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Beloit, Kansas 67420
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www.beloitks.org

CITY COUNCIL AGENDA

Wednesday, January 3, 2024
7:00 p.m.

1. CALL TO ORDER

- A. Roll Call
- B. Invocation
- C. Pledge of Allegiance

2. MAYOR AND COUNCIL REPORTS

3. STAFF REPORTS

- A. City Attorney Report
- B. City Manager Report
 - a. WTP Update
 - b. N. Walnut St. -RAISE
 - c. Sales Tax Report
- C. Police Chief Report
- D. Community Development Report

4. PUBLIC COMMENT

- A. None

5. PUBLIC HEARING

- A. None

6. CONSENT AGENDA

- A. 12/20/2023 City Council Meeting Minutes
- B. 12/18/2023 Special Meeting Minutes
- C. Appropriations 1A

7. ORDINANCES

- A. None

8. RESOLUTIONS

- A. Resolution 2024-1 Fee Schedule

9. FORMAL ACTIONS

- A. Mennonite Housing Rehabilitation Services, Inc. Real Estate Option Contract

10. CLOSED SESSION

- A. None

11. ADJOURNMENT

12. BELOIT LAND BANK MEETING

- A. Mennonite Housing Rehabilitation Services, Inc. Real Estate Option Contract
- B. Adjournment

WORK SESSION AGENDA

1. CORRESPONDENCE AND STAFF REPORTS

- C. City Attorney Report
- D. City Manager Report

2. DISCUSSION ITEMS

- A. None

3. ADJOURNMENT

NOTE: Background information is available for review in the office of the City Clerk prior to the meeting.

The Public Comment section is to allow members of the public to address the Council on matters pertaining to any business within the scope of Council authority and not appearing on the Agenda. Kansas Statutes prohibit the Council from taking action on any item not appearing on the Agenda, except where an emergency is determined to exist.

Amanda Lomax is inviting you to a scheduled Zoom meeting.

Topic: My Meeting

Time: Jan 3, 2024 07:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81619027660>

Meeting ID: 816 1902 7660

Passcode: 392251

One tap mobile

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(Houston)**

+16694449171,,81619027660#,,,,*392251# US

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- **+1 346 248 7799 US (Houston)**
- **+1 669 444 9171 US**
- **+1 669 900 9128 US (San Jose)**
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- **+1 253 215 8782 US (Tacoma)**
- **+1 507 473 4847 US**
- **+1 564 217 2000 US**
- **+1 646 558 8656 US (New York)**
- **+1 646 931 3860 US**
- **+1 689 278 1000 US**
- **+1 301 715 8592 US (Washington DC)**
- **+1 305 224 1968 US**
- **+1 309 205 3325 US**
- **+1 312 626 6799 US (Chicago)**
- **+1 360 209 5623 US**
- **+1 386 347 5053 US**

Meeting ID: 816 1902 7660

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Find your local number:

<https://us02web.zoom.us/j/kcYunRLSLh>

BELOIT CITY COUNCIL MEETING MINUTES
December 20, 2023

The Beloit City Council met in regular session on December 20, 2023, in the Council Chambers. Mayor Tom Naasz called the meeting to order at 7:00 p.m. Council Members in attendance were Andrew Grabon, Todd Adolph, Gretchin Staples, and Tony Gengler. Also, present was City Attorney Katie Schroeder, Interim City Manager Mandy Lomax, and Deputy City Clerk Jessica Rosebaugh.

Department Heads in attendance were Chad Lackey, Emily Benedick and Steve Krier.

Mayor Tom Naasz gave the invocation, and the Pledge of Allegiance was recited.

Council wished everyone Happy Holidays and safe travels.

City Attorney Katie Schroeder wished everyone Merry Christmas.

Interim City Manager Mandy Lomax reported on the following:

1. WTP update.
2. Water pipeline update.

Economic Development Director Emily Benedick reported on the following:

1. Low/moderate housing development opportunities zoom presentation by Mennonite Housing out of Wichita.
2. The City received the \$25,000 grant for wayfinding signage.

Police Chief Chad Lackey reported on the following:

1. Charger update.
2. Narcan training update.
3. New Durango update.
4. Becky Snook resigned as Director of Mitchell County 911.
5. Will have 3 Officers on patrol for New Years.

A motion was made by Councilor Staples and seconded by Councilor Grabon to approve the December 6, 2023 Council Meeting Minutes and Appropriations 12B in its entirety. Motion carried 4-0. Nays: None.

A motion was made by Councilor Grabon and seconded by Councilor Gengler to approve Ordinance 2341 to increase the assessment of Municipal Court Costs for the Municipal Court of the City of Beloit, Kansas and repealing Ordinance 2165. Court costs will be raised from \$100 to \$125 beginning January 1, 2024. Motion carried 4-0. Nays: None

A motion was made by Councilor Grabon and seconded by Councilor Staples to approve the Pawnbroker and Precious Metal Dealer License pending background checks for Big Bad Gun & Pawn, LLC. Motion carried 4-0. Nays: None.

A motion was made by Councilor Gengler and seconded by Councilor Staples to approve the Cereal Malt Beverage licenses pending background checks for Arlyn Mead dba Beloit Bowl, Joe Kindscher dba Pump Mart, Mitchell Co Fair Association, Ana D. Leon dba El Puertos, Casey's Retail Company dba Casey's General Store #2739 and #2079, Bubba Q's, Floersch IGA, Inc. dba Ray's Apple Market #466 and DG Retail, LLC dba Dollar General Store #2469. Motion carried 3-0. Nays: None. Councilor Todd Adolph abstained from the vote.

A motion was made by Councilor Grabon and seconded by Councilor Adolph to approve the purchase of a 500 KVA transformer for Landoll with an approximate cost of \$60,000. Motion carried 4-0. Nays: None.

A motion was made by Councilor Adolph to approve the purchase of DigiTicket in the amount of \$25,622.00 and \$3664.00 annual fees starting in 2025 for the Police Department. There was not a second and the Motion died.

A motion was made by Councilor Grabon and seconded by Councilor Gengler to approve the 2024 Pay Structure Adjustment of 2% to be effective the first payroll of 2024. Motion carried 4-0. Nays: None.

A motion was made by Councilor Grabon and seconded by Councilor Staples to approve the Fire Department Officer Pay Restructure. Motion carried 4-0. Nays: None.

A motion was made by Councilor Adolph and seconded by Councilor Gengler to adjourn the meeting. Motion carried 4-0. Nays: None. The meeting ended at 8:21 p.m.

Mayor Tom Naasz started Work Session at 8:21 p.m. Council Members in attendance were Andrew Grabon, Gretchin Staples, Todd Adolph and Tony Gengler. Also present was City Attorney Katie Schroeder, Interim City Manager Mandy Lomax and Deputy City Clerk Jessica Rosebaugh.

Department Heads in attendance were Emily Benedick, Steve Krier and Chad Lackey.

Interim City Manager Mandy Lomax commented on the following:

1. 2024 Fee Schedule that is reviewed and updated annually.

Work Session was adjourned at 8:24 p.m.

TOM NAASZ, Mayor

ATTEST:

JESSICA ROSEBAUGH, Deputy City Clerk

BELOIT CITY COUNCIL SPECIAL MEETING MINUTES
December 18, 2023

The Beloit City Council met in a special meeting on December 18, 2023, in the Council Chambers. Mayor Tom Naasz called the meeting to order at 12:15 p.m. City Council members in attendance were Andrew Grabon, and Tony Gengler. Councilors Lee McMillan and Gretchin Staples attended via Zoom. Also, present was Interim City Manager/City Clerk Amanda Lomax. City Attorney Katie Schroeder attended via Zoom. Absent from the meeting was Councilor Todd Adolph

A motion was made by Councilor Gabon and seconded by Councilor Gengler to approve the City Manager Contract with Halley Roberson. Motion carried 4-0. Nays: None.

A motion to adjourn the Council meeting was made by Councilor McMillan and seconded by Councilor Gengler. Motion passed 4-0. The meeting ended at 12:17 p.m.

TOM NAASZ, Mayor

ATTEST:

AMANDA LOMAX, City Clerk

Accounts Payable Detail Listing

City of Beloit

<u>Vend#</u>		<u>Vendor Name</u>		<u>Pay#</u>	<u>Post Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Invoice</u>	<u>Date</u>	<u>PO#</u>	<u>Date</u>	<u>Status</u>
	<u>Account#</u>	<u>Work Order</u>						<u>Description</u>			<u>Debit</u>	<u>Credit</u>
6 ABRAM READY-MIX, INC												
91627	12/29/2023	12/29/2023	986.17									Posted
	52-43-6150			49250-4000# A/E, HOT WATER, DARASE							346.33 ✓	0.00
	51-43-6150			49180-FLOWABLE							639.84 ✓	0.00
											<u>986.17 ✓</u>	<u>0.00</u>
8 ACE HARDWARE												
91581	12/29/2023	12/29/2023	250.00	588075				GIFT CERTIFICATES			250.00 ✓	Posted 0.00
91584	12/29/2023	12/29/2023	25.13	587813				KEYS			25.13 ✓	Posted 0.00
91588	12/29/2023	12/29/2023	4.72	588212				NUTS, SCREWS, BOLTS			4.72 ✓	Posted 0.00
91602	12/29/2023	12/29/2023	67.08									Posted 0.00
	10-18-7400			587758-DRILL BIT, NUTS, SCREWS, BOL							17.46 ✓	0.00
	10-18-7400			587821-NUTS, SCREWS, BOLTS							7.86 ✓	0.00
	10-18-7400			587901-BALL VALVES, VALVE BOX							36.17 ✓	0.00
	10-20-6000			587973-BUNGEE CORD							5.59 ✓	0.00
											<u>67.08 ✓</u>	<u>0.00</u>
91623	12/29/2023	12/29/2023	63.09									Posted 0.00
	51-41-3000			587771-CAULK							13.99 ✓	0.00
	52-43-6000			588152-ELBOW, ADAPTER, HINGE, SCR							49.10 ✓	0.00
											<u>63.09 ✓</u>	<u>0.00</u>
9 ACKERMAN SUPPLY												
91591	12/29/2023	12/29/2023	11.98	340859				REPLACE PROPANE FUEL CYLINDERS			11.98 ✓	Posted 0.00
3607 AGORA ARCHITECTURE												
91582	12/29/2023	12/29/2023	2,510.60	2005				ARCHITECTURAL SERVICES-MUNI BATI			2,510.60 ✓	Posted 0.00
767 AIRGAS USA, LLC												
91614	12/29/2023	12/29/2023	51.46	9144744470				NITROGEN			51.46 ✓	Posted 0.00
3386 ARAMARK UNIFORM SERVICES												
91585	12/29/2023	12/29/2023	238.68	2801427980				ACCT#234430022-2801427980			238.68 ✓	Posted 0.00
3423 ALEX BELL												
91615	12/29/2023	12/29/2023	6.57					MEAL REIMBURSEMENT			6.57 ✓	Posted 0.00
91 BOETTCHER SUPPLY INC												
91616	12/29/2023	12/29/2023	320.76									Posted 0.00
	53-43-6000			1241050-1-DRAIN CLEANER							13.42 ✓	0.00
	53-41-6000			1241552-1-CEMENT, PVC CLEAR CLEAN							13.89 ✓	0.00
	53-41-7450			1242297-1-BATTERY & HACKZALL TOOL							279.00 ✓	0.00
	53-43-6000			1241416-1-COUPLING, ADAPTER, STRA							4.10 ✓	0.00
	53-43-6000			1241437-1-CONDUIT CLAMP							10.35 ✓	0.00
											<u>320.76 ✓</u>	<u>0.00</u>
91628	12/29/2023	12/29/2023	510.54									Posted 0.00
	51-41-4360			1241550-1-BREAKER							23.63 ✓	0.00
	51-43-7450			1241354-1-PLIERS							32.50 ✓	0.00
	51-41-4360			1241284-1-TOILET REBUILD KIT							30.18 ✓	0.00
	51-43-6000			1242116-1-COUPLING & PVC PIPE							15.14 ✓	0.00
	51-43-6000			1242140-1-HYDRANTS							267.31 ✓	0.00
	51-43-6000			1242300-1-PVC METER BOX							141.78 ✓	0.00
											<u>510.54 ✓</u>	<u>0.00</u>
91639	12/29/2023	12/29/2023	310.72	1238740-1				AVIATION BULBS			310.72 ✓	Posted 0.00
91647	12/29/2023	12/29/2023	28.14	1242401-1				FL PLUNGER FOR LAMPS			28.14 ✓	Posted 0.00
91651	12/29/2023	12/29/2023	199.43	1242473-1				LUG, BREAKER, RECEPTACLE, CONDU			199.43 ✓	Posted 0.00
3433 BOMGAARS												
91589	12/29/2023	12/29/2023	88.18	226860				DOG FOOD			88.18 ✓	Posted 0.00

Accounts Payable Detail Listing

City of Beloit

<u>Vend# Vendor Name</u>									
<u>Pav#</u>	<u>Post Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Invoice</u>	<u>Date</u>	<u>PO#</u>	<u>Date</u>	<u>Status</u>	
	<u>Account#</u>	<u>Work Order</u>		<u>Description</u>			<u>Debit</u>	<u>Credit</u>	
3433 BOMGAARS (continued)									
91624	12/29/2023	12/29/2023	20.97					Posted	
	51-41-6000			226254-T-SHIRTS			13.98✓	0.00	
	52-41-4360			223079-WATER HEATER WRENCH			6.99✓	0.00	
							<u>20.97✓</u>	<u>0.00</u>	
109 BSN SPORTS, LLC									
91637	12/29/2023	12/29/2023	603.98	924240992				Posted	
	10-17-6800			BASKETBALLS			603.98✓	0.00	
1514 RAYMOND BUDKE									
91598	12/29/2023	12/29/2023	57.00					Posted	
	25-00-7450			PHONE REIMBURSEMENT-DEC			57.00✓	0.00	
1258 BUMPER TO BUMPER AUTO PARTS									
91596	12/29/2023	12/29/2023	178.03					Posted	
	10-15-4310			849201-HOSES, WATER PUMP, ANTI-FR			192.77✓	0.00	
	10-15-4310			849206-CREDIT FROM 849201			0.00	155.62✓	
	10-15-4310			849240-WATER PUMP			140.88✓	0.00	
							<u>333.65✓</u>	<u>155.62✓</u>	
91605	12/29/2023	12/29/2023	253.87	849514				Posted	
	10-18-6000			BATTERY			253.87✓	0.00	
91617	12/29/2023	12/29/2023	169.63					Posted	
	51-43-4360			849425-HOSES, LUBRICANT, BELT			18.61✓	0.00	
	52-43-4360			849425-HOSES, LUBRICANT, BELT			18.61✓	0.00	
	53-43-4330			849425-HOSES, LUBRICANT, BELT			18.62✓	0.00	
	53-43-4310			848959-STARTER			109.50✓	0.00	
	53-43-4310			848988-BULB			4.29✓	0.00	
							<u>169.63✓</u>	<u>0.00</u>	
91629	12/29/2023	12/29/2023	4.90	849385				Posted	
	52-43-4310			ROCKER SWITCH			4.90✓	0.00	
91665	12/29/2023	12/29/2023	286.23					Posted	
	53-41-4310			849639-COOLANT HOSES			33.50✓	0.00	
	53-41-4310			849629-RADIATOR & ANTI-FREEZE			252.73✓	0.00	
							<u>286.23✓</u>	<u>0.00</u>	
1091 CARD SERVICES									
91661	12/29/2023	12/29/2023	2,229.08	9539				Posted	
	10-11-3000			ZOOM MTG			15.99✓	0.00	
	10-11-3000			MEAL FOR MTG			36.87✓	0.00	
	10-13-4310			VEHICLE MOUNTS			2,176.22✓	0.00	
							<u>2,229.08✓</u>	<u>0.00</u>	
91662	12/29/2023	12/29/2023	648.45	6378				Posted	
	10-18-7400			VALVE FOR BACKHOE			366.35✓	0.00	
	10-13-4310			MOUNTS			230.41✓	0.00	
	10-13-5320			USPS			30.00✓	0.00	
	26-00-3000			ADOBE			21.69✓	0.00	
							<u>648.45✓</u>	<u>0.00</u>	
91663	12/29/2023	12/29/2023	413.84	3920				Posted	
	25-00-7450			GOOGLE AP			10.74✓	0.00	
	10-11-5320			STAMPS.COM MEMBER FEE			19.99✓	0.00	
	10-11-3000			ADOBE			21.69✓	0.00	
	10-17-6800			BASKETBALL SHIRTS			104.36✓	0.00	
	10-18-4330			SEAL KITS			40.26✓	0.00	
	10-13-6000			PD AWARD			73.86✓	0.00	
	10-18-6000			LAMINATING POUCHES			74.87✓	0.00	
	10-13-5800			MEAL			6.98✓	0.00	
	10-13-5800			MEAL			24.22✓	0.00	
	10-13-5800			MEAL			26.20✓	0.00	
	10-13-5320			USPS			5.82✓	0.00	
	10-13-5320			USPS			4.85✓	0.00	
							<u>413.84✓</u>	<u>0.00</u>	

Accounts Payable Detail Listing

City of Beloit

<u>Vend#</u>	<u>Vendor Name</u>	<u>Pay#</u>	<u>Post Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Invoice</u>	<u>Date</u>	<u>PO#</u>	<u>Date</u>	<u>Status</u>	<u>Debit</u>	<u>Credit</u>
	<u>Account#</u>	<u>Work Order</u>				<u>Description</u>						
1091	CARD SERVICES (continued)											
91666	12/29/2023	12/29/2023	314.99	8199						Posted		
	51-41-3000			L. HAYDEN-EXAM FEE					20.00 ✓		0.00	
	51-41-5800			MEAL					10.91 ✓		0.00	
	51-41-6400			ADOBE RENEWAL					260.27 ✓		0.00	
	52-43-6000			PLATE VALVE FRAME					23.81 ✓		0.00	
									<u>314.99 ✓</u>		<u>0.00</u>	
124	CARRICO IMPLEMENT											
91594	12/29/2023	12/29/2023	221.40							Posted		
	10-15-4330			IA39207-FITTING & HOSE					59.04 ✓		0.00	
	10-15-6000			IA38799-GLOVES & GREASE					162.36 ✓		0.00	
									<u>221.40 ✓</u>		<u>0.00</u>	
91603	12/29/2023	12/29/2023	987.00							Posted		
	10-18-7400			IA38711-OIL, AIR, FUEL FILTERS					792.60 ✓		0.00	
	10-20-7440			IA38618-BLACK WIDOW					194.40 ✓		0.00	
									<u>987.00 ✓</u>		<u>0.00</u>	
91612	12/29/2023	12/29/2023	23.01							Posted		
	51-43-4360			IA39341-HOSE					5.87 ✓		0.00	
	52-43-4360			IA39341-HOSE					5.87 ✓		0.00	
	53-43-4330			IA39341-HOSE					5.87 ✓		0.00	
	53-43-4330			IA39038-SPLINE SCREWS					5.40 ✓		0.00	
									<u>23.01 ✓</u>		<u>0.00</u>	
142	CHAMBER OF COMMERCE											
91606	12/29/2023	12/29/2023	900.00	1077						Posted		
	10-11-5410			2024 MEMBERSHIP DUES					900.00 ✓		0.00	
3425	CRUMBAKER OIL & FEED LLC											
91608	12/29/2023	12/29/2023	443.92							Posted		
	53-43-6260			122609-FUEL					54.55 ✓		0.00	
	53-43-6260			122960-FUEL					56.01 ✓		0.00	
	53-43-6260			122183-FUEL					55.01 ✓		0.00	
	53-43-6260			121881-FUEL					74.77 ✓		0.00	
	53-43-6270			123629-DIESEL					72.03 ✓		0.00	
	53-43-6260			123633-FUEL					55.55 ✓		0.00	
	53-43-6260			122106-FUEL					76.00 ✓		0.00	
									<u>443.92 ✓</u>		<u>0.00</u>	
91625	12/29/2023	12/29/2023	561.85							Posted		
	51-43-6270			123628-FUEL					59.20 ✓		0.00	
	52-43-6270			123321-FUEL					115.48 ✓		0.00	
	51-43-6260			122352-FUEL					95.21 ✓		0.00	
	52-43-6260			121950-FUEL					63.81 ✓		0.00	
	52-43-6270			121950-FUEL					228.15 ✓		0.00	
									<u>561.85 ✓</u>		<u>0.00</u>	
3137	CVA AREA 3 BELOIT OFFICE											
91653	12/29/2023	12/29/2023	61.25							Posted		
	10-14-6260			FUEL					61.25 ✓		0.00	
91654	12/29/2023	12/29/2023	326.71							Posted		
	10-18-6260			FUEL					326.71 ✓		0.00	
91655	12/29/2023	12/29/2023	219.68							Posted		
	52-41-6260			FUEL					133.57 ✓		0.00	
	51-41-6260			FUEL					86.11 ✓		0.00	
									<u>219.68 ✓</u>		<u>0.00</u>	
91656	12/29/2023	12/29/2023	61.86							Posted		
	53-41-6260			FUEL					61.86 ✓		0.00	
91657	12/29/2023	12/29/2023	235.66							Posted		
	10-15-6260			FUEL					102.36 ✓		0.00	
	10-15-6270			FUEL					133.30 ✓		0.00	
									<u>235.66 ✓</u>		<u>0.00</u>	
91658	12/29/2023	12/29/2023	1,255.14							Posted		
	10-13-6260			FUEL					1,255.14 ✓		0.00	
13477	EARLY MARVIN											
91645	12/31/2023	12/31/2023	111.85							Posted		
	53-00-2040			Deposit refunded for 505 N WASHINGTON					111.85 ✓		0.00	

Accounts Payable Detail Listing

City of Beloit

Vend# Vendor Name		Pay#	Post Date	Due Date	Amount Invoice	Date	PO#	Date	Status
	Account#			Work Order	Description			Debit	Credit
12613 ESMAEL SHARIMA / CASTRO ERWIN (continued)									
91643	12/31/2023	12/31/2023	65.62					65.62 ✓	Posted 0.00
	53-00-2040				Deposit refunded for 904 NORTHWOOD C				
427 FOLEY EQUIPMENT INC									
91599	12/29/2023	12/29/2023	1,675.50	PS220050354				1,675.50 ✓	Posted 0.00
	10-15-4330				CUTTING EDGES				
3319 GWORKS									
91648	1/5/2024	1/5/2024	1,902.00	2019-18853				1,902.00 ✓	Ck# 86910 Printed 0.00
	10-12-7460				COMPUTER SOFTWARE FOR MUNI COI				
297 HARRISON & DEMEL LAW OFFICE LLC									
91586	12/29/2023	12/29/2023	240.00	2592				240.00 ✓	Posted 0.00
	10-12-3000				ATTY FEES-I. PROKES				
2659 HAWKINS									
91630	12/29/2023	12/29/2023	2,066.05					2,036.05 ✓	Posted 0.00
	51-41-6170				6644708-ALUMINUM SULFATE, CHLORII			30.00 ✓	0.00
	51-41-6170				6647258-CHLORINE CYLINDER			2,066.05 ✓	0.00
2978 DYLAN HEIDRICK									
91597	12/29/2023	12/29/2023	146.80					146.80 ✓	Posted 0.00
	51-43-2911				BOOT REIMBURSEMENT				
13063 JACQUEZ STEPHANIE									
91644	12/31/2023	12/31/2023	15.05					15.05 ✓	Posted 0.00
	53-00-2040				Deposit refunded for 517 N BELL (Custom				
356 KANSAS DEPARTMENT OF REVENUE-ABC									
91668	1/5/2024	1/5/2024	225.00					225.00 ✓	Ck# 86912 Printed 0.00
	10-11-3000				CMB LICENSE STAMP RENEWALS				
352 KANSAS DEPT OF REVENUE-SALES TAX									
91483	12/31/2023	12/31/2023	14,528.97			12/31/2023	31119	12/31/2023	Ck# 123123 Record 0.00
	51-00-2070				NOVEMBER 2023 PREPAID SALES TAX			2,150.94 ✓	0.00
	53-00-2070				NOVEMBER 2023 PREPAID SALES TAX			12,378.03 ✓	0.00
								14,528.97 ✓	0.00
353 KANSAS DEPT OF REVENUE-USE TAX									
91484	12/31/2023	12/31/2023	1,478.18			12/31/2023	31120	12/31/2023	Ck# 123124 Record 0.00
	53-00-2070				NOVEMBER 2023 PREPAID USE TAX			1,478.18 ✓	
367 KANSAS MUNICIPAL UTILITIES									
91631	12/29/2023	12/29/2023	650.00	200008059				650.00 ✓	Posted 0.00
	51-43-2400				KMU WATER DIST-NOVICE-D. HEIDRICK				
370 KANSAS ONE CALL SYSTEM INC									
91646	12/29/2023	12/29/2023	81.60	3080159				27.20 ✓	Posted 0.00
	53-43-3000				LOCATES			27.20 ✓	0.00
	51-43-3000				LOCATES			27.20 ✓	0.00
	52-43-3000				LOCATES			81.60 ✓	0.00
3515 GAVIN KOCH									
91618	12/29/2023	12/29/2023	12.42					12.42 ✓	Posted 0.00
	53-43-5800				MEAL REIMBURSEMENT				
394 KRIERS AUTO PARTS									
91595	12/29/2023	12/29/2023	876.44					103.85 ✓	Posted 0.00
	10-15-4310				4925-411443-LUBE & FUEL			131.22 ✓	0.00
	10-15-4310				4925-411455-FUEL, LUBE, COOLING SY:			86.81 ✓	0.00
	10-15-4310				4925-411589-AIR			21.28 ✓	0.00
	10-15-4310				4925-411586-FUEL			62.92 ✓	0.00
	10-15-4310				4925-411501-FUEL & COOLANT			6.58 ✓	0.00
	10-15-4310				4925-411627-OIL FILTER			33.92 ✓	0.00
	10-15-4310				4925-412258-WIPER BLADES			202.86 ✓	0.00
	10-15-4310				4925-412223-BATTERIES			26.60 ✓	0.00
	10-15-6000				4925-412398-BLADE & DISCONNECT			200.40 ✓	0.00
	10-15-4330				4925-412521-SEAL, BRAKE LINE, WHEE			876.44 ✓	0.00

Accounts Payable Detail Listing

City of Beloit

Vend# Vendor Name									
Pav#	Post Date	Due Date	Amount	Invoice	Date	PO#	Date	Status	
	Account#	Work Order		Description			Debit	Credit	
394 KRIERS AUTO PARTS (continued)									
91604	12/29/2023	12/29/2023	119.52	4925-412602				Posted	
	10-15-6000			BRAKE CLEANER			119.52 ✓	0.00	
91613	12/29/2023	12/29/2023	372.73					Posted	
	51-43-4360			4925-412399-V-BELT			4.76 ✓	0.00	
	52-43-4360			4925-412399-V-BELT			4.76 ✓	0.00	
	53-43-4330			4925-412399-V-BELT			4.77 ✓	0.00	
	53-41-4330			4925-411604-SEAL & FREIGHT			194.10 ✓	0.00	
	53-41-4330			4925-411796-SEAL			164.34 ✓	0.00	
							372.73 ✓	0.00	
91626	12/29/2023	12/29/2023	22.99	4925-411583				Posted	
	51-41-4360			RAD HOSE			22.99 ✓	0.00	
91664	12/29/2023	12/29/2023	54.45	4925-412578				Posted	
	53-41-6000			SEAL			54.45 ✓	0.00	
1037 LATTIN AVIATION-TRAVIS LATTIN									
91638	12/29/2023	12/29/2023	1,200.00					Posted	
	10-22-3000			SERVICE CONTRACT-DECEMBER			1,200.00 ✓	0.00	
3352 MCMILLAN AG REPAIR & SERVICE									
91650	12/29/2023	12/29/2023	544.54	885				Posted	
	10-18-7400			GAUGE SHEET, ANGLE, FLAT, SUPPLIE			544.54 ✓	0.00	
470 MITCHELL COUNTY SOLID WASTE									
91593	12/29/2023	12/29/2023	33.10					Posted	
	10-15-3000			024072A-LUMBER			10.00 ✓	0.00	
	10-15-3000			024071A-TRASH			23.10 ✓	0.00	
							33.10 ✓	0.00	
91611	12/29/2023	12/29/2023	10.00	024066A				Posted	
	53-43-3000			LUMBER			10.00 ✓	0.00	
342 MUNICIPAL SUPPLY INC. OF NEBRASKA									
91632	12/29/2023	12/29/2023	350.69					Posted	
	51-43-6000			0891185-IN-HEAD BOLT			254.52 ✓	0.00	
	51-43-6000			0894951-IN-SERVICE BOX, CURB STOP			79.12 ✓	0.00	
	51-43-6000			0892719-IN-GASKET KIT, CODER PIT			17.05 ✓	0.00	
							350.69 ✓	0.00	
1263 PRAIRIE FIRE COFFEE ROASTERS									
91610	12/29/2023	12/29/2023	126.63					Posted	
	51-43-3000			1538921-COFFEE			42.21 ✓	0.00	
	52-43-3000			1538921-COFFEE			42.21 ✓	0.00	
	53-43-3000			1538921-COFFEE			42.21 ✓	0.00	
							126.63 ✓	0.00	
2979 RAY'S APPLE MARKET									
91592	12/29/2023	12/29/2023	38.50	6375				Posted	
	10-15-6000			SUPPLIES			38.50 ✓	0.00	
91609	12/29/2023	12/29/2023	590.22					Posted	
	51-43-6000			7249-WATER			111.72 ✓	0.00	
	52-43-6000			7249-WATER			111.72 ✓	0.00	
	53-43-6000			7249-WATER			111.72 ✓	0.00	
	53-41-6000			6291-BOUNTY, TP, DAWN, ERA, TRASH			255.06 ✓	0.00	
							590.22 ✓	0.00	
3661 HALLEY ROBERSON									
91649	12/29/2023	12/29/2023	1,800.00					Ck# 86911 Printed	
	10-11-3000			MOVING EXPENSES PER CONTRACT			1,800.00 ✓	0.00	
575 SAGE PRODUCTS									
91619	12/29/2023	12/29/2023	393.32	0097449-IN				Posted	
	53-41-6000			MOP BUCKET & HANDLE			393.32 ✓	0.00	
91633	12/29/2023	12/29/2023	309.60	0097517-IN				Posted	
	51-41-6000			FLOOR CLEANER			309.60 ✓	0.00	
582 SALINA SUPPLY COMPANY									
91620	12/29/2023	12/29/2023	615.75	S100256135.001				Posted	
	53-41-4330			QUANTUM COUPLINGS			615.75 ✓	0.00	

Accounts Payable Detail Listing

City of Beloit

Vend# Vendor Name		Pay#	Post Date	Due Date	Amount Invoice	Date	PO#	Date	Status
	Account#	Work Order	Description	Debit	Credit				
2418 SCHROEDER LAW OFFICE, LLC (continued)									
91667	12/29/2023	12/29/2023	70.10 5389						Posted
	10-11-6110		OCT, NOV, DEC-OFFICE EXPENSES	70.10 ✓	0.00				
2703 SOLOMON VALLEY BANK									
91587	12/29/2023	12/29/2023	15,548.35						Posted
	10-13-7420		PD LEASE PAYMENT-VEHICLE	15,548.35 ✓	0.00				
626 SOLOMON VALLEY HOME CENTER									
91600	12/29/2023	12/29/2023	719.52 74306						Posted
	25-00-6150		BLACKTOP PATCH	719.52 ✓	0.00				
91607	12/29/2023	12/29/2023	3,965.13						Posted
	10-18-6000		74790-HITCH PIN, HAMMER, ELECTROD	81.56 ✓	0.00				
	10-18-6000		74791-PLIER	37.99 ✓	0.00				
	10-18-6000		74173-2X2'S	29.95 ✓	0.00				
	10-18-7400		74297-WEATHERWOOD DECKING	873.60 ✓	0.00				
	10-18-7400		74298-PAINT, HINGE, NUT, PIN, WASHE	182.21 ✓	0.00				
	10-18-6000		74367-SLIP CAP	2.38 ✓	0.00				
	30-00-6000		74301-GRAY & BLUE METAL PACKAGE	2,747.37 ✓	0.00				
	10-18-7400		73752-SAKRETE	7.99 ✓	0.00				
	10-20-7000		74126-SLIP CAPS	2.08 ✓	0.00				
				3,965.13 ✓	0.00				
91634	12/29/2023	12/29/2023	6.69 73813						Posted
	52-41-4300		FLOWING PIPE	6.69 ✓	0.00				
91652	12/29/2023	12/29/2023	1,433.04						Posted
	10-18-6000		75253-BITS, ANCHOR	143.36 ✓	0.00				
	10-18-7400		75252-9X9 RIBBED COMMERCIAL WHIT	1,289.68 ✓	0.00				
				1,433.04 ✓	0.00				
91660	12/29/2023	12/29/2023	30.16						Posted
	51-43-4360		75246-BRUSH & PAINT	10.05 ✓	0.00				
	52-43-4360		75246-BRUSH & PAINT	10.05 ✓	0.00				
	53-43-4300		75246-BRUSH & PAINT	10.06 ✓	0.00				
				30.16 ✓	0.00				
84 ST JOHN'S SCHOOL - CROSSWALK GUARD									
91640	12/29/2023	12/29/2023	165.00						Posted
	10-13-3000		CROSSWALK-NOV-18 DAYS@5.00	90.00 ✓	0.00				
	10-13-3000		CROSSWALK-DEC-15 DAYS@5.00	75.00 ✓	0.00				
				165.00 ✓	0.00				
643 STANION WHSE ELECTRIC COMPANY									
91659	12/29/2023	12/29/2023	203.28 5649514-00						Posted
	53-43-6000		LAMPS	203.28 ✓	0.00				
673 THOMPSON'S OK TIRE, INC									
91601	12/29/2023	12/29/2023	1,729.29						Posted
	10-15-6140		116148-TIRES & VALVE STEM	195.25 ✓	0.00				
	10-15-6140		116137-WHEELS & ASSEMBLYS	965.88 ✓	0.00				
	10-15-6140		116022-FLAT REPAIR	15.00 ✓	0.00				
	10-15-6140		116007-TIRES	517.16 ✓	0.00				
	10-15-6140		115880-FLAT REPAIR	36.00 ✓	0.00				
				1,729.29 ✓	0.00				
91621	12/29/2023	12/29/2023	2,411.88						Posted
	51-43-6140		115494-TIRES	491.19 ✓	0.00				
	52-43-6140		115494-TIRES	491.19 ✓	0.00				
	53-43-6140		115494-TIRES	491.18 ✓	0.00				
	53-43-6140		116125-TIRES	928.04 ✓	0.00				
	53-43-6140		116221-TRANSMISSION FLUID	10.28 ✓	0.00				
				2,411.88 ✓	0.00				
704 UNIVAR USA INC									
91635	12/29/2023	12/29/2023	2,300.00 51694738						Posted
	51-41-6170		SULFATE AQUA AIDE BAG	2,300.00 ✓	0.00				
822 USA BLUE BOOK									
91636	12/29/2023	12/29/2023	277.82						Posted
	51-41-4360		INV00210905-R14	131.31 ✓	0.00				
	52-43-6000		INV00204295-GLOVES	146.51 ✓	0.00				
				277.82 ✓	0.00				

Accounts Payable Detail Listing

City of Beloit

Vend# Vendor Name

<u>Pay#</u>	<u>Post Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Invoice</u>	<u>Date</u>	<u>PO#</u>	<u>Date</u>	<u>Status</u>
	<u>Account#</u>	<u>Work Order</u>		<u>Description</u>			<u>Debit</u>	<u>Credit</u>
697 USD 273 (continued)								
91641	12/29/2023	12/29/2023	643.50					Posted
	10-13-3000			CROSSWALK-NOV-18 DAYS@19.50			351.00✓	0.00
	10-13-3000			CROSSWALK-DEC-15 DAYS @19.50			292.50✓	0.00
							<u>643.50✓</u>	<u>0.00</u>
3660 CHRIS WAGNER								
91590	12/29/2023	12/29/2023	2,500.00					Posted
	10-11-6600			DEMO REIMBURSEMENT-723 N HERSE'			2,500.00✓	0.00
722 WATTS AND SON								
91583	12/29/2023	12/29/2023	75.00	3196				Posted
	10-11-3000			REPAIR FURNACE SWITCH			75.00✓	0.00
734 WESCO RECEIVABLES CORP								
91622	12/29/2023	12/29/2023	742.50					Posted
	53-43-6000			290676-BRACKETS & CLAMPS			1,402.50✓	0.00
	53-43-6000			215457-CREDIT FOR MATERIAL RETURI			0.00	660.00✓
							<u>1,402.50✓</u>	<u>660.00✓</u>

79,630.46 89 Non-voided payables listed.

Report Setup
 AP - Accounts Payable Listing : Vendor Name
 Filter Options
 Starting: 12/29/2023
 Ending: 1/5/2024
 Banks: All
 Payable Status: Posted, Printed, ACH, Recorded, Voided
 All Vendors Selected

REQUEST FOR COUNCIL ACTION

DATE: 1/3/2024

TITLE: Resolution 2024-1 Fee Schedule

ORIGINATING DEPARTMENT:

Administration

TYPE OF ACTION:

ORDINANCE

RESOLUTION

FORMAL ACTION

OTHER

RECOMMENDATION:

I recommend the approval of the 2024 Fee Schedule resolution.

BACKGROUND:

Annually city staff review the fee schedule that is set by resolution.

FINANCIAL IMPACT:

OPTIONS:

DISCUSSION:

Respectfully submitted,
Amanda Lomax
City Clerk

Resolution 2024-1 Fee Schedule

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELOIT
ADOPTING 2024 FEE SCHEDULE

WHEREAS, the City of Beloit, Kansas, charges fees for activities and services offered by the City; and

WHEREAS, the fees are needed to ensure the City of Beloit is compensated for the use of facilities, equipment, and services; and

WHEREAS, after reviewing the fees, the Governing Body believes that the fees are fair to both the public and the City;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Beloit that, effective January 3rd, 2024 City fees shall be as follows:

General Topic	Specific Topic	2023 Fees
Administration:		
Application Fees:	Variance	\$50
	Conditional Use	\$50
	Zoning Application Fees	\$50
	Plat Fee	\$50
	Building Permit Fee	.25% of estimated cost (\$25 min.)
	Building Permit Extension Fee	.10% of estimated cost (\$25 min.)
Miscellaneous:	Economy Shop Rent	\$75 per month
	Return Check Fee	\$30
	Personnel/Operator per hour	\$30 per hour - Overtime \$45 per hour
	Commercial sign permits	\$25
	To send a fax	\$1 per page
	To make copies	\$.25 per page
	Grill (per day)	\$25
	Special Event License	\$25
	Mobile Food Vendor Fees:	
	Investigation Fee	\$50
	Special Event (Up to 3 consecutive days)	\$30
	6-Month License Fee	\$100
	Annual License Fee	\$200
	Transient Merchant, Solicitor, Peddler, Fees:	
	Investigation Fee	\$50
	6-Month License Fee	\$200
	Annual License Fee	\$400
	Salvage Yard License Fee	\$200
Miscellaneous:	<i>Grass Cutting</i>	Cost + \$250 Administrative Fee for 1 st Occurrence, Cost + \$500 for 2 nd , Cost + \$750 for 3 rd and Cost + \$1,000 for 4 th
	<i>Nuisance Abatement</i>	Cost + \$250 Administrative Fee for 1 st Occurrence, Cost + \$500 for 2 nd , Cost + \$750 for 3 rd and Cost + \$1,000 for 4 th
Open Records Fees:	Per Page	\$0.25
	Per Quarter Hour	\$8
	Electronic (if approved by records custodian)	\$15 plus \$0.15 per page plus staff time
	DVD or Flash Drive (if approved by records custodian)	\$25 plus \$0.15 per page plus staff time
Pawnbroker Annual License	Pawnshops	\$25
Alcohol License Fees:		
	Occupation tax for Class A clubs biennial fee	\$250
	Occupation tax for liquor store biennial fee	\$400
	License Fee for Drinking Establishments biennial fee	\$400
	Off Premises CMB License	\$75
	On Premises CMB License	\$150
	On and Off Premises CMB License	\$200
Franchise Fees:	Trash Fee	10%
	Fire Protection fees	Yearly FD mil levy + 10%
Animal Fees:	Registration for pets per year:	
	Lifetime Registration Fee	\$0
	Dangerous Dog Annual Fee	\$50
	Lost Tag Replacements	\$5

	Transfer Fee	\$0
	If animal is taken to the pound:	
	First Impoundment	\$20 + \$20 per day
	Second/Subsequent Impoundment	\$40 + \$20 per day
	Misc. Animal Fees:	
	Removal of large dead animals	\$50
	Hobby Breeder's License	\$200/year
	Reapplication for Hobby Breeder's	\$20
	Commercial Establishments	\$300/year
	Reapplication for Comm. Establishments	\$30
	Private Guard Dog License	\$100/year
	Commercial Guard Dog Service License	\$400/year
Police Department:	Special Use Permit	No Charge
	Police Reports:	
	Accidents	\$10
	Criminal (Front Page Only)	\$1.00
Parks and Rec.:		
	Adult Programs	Varies by program
	Youth Programs	Varies by program
Chautauqua Park:	White Building (Reserve)	\$50/day + \$100 deposit
	Gazebo (Reserve)	\$25/day
	Camping	By donation, in designated areas only
Municipal Building:	Tables	\$5/table/day + \$50 deposit
	Chairs	\$0.50/chair/day + \$50 deposit
	Not pick up between 8-5, no help loading, not clean	\$50 extra rental
Room Rental:		
	Club sports team renting Gym at available times	\$200 deposit and \$50 per month
	Gym: Deposit Fee Does NOT Guarantee all Dates	
	School deposit	\$1,000
	Private - For Profit/Business	\$300 Deposit + \$250 Rental
	Private - Non-Profit	\$300 Deposit + \$200 Rental
	Community Activity	\$300 Deposit + on City Agreement
	Trail Room:	
	Private - For Profit/Business	\$300 Deposit + \$100 Rental
	Private - Non-Profit	\$300 Deposit + \$75 Rental
	Community Activity	\$300 Deposit + on City Agreement
	Sutter Room:	
	Private - For Profit/Business	\$300 Deposit + \$200 Rental
	Private - Non-Profit	\$300 Deposit + \$150 Rental
	Community Activity	\$300 Deposit + on City Agreement
	Entire Basement:	
	Private - For Profit/Business	\$300 Deposit + \$250 Rental
	Private - Non-Profit	\$300 Deposit + \$175 Rental
	Community Activity	\$300 Deposit + on City Agreement
Cemetery:	Standard Burial (opening and closing)	\$450
	Disinterment Full size vault/casket	\$800 + subject to additional charges
	Disinterment Cremation	\$300 + subject to additional charges
	Burial after hours, holidays, weekends	add \$150.00
	Infant Burial	\$100 Non-Vault
	Infant Burial	\$150 with Vault
	Cremation	\$150
	Cremation over 24 X 24	\$200
	Grave spaces	\$400
	Veteran & spouse grave spaces in Soldier Square	\$0
	Transfer of Deeds	\$25
Sports Complex:	Concession Stand: per event	\$50 Rental + \$300 Deposit
	Concession Stand: per Season	\$100 Rental + \$300 Deposit
	Field Rental for Private Use	\$50 per day per field + city agreement

Electric:	Temporary electric Connect Fee:	
	Inside City Limits (per 6 months)	\$100
	Outside City Limits (per 6 months)	\$200
	Out-of-City Hook-up Fee	\$1,600 per project
	Electric Impact Fees:	
	Transformer KVA will be rated at 4 premises of equal load size.	
	If transformer is not situated for this, below price may be multiplied by 4.	
	1/0 240V	
	Amperes	
	0 to 60	\$200
	61 to 100	\$250
	101 to 150	\$350
	151 to 200	\$400
	201 to 400	\$450
	401 to 600	\$500
	601 to 800	\$550
	801 to 1,000	\$600
	Over 1,000 – per each	\$600
	additional thousand amperes or fraction thereof	
	3/0 208 or 240V	
	Amperes	
	0 to 60	\$200
	61 to 100	\$300
	101 to 150	\$400
	151 to 200	\$500
	201 to 400	\$600
	401 to 600	\$700
	601 to 800	\$800
	801 to 1,000	\$900
	Over 1,000 – per each	\$900
	additional thousand amperes or fraction thereof	
	3/0 480V	
	Amperes	
	0 to 60	\$350
	61 to 100	\$450
	101 to 150	\$550
	151 to 200	\$650
	201 to 400	\$750
	401 to 600	\$850
	601 to 800	\$950
	801 to 1,000	\$1,050
	Over 1,000 – per each	\$1,050
	additional thousand amperes or fraction thereof	
	Electric Operator	\$50 per hour - Overtime \$75 per hour
	After hour transfer of elec service	\$200 minimum & \$45 per operator per hour
Light Pole Fees:	Pole Setting (Wood)	\$1,000
	100 HPS or LED Security Light	\$12.60 per month in city limits
	100 HPS or LED Security Light	\$14.28 per month out of city limits
	250 HPS or LED Security Light	\$19.47 per month in city limits
	250 HPS or LED Security Light	\$21.41 per month out of city limits
	Pole intersection	Wood=free / Metal= \$1,300

PASSED AND ADOPTED at a regular meeting of the Governing Body of the City of Beloit and signed by the Mayor this 3rd day of January, 2024.

TOM NAASZ, Mayor

ATTEST:

AMANDA J. LOMAX, City Clerk



REQUEST FOR COUNCIL ACTION

DATE: 1/3/2024

TITLE: Low Income Senior Housing Contract

ORIGINATING DEPARTMENT:

Administration

TYPE OF ACTION:

ORDINANCE

RESOLUTION

FORMAL ACTION

OTHER

RECOMMENDATION:

I recommend the Council give direction to the Beloit Land Bank to approve/disapprove the contract with Mennonite Housing.

BACKGROUND:

Approving this contract would allow Mennonite Housing to submit a pre-application (due January 5th, 2024) for low-income housing for seniors over the age of 55. The final application is due May 2024. This is a very competitive grant and if the grant does not go through the property reverts back to the Beloit Land Bank. This could be an opportunity to add 20 doors to our community and this grant does required "skin in the game" to be competitive. If council does not feel this is a good fit for the North Campus area then we can take a swing at MIH for single family homes but again there are no guarantees of having successful grants or developers willing to build in Beloit.

FINANCIAL IMPACT:

The financial impact is donating the lots and at least \$40,000.00 worth of assessment/fee waivers such as building permits and impact fees. Additional impact is not generating ad valorem taxes from this property.

OPTIONS:

DISCUSSION:

Respectfully submitted,
Amanda Lomax
City Clerk

Economic and Community Development Perspective and Impacts

I have been thinking a lot about the different housing proposals on the table for Beloit and I wanted to send along my thoughts and perspective in terms of economic and community development. Sorry, this is a little lengthy, but I hope it will help provide a different perspective on the impact of these housing projects on our community. Please reach out if you have any questions or need any additional information about the proposed projects. I will do my best to track down any answers!

Infrastructure is defined as “the basic physical and organizational structures and facilities (e.g. buildings, roads, power supplies) needed for the operation of a society or enterprise.” Housing is not traditionally thought of as infrastructure; however, as the housing need becomes more drastic, it might be time to start thinking of housing as an investment in infrastructure for the city. Like water, sewer, electrical, and transportation infrastructure, housing is critical to the ongoing growth and success of the City of Beloit.

When we look at infrastructure grants, grants requiring a 5% match on multi-million-dollar projects are incredible opportunities. Whether it is for water, sewer, or electrical, the immediate return on these multi-million-dollar investments comes solely from utility fees. The investment is favorable because updated infrastructure allows for overall growth and contributes to the quality of life in Beloit for our residents and businesses. It saves on overall maintenance costs in the budget too. When we look back in 5 or 10 years, we never want to see ourselves in a situation where we think, “dang, we should have taken the opportunity when we had the chance”.

What if we apply that same type of thinking to housing? Currently, the City of Beloit has the potential to bring 60 new housing units to the community. This is upwards of a \$5.5 million initial investment into the community. The low-income senior housing project is asking for an estimated 12 lots and \$40,000 in fees waived amounting to about a \$150,000 value. Based on the cost per square foot provided by Mennonite Housing, that 10 duplex projects will cost about \$3 million. This means the city’s “match” is 5% of the total project. The apartment project with Rural ReDevelopment is estimated to be around a \$2.5 million investment. Requiring \$500,000 in local contribution through cash of in-kind, this accounts for 20% of the total project cost. If the city provided \$150,000 of in-kind to the apartment project, it would account for 6% of the total project cost.

For housing, the immediate return on these multi-million-dollar investments would come solely from utility fees. The apartments would also pay property taxes over time. New units could mean new residents or retention of residents which equals sales tax overtime. The investment is favorable because updated infrastructure allows for overall growth and contributes to the quality of life in Beloit for our residents and businesses. It saves on overall maintenance costs in the budget too. When we look back in 5 or 10 years, we never want to see ourselves in a situation where we think, “dang, we should have taken the opportunity when we had the chance”.

I would love to find local builders to develop housing in Beloit. I have tried to find local builders to develop housing in Beloit. Construction of housing is only cost effective for a builder if additional funding is involved, like grants or local incentives. These statewide grants are only possible if 3+ units are being constructed simultaneously because of tight timelines and overall cost effectiveness. Mitchell County simply does not have local builders with the manpower and schedule to develop at this rate. Right now, three local contractors actually own lots on north campus and have not developed those lots.

Looking at the housing projects from an economic development standpoint, the lack of available and affordable housing options in Beloit is a major hinderance to workforce recruitment and retention. While the two proposed housing developments would not solve the problem, it would be a massive step in the right direction. Nearly every one of our major employers in Beloit is struggling with workforce. And nearly every one of those employers has named housing as a barrier to growth and a hinderance on hiring.

I see so many communities competing for developers and housing projects right now. Meanwhile, Beloit has two developers ready and willing to invest in our community. The opportunity is here and could never come back. State funding for housing is at an all-time high. While grant applications are still incredibly competitive, they are less competitive now simply due to exponentially more funding being available. At some point, this funding will go away. If Beloit is ever going to grow, housing is essential.

PROS:

- Developers are knocking on the door to invest in our community;
- 60+ housing units added to Beloit;
- Resident and workforce retention and recruitment;
- All buildings on north campus are officially occupied;
- Less ongoing maintenance costs on empty lots for the City;
- Property taxes increase from apartment buildings;
- Administration buildings repurposed preventing further deterioration and any potential for future demolition costs;
- Good time to apply due to increased funding;
- City investment through in-kind, donations and waivers

CONS:

- Senior housing does not pay tax credits;
- Quick turnaround for pre-application on senior LIHTC;
- Developer not local;
- Public investment from city to private developers;
- Apartment project parking could impede on parks & recreation operation;
- Funding very competitive;
- Could be seen as "unfair" to those who have already purchased lots on north campus

Thank you! Merry Christmas!!!

Emily Benedick

Mitchell County Community Development Director
Solomon Valley Economic Development Director



REAL ESTATE OPTION CONTRACT

THIS REAL ESTATE OPTION CONTRACT (“Agreement”) is entered into by and between Mennonite Housing Rehabilitation Services, Inc. (“Purchaser”), and Beloit Land Bank (“Seller”). Together Purchaser and Seller are hereinafter referred to as the “Parties.”

FOR VALUABLE CONSIDERATION, as set forth herein, it is hereby agreed by and between the Parties as follows:

1. Conveyance of Purchase Option for Property. Throughout the term of this Agreement, Purchaser shall have the exclusive option to acquire the below-described real estate, hereinafter the “Property”:

Lots 1-2 and 5-10, Block 3, North Campus Addition, City of Beloit

All of Block 4, North Campus Addition, City of Beloit

2. Purchase Price. Purchaser shall have the exclusive option to acquire the Property as a donation from Seller at no cost to Purchaser.

3. Option Price. The option price to be paid by Purchaser shall be \$0.

4. Term of Option. The right and privilege of acquiring the Property shall be exclusively held by the Purchaser for a period expiring at 5:00 p.m. on March 31, 2025, subject to Paragraph 5 of this Agreement. Any extension this Agreement shall require the separate written agreement of the Parties. Failure of the Purchaser to exercise the option by the time of its expiration shall entitle Seller to retain the option price, and the Parties shall then be released from this Agreement which shall then be null and void and of no further force or effect.

5. Contingent on Tax Credit Approval. This Agreement is contingent upon the Purchaser being approved for the Low-Income Housing Tax Credit program through the Kansas Housing Resources Corporation in 2024. Should Purchaser not be approved for said program, this Agreement shall become null and void on September 1, 2024, and be of no further force or effect.

6. Exercise of Option. Purchaser shall exercise said option by providing written notification to Seller, within the term above, of Purchaser's commitment to acquire the Property, and the Parties shall then schedule and conduct a closing as soon as the same may reasonably be arranged, with due allowance for the time necessary for the Parties to comply with all of the provisions of this Agreement.

7. Condition of Property. The Property is offered with no warranties either expressed or implied as to its condition or suitability for any purposes. The execution of this Agreement by Purchaser shall constitute an acknowledgment that Purchaser has been permitted to conduct, and has conducted, such inspections and investigations of the Property as it desires.

8. Conditions of Closing. No later than ten (10) days following the Purchaser's exercise of the option, Purchaser shall furnish a commitment for the issuance of a standard owner's policy of title insurance to Seller to the extent of the purchase price. Within ten (10) days thereafter the Purchaser shall notify Seller of any defects to title. In the event of any such defects Seller shall have a reasonable time, not to exceed thirty (30) days unless the Purchaser then agrees otherwise, in which to remove such defects, and the closing shall be delayed, if necessary, in order to permit the removal of such title defects.

9. Inspection. After the execution of this Agreement, the Purchaser shall, with reasonable advance notice to Seller and permitting Seller a right to be present during all entry to the Property, have the right to enter the Property and conduct any inspections and testing it deems appropriate to evaluate the Property's suitability, including the right to conduct environmental site assessments and related testing so long as it does not interfere with Seller's use of the Property. Purchaser agrees to indemnify and hold harmless Seller from and against any loss, cost, expense, claim or liability incurred or suffered Seller related to Purchaser's access to the Property.

10. Conduct of Closing. At closing, Seller shall convey the Property to Purchaser in its then present condition, with no warranties either expressed or implied as to its condition or suitability for any purposes. At closing, Seller will convey the Property to Purchaser free of all encumbrances except:

- (a) restrictions and easements of record;
- (b) zoning restrictions; and
- (c) special assessments for the construction of public improvements.

11. Closing Costs. Purchaser's and Seller's costs of closing on the acquisition of the Property shall be borne by Purchaser.

12. Cost of This Agreement. Unless stated herein, any cost or fees incurred by the Purchaser or Seller in executing this Agreement shall be borne by the respective party incurring such cost or fee.

13. Possession. Seller shall retain possession of the Property until Closing. Prior to Closing, Seller shall maintain Property.

14. Time. Time is of the essence of this Agreement.

15. Notices. All notices, demands, requests, approvals, reports, instructions, consents, or other communications which may be required or desired to be given by either party to the other shall be in writing and addressed as follows:

If to Purchaser:

Byron Adrian
Mennonite Housing Rehabilitation
Services, Inc.
2145 N Topeka
Wichita, KS 67214

If to Seller:

City Manager
City of Beloit
119 N Hersey Avenue
Beloit, KS 67420

16. Headings. The headings inserted at the beginning of each section herein are for the convenience of reference only and shall not limit or otherwise affect any terms or provisions herein.

17. Hold Harmless. Purchaser agrees to indemnify and hold Seller harmless from and against all claims, injuries, suits and damages arising out of the performance of this Agreement.

18. Governing law. This Agreement shall be governed by and construed in accordance with the laws of the State of Kansas.

IN WITNESS WHEREOF, the Parties have executed this Agreement to be effective on the date last written below.

PURCHASER:

MENNONITE HOUSING
REHABILITATION SERVICES, INC.

SELLER:

BELOIT LAND BANK

Byron Adrian, President/CEO

Andrew Grabon, President

DATE

DATE