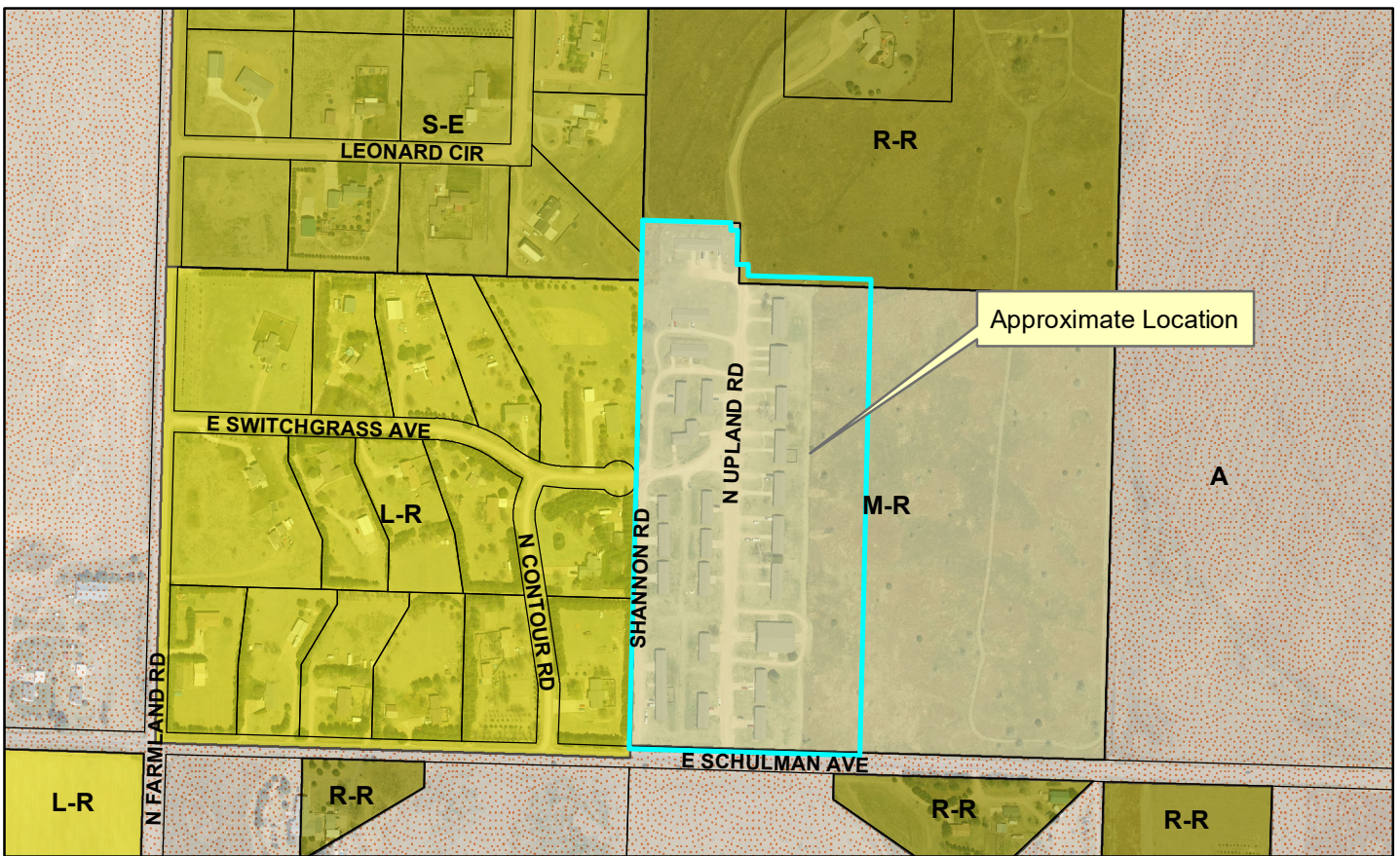
There is no fiscal impact

ATTACHMENT(S):

[Vicinity Map - FC2025-25.pdf](#)

[FC2025-25 PARCEL PLAT 2nd Submittal- 04Aug2025.pdf](#)

[08-PC Minutes \(FC2025-25\)-20250821.pdf](#)

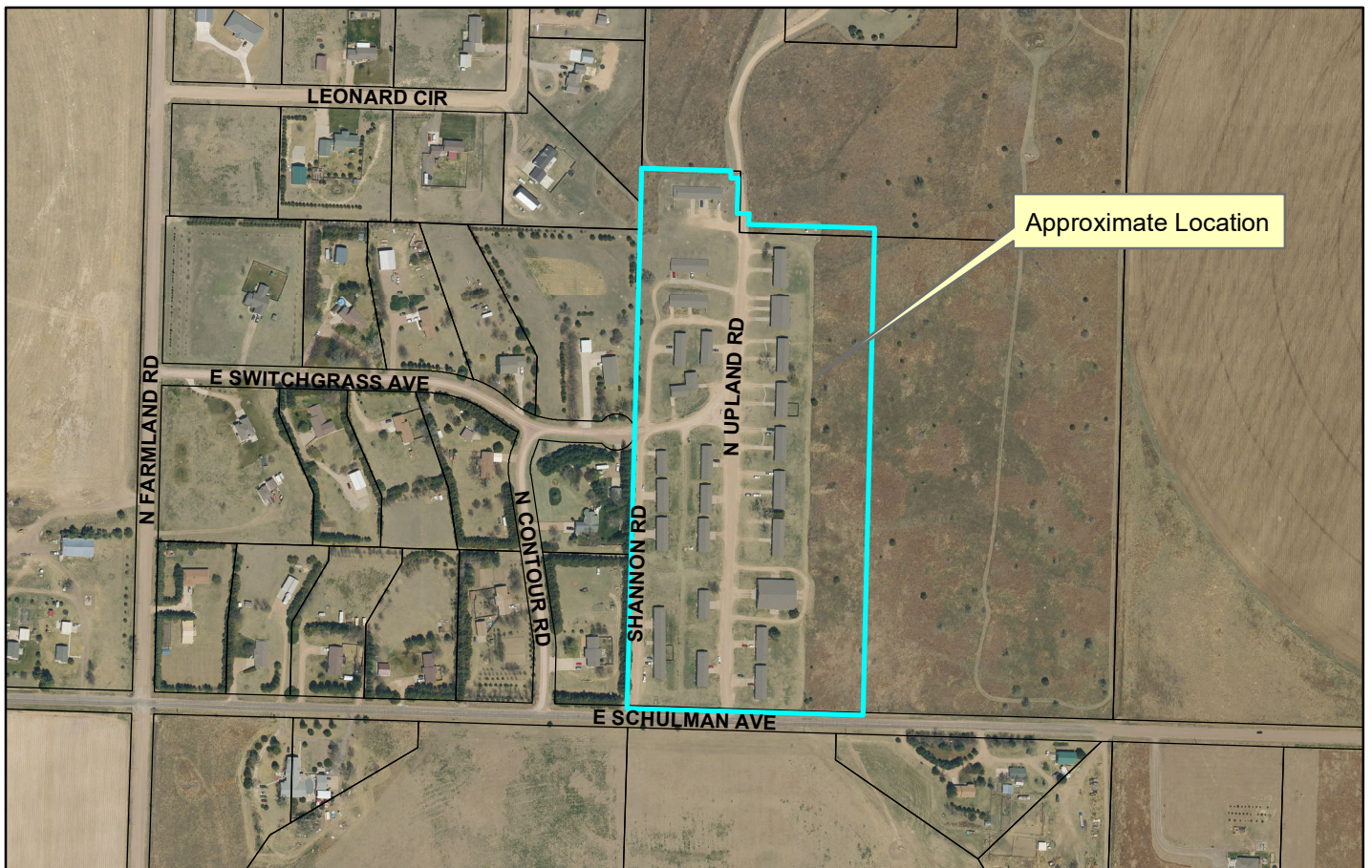


Case Number: FC2025-25

Applicant: PLSS, LLC

Location: 1525 Upland Rd., Finney County, Kansas

Request: Approval of the Johnson Rental Addition Parcel Plat



MINUTES

HOLCOMB - GARDEN CITY - FINNEY COUNTY AREA PLANNING COMMISSION

August 21, 2025

The Holcomb-Garden City-Finney County Area Wide Planning Commission scheduled a Public Hearing at 9:00 a.m. Thursday, August 21, 2025, in the City Commission Chambers at the City of Garden City Administrative Center located at 301 N 8th Street, Garden City, Kansas.

1. CALL TO ORDER

Chair Oyler called to order the Area Wide Planning Commission meeting at 9:00 a.m. The following Commission members were present: Vice-Chair Anliker, Member Crist, Member Crockett, Member Dick, Member Hands, Member Hanigan, Member Randall and Member Rupp. Also present were Staff Charles, Staff Presisto, Staff Thompson, Staff Phillips & Staff Jarmer.

2. APPROVAL OF MINUTES – July 17, 2025

Member Hands made a motion to approve the minutes from July 17, 2025. *Member Randall* seconded the motion. Votes were taken by yeas and nays and recorded as follows:

Anliker	Crockett	Crist	Dick	Hands	Hanigan	Oyler	Randall	Rupp
Yea	Yea	Yea	Yea	Yea	Yea	Yea	Yea	Yea

Motion passed.

3. PUBLIC COMMENT- Agenda Schedule Allowance: 30 minutes (5 minutes per spokesperson) for items not on the agenda.

OPEN PUBLIC COMMENT
CLOSED PUBLIC COMMENT

4. GENERAL STAFF REPORT AND UPDATE

Staff Thompson presented the General Staff Report, copies of which are available through the Neighborhood & Development Services office.

5. SUBMITTAL OF EXHIBITS FOR THE RECORD

- Finney County Zoning Regulations, Garden City Zoning Regulations and City of Holcomb Zoning Regulations all as amended.**
- Finney County, City of Garden City, and City of Holcomb Subdivision Regulations all as amended**
- Finney County, City of Garden City, and City of Holcomb Comprehensive Plans all as amended**
- All Visual Aid Presentations with Aerial Maps, Site Plans, and Plats**
- All application files in their entirety including Staff Reports**

6. OLD BUSINESS

7. NEW BUSINESS

FC2025-25: Duane Palmberg, Palmberg Land Surveying Services has filed an application for the Johnson Rental Addition parcel plat for the property generally located at 1525 Upland Road, Finney County, KS, at the request of Stuart and Martina Johnson.

Staff Phillips- Presented Staff Report.

Duane Palmberg, Palmberg Land Surveying, Representative for Applicant- I did get it resubmitted and approved (site plan review).

MEMBER HANIGAN MADE A MOTION TO RECOMMEND APPROVAL OF THE JOHNSON ADDITION PER STAFF RECOMMENDATION ALTERNATIVE ONE. VICE-CHAIR ANLIKER SECOND THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

Anliker	Crockett	Crist	Dick	Hands	Hanigan	Oyler	Randall	Rupp
Yea	Yea	Yea	Yea	Yea	Yea	Yea	Yea	Yea

Motion passed.

8. REPORT OF THE PLANNING SECRETARY

COMMISSION MEMBER REPORTS

9. ADJOURN

The meeting was adjourned at 9:30 A.M.

Trent Maxwell	Secretary
Aleecya Charles	
John Presisto	
Daunte Thompson	

Deborah Oyler	Chair
Jeana Anliker	Vice-Chair

MEMORANDUM

TO: County Commission
FROM: Gary Meagher, Interim County Administrator
PRESENTER: Larry Brungardt, Interim Public Works Coordinator
DATE: September 2, 2025
RE: 2025 Vehicle & Equipment Auction Items

INFORMATION:

The Board of County Commissioners is asked to consider and approve the list of vehicles and equipment to list for auction in 2025.

BACKGROUND:

The Interim County Administrator, elected officials, and department heads have reviewed their respective inventories and have determined that there is a need to hold a 2025 Finney County Auction for vehicles and equipment.

On June 20th, 2022, the Board of County Commissioners adopted Resolution 31-2022 establishing policy and procedures for the disposition of surplus property. In accordance with Resolution 31-2022, the following procedure has occurred for the 2025 vehicle and equipment auction:

1. Each elected official, department head, or designee for either has determined whether property assigned to their department is deemed as surplus.
2. The Interim County Administrator has ensured that the property declared as surplus by the departments is made available to other County departments.
3. The surplus property has been deemed not desirable by the other County departments.
4. The approximate value has been determined for each item and is shown on the attached auction item list.
5. The Interim County Administrator has determined that the most efficient and economical method to maximize returns will be to offer the property through auction on the Gavel Roads Online Auction website.

In accordance with K.S.A. 19-211(b), the Board of County Commissioners, by unanimous vote, may sell or dispose of property that is no longer required and has a value not to exceed \$50,000. If approved, notice of the Board's intent to dispose of such property shall be published at least two times in the official county newspaper. Such notice shall include the time, place, and conditions of such sale or disposition.

ALTERNATIVES:

1. The Board of County Commissioners may approve the list of items for the 2025 Finney County Auction for vehicles and equipment, and authorize the Interim County Administrator to sign the contract with Gavel Roads Online Auction.
2. The Board of County Commissioners may not approve the list of items for the 2025 Finney

County Auction for vehicles and equipment, and provide staff with further direction.

RECOMMENDATION:

Staff recommends Alternative 1, approve the list of items for the 2025 Finney County Auction for vehicles and equipment, and authorize the Interim County Administrator to sign the contract with Gavel Roads Online Auction.

ATTACHMENT(S):

[2025 Auction List - Vehicles Equipment.pdf](#)

[RESOLUTION 31-2022 Policy for Disposition of Surplus Property with ExhibitA - signed.docx.pdf](#)

[KSA 19-211.pdf](#)

[Gavel Roads - Finney County 2025 Auction](#)

Year	Make	Model	Department	VIN	Estimated Value	Mileage
2002	FORD F-250	4X2 PICKUP	PW	1FTNF20L02EA91691	\$4,350	200316.5
2002	FORD F-250	4X2 PICKUP	PW	1FTNF20L42EA91693	\$4,350	237747.5
2002	FORD F250	PICKUP	PW	1FTNF20L92EA91690	\$4,350	190624.5
2003	HONDA CRV	CRV	Not in operation; awaiting auction	JHLRD78873C004423	\$2,575	92212.0
2005	CHRYSLER	SEBRING	Not in operation; awaiting auction	1C3EL56RX5N637816	\$1,925	116005.0
2005	FORD PICKUP	TRUCK	PW	1FTNF21545EA34902	\$5,650	229671.0
2008	CHEVY	Malibu	Not in operation; awaiting auction	1G1ZT58N68F101962	\$1,500	37363.0
2010	Ford F250	Pickup	PW	1FTNF2B57AEA49869	\$4,000	193393.5
2010	Chevy 1500	Pickup	PW	1GCSKSE33AZ215564	\$4,000	153116.0
2010	Ford	F250	PW	1FTNF2B55AEA49868	\$8,250	165802.5
2012	Ford F250	Pickup	PW	1FT7W2B61CEC99029	\$8,250	209877.0
2012	Chevrolet	Impala	Sheriff	2G1WF5E34C1252991	\$1,500	90947.0
2014	Ford	E450 Mini Bus	JDC	1FDFE4FS8EDA99061	\$4,184	117615.0
2017	Dodge	Durango	Sheriff	1C4SDJFT3HC820474	\$11,500	117515.0
2017	Dodge	Durango	Sheriff	1C4SDJFT5HC820475	\$11,500	95351.0
2017	Dodge	Durango	Sheriff	1C4SDJFT9HC820477	\$11,500	120014.0
2017	Dodge	Durango	Sheriff	1C4SDJFT1HC820473	\$11,500	115641.0
2017	Dodge	Grand Caravan	Youth Services	2C4RDGCG9HR573851	\$5,000	74266.0
2017	FORD	Fusion	Youth Services	3FA6P0HDXHR156660	\$6,000	70585.7
2018	Dodge	Durango	Sheriff	1C4SDJFT5JC385351	\$11,750	87160.0
2018	Dodge	Durango	Sheriff	1C4SDJFT6JC383799	\$11,750	143828.0
2018	Dodge	Durango	Sheriff	1C4SDJFT2JC393441	\$11,750	87227.0
2018	Dodge	Durango	Sheriff	1C4SDJFT3JC385350	\$11,750	117929.0
2018	Dodge	Durango	Sheriff	1C4SDJFT4JC393442	\$11,750	95067.0
2019	Ford	F150	Sheriff	1FTEW1P42KKE23351	\$19,750	81373.8
2003	FORD	EXPEDITION	PW	1FMPU16LX3LB66728	\$2,050	157327.0
		203 Bomag BW115	PW	A091C44145		2659
		Ferguson Pneumatic Roller	PW	680		50853
		Rivinuiss SP/Equip-219 W/517	PW	5RDH-91214		N/A
		1991 Flaherty Spreader	PW	31856		3185
		1994 Motorgrader 140G CAT	PW	72V16750		5521.7
		Gehl Skid Steer Loader	PW	14501		2453
		Bearcat Crack Sealer	PW	21497		3891

RESOLUTION 31-2022

A RESOLUTION ESTABLISHING A POLICY AND PROCEDURE
FOR DISPOSITION OF SURPLUS PROPERTY

Be it resolved by the Board of Commissioners of Finney County, Kansas:

WHEREAS, THE Board of county Commissioners of Finney County has determined the need to establish guidelines for disposition of surplus property, pursuant to the authority granted in K.S.A. §19-211(b).

NOW THEREFORE BE IT RESOLVED BY TH THE Board of County Commissioners of Finney County, Kansas, that:

1. A policy and procedure for disposition of surplus property for Finney County, Kansas is hereby adopted by the Board of County Commissioners as set forth in Exhibit A attached hereto and made a part hereof by reference.
2. The policy and procedure adopted hereunder shall become effective upon passage of this Resolution.

ADOPTED this 30th day of June, 2022.

Lon E Pishny

Lon Pishny, Chairman

Dave Jones

Dave Jones, Commissioner

Bob Kreutzer

Bob Kreutzer, Commissioner

Larry Jones

Larry Jones, Commissioner

- ABSENT -

Duane Drees, Commissioner



ATTEST:

Dori J. Munyan

Dori J. Munyan, County Clerk

EXHIBIT A

- I. **Purpose.** This policy establishes guidelines for the identification and disposition of surplus property, including personal and real property owned by Finney County, Kansas
- II. **Policy Statement.** Real and personal property of Finney County represents a considerable investment of public funds. Procedures and safeguards provided herein are designed to encourage efficient utilization of property, establish managerial control, and provide for the efficient disposition of property deemed as surplus in accordance with this policy or other applicable restrictions governing the disposition of such property.
- III. **Definitions.**
 - a. Surplus Property: Real or personal property owned by Finney County that is no longer needed due to changing service requirements, damage, or wear.
 - b. Personal Property: Moveable items including equipment, vehicles, machinery, furniture, fixtures, tools, or other moveable, physical goods.
 - c. Real Property: Real estate including land, easements, buildings, improvements to land and related permanent, immovable assets affixed to the land.
- IV. **Procedures.**
 - a. Personal Property:
 - i. Each Elected Official, Department Head, or designee for either will determine whether property assigned to their department is no longer of use. When this is determined, the County Administrator will be notified. The County Administrator shall determine how the County property was acquired and whether a transfer or disposition is subject to any restrictions due to the original source of funding. Examples include, but are not limited to, federal or state grant requirements or other statutory constraints.
 - ii. The County Administrator will ensure that property declared surplus by the departments is made available to other County departments before sale or disposal in order to obtain the maximum economic benefit from such property.
 - iii. If surplus property is not desirable to other County Departments, the County Administrator or designee will determine the value of the property in order to establish its status relative to this policy.
 - iv. Once the value is established, personal property may be disposed of through the most efficient and economical method to maximize returns including, but not limited to, auction, trade-

- in, negotiated sale, sealed bid fixed price, negotiated bid, or any other method of sale deemed most beneficial to the County.
 - v. In the event that surplus is deemed to have no monetary value, the property may be disposed of in any manner which the Administrator deems appropriate.
 - vi. The manner of disposition of personal property which is valued at \$10,000.00 or more shall be determined by the Board of County Commissioners. Notification of the sale shall be provided to the public and shall include the method of disposition and a description of the property to be sold.
 - vii. Disposition of personal property valued at less than \$10,000.00 shall be determined by the County Administrator in a manner deemed most beneficial to the County. Notification of the sale shall be provided to the public and shall include the method of disposition and a description of the property sold.
- b. Real Property
- i. Disposition of real property shall be approved by the Board of County Commissioners. The County Administrator shall be responsible for obtaining the current appraised value of the real property and shall gather and retain information regarding the location and size of the property, zoning and any restrictions, covenants, encumbrances, etc. that remain attached to the property.
 - ii. All contracts, deeds, and related instruments or documents shall be prepared by County Counsel.
 - iii. Real property may be disposed of through negotiated sale, sealed bid, fixed price, or any other method of disposition deemed in the best interest of the County.
 - iv. The Board of Commissioners shall approve all deeds and related documents.
 - v. Notification of the sale shall be provided to the public and shall include the method of disposition and description of the property to be sold. Such notification shall be posted on the County's web-site.
 - vi. Upon disposition of real property, all deeds and related documents shall be filed in the County Register of Deeds Office.
- c. Public Notice. Public Notice of the disposition of real and personal property shall be made in a manner dependent upon the method of sale, including, but not limited to, posting on the County's web-site, publication in the official county newspaper, or any other mechanism deemed appropriate to allow public participation or notification. Such

notice shall include the manner of disposition and a description of the property.

- d. Donations of County-owned property shall require approval of the Board of County Commissioners. Upon approval, notification of the donation shall include a description of the property, recipient, date of transfer, and established fair market value.
- e. Conflicts of Interest. County employees shall be permitted to participate as buyers in the competitive sale of surplus property. Consistent with ethical conduct, County employees shall not take advantage to gain personal benefit from such transactions.
- f. Exceptions. Exceptions not defined within this policy shall be evaluated by the Board of County Commissioners on an individual basis.
- g. Compliance with Applicable Law. In all cases, disposition of county property, real or personal, shall be subject to and comply with K.S.A. §19-211, as amended, and any other applicable statute or law.

19-211. Sale or disposition of county property; public notice; election, when; publication of certain sales; contracts for sale; lease-purchase agreements; exceptions. (a) Except as provided in subsection (b):

(1) Except for any property belonging to a county law enforcement department and as otherwise provided in this section, no property, the value of which is more than \$50,000, belonging to any county shall be sold or disposed of by any board of county commissioners without a unanimous vote of such commissioners and public notice of such sale or disposition. Such notice shall state the time or date of the sale or disposition or the date after which the property will be offered for sale or disposal, the place of the sale or disposition and the terms and conditions of the sale or disposition. Such notice shall be published at least once each week for three consecutive weeks prior to the sale or disposition in the official newspaper of the county. The property shall be sold or disposed of publicly, in the manner deemed prudent by the board of county commissioners, to the person or entity tendering the highest and best bid as determined by the board. The board of county commissioners shall have the right to reject any or all bids.

If, within 45 days after the first publication of the notice of sale or disposition a petition signed by not less than 2% of the qualified electors of the county is filed with the county election officer, such property shall not be sold or disposed of unless the proposition of sale or disposal of such property is submitted to a vote of the electors of the county at a question submitted election called therefor. The election shall be called, noticed and held in the manner provided by K.S.A. [10-120](#), and amendments thereto, or at a general election. If a majority of the votes cast at any such election authorizes any sale or disposition, such sale or disposition shall be made upon the notice hereinbefore prescribed by publication, to the person or entity tendering the highest and best bid, as determined by the board. The board of county commissioners shall have the right to reject any or all bids.

(2) If the board of county commissioners rejects all bids or if no bids are received, the board may proceed to sell or dispose of the property publicly, in the manner deemed prudent by the board, to the person or entity tendering the highest and best bid or offer as determined by the board. If the notice of sale or disposition has been previously published in the manner set forth in subsection (a), no further notice of sale shall be published before the property is sold or disposed of pursuant to this subsection. When property of the county is sold or disposed of pursuant to this subsection, the board shall cause to be published as a part of the statement required by K.S.A. [19-227](#), and amendments thereto, a detailed account of such sale or disposition which shall list such property, the person who acquired the property and the purchase price.

(3) If the value of the property does not exceed \$1,000, such notice by publication shall not be required prior to the sale or disposition of such property. When property of the county having a value of more than \$50 but not more than \$1,000 is sold or disposed of, the board of county commissioners shall cause to be published as a part of the statement required by K.S.A. [19-227](#), and amendments thereto, a detailed account of such sale or disposition which shall list such property, the person who acquired the property and the purchase price.

(4) Upon a finding by the board that any property is no longer required, or cannot prudently be used for public purposes of the county, the board, by a unanimous vote, may sell or dispose of such property, the value of which does not exceed \$50,000, by public or private sale or by negotiation, as determined by the board. Notice of the board's intent to sell or dispose of such property shall be published at least two times in the official county newspaper. Such notice shall include the time, place and conditions of such sale or disposition.

(5) The board, by unanimous vote, may sell or dispose of any real property interest belonging to the county, including any interest derived through dedication, plat, condemnation, reversion, abandonment, reservation or tax foreclosure, which the board determines, after notice and public hearing, to be surplus property not required for public use, and to be unmarketable property. Such property interest may be sold or disposed of by the county by the adoption of a resolution providing that the interest of the county shall be vacated and transferring by quitclaim, without benefit of warranties of title, whatever right, title or interest the county has or may have in the property. The resolution shall provide for the reservation to the county and the owners of any lesser property rights for public utilities, the rights-of-way and easements for public service facilities which are in existence and in use across the property. Upon adoption of the resolution, the property interests vacated and conveyed shall revert to and vest in the owners of the real estate immediately abutting thereon, in proportion to the frontage of such land, except in cases where such land may have been acquired for public use in a different proportion, in which event it shall revert and vest in the owner of the adjoining real estate in the same proportion that it was acquired.

Following the adoption of the resolution, the county clerk shall record the conveyance upon the transfer records of the county and shall cause a notice of the transfer to be published at least two times in the official county newspaper and to be sent by certified mail to each owner of the adjoining real estate to whom the property is being transferred, at the address where the owner's tax statement is sent. A copy of the transfer and the notice shall be recorded with the register of deeds of the county, and no fee shall be charged by the county clerk or the register of deeds recording the transfer.

(6) In the event of any sale or disposition of real property pursuant to the authority under this section, the board, in its discretion, may enter into and execute contracts for sale or lease-purchase agreements for a term of not more than five years.

(b) (1) In lieu of following the procedures established in subsection (a), a county commission may adopt a resolution establishing an alternate methodology for the disposal of property. Such alternate methodology for the disposal of property shall contain, at a minimum, procedures for:

(A) Notification of the public of the property to be sold;

(B) describing the property to be sold; and

(C) the method of sale, including, but not limited to, fixed price, negotiated bid, sealed bid, public auction or auction or any other method of sale which allows public participation.

(2) Any methodology for the disposal of property established pursuant to this subsection may contain different procedures for real property and personal property.

(c) The provisions of this section shall not apply to or restrict the conveyance of real property by any county to the state of Kansas, the title to which was previously conveyed to such county by the state of Kansas.

(d) The provisions of this section shall not apply to or restrict the conveyance of real property by any county to a nonprofit corporation organized under the laws of Kansas if such real property is acquired and conveyed by the county for the purpose of development of an industrial or business park on such real property comprised of businesses engaged in: (1) Manufacturing articles of commerce; (2) conducting research and development; or (3) storing or processing goods or commodities. If the real property is to be conveyed for an amount which is less than the amount the county paid to acquire such property, the board of county commissioners shall publish a notice of its intent to convey such property. The notice shall include a description of the property, the cost of acquiring the property and the amount for which such property is to be conveyed. Such notice shall be published once each week for three consecutive weeks in the official county newspaper. If, within 45 days after the first publication of such notice a petition signed by not less than 2% of the qualified electors of the county is filed with the county election officer, such property shall not be conveyed unless the proposition of sale or disposal of such property is submitted to and approved by a majority of the qualified voters of the county at an election called therefor. The election shall be called, noticed and held in the manner provided by K.S.A. [10-120](#), and amendments thereto, or at a general election.

(e) The provisions of this section shall not apply to or restrict the conveyance of real property by any county to a port authority if such real property is acquired and conveyed by the county for the purpose of development of an industrial, commercial or business park on such real property. The board of county commissioners shall publish a notice of its intent to convey such property. The notice shall include a description of the property, the cost of acquiring the property and the amount for which the property is to be conveyed. Such notice also shall include the time and date of the public hearing at which the board proposes to consider the conveyance of such property. Such notice shall be published at least once in the official county newspaper. Following the public hearing, the board of county commissioners may convey such property.

(f) Whenever it is required by this section that the board of county commissioners approve a sale or disposition of property by unanimous vote and a county has a five-member board, such board may approve a sale or disposition of property by a $\frac{4}{5}$ majority.

(g) The provisions of this section shall not apply to the conveyance of property pursuant to K.S.A. [2-1319](#), and amendments thereto.

(h) The provisions of this section shall not apply to the conveyance of any real property when such real property is located within a redevelopment district established in Labette county pursuant to K.S.A. [19-4901](#) et seq., and amendments thereto.

History: L. 1871, ch. 74, § 7; R.S. 1923, 19-211; L. 1953, ch. 138, § 1; L. 1957, ch. 160, § 1; L. 1977, ch. 86, § 1; L. 1978, ch. 89, § 1; L. 1985, ch. 95, § 1; L. 1987, ch. 96, § 1; L. 1989, ch. 82, § 1; L. 1993, ch. 198, § 1; L. 1994, ch. 80, § 2; L. 2004, ch. 77, § 1; L. 2009, ch. 85, § 1; July 1.



12140 W K-42 Hwy
Wichita, KS 67227
316-425-7732
www.gavelroads.com

Consignor: Finney Co. Public Works Auction Date: TBD

Contact Name: Brandon Roberts Phone: 620-272-3690

Street Address: 101 W. Maple City: Garden City

Email: broberts@finnecounty.org State: KS Zip Code: 67846

Item Location: 201 W. Maple City: Garden City Zip: 67846

Lot #	DESCRIPTION OF ITEM CONSIGNED	NO SALE FEE	COMMISSION	MINIMUM
22602	2018 Dodge Durango #18 vin 1C4SDJFT3JC385850		0%	
22603	2017 Dodge Durango #33 VIN 1C4SDJFT5HC820475		0%	
22604	2017 Dodge Durango VIN 1C4SDJFT3HC820474		0%	
22605	2012 Chevy Lumina VIN 2G1WF5E34C1252991		0%	
22606	2018 Dodge Durango VIN 1C4SDJFT6JC383799		0%	
22607	2017 Dodge Durango #36 VIN 1C4SDJFT9HC820477		0%	
22608	2017 Dodge Durango #11 VIN 1C4SDJFT1HC820473		0%	
22609	2018 Dodge Durango #23 VIN 1C4SDJFT2JC393441		0%	
22610	2018 Dodge Durango #28 VIN 1C4SDJFT5JC385351		0%	
22611	2018 Dodge Durango #21 VIN 1C4SDJFT4JC393442		0%	
22612	2019 Ford F-150 #42 VIN 1FTEW1P42KKE23351 Bad Cam		0%	
22613	2014 Ford E-450 Passe van #30 VIN 1FDFE4F58EDA99061		0%	
22614	2016 Ford Fusion VIN 3FA6P0HDXHR156660		0%	
22615	2016 Dodge Caravan VIN 2C4RDGCG9HR573851		0%	
22616	Ford F-250 #119 VIN 1FT7W2B61CEC99029		0%	
22617	2010 Chevy #115 VIN 1GCSKSE33AZ215564		0%	
22618	2001 Ford F-250 #111 VIN 1FTNF20L92EA91690		0%	
22619	2009 Ford F-250 #132 VIN 1FTNF2B57AEA49869		0%	
22620	2003 Ford Expedition VIN 1FMPU16LX3LB66728		0%	
22621	2005 Chrysler Sebring VIN 1C3EEL56RX5N637816		0%	
22622	2001 Ford F-250 #113 VIN 1FTNF20L02EA91691		0%	

I commission you to sell the items listed above and additional sheets if necessary to the highest bidder by online auction. I certify that I am the representative/owner of the above listed goods, merchandise, and/or property and have good title and the right to sell and that they are free from all incumbrances. I agree to accept all responsibility for providing merchantable title and for delivery of title to the purchaser. I agree to hold harmless the auctioneers against any claims of the nature referred to in this agreement.

X

Seller's Representative

X JON FRANCIS

Gavel Roads' Representative

MEMORANDUM

TO: County Commission
FROM: Deyna Ontiveros Interim Director of Health Department
PRESENTER: Deyna Ontiveros Interim Director of Health Department
DATE: September 2, 2025
RE: Health Department Staff Retreat

INFORMATION:

Date: September 18th and 19th

Location: Clarion Inn Banquet Center, Garden City, Ks.

Theme: Stronger together, Unity, Communication and Collaboration

Objective: The retreat will provide an opportunity for our team to rejuvenate our dedication to Public Health!

To ensure that all staff members can fully engage in the retreat without distractions, staff request closing the clinic for the two days. This temporary closure will allow the entire team to participate facilitating a more meaningful and impactful experience. We will communicate the closure to our clients in advance and provide them with alternative scheduling options to ensure that their needs are met.

BACKGROUND:

The retreat is funded under our Workforce Development Grant (WDG 2023-2027) which focuses on improving local health agencies workforce, foundational capabilities, and data infrastructure.

ALTERNATIVES:

1. Approve closing FCHD for the Public Health retreat on September 18th & 19th
2. Do not approve closing FCHD for the Public Health retreat on September 18th & 19th

RECOMMENDATION:

Staff Recommends Alternative 1; approve closing the Finney County Health Department for the Public Health retreat on September 18th & 19th.

FISCAL/POLICY IMPACT:

The retreat is budgeted at 10,000 under the Workforce Development Grant.

ATTACHMENT(S):

[Save the Date Staff Retreat 2025](#)

[Staff Retreat Agenda 2025](#)

SAVE
THE
DATE!



***Finney County Health Department
Staff Retreat: Stronger Together:
Unity, Communication, Collaboration!***

September 18 and 19, 2025

8am - 4 pm

Clarion Inn

Banquet Center

Garden City, Kansas

Please RSVP hrivera@finneycounty.org

Finney County Health Department Staff Retreat

Location: Clarion Inn Banquet Center, Garden City, KS

Theme: Stronger Together: Unity, Communication, Collaboration!

Objective: The retreat will provide an opportunity for our team to rejuvenate our dedication to public health.

Detailed Agenda

Please note: Mid morning snack will be brought out at around 9:15 am

Mid afternoon snack will be brought out at about 2pm

We will take mini stand-up/stretching breaks about every 45 – 50 minutes, breaks are built into sessions by the speakers.

Thursday, September 18, 2025

8:00 am – 8:30 am Ice Breaker/Opening Comments: *Hector/Committee/*

8:30 am-9:30 am Livewell Social Determinants of Health Applying our Strengths Practically
Speaker: *Hector Rivera, FCHD.*

9:30 – 10:30 Break and Team Building Activity (Jeopardy)

10:30 – 11:30 Foundations of public Health (Topic TBD)

11:30 am-12:30 pm Networking lunch

12:30 pm-1:30 pm Applying our Strengths Practically
Speaker: *Hector Rivera, FCHD.*

2:30 pm-3:30pm Flourish Herbals Team Building Activity

3:30 pm-4:00pm Recap Committee (Hector)

Friday, September 19, 2025

Please note: Mid morning snack will be brought out at around 9:15 am

Mid afternoon snack will be brought out at about 2pm

We will take mini stand-up/stretching breaks about every 45 – 50 minutes, breaks are built into sessions by the speakers.

8:00 am – 8:15 am Ice Breaker/Opening Comments

Speaker: *Hector/Committee*

8:15 am – 9:15 am A Call for Unity and Collaboration: Making Our Team Stronger

Speaker: Admin/Commissioners

9:15 am – 9:30 am **Snack/Team Building Activity**

9:30 – 11:30 am **Topic:** *Current Landscape, Emerging Trends, and Future Outlook in Public Health & Environmental Services.*

Speakers: *Ashley Goss*, Deputy Secretary for Public Health, KDHE

Toni Irvin, Public Health Nurse Specialist, Local Public Health Program, KDHE

11:30 am-12:30 pm Networking lunch

12:30 pm - 1:30 pm Kelly/Human Resources: Benefits

1:30 pm – 2:00 pm Team/Morale Building Activities

2:00 pm –2:30 pm Snack/Team/Morale Building Activity

2:30pm – 3:30 pm De-escalation and Stress Reduction Tools and Techniques through Art

Speaker: *Valerie Smith*, LPC, Intentional Talk Therapy

3:30 pm - 4:00 pm RE-Capp/Closing: Takeaways, commitments. Committee Recognition

Speaker Deyna

MEMORANDUM

TO: County Commission
FROM: Finney County EMS
PRESENTER: Kenny Smith, Emergency Medical Services Director
DATE: September 2, 2025
RE: Purchase of a new ambulance

INFORMATION:

The Governing Body is asked to consider and approve the purchase of an ambulance.

BACKGROUND:

We have a fleet of 6 ambulances and 3 admin vehicles. With every day calls for service and normal wear and tear on them, there is always a rotation that needs to be done. Every year our budget allocates \$275,000 for a purchase of a new ambulance. With that and the funds that are in the equipment reserve fund, I would like to start the purchasing process of acquiring a new ambulance. Currently, if we order an ambulance today, delivery date for it will not be until mid-2027 to mid-2028 depending on the company used. These alternatives before you all consist of one Ford F550 4x4 chassis with an ambulance box on the back.

ALTERNATIVES:

1. Approve the purchase of an Osage model ambulance for the purchase price of \$321,210.00
2. Approve the purchase of a Life Line model ambulance for the purchase price of \$341,124.00
3. Approve the purchase of a Medix model ambulance for the purchase of \$356,477.00
4. Not approve any alternatives and give direction

RECOMMENDATION:

Staff recommends the Governing Body approve Alternative 1: Approve the purchase of the Osage model ambulance for the price of \$321,210.00

FISCAL/POLICY IMPACT:

With the budget already allocating \$275,000 per year for an ambulance and the equipment reserve fund having over \$700,000, the overall impact of this purchase is low due to the planning done.

ATTACHMENT(S):

[New Ambulance Bid Tab Sheet.doc](#)
[2025 Amb bids.pdf](#)

**FINNEY COUNTY DEPARTMENT
OF EMERGENCY MEDICAL SERVICES
BID TABULATION SHEET**

**2025 New Ambulance Purchase
Bid, 6/20/25 4:30 p.m.**

BIDDER	BID	# of Units	TOTAL	
Osage	\$321,210.00	1	\$321,210.00	
Danko (Medix)	\$356,477.00	1	\$356,477.00	
Rocky Mountain Emergency Vehicles (Life Line)	\$341,124.00	1	\$341,124.00	



EMERGENCY SERVICES SUPPLY

2637 Drew Perry Road
Jefferson City, MO 65109

DATE: 06/12/25

ESTIMATION TO: Finney Co. EMS

DELIVERY LOCATION: Finney CO. Kansas

EST. DELIVERY TIME: ~June 2027, ~June 2028

PAYMENT: Net on delivery

(1) 2028 Osage Type I Conversion on a 2027 Ford F550 Chassis - - - - - **\$321,210.00**

(1) 2028 Osage Type I Conversion on a 2028 Ford F550 Chassis - - - - - **\$326,010.00**

Above Price Includes:

(1) Rosco DV6 Camera System and install for each unit.

***Note: Due to extended lead times and Stryker pricing subject to change it is best to contact Sean Hauser with Stryker direct for pricing.*

Due to chassis volatility from Ford chassis pricing and model year subject to change without notice.

Estimated chassis price as of this writing:

\$80,000.00 for 2027 chassis

\$84,800.00 for 2028 chassis.

Estimate good for 20 days without review.

Includes delivery to or 2 personnel from Finney Co EMS to Osage plant for delivery.

David Vance
Osage Ambulance
785-617-0280



Danko Emergency Equipment
302 East 4th Street
Snyder, NE 68664 (866) 568-2200

PROPOSAL

Finney County EMS
803 W Mary
Garden City, KS 67846

Friday, June 20, 2025

We hereby propose to furnish, after your acceptance, approval, and proper execution of the accompanying contract, the fire apparatus as follows:

One (1) Medix model MSV-II Type 1 Ambulance mounted on a Ford F-550 4x4 Diesel

As per the specifications attached herewith.

FOB - Snyder, NE

TOTAL APPARATUS

Three Hundred Fifty-Six Thousand Four Hundred Seventy-Seven and 00/100 Dollars

\$356,477.00 *

ADDITIONAL TERMS

Final inspection trip to Snyder, NE includes meals, fuel and one night stay for two personnel. A graphics allowance of \$6,000 has been included in the bid price. See Dankophotos.com for 3/4 wrap units.

* Does not include applicable taxes. Any local or state tax, if applicable, must be added to the above price.

PAYMENT TERMS

Payment is due upon delivery of the apparatus. NOTE: The price is subject to increase because of changes in market condition or increases in cost of raw materials or components. Primarily based on the price of the chassis. Delivery subject to change. All payment are to made to Danko Emergency Equipment.

Upon payment, Danko Emergency Equipment shall furnish the purchaser a "Statement of Origin" or the necessary validated documents required for title application.

Shipment of completed apparatus shall be made within 600 calendar days after our approval of properly signed contract, subject to causes beyond our control. This proposal is made subject to your acceptance within thirty (30) days from date of same. If acceptance is delayed beyond that period, we will, upon request, advise you of any increase in said amount which may be occasioned by causes beyond our control.

14-16.20

Respectfully submitted,
Danko Emergency Equipment

Customer acceptance of proposal only signed at contract signing.

Date: _____

BY: Eric Lang

Printed Name: _____

Danko Emergency Equipment

Signature: _____

NOTE: Additional Payment terms available upon request.



Rocky Mountain Emergency Vehicles

• (303) 322-9854 • 1-800-466-1268 • Fax (303) 322-9864 • www.RMEV.com

June 9, 2025

Finney County EMS
James Falke
803 W. Mary Way
Garden City, KS 67846

To whom This Concerns;

Finney County EMS 2025 Ambulance Bid Quotation

The following are prices for a Life Line Emergency Vehicles Type I 4x4 Ford Superliner. The ambulance is quoted on a 2025 model year Ford F550 4x4 Diesel Chassis, wide axle, and dual wheel chassis. And with the new HED Elite electrical systems. This pricing cannot be guaranteed at this time due to the chassis manufacturer's pricing; final pricing will be given at the time of the actual order.

One new 2026 model year F550 Ford Diesel ambulance with Life Line Superliner module and built like the attached line item and drawings with the new HED Elite electrical system, and a Stryker Power Load installed would be priced at \$341,124.00.

Stryker Power pro stretcher	\$33,852.00
-----------------------------	-------------

This quote includes **Life Lines** industry leading features like **Life time module warranty**, **D-Safe (Dual Attendants Panel)**, and **Surround Quite**, and the **Life Line/ HED Elite** electrical system.

Rocky Mountain Emergency Vehicles and Life Line appreciate the continued support.

Sincerely



Troy Allen
President
Rocky Mountain Emergency Vehicles

3771 Revere Street
Denver, Colorado 80239



"Where the **CONCEPT** of **SAFETY** is a
REALITY"



MEMORANDUM

TO: County Commission
FROM: Mackenzie Phillips, Development & Administrative Coordinator
PRESENTER: Mackenzie Phillips, Development & Administrative Coordinator
DATE: September 2, 2025
RE: Development Update

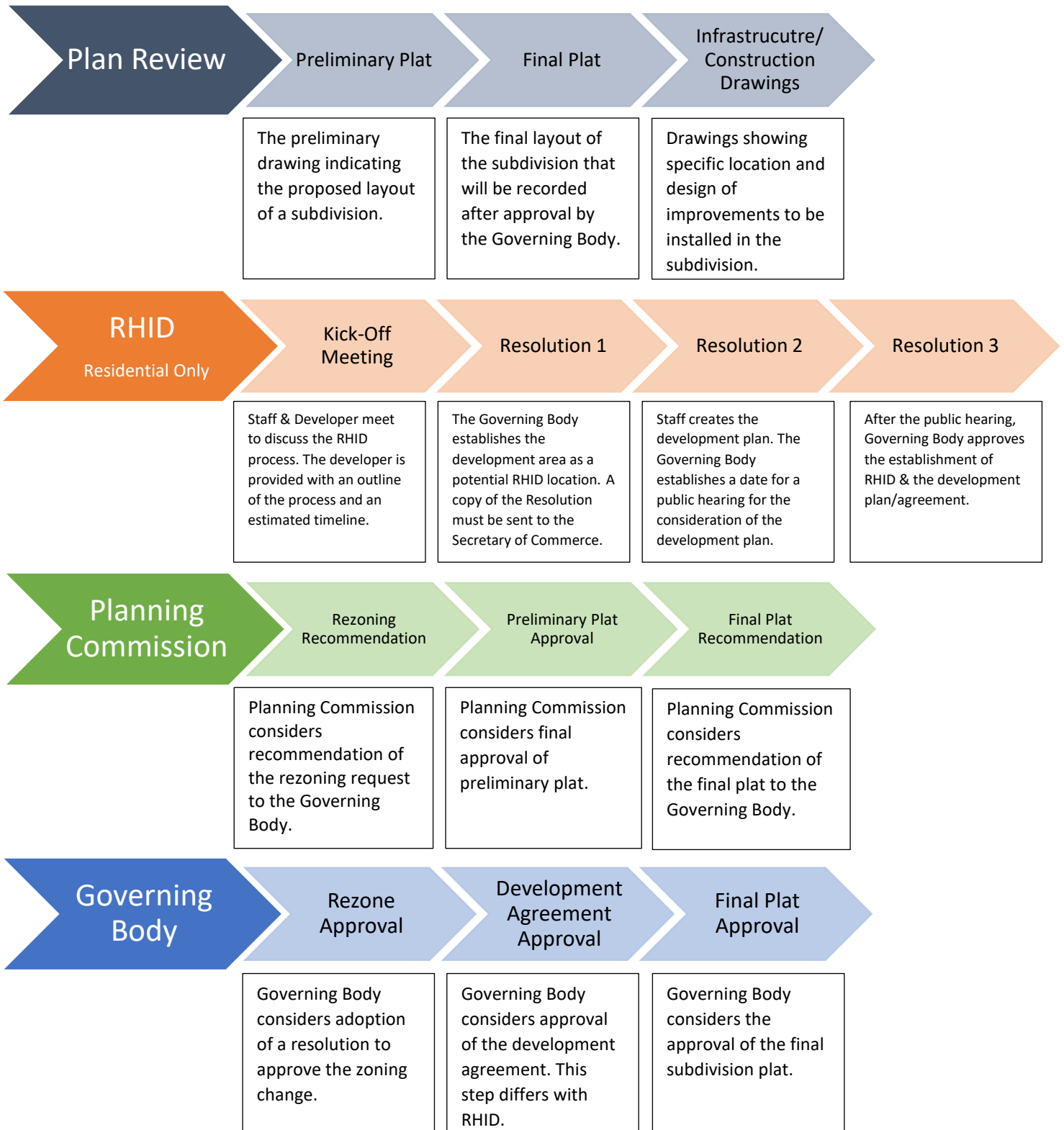
INFORMATION:

Mackenzie Phillips, Development & Administrative Coordinator, will provide development updates.

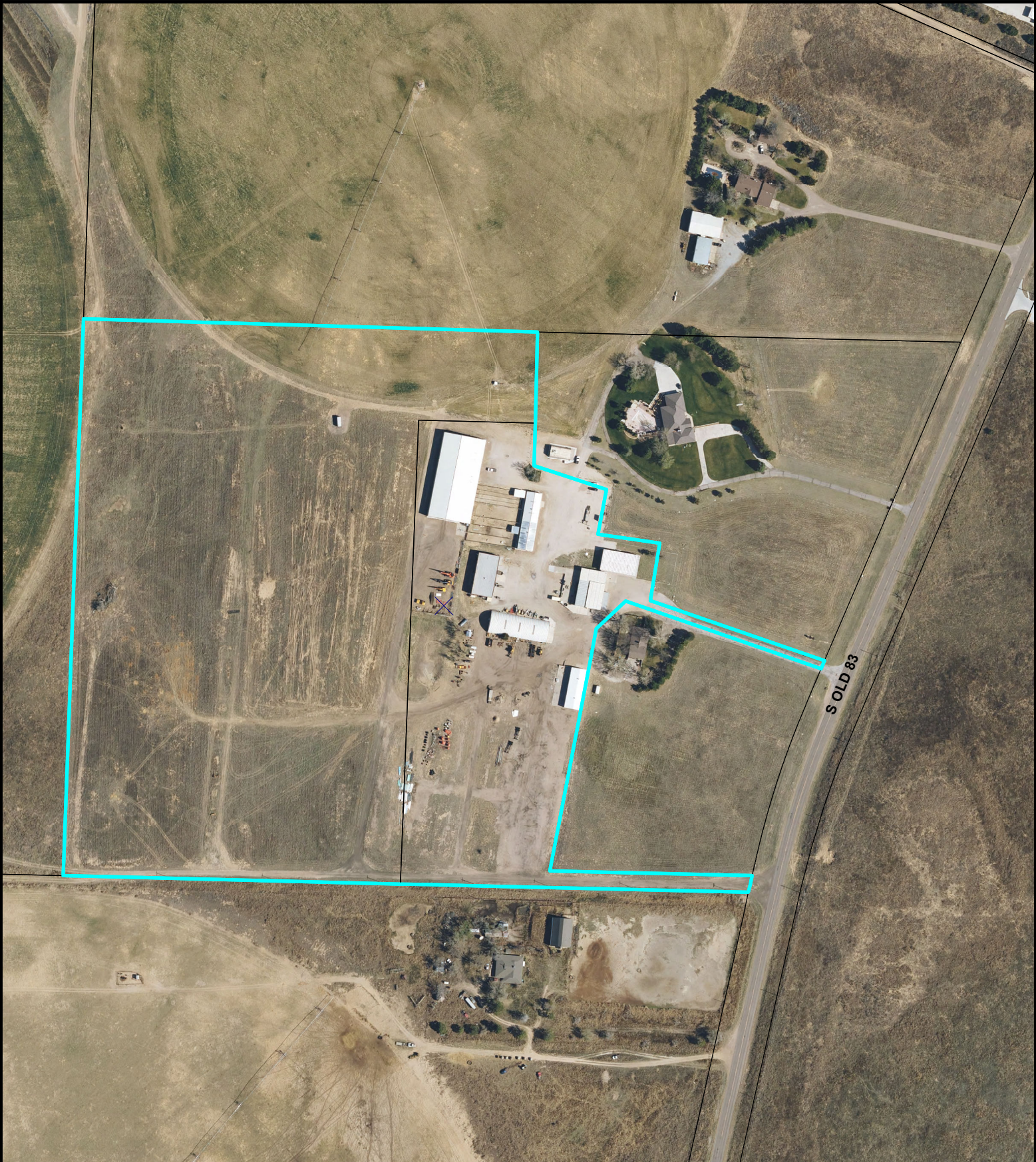
ATTACHMENT(S):

[Development Update_20250902.pdf](#)

Development Process



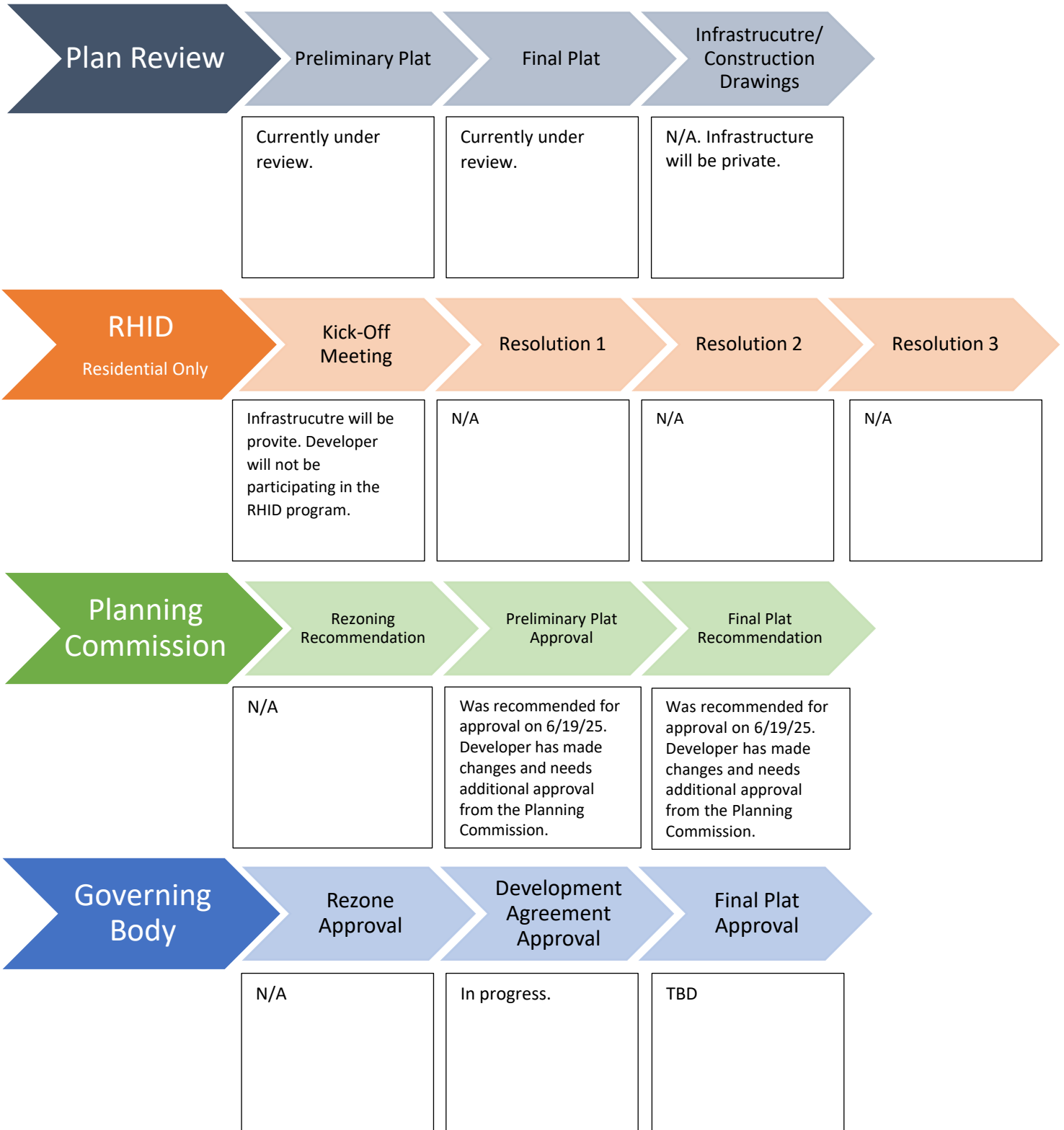
Speer Acres



0 200 400 800 Feet



Speer Acres



Western Kansas Corridor Phase 2&3



0 200 400 800 Feet



Western Kansas Corridor Phase 2&3





MEMORANDUM

TO: County Commission
FROM: Gary Meagher, Interim County Administrator
PRESENTER: Gary Meagher, Interim County Administrator
DATE: September 2, 2025
RE: County Administrator Update

INFORMATION:

The Interim County Administrator will provide the board with updates.



MEMORANDUM

TO: County Commission
FROM: Dori J. Munyan, County Clerk & Election Officer
PRESENTER: Dori J. Munyan, County Clerk & Election Officer
DATE: September 2, 2025
RE: Upcoming Meetings & Events

INFORMATION:

List of upcoming meetings and events is attached.

ATTACHMENT(S):

[Upcoming Meetings and Events](#)

Upcoming Meetings & Events

Date	Time	Event/Meeting	Location
September			
2	8:30 a.m.	Finney County Board of County Commissioners Regular Session	Finney County Commission Chambers
15	8:30 a.m.	Finney County Board of County Commissioners Regular Session	Finney County Commission Chambers
17	7:30 a.m.	Chamber Membership Breakfast doors open at 7:00 a.m.	Clarion Inn
October			
6	8:30 a.m.	Finney County Board of County Commissioners Regular Session	Finney County Commission Chambers
15	7:30 a.m.	Chamber Membership Breakfast doors open at 7:00 a.m.	Clarion Inn
20	8:30 a.m.	Finney County Board of County Commissioners Regular Session	Finney County Commission Chambers
November			
3	8:30 a.m.	Finney County Board of County Commissioners Regular Session	Finney County Commission Chambers
4	7:00 a.m. - 7:00 p.m.	ELECTION DAY	Polling Locations
17	8:30 a.m.	Finney County Board of County Commissioners Regular Session	Finney County Commission Chambers
19	7:30 a.m.	Chamber Membership Breakfast doors open at 7:00 a.m.	Clarion Inn
December			
1	8:30 a.m.	Finney County Board of County Commissioners Regular Session	Finney County Commission Chambers
9 - 11	daily	50th Annual Conference & Exposition Kansas Association of Counties	Wichita, Ks
15	8:30 a.m.	Finney County Board of County Commissioners Regular Session	Finney County Commission Chambers
17	7:30 a.m.	Chamber Membership Breakfast doors open at 7:00 a.m.	Clarion Inn

Upcoming Community Events

Date	Time	Event	Location
October			
15		Mail ballots placed in mail	US Postal Service
20		In-person Early Voting Begins	Finney County Election Office
20	TBA	30th Annual Crystal Apple Awards	TBA
November			
3	noon	In-person Early Voting ENDS	Finney County Election Office
4	7am - 7pm	Election Day	Polling Locations
17	8:30 AM	Canvass of final election results	Finney County Commission Chambers
20	TBA	30th Annual Crystal Apple Awards	TBA

Lots to do! Visit GCK! <https://www.visitgck.com/events-calendar/>



MEMORANDUM

TO: County Commission
FROM: Kara Schartz, County Counselor
PRESENTER: Kara Schartz, County Counselor
DATE: September 2, 2025
RE: Executive Session | Attorney-Client

INFORMATION:

Executive Session for consultation with an attorney for the public body or agency which would be deemed privileged in the attorney-client relationship pursuant to K.S.A. 75-4319(b)(2).

RECOMMENDATION:

Recess into an Executive Session for consultation with an attorney for the public body or agency which would be deemed privileged in the attorney-client relationship pursuant to K.S.A. 75-4319(b)(2).

Length of time and participants to be determined.