



## **Sterling City Commission Regular Meeting Agenda**

114 N. Broadway Avenue, Sterling, Kansas  
July 6, 2026, at 6:00pm

### **A. Call to Order**

### **B. Invocation**

### **C. Approval of the Agenda**

### **D. Citizen Comments**

### **E. Appointments, Proclamations, Recognitions, & Nominations**

### **F. Consent Agenda**

Items on the Consent Agenda are considered by staff to be routine business items. Approval of the items may be made by a single motion, seconded, and a majority vote with no separate discussion of any item listed. Should a member of the Governing Body desire to discuss any item, the item will be removed from the Consent Agenda and considered separately.

1. Approval of minutes
  - A. Regular Meeting June 15, 2026.
2. Accounts Payable
  - A. Thursday, July 2, 2026, for \$393,864.
3. Approve special event permit for the Sterling College, Student Orientation Lake Party.

### **G. Old Business**

### **H. New Business**

1. Receive update from Interfaith Housing & Community Services on the Sterling/Alden Housing Improvement Initiative grant program.
2. Discuss the Reinvestment Housing Incentive District (RHID) program.
3. Approve ordinance to authorize the Generator Project and the issuance of General Obligation (GO) Bonds, issuance not to exceed \$3,000,000.
4. Approve the sale of the former No. 236 fire engine, estimated sale price \$18,000.
5. Approve notice of intent to exceed the Revenue Neutral Rate for the Fiscal Year 2027 Budget.
6. Discuss the Fiscal Year 2027 Electric Fund budget.

**I. City Manager's Report**

**J. Governing Body Comments**

**K. Executive Session**

**L. Adjournment**

Next Assigned Numbers for:

Charter Ordinance No. 18

Ordinance No. 2593

Resolution No. 902

**Notice: Subject to Revisions**

It is possible that sometime between 5:30 and 6:00 pm immediately prior to this meeting, during breaks, and directly after the meeting, a majority of the Governing Body may be present in the commission chambers or lobby of City Hall. No one is excluded from these areas during those times.

## F. Consent Agenda Highlights

1. Approval of minutes

A. Regular Meeting June 15, 2026.

2. Accounts Payable

A. Thursday, July 2, 2026, for \$393,864.

- Midwest Public Risk – property and liability insurance: \$112,427
- First Group Insurance – power plant generator insurance: \$80,302
- KMEA GRDA – purchased power: \$53,590
- Blue Cross Blue Shield – health insurance: \$35,430
- Rice County – 911 dispatching services: \$18,900

3. Approve special event permit for the Sterling College, Student Orientation Lake Party.

**STERLING CITY COMMISSION  
REGULAR MEETING MINUTES  
June 15, 2026**

The Board of Commissioners of the City of Sterling met in a regular session on Monday, June 15, 2026, at 6:00 P.M. in the meeting room at City Hall. Those present were Brian Inwood, Mayor; Clint Bundy, Todd Rowland, Richard Jones, Jr., and Bob Boltz, City Commissioners; Ian Hutcheson, City Manager; Jessi Dobson, City Clerk; Scott Bush, City Attorney; Richard Tommer, Jr., Sergeant, Sterling Police Department; Clay Thomas, County Commissioner, Rice County; Faith Schneider, Chairwoman, Municipal Pool Steering Committee; Dwight Nichols, Chairman, Park Advisory Board and Reporter, Sterling Bulletin. Judy Hamilton and Debbie Oller-Rodger, Public.

Dwight Nichols was present for the Sterling Bulletin.

Mayor Inwood called the meeting to order.

**INVOCATION AND FLAG SALUTE:** Led by Commissioner Rowland.

**APPROVAL OF AGENDA:**

Commissioner Bundy moved, and Commissioner Jones seconded to approve the agenda with the addition of K.1 Executive Session to discuss personnel matters of nonelected personnel per KSA 75-4319(b) to include the City Attorney Scott Bush. The motion carried 5-0.

**CITIZEN COMMENTS:**

Judy Hamilton, Rice County resident, requested the City Commission to consider reducing the speed limit on 11<sup>th</sup> Street/15<sup>th</sup> Road. Hamilton shared that vehicles commonly drive at speeds in excess of the posted 55 miles per hour, which is dangerous to residents and their animals, pedestrians, and area wildlife. Hamilton shared the road heavily trafficked by trucks and employees of nearby businesses. Hamilton mentioned she has asked the Rice County Sheriff's Office to increase their presence along the road but has not seen a change in motorists' behavior. The City Commission and City Manager Hutcheson held a discussion with the input of County Commissioner Thomas, on which entity has jurisdiction and maintenance responsibilities of the road. Hutcheson remarked that he will review the situation and speak with officials from Rice County to determine what should be done to alleviate the situation.

**APPOINTMENTS, PROCLAMATIONS, RECOGNITIONS, & NOMINATIONS:** None.

**CONSENT AGENDA:**

1. Approve June 1, 2026, Regular Meeting Minutes.
2. Approve June 12, 2026, Accounts Payable.
3. Approve special event permit for the Sterling Evangelical Bible Church, Vacation Bible School Cookout.
4. Approve special event permit for Anastasia Miller, N. 9<sup>th</sup> Street Neighborhood Fourth of July Cookout.
5. Approve cereal malt beverage (CMB) license for Buster's.

Commissioner Rowland moved, and Commissioner Jones seconded to approve the Consent Agenda. Motion carried 5-0.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

1. Receive update from the Municipal Pool Steering Committee on the Municipal Pool and Bathhouse improvement project.

City Manager Hutcheson welcomed Faith Schneider, Chairwoman of the Municipal Pool Steering Committee, to provide an update on the Municipal Pool and Bathhouse improvement project. Schneider reported that she has been working with the Rice County Community Foundation to establish a fund for receiving donations for the pool improvement project, and that the Steering Committee plans to hold a fundraising kickoff event this summer, possibly on the Fourth of July. Schneider remarked that the pool is being well-maintained this season and thanked City Public Works and Pool staff for their work. Schneider reported that the Sterling Stingrays Swim Club received a Moxley Foundation grant for a portable diving block, and that the shipping cost will be covered by the Sterling Recreation Commission. She then answered questions from the City Commission, and discussed project timelines, fundraising, the process for hiring a design and construction team for a new pool, estimated costs, and short- and long-term goals of the Steering Committee and City Commission regarding the pool improvement project. The City Commissioners thanked Schneider for her time and efforts towards the pool improvement project.

No action was taken.

2. Award construction contract for the 2026 street maintenance project to Vance Brothers, estimated cost \$192,474.

City Manager Hutcheson presented the construction contract for the 2026 street maintenance project. The City typically invests in repairing, resurfacing, and/or constructing certain roadways within the City each year. Regular maintenance of street infrastructure is critical to ensure that the condition of roadways does not deteriorate below a certain satisfactory level and that navigating the City in vehicles remains safe and efficient. In recent years, the annual street maintenance projects have typically focused on resurfacing existing roadways. Resurfacing projects are selected with the assistance of the engineering firm Kirkham Michael based on the relative level of traffic a street experiences, and its level of deterioration. Street maintenance is funded by the City's Special Street Fund, which is dedicated to street and transportation maintenance and improvement projects.

In 2025, the City awarded the annual street resurfacing construction contract to Holland Paving, which performed a scrub seal on W. Main Street from Broadway Avenue to 10<sup>th</sup> Street, and on 1<sup>st</sup> Street from E. Jefferson Avenue to E. Jackson Street. The final cost of the 2025 street resurfacing projects was \$235,006, from the \$250,000 which was budgeted in 2025 for annual street maintenance.

Hutcheson explained that Kirkham Michael facilitated the solicitation of bids for the 2026 street resurfacing project. Bids were solicited via an online platform beginning on May 21, 2026, and were due at 2:00pm on June 11. The 2026 resurfacing project consists of two base bid and three add alternate sub-projects. The total engineer's estimate for the five sub-projects is \$294,570. The City received one bid for the 2026 street resurfacing project from Vance Brothers for \$292,541 for the base bid and add alternate sub-projects. The 2026 Budget

**NEW BUSINESS (cont.):**

includes \$250,000 for annual street resurfacing projects, and therefore, not every sub-project can be funded this year.

The recommended selection of sub-projects is the two base bid locations (Monroe Street from S. 7<sup>th</sup> Street to S. 1<sup>st</sup> Street and S. 1<sup>st</sup> Street from E. Jackson Street to E. Garfield Avenue), which total \$192,474 in Vance Brother's proposal. With the remaining amount of budget authority in the Special Street Fund for street maintenance projects, Hutcheson further recommended that this funding be allocated to resurfacing and curb repair on the in-street parking on the north side of the zero block of W. Adams Avenue, adjacent to the United Presbyterian Church building, which also houses Lil' Cub Daycare. The pavement and curbing in this section are substantially deteriorated, and the parking is heavily utilized by patrons of the church, daycare, and the Sterling Medical Center. Through discussions and research with church members, it was determined that the in-street parking is City right-of-way and is therefore the City's responsibility to maintain. The estimated cost of these repairs is approximately \$40,000 based on preliminary quotes provided by qualified contractors.

Hutcheson clarified that the City Commission may decide to either award the construction contract to Vance Brothers for the two base bid and any combination of the add alternate locations or reject the bid. A notice of award to Vance Brothers for the two base bid locations for \$192,474 has been prepared but can be altered if different action is taken.

Hutcheson recommended the City Commission:

1. Award the construction contract and for the 2026 street resurfacing project to Vance Brothers, and
2. Approve funding for the base bid #1 and #2 sub-projects, estimated cost \$192,474, and
3. Authorize the Mayor to sign the notice of award.

Commissioner Rowland moved, and Commissioner Jones seconded to award the construction contract for the 2026 street maintenance project to Vance Brothers, approve funding for the base bid #1 and #2 sub-projects, estimated cost \$192,474, and authorize the Mayor to sign the notice of award. Motion carried 5-0.

3. Approve Change Order No. 1 for the KMW expansion water improvement project, cost \$37,495.

City Manager Hutcheson shared that on April 6, 2026, the City awarded a construction contract in the amount of \$1,244,801 to Kansas Concrete to complete the KMW expansion water improvement project. The project consists primarily of the installation of a new 12-inch water main along N. Broadway Avenue from Washington Avenue to the KMW expansion site. Kansas Concrete began construction on May 18, and substantial completion of the improvements is anticipated to occur by October 16. The methods of installation for the 12-inch water main consist of a combination of trenching and directional boring within the City's right-of-way (ROW) on the east side of N. Broadway Avenue. The N. Broadway ROW contains numerous trees, and initially, three trees were identified for removal, with the understanding that additional trees could need to be removed to facilitate construction.

BG Consultants has submitted Change Order No. 1 on behalf of Kansas Concrete which would increase the construction cost by \$37,495. The change order proposes altering the excavation

**NEW BUSINESS (cont.):**

method for the 12-inch water line from trenching to directional boring for certain segments along N. Broadway Avenue located just south of the intersection at Cleveland Avenue and extending north to Forest Avenue. The intention of the change order is to prevent damage to homeowner property and preserve the trees located in the City's ROW, which would likely need to be removed if the area was trenched as was called for in the original engineering design.

With the addition of Change Order No. 1, the current construction cost of the water improvement project is \$1,282,296, which is an increase of 3.0% from the original construction cost. The updated cost remains under budget by \$243,804 from the amount of debt issued for the project in the Series 2025 Temporary Improvement Note issuance. Kansas Concrete will have the authority to alter the construction of the project upon the full execution of the change order.

Hutcheson recommended the City Commission approve Change Order No. 1 for the KMW water improvement project, cost \$37,495.

The City Commission discussed the provisions of the construction contract provisions with Hutcheson and City Attorney Bush, and voiced concerns about the submission of additional change orders which could diminish the current cost savings on the project. The City Commission expressed concerns about current and future road closures and requested that advance notice be provided for future water shutoffs whenever possible. The City Commission weighed the benefits of preserving the existing tree canopy along N. Broadway Avenue against the additional cost. Hutcheson stated he will meet with BG Consultants and Kansas Concrete to review expectations for the project moving forward.

Commissioner Bundy moved, and Commissioner Rowland seconded to approve Change Order No. 1 for the KMW expansion water improvement project, cost \$37,495. Motion carried 4-1. Commissioner Boltz voted no.

4. Approve Contract Amendment No. 1 to the Community Development Block Grant (CDBG) Economic Development Grant No. 25-IN-002 budget.

City Manager Hutcheson shared that on February 16, 2026, an agreement with the Kansas Department of Commerce for Community Development Block Grant (CDBG) Economic Development Grant No. 25-IN-002 was executed. The City was awarded \$750,000 towards the cost of the KMW expansion water improvement project. Attachment C of the agreement establishes a project budget of \$1,790,700, which includes \$254,600 in planning and design fees.

Construction on the water improvement project began on May 18, and the Department of Commerce is prepared to release grant proceeds to the City to apply to project costs. Included in the Accounts Payable docket for the meeting under item F.2(A) is an invoice from Kansas Concrete for construction costs for the water improvement project for \$606,214.

In the interest of expediency, the City incurred most of the planning and design expenses related to the water improvement project prior to the initial release of CDBG grant proceeds. The firm retained by the City to administer Grant No. 25-IN-002, Governmental Assistance Services (GAS), advises that a contract amendment to the original project budget must be submitted to the Department of Commerce for the City to receive the grant proceeds. Contract Amendment

**NEW BUSINESS (cont.):**

No. 1 reduces the project budget by \$254,600, which is equal to the planning and design fees for the project. A letter from the Mayor has been prepared to formally request that the Department of Commerce amend the project budget.

Hutcheson explained that Contract Amendment No. 1 does not alter any amount owed by the City related to the water improvement project. It disqualifies the ability of grant funding to be applied to planning and design fees. The City is still able to apply grant proceeds towards construction costs, and since the cost of the construction contract exceeds the \$750,000 in CDBG funding, the entirety of the grant award can still be applied towards project costs. Upon its execution, Contract Amendment No. 1 will be incorporated into the original agreement for Grant No. 25-IN-002.

Hutcheson recommended the City Commission approve Amendment No. 1 to the CDBG Economic Development Grant No. 25-IN-002 budget.

Commissioner Rowland moved, and Commissioner Jones seconded to approve Contract Amendment No. 1 to the CDBG Economic Development Grant No. 25-IN-002 budget. Motion carried 5-0.

5. Approve the vendor selection of Caselle for RFP-2026-001 Financial Management / Enterprise Resource Planning (ERP) Software, estimated cost \$87,170.

City Manager Hutcheson presented that an ERP system is a comprehensive software solution that consolidates many business processes and functions in various operational areas, such as financial management, human resources (HR), procurement, vendor management and more, into a single platform. Since 2004, the City has used SimpleCity Accounting, developed by gWorks, as its ERP system. The City utilizes SimpleCity for business processes related to the cemetery, municipal court, financial management, HR administration and utility billing. The City has not upgraded to the newer cloud-based solution developed by gWorks to replace SimpleCity and is running an older, locally hosted version of the software. Over the next few years, it is anticipated that gWorks will cease to support SimpleCity, at which time the City would either have to upgrade to gWorks' cloud-based solution, or procure another ERP system from a different vendor.

To prepare for SimpleCity's end of life and make the transition to a more modern and efficient ERP system, on April 13, 2026, the City issued RFP-20206-001 for new financial management / ERP software. Bids were due on May 1, and the City received nine proposals from software vendors specializing in producing software for public-sector organizations. Beginning May 2, a review committee composed of City employees reviewed and scored each proposal and conducted interviews and software demonstrations with each firm. On June 2, three finalists (Caselle, Concourse, and i3 Verticals) were selected, and from June 3 – June 12, the review committee conducted further interviews and software demonstrations with the finalist firms to gain a deeper understanding of the proposals and how the functionality of each solution would integrate and improve the City's business processes. On June 12, the review committee selected Caselle as the vendor that would be recommended for selection as the provider for a new ERP system.

Caselle is a software and technology services company founded in 1978 and headquartered in Provo, Utah that supports a client base of over 1,5000 local governments across the United States. In contrast to other software companies which produce solutions for the public sector

**NEW BUSINESS (cont.):**

more generally, Caselle's client base is exclusively composed of local governments, including municipalities, counties and special districts. Given its longevity and focus on local governments, Caselle is one of the larger and more established companies in the municipal software market, and its software is widely adopted throughout the country.

Hutcheson continued by presenting a table comparing the nine proposals according to various criteria. Caselle's proposal received the third highest score from the RFP review committee among the nine proposals. The reasons why Caselle's solution is recommended for selection are due to its ability to provide the required modules and functionality as described in the RFP, the opportunity to gradually integrate more business processes into the software over time, and the cost of the solution relative to other systems with similar functionality. Caselle's solution is unique among the other systems that were evaluated in that it includes all the required modules in a single fully integrated cloud environment. Although the cost of these required modules is the third highest among the nine proposals, no other solution offers this degree of seamless functionality. In addition, Caselle's proposal includes a significant 50% discount on all one-time and recurring subscription costs, in an effort by the company to acquire greater market share among Second Class Cities in Kansas, such as Sterling.

It is recommended that the City proceed with implementing only the required modules that are currently used in SimpleCity for the initial contract period. Ideally, as City staff become more proficient at using the software, more business processes will be integrated into the system according to priority and subject to budgetary limitations. If Caselle is approved as the selected vendor for providing the City's new ERP system, City staff and representatives from the firm will work to develop a contract which will be presented for approval at a subsequent City Commission meeting.

Financially, the total cost of implementing the required modules in Caselle is an estimated \$87,170, which includes \$19,630 in annual subscription costs, and \$67,540 in one-time implementation costs. Included in the one-time costs is an additional \$20,000 to convert several more years of prior year's data into the system that is not priced into Caselle's initial proposal, but which City staff recommend. The total annual subscription cost and 50% of the one-time costs, which equals an estimated \$53,400, are due upon the execution of the contract. Caselle's cost proposal expires after 90 days, which would be July 30. Therefore approximately \$53,400 will be due in the current fiscal year and in fiscal year 2027, when it is anticipated the system would go-live. Although paying for both the City's current SimpleCity system, which renews January 1, and a portion of the cost to implement Caselle in 2026 is unavoidable, City staff are optimistic that a short-term contract extension for SimpleCity can be negotiated with gWorks.

Given that an ERP system produces an organization-wide benefit, all costs associated with the software will be divided out among the seven City-managed funds (the General, Water, Electric, Community Cemetery, Sewer, Special Street, and Ambulance & Fire Equipment Funds) according to the size of the funds relative to each other. A contract with the approved vendor will be presented to the City Commission at a subsequent date.

Hutcheson recommended the City Commission approve the vendor selection of Caselle in response to RFP-2026-001, estimated cost \$87,170, and authorize the City Manager to negotiate a contract with Caselle to be recommended for approval by the City Commission at a subsequent date. City Commissions asked Hutcheson and City Clerk Dobson questions related to additional data transfer fees, contract lengths, the functioning of the cloud-based

**NEW BUSINESS (cont.):**

environment, and the benefits the new software will provide for business processes. The City Commissioners thanked Hutcheson and the members of the review committee for their hard work.

Commissioner Jones moved, and Commissioner Boltz seconded to approve the vendor selection of Caselle in response to RFP-2026-001, estimated cost \$87,170, and authorize the City Manager to negotiate a contract with Caselle to be recommended for approval by the City Commission at a subsequent date. Motion carried 5-0.

6. Discuss the Fiscal Year 2027 Sewer Fund budget.

City Manager Hutcheson presented the Fiscal Year 2027 Sewer Fund budget, beginning with Sewer Fund revenue. He stated that revenue is generated primarily from Sales to Customers revenue which comprises 94% of fund revenue. The rates paid by the City's sewer customers increased by 8% in April 2026 to meet debt service requirements and to strengthen the utility's financial position. Additionally, a transfer of \$100,000 was received from the Water Fund to help subsidize unexpected expenses in 2025. Other revenue sources, including revenue received from the connection of new commercial/residential developments to the sewer utility, make up the remaining 6%. Hutcheson then reviewed total fund revenues for the prior fiscal year, current year budget, current year to date, and the 2027 Proposed Budget.

Next, Hutcheson reviewed Sewer Fund expenses, which are divided into three departments. The Collection System department includes sewer line maintenance, operating supplies, miscellaneous contractual expenses, and miscellaneous commodities. The 2027 Proposed amount assumes the completion of the Wastewater Treatment Facility (WWTF) irrigation system project in 2026, among other adjustments. The Sewage Treatment department includes salaries, health insurance, pension contributions, and FICA contributions. The 2027 Proposed amount includes a 4% increase in salary-related accounts, a 15% increase in health insurance, the filling of a vacant Public Works Laborer position, and a reduction in miscellaneous contractual expenses, among other adjustments. The Administration/Commercial General department includes debt principal payments, salaries, debt interest payments, and miscellaneous contractual expenses. The 2027 Proposed amount includes an addition to miscellaneous contractual services associated with the implementation of new ERP software, a 4% increase in salary-related accounts, a 15% increase in health insurance, a reserve for a new front-end loader, and a reduction in debt interest payments, among other adjustments. Hutcheson presented total fund expenses for the prior fiscal year, current year budget, current year to date, and the 2027 Proposed Budget.

Lastly, Hutcheson reviewed the Sewer Fund cash balance. Cash balance includes unused resources in the fund. He explained that maintaining a sufficient cash balance helps the City meet obligations and respond to unforeseen economic conditions without compromising the long-term financial stability within a fund. The Government Finance Officers Association (GFOA) recommends that local governments adopt policies establishing target cash balance amounts for each fund. While GFOA does not specify reserve levels for enterprise funds, including the City's Water, Electrical, and Sewer Funds, a target of 25% of annual operating expenses plus debt service generally aligns with industry best practices. Hutcheson answered questions from the City Commissioners regarding the Sewer Fund budget and noted that the Electric Fund budget will be reviewed at the next meeting.

**NEW BUSINESS (cont.):**

No action was taken.

**CITY MANAGER'S REPORT:**

City Manager Hutcheson began with an update on the KMW expansion water improvement project. He stated that testing of the line between Washington Avenue and Cleveland Avenue is scheduled to be completed this week. The Cleveland Avenue intersection is expected to be cleared by Wednesday, and the Washington Avenue intersection by Friday. Part B of the construction contract is also scheduled to begin this week and is anticipated to be completed by the end of next week. Hutcheson noted that some delays have occurred due to difficulty in accurately locating internet infrastructure. In the coming weeks, water shutoffs that would affect businesses on N. Broadway Avenue between Washington Avenue and Main Street are anticipated, and the plan is to schedule these shutoffs outside of normal business hours. Kansas Concrete estimates the project will be completed ahead of schedule by late July / early August. Hutcheson will follow up with Kansas Concrete to confirm that all major road obstructions roads will be removed for the Fourth of July.

Hutcheson also announced that the Sterling Free Public Library received a \$10,000 Moxley Foundation grant for the library accessibility improvements project. He expressed appreciation to the foundation for its generosity and to those who helped facilitate the grant.

Hutcheson reported that City offices will be closed on Friday, June 19, in observance of Juneteenth National Independence Day. He noted that the holiday will be added to the list of observed City holidays when the Personnel Manual is updated.

Finally, Hutcheson invited the City Commission and community members to attend the Sterling Roofing ribbon cutting event, hosted by Sterling Chamber of Commerce / Sterling Main Street, on Friday, June 19, at 9:00 A.M. at 908 N. Broadway Avenue.

**GOVERNING BODY COMMENTS:** None.

**EXECUTIVE SESSION:**

1. Enter executive session to discuss personnel matters of nonelected personnel per KSA 75-4319(b)(1) to include the City Attorney Scott Bush. No action to follow.

Commissioner Rowland moved, and Commissioner Jones seconded to enter executive session at 7:40pm to discuss personnel matters of nonelected personnel per KSA 75-4319(b)(1) to include City Attorney Bush. No action to follow. The City Commission will return to open session at 7:50pm. Motion carried 5-0.

The City Commission returned to open session at 7:50pm.

No action was taken.

**ADJOURNMENT:** There being no further business to come before the Commission, it was moved by Commissioner Jones and seconded by Commissioner Rowland to adjourn. The motion carried 5-0.

City Commission Meeting Minutes  
June 15, 2026

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Brian Inwood, Mayor

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Todd Rowland, Commissioner

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Clint Bundy, Commissioner

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Richard L. Jones, Jr., Commissioner

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Bob Boltz, Commissioner

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Jessi Dobson, City Clerk

**SCHEDULED CLAIMS LIST**

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST GL ACCOUNT	CK SQ
				FIRST BANK			
275366	1	7/06/26	7/01/26	1533 ACISURE EAST INSURANCE SERV. CYBER LIABILITY POLICY 2026	2,037.00	03 03-70-5332	1
				INVOICE TOTAL	2,037.00		
				VENDOR TOTAL	2,037.00		
471-00265-0009	1	7/06/26	6/30/26	1330 AD ASTRA PER ASPERA ADVERTIS FM-KNZS, KSKU, KWHK, KXK	400.00	03 03-70-5399	1
				INVOICE TOTAL	400.00		
				VENDOR TOTAL	400.00		
9172794450	1	7/06/26	6/10/26	1226 AIRGAS USA, LLC OPSUPP: OXYGENIND/ACETYIND/INM2	566.72	02 02-60-5223	1
				INVOICE TOTAL	566.72		
				VENDOR TOTAL	566.72		
7/2/2026	1	7/06/26	7/02/26	1174 AKITA CONSTRUCTION & RENTAL BROADWAY SDWLK STAMPED CONCRET	13,690.00	19 19-00-5399	1
				INVOICE TOTAL	13,690.00		
7/2/2026 SW	1	7/06/26	7/02/26	RPLC CONCRETE @SW TRTMNT PLANT	1,400.00	18 18-41-5399	1
				INVOICE TOTAL	1,400.00		
				VENDOR TOTAL	15,090.00		
114-0385128-7444237	1	7/06/26	6/24/26	1261 AMAZON CAPITAL SERVICES OFFICE CHAIR - JS	89.99	01 01-11-5299 E-PAYMNT 3140377 6/24/26	1
				INVOICE TOTAL	89.99		
114-5989251-6364218	1	7/06/26	6/15/26	POOLCON:BBQ,CHEETOS,DORITCHIPS	108.27	01 01-17-5220 E-PAYMNT 3140376 6/15/26	1
				INVOICE TOTAL	108.27		
114-9571745-7345024	1	7/06/26	6/25/26	POOL CONCESS:2 AIRHEADCANDYBAR	16.40	01 01-17-5220 E-PAYMNT 3140378 6/25/26	1
	2			POOL SUPPLIES: 2HEFTY TRASH13G	32.92	01 01-17-5222 E-PAYMNT 3140378 6/25/26	1
				INVOICE TOTAL	49.32		
114-9772098-2924267	1	7/06/26	6/26/26	VEH EXP:07 TRUCK SIDE STEPS	42.99	19 19-00-5299 E-PAYMNT 3140379 6/26/26	1
				INVOICE TOTAL	42.99		
				VENDOR TOTAL	290.57		
56550-060626	1	7/06/26	6/06/26	1323 ANSWER PRO, LLC BASE RATE 5/9-6/5 41.42MINS	148.84	03 03-60-5399	1
				INVOICE TOTAL	148.84		
				VENDOR TOTAL	148.84		

### SCHEDULED CLAIMS LIST

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST	GL ACCOUNT	CK SQ
1041	1	7/06/26	6/17/26	1532 ASKREN AG REPAIR LLC LOADERRPR:DECLUTCHSWITCHTRBLSH INVOICE TOTAL	920.00 920.00	19	19-00-5399	1
				VENDOR TOTAL	920.00			
261139 INV N03 SPL.5	1	7/06/26	6/05/26	1449 BG CONSULTANTS SFPL PRELIMARCH&ENG SERV ELEV INVOICE TOTAL	1,531.00 1,531.00	01	01-00-5313	1
				VENDOR TOTAL	1,531.00			
6/19/26 STMT DISPPL	1	7/06/26	6/19/26	579 BLACK HILLS ENERGY JUNE ENERGY 5/19-6/18/2026 INVOICE TOTAL	33.60 33.60	18	18-41-5361	1
6/25/26 PP	1	7/06/26	6/25/26	JUN ENERGY 4/30-6/1/2026 INVOICE TOTAL	361.66 361.66	03	03-50-5336	1
6/4 STMT SHOP 2026	1	7/06/26	6/04/26	JUNE ENERGY 5/4-6/3/2026 INVOICE TOTAL	46.11 46.11	03	03-60-5306	1
				VENDOR TOTAL	441.37			
023746743	1	7/06/26	6/15/26	7 BLUE CROSS BLUE SHIELD BCBS HEALTH INSURANCE	1,135.64	1804	18-41-5130 E-PAYMNT 3140380 7/01/26	1
	2			BCBS HEALTH INSURANCE	2,667.77	0104	01-00-5130 E-PAYMNT 3140380 7/01/26	1
	3			BCBS HEALTH INSURANCE	997.81	0304	03-60-5130 E-PAYMNT 3140380 7/01/26	1
	4			BCBS HEALTH INSURANCE	2,530.99	0304	03-50-5130 E-PAYMNT 3140380 7/01/26	1
	5			BCBS HEALTH INSURANCE	567.86	0104	01-00-5130 E-PAYMNT 3140380 7/01/26	1
	6			BCBS HEALTH INSURANCE	2,590.36	0304	03-50-5130 E-PAYMNT 3140380 7/01/26	1
	7			BCBS HEALTH INSURANCE	1,608.07	02	02-70-5130 E-PAYMNT 3140380 7/01/26	1
	8			BCBS HEALTH INSURANCE	1,249.19	0104	01-01-5130 E-PAYMNT 3140380 7/01/26	1
	9			BCBS HEALTH INSURANCE	2,801.43	0104	01-01-5130 E-PAYMNT 3140380 7/01/26	1
	10			BCBS HEALTH INSURANCE	1,331.54	03	03-70-5130 E-PAYMNT 3140380 7/01/26	1
	11			BCBS HEALTH INSURANCE	578.26	0304	03-60-5130 E-PAYMNT 3140380 7/01/26	1
	12			BCBS HEALTH INSURANCE	2,471.18	0104	01-01-5130 E-PAYMNT 3140380 7/01/26	1
	13			BCBS HEALTH INSURANCE	2,667.77	19	19-00-5130 E-PAYMNT 3140380 7/01/26	1
	14			BCBS HEALTH INSURANCE	1,452.99	0304	03-50-5130 E-PAYMNT 3140380 7/01/26	1
	15			BCBS HEALTH INSURANCE	1,616.73	0304	03-50-5130	1

**SCHEDULED CLAIMS LIST**

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST	GL ACCOUNT	CK SQ
	16			BCBS HEALTH INSURANCE	995.26	0204	E-PAYMNT 3140380 7/01/26 02-60-5130	1
	17			BCBS HEALTH INSURANCE	995.25	16	E-PAYMNT 3140380 7/01/26 16-00-5130	1
	18			BCBS HEALTH INSURANCE	1,365.53	18	E-PAYMNT 3140380 7/01/26 18-42-5130	1
	19			BCBS HEALTH INSURANCE	2,667.77	0304	E-PAYMNT 3140380 7/01/26 03-60-5130	1
	20			BCBS HEALTH INSURANCE	1,249.19	0104	E-PAYMNT 3140380 7/01/26 01-01-5130	1
	21			BCBS HEALTH INSURANCE	1,925.07	0104	E-PAYMNT 3140380 7/01/26 01-01-5130	1
	22			BCBS HEALTH INSURANCE	35.98-	03	E-PAYMNT 3140380 7/01/26 03-70-5130	1
				INVOICE TOTAL	35,429.68		E-PAYMNT 3140380 7/01/26	
				VENDOR TOTAL	35,429.68			
164390	1	7/06/26	6/17/26	21 BOLEN OFFICE SUPPLY, INC POLICE COPIER CONTRACT	40.00	01	01-01-5399	1
	2			ADMIN COPIER CONTRACT	211.07	01	01-00-5399	1
				INVOICE TOTAL	251.07			
164469	1	7/06/26	6/16/26	OFFICE SUPP:3X3POPOP POSTIT	9.24	01	01-00-5201	1
	2			MISC COMM: TOILET PAPER SPLIT	71.51	01	01-00-5299	1
	3			MISC COMM: TOILET PAPER SPLIT	71.51	01	01-01-5299	1
				INVOICE TOTAL	152.26			
				VENDOR TOTAL	403.33			
932631370	1	7/06/26	6/16/26	1121 BORDER STATES INDUSTRIES, INC OP SUPP:CHNG562 3/4 1IN TWNUT	191.64	03	03-60-5223	1
				INVOICE TOTAL	191.64			
				VENDOR TOTAL	191.64			
7/2026	1	7/06/26	7/01/26	23 BUSH, BUSH & SHANELEC JULY 2026 LEGAL FEES	2,000.00	01	01-00-5370	1
				INVOICE TOTAL	2,000.00			
				VENDOR TOTAL	2,000.00			
5433	1	7/06/26	6/04/26	97 CARDER PEST CONTROL PEST CONTROL 2ND QTR ADMIN '26	60.00	01	01-00-5399	1
				INVOICE TOTAL	60.00			
5434	1	7/06/26	6/04/26	PEST CONTROL 2ND QTR PD 2026	50.00	01	01-11-5399	1
				INVOICE TOTAL	50.00			
5435	1	7/06/26	6/04/26	PEST CONTROL 2ND QTR FD 2026	130.00	01	01-11-5399	1
				INVOICE TOTAL	130.00			
5436	1	7/06/26	6/04/26	PEST CONTROL 2ND QTR PW 2026	65.00	02	02-60-5235	1

**SCHEDULED CLAIMS LIST**

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST GL	ACCOUNT	CK SQ
	2			PEST CONTROL 2ND QTR EL 2025	65.00	03	03-60-5235	1
				INVOICE TOTAL	130.00			
5437	1	7/06/26	6/04/26	PEST CONTROL 2ND QTR PP 2026	200.00	03	03-50-5399	1
				INVOICE TOTAL	200.00			
				VENDOR TOTAL	570.00			
				153 CHEMQUEST INC				
3730	1	7/06/26	6/15/26	POOL CHEMICALS: SUPER SHOCK-IT	795.00	01	01-17-5250	1
				INVOICE TOTAL	795.00			
				VENDOR TOTAL	795.00			
				951 CINTAS CORPORATION				
5342080806	1	7/06/26	6/16/26	FIRST AID SUPPLIES ADMIN	32.23	01	01-00-5399	1
	2			FIRST AID SUPPLIES PD	32.23	01	01-01-5399	1
	3			FIRST AID SUPPLIES PW	165.66	02	02-60-5399	1
	4			FIRST AID SUPPLIES EL DIST	165.66	03	03-60-5399	1
	5			FIRST AID SUPPLIES PP	90.37	03	03-50-5399	1
				INVOICE TOTAL	486.15			
				VENDOR TOTAL	486.15			
				881 CITY OF STERLING-DEPT OF REV.				
7/2026	1	7/06/26	7/06/26	POLICE GUN RANGE	28.33	01	01-01-5399	1
	2			NORTH WELL	59.94	02	02-50-5328	1
	3			SOUTH WELL	63.75	02	02-50-5328	1
	4			COOLING TOWER-OUTSIDE	76.77	03	03-50-5357	1
	5			FRONT PARKING SPRINKLERS	109.31	03	03-50-5357	1
	6			SEWAGE DISPOSAL PLANT	35.86	18	18-41-5361	1
	7			SEWAGE DISPOSAL PLANT	239.90	18	18-41-5361	1
	8			RICE COUNTY EMS	143.99	31	31-00-5399	1
				INVOICE TOTAL	757.85			
				VENDOR TOTAL	757.85			
				26 CITY OF STERLING - LIGHT				
JUL-26	1	7/06/26	7/01/26	GAS FOR SWEEPER	308.55	19	19-00-5205	1
				INVOICE TOTAL	308.55			
				VENDOR TOTAL	308.55			
				1044 CORE & MAIN LP				
Z141672	1	7/06/26	6/12/26	OP SUPP:COTTNWDFL0118-40 CLPG	355.78	02	02-60-5223	1
				INVOICE TOTAL	355.78			
Z264864	1	7/06/26	6/25/26	OPPSUPP:200WASH/HYMXFLIP/CILID	714.58	02	02-60-5223	1
				INVOICE TOTAL	714.58			
				VENDOR TOTAL	1,070.36			
				136 CULLIGAN OF SOUTH CENTRAL KS				
661 JUN 2026	1	7/06/26	6/23/26	JUN PP ENG RE/5GAL 6/24-7/28	25.50	03	03-50-5315	1

**SCHEDULED CLAIMS LIST**

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST	GL ACCOUNT	CK SQ
				INVOICE TOTAL	25.50			
JUN RO RENTAL 2026	1	7/06/26	6/23/26	JUN RO RENTAL 6/24-7/28/2026	26.04	03	03-50-5315	1
				INVOICE TOTAL	26.04			
				VENDOR TOTAL	51.54			
151432	1	7/06/26	6/30/26	636 DOLLAR GENERAL-CHARGED SALES POOL CONCESSIONS: 4 BOMB POPS	12.04	01	01-17-5220	1
				INVOICE TOTAL	12.04			
				VENDOR TOTAL	12.04			
160276	1	7/06/26	6/09/26	91 FAIRVIEW SERVICE EQUIPEXP:196CC EDGERW/9INBLADE	440.23	01	01-15-5211	1
				INVOICE TOTAL	440.23			
				VENDOR TOTAL	440.23			
6/30/2026 STMT	1	7/06/26	6/30/26	29 CENTRAL PRAIRIE CO-OP GAS FOR MOWERS	49.17	01	01-15-5205	1
	2			DIESEL FOR GRADER	192.86	19	19-00-5205	1
	3			GAS FOR MOWERS	30.92	16	16-00-5205	1
	4			MISC COMM: GLOVES 811 ECONOMY	19.50	19	19-00-5299	1
	5			CREDIT FOR VEH GAS TAXES	95.53-	01	01-15-5205	1
	6			CREDIT FOR VEH DIESEL TAXES	57.83-	19	19-00-5205	1
	7			POOLOPSUPP: BEE SPRAY	20.75	01	01-17-5222	1
	8			DIESEL FOR SKID STEER	92.23	19	19-00-5205	1
	9			DIESEL FOR TRACTOR	92.55	19	19-00-5205	1
	10			GAS FOR F-550	47.71	19	19-00-5205	1
	11			GAS FOR MOWER	28.90	01	01-15-5205	1
	12			DIESEL FOR SM BKT TRK	102.84	03	03-60-5205	1
	13			GAS FOR MOWERS	41.59	01	01-15-5205	1
	14			GAS FOR OLD DUMP TRK F-100	67.01	19	19-00-5205	1
	15			GAS FOR F-250	67.01	19	19-00-5205	1
	16			GAS FOR MOWER	54.85	01	01-15-5205	1
	17			GAS FOR F-350 SERV TRK	40.99	02	02-60-5205	1
	18			DIESEL FOR DIGGER	106.02	03	03-60-5205	1
	19			DIESEL FOR VAC TRUCK	142.56	02	02-60-5205	1
	20			DIESEL FOR LG BKT TRUCK	68.32	03	03-60-5205	1
	21			GAS FOR F-550 AND FUEL CANS	82.42	16	16-00-5205	1
	22			GAS FOR MOWER	21.48	01	01-15-5205	1
	23			GAS FOR MOWER	20.45	01	01-15-5205	1
	24			GAS FOR CANS AND CHEVY TRUCK	138.31	03	03-50-5205	1
	25			VEH EXP:TIRE RPR WIRE SPOOLTRL	53.00	03	03-60-5207	1
	26			GAS FOR F-550 TRUCK	51.58	19	19-00-5205	1
	27			GAS FOR OLD DUMP TRK	76.24	19	19-00-5205	1
	28			FUEL FOR GAS CANS	48.02	16	16-00-5205	1
	29			GAS FOR F350	81.25	19	19-00-5205	1
	30			DIESEL FOR BACKHOE	89.37	19	19-00-5205	1
	31			GAS FOR MOWERS	26.86	01	01-15-5205	1
	32			GAS FOR MOWERS	23.46	01	01-15-5205	1
	33			GAS FOR MOWERS	21.20	01	01-15-5205	1
	34			GAS FOR JWAGS TRUCK	86.39	03	03-60-5205	1

**SCHEDULED CLAIMS LIST**

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST GL	ACCOUNT	CK SQ
	35			DIESEL FOR SM BKT TRK	143.00	03	03-60-5205	1
	36			GAS FOR F-450	98.65	19	19-00-5205	1
	37			GAS FOR MOWERS	42.57	01	01-15-5205	1
	38			GAS FOR F550 & F350 DUMP TRK	68.93	19	19-00-5205	1
	39			GAS FOR F250	84.43	19	19-00-5205	1
	40			GAS FOR MOWER	22.99	01	01-15-5205	1
	41			GAS FOR MOWER	18.50	01	01-15-5205	1
	42			DIESEL FOR SM BKT TRK	92.11	03	03-60-5205	1
	43			GAS FOR FORD F-350 SERV TRK	92.14	02	02-60-5205	1
	44			VEHEXP:TIRE RPRF-350SERVTRKSTE	19.00	02	02-60-5207	1
	45			DIESEL FOR JOHN DEER TRACTOR	92.04	19	19-00-5205	1
	46			GAS FOR F250	71.10	19	19-00-5205	1
	47			GAS FOR F450 & GAS CAN	79.35	19	19-00-5205	1
	48			DIESEL FOR LOADER	191.23	19	19-00-5205	1
	49			GAS FOR OLD DUMPT TRK & MOWER	50.44	19	19-00-5205	1
	50			GAS FOR FUEL CANS	36.59	16	16-00-5205	1
	51			GAS FOR SERV TRK F-350	64.10	02	02-60-5205	1
	52			GAS FOR F-550	48.69	19	19-00-5205	1
	53			GAS FOR MOWER	16.99	01	01-15-5205	1
	54			DIESEL FOR TRACTOR	110.44	19	19-00-5205	1
	55			OIL MOTORCRAFT 5/20	97.20	19	19-00-5207	1
	56			DIESEL FOR LOADER	111.00	19	19-00-5205	1
	57			DIESEL FOR SM BKT TRK	86.45	03	03-60-5205	1
	58			GAS FOR MOWER	24.47	01	01-15-5205	1
	59			GAS FOR F-350 SERV TRK	45.45	19	19-00-5205	1
	60			GAS FOR MOWER	20.32	01	01-15-5205	1
	61			GAS FOR CANS & F-250 JEFF	62.00	19	19-00-5205	1
	62			DIESEL FOR SKID STEER	91.47	19	19-00-5205	1
	63			GAS FOR F-550 DUMP TRK	41.41	19	19-00-5205	1
	64			DIESEL FOR DIGGER TRUCK	90.16	03	03-60-5205	1
	65			DISCOUNT IF PMT RCVD BY 7/15	29.00-	01	01-15-5205	1
				INVOICE TOTAL	4,016.67			
6/30/2026 STMT PD	1	7/06/26	6/30/26	VEHICLE GAS & OIL	39.55	01	01-01-5205	1
	2			VEHICLE GAS & OIL	47.88	01	01-01-5205	1
	3			VEHICLE GAS & OIL	49.46	01	01-01-5205	1
	4			VEHICLE GAS & OIL	65.37	01	01-01-5205	1
	5			VEHICLE GAS & OIL	71.88	01	01-01-5205	1
	6			VEHICLE GAS & OIL	47.14	01	01-01-5205	1
	7			VEHICLE GAS & OIL	50.19	01	01-01-5205	1
	8			VEHICLE GAS & OIL	64.14	01	01-01-5205	1
	9			VEHICLE GAS & OIL	65.62	01	01-01-5205	1
	10			VEHICLE GAS & OIL	41.24	01	01-01-5205	1
	11			VEHICLE GAS & OIL	48.31	01	01-01-5205	1
	12			VEHICLE GAS & OIL	46.07	01	01-01-5205	1
	13			VEHICLE GAS & OIL	34.47	01	01-01-5205	1
	14			VEHICLE GAS & OIL	38.64	01	01-01-5205	1
	15			VEHICLE GAS & OIL	40.68	01	01-01-5205	1
	16			VEHICLE GAS & OIL	55.18	01	01-01-5205	1
	17			VEHICLE GAS & OIL	32.93	01	01-01-5205	1
	18			DISCOUNT IF PMT RCVD BY 7/15	7.33-	01	01-01-5205	1
				INVOICE TOTAL	831.42			
				VENDOR TOTAL	4,848.09			

**SCHEDULED CLAIMS LIST**

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST	GL ACCOUNT	CK SQ
009930	1	7/06/26	7/01/26	223 FIRST GROUP INSURANCE INS-EQUIP BREAKDOWN PP RENEW INVOICE TOTAL	80,302.00 80,302.00	03	03-70-5332	1
				VENDOR TOTAL	80,302.00			
WT75497	1	7/06/26	6/18/26	1308 FIRST WIRELESS, INC EQUIP EXP: MAGNETIC MIC CLIP INVOICE TOTAL	39.95 39.95	01	01-11-5211	1
				VENDOR TOTAL	39.95			
911278-202607	1	7/06/26	6/19/26	1197 FREEDOM CLAIMS MANAGEMENT, INC FCMI HEALTH INSURANCE	344.93	0104	01-01-5130 E-PAYMNT 3140382 7/06/26	1
	2			FCMI HEALTH INSURANCE	344.93	0104	01-01-5130 E-PAYMNT 3140382 7/06/26	1
	3			FCMI HEALTH INSURANCE	344.93	0104	01-01-5130 E-PAYMNT 3140382 7/06/26	1
	4			FCMI HEALTH INSURANCE	344.93	0304	03-50-5130 E-PAYMNT 3140382 7/06/26	1
	5			FCMI HEALTH INSURANCE	277.24	02	02-70-5130 E-PAYMNT 3140382 7/06/26	1
	6			FCMI HEALTH INSURANCE	138.37	0304	03-60-5130 E-PAYMNT 3140382 7/06/26	1
	7			FCMI HEALTH INSURANCE	243.40	18	18-42-5130 E-PAYMNT 3140382 7/06/26	1
	8			FCMI HEALTH INSURANCE	141.87	0304	03-60-5130 E-PAYMNT 3140382 7/06/26	1
	9			FCMI HEALTH INSURANCE	138.37	0104	01-00-5130 E-PAYMNT 3140382 7/06/26	1
	10			FCMI HEALTH INSURANCE	172.47	0204	02-60-5130 E-PAYMNT 3140382 7/06/26	1
	11			FCMI HEALTH INSURANCE	172.46	16	16-00-5130 E-PAYMNT 3140382 7/06/26	1
	12			FCMI HEALTH INSURANCE	344.93	0304	03-50-5130 E-PAYMNT 3140382 7/06/26	1
	13			FCMI HEALTH INSURANCE	138.37	1804	18-41-5130 E-PAYMNT 3140382 7/06/26	1
	14			FCMI HEALTH INSURANCE	277.24	0304	03-50-5130 E-PAYMNT 3140382 7/06/26	1
	15			FCMI HEALTH INSURANCE	277.24	0104	01-00-5130 E-PAYMNT 3140382 7/06/26	1
	16			FCMI HEALTH INSURANCE	138.37	0104	01-01-5130 E-PAYMNT 3140382 7/06/26	1
	17			FCMI HEALTH INSURANCE	138.37	0104	01-01-5130 E-PAYMNT 3140382 7/06/26	1
	18			FCMI HEALTH INSURANCE	277.24	0304	03-60-5130 E-PAYMNT 3140382 7/06/26	1
	19			FCMI HEALTH INSURANCE	277.24	19	19-00-5130 E-PAYMNT 3140382 7/06/26	1
	20			FCMI HEALTH INSURANCE	243.40	0304	03-50-5130 E-PAYMNT 3140382 7/06/26	1
	21			FCMI HEALTH INSURANCE	135.37	03	03-70-5130	1

**SCHEDULED CLAIMS LIST**

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST	GL ACCOUNT	CK SQ
	22			FCMI HEALTH INSURANCE	3.50	0104	E-PAYMNT 3140382 7/06/26 01-01-5130	1
	23			FCMI HEALTH INSURANCE	6.50	02	E-PAYMNT 3140382 7/06/26 02-70-5130	1
	24			FCMI HEALTH INSURANCE	6.50	0304	E-PAYMNT 3140382 7/06/26 03-50-5130	1
	25			FCMI HEALTH INSURANCE	3.00	0104	E-PAYMNT 3140382 7/06/26 01-01-5130	1
	26			FCMI HEALTH INSURANCE	20.61	0104	E-PAYMNT 3140382 7/06/26 01-00-5130	1
	27			FCMI HEALTH INSURANCE	51.51	0104	E-PAYMNT 3140382 7/06/26 01-01-5130	1
	28			FCMI HEALTH INSURANCE	5.15	0204	E-PAYMNT 3140382 7/06/26 02-60-5130	1
	29			FCMI HEALTH INSURANCE	5.16	16	E-PAYMNT 3140382 7/06/26 16-00-5130	1
	30			FCMI HEALTH INSURANCE	10.30	1804	E-PAYMNT 3140382 7/06/26 18-41-5130	1
	31			FCMI HEALTH INSURANCE	10.31	19	E-PAYMNT 3140382 7/06/26 19-00-5130	1
	32			FCMI HEALTH INSURANCE	41.20	0304	E-PAYMNT 3140382 7/06/26 03-50-5130	1
	33			FCMI HEALTH INSURANCE	30.91	0304	E-PAYMNT 3140382 7/06/26 03-60-5130	1
	34			FCMI HEALTH INSURANCE	10.30	18	E-PAYMNT 3140382 7/06/26 18-42-5130	1
	35			FCMI HEALTH INSURANCE	10.30	02	E-PAYMNT 3140382 7/06/26 02-70-5130	1
				INVOICE TOTAL	5,126.92			
				VENDOR TOTAL	5,126.92			
035501591	1	7/06/26	6/29/26	128 GALL'S, LLC EVIDCOLL SUPP:PERSPROP BAGS100	42.32	01	01-01-5304	1
				INVOICE TOTAL	42.32			
				VENDOR TOTAL	42.32			
9942571879	1	7/06/26	6/08/26	306 GRAINGER EQUIP EXP: TRAILER JACK 3KLB	74.45	03	03-60-5211	1
				INVOICE TOTAL	74.45			
				VENDOR TOTAL	74.45			
0956783-IN	1	7/06/26	6/10/26	1276 HEIMAN INC EQUIP EXP:TRK#236 HOSE ROLLER	386.99	01	01-11-5211	1
				INVOICE TOTAL	386.99			
0956840-IN	1	7/06/26	6/11/26	1276 HEIMAN INC EQUIP EXP:TRK#236 30' HOOLIGAN	396.30	01	01-11-5211	1
				INVOICE TOTAL	396.30			
				VENDOR TOTAL	783.29			

**SCHEDULED CLAIMS LIST**

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST	GL ACCOUNT	CK SQ
20378	1	7/06/26	6/17/26	1066 HOELSCHER, INC. EQUIP EXP:CARBIDE BIT/SPIKE	1,855.58	19	19-00-5211	1
				INVOICE TOTAL	1,855.58			
				VENDOR TOTAL	1,855.58			
31203913	1	7/06/26	7/01/26	1305 IMAGINE IT, INC. MONTHLY BILLING JUL26-AGMT MA	4,275.61	03	03-70-5399	1
				INVOICE TOTAL	4,275.61			
31204028	1	7/06/26	7/01/26	MONTHLY BILLING JULY-AGMT MAN	507.90	03	03-70-5399	1
				INVOICE TOTAL	507.90			
31204193	1	7/06/26	6/30/26	14453:26SW\$ACCESSPMT60%PRO95%	450.00	01	01-01-5399	1
	2			14453:26SW\$ACCESSPMT60%PRO95%	450.00	02	02-70-5399	1
	3			14453:26SW\$ACCESSPMT60%PRO95%	450.00	03	03-70-5399	1
	4			14453:26SW\$ACCESSPMT60%PRO95%	450.00	18	18-42-5399	1
				INVOICE TOTAL	1,800.00			
				VENDOR TOTAL	6,583.51			
24212	1	7/06/26	6/22/26	1081 INA ALERT, INC. 6 MONTHS AGMT FOR CAMERAS	90.00	01	01-00-5399	1
	2			6 MONTHS AGMT FOR CAMERAS	90.00	03	03-70-5399	1
	3			6 MONTHS AGMT FOR CAMERAS	90.00	18	18-42-5399	1
	4			6 MONTHS AGMT FOR CAMERAS	90.00	19	19-00-5399	1
				INVOICE TOTAL	360.00			
				VENDOR TOTAL	360.00			
7/1/2026 NO STMT	1	7/06/26	7/01/26	32 ELAN FINANCIAL SERVICES PARK MAINT:SWINGSETMALL.COM Q1	138.90	01	01-15-5241	1
	2			POSTAGE PRE-STAMP ENVELOPES	162.83	02	E-PAYMNT 3140381 7/03/26 02-70-5399	1
	3			POSTAGE PRE-STAMP ENVELOPES	162.84	03	E-PAYMNT 3140381 7/03/26 03-70-5299	1
	4			POSTAGE PRE-STAMP ENVELOPES	162.83	18	E-PAYMNT 3140381 7/03/26 18-42-5299	1
	5			REIMBURSE: KROGER BOMP POPS SS	109.32	01	E-PAYMNT 3140381 7/03/26 01-17-5220	1
	6			REIMB:WALMART ADDY #S 4 POOLHO	37.63	01	E-PAYMNT 3140381 7/03/26 01-17-5235	1
	7			SAMS:POOL CONCESSIONS	386.40	01	E-PAYMNT 3140381 7/03/26 01-17-5220	1
	8			GS:JJ OPIOID DRUGFREE COINS JS	991.69	01	E-PAYMNT 3140381 7/03/26 01-00-4423	1
	9			INCA MEMBERSHIP RENEWAL (IH)	582.40	01	E-PAYMNT 3140381 7/03/26 01-00-5311	1
	10			ADOBE MEMBERSHIP APR (IH)	21.69	01	E-PAYMNT 3140381 7/03/26 01-00-5399	1
	11			SAMS: DAWSN SOAP 4 SW CLEANING	131.84	18	E-PAYMNT 3140381 7/03/26 18-42-5299	1
	12			REPLACEMENTPARTS.COM VEH EXP	304.59	03	E-PAYMNT 3140381 7/03/26 03-50-5207	1

**SCHEDULED CLAIMS LIST**

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST	GL ACCOUNT	CK SQ
	13			PARKS:HOMEDEP MULCH S/B 49.97	30.00	01	E-PAYMNT 3140381 7/03/26 01-15-5299	1
				INVOICE TOTAL	3,222.96		E-PAYMNT 3140381 7/03/26	
				VENDOR TOTAL	3,222.96			
6060498	1	7/06/26	6/30/26	11 KANSAS ONE-CALL SYSTEM INC EL REGULAR LOCATE FEES SPLIT	27.27	03	03-60-5399	1
	2			PW REGULAR LOCATE FEES SPLIT	27.26	02	02-60-5399	1
				INVOICE TOTAL	54.53			
				VENDOR TOTAL	54.53			
2ND QTR WF TAX 2026	1	7/06/26	7/02/26	1170 KDOR-MISCELLANEOUS TAX SECTION KS WA PROTECTION FEE 2ND QTR26	445.50	02	02-00-2403 E-PAYMNT 3140385 7/02/26	1
	2			CLEAN DRINKING WA FEE 2NDQTR26	417.66	02	02-70-5506 E-PAYMNT 3140385 7/02/26	1
				INVOICE TOTAL	863.16			
JUNE 2026 COMP USE	1	7/06/26	6/16/26	JUNE COMP USE TAX 2026	2,078.72	03	03-70-5502 E-PAYMNT 3140383 6/17/26	1
				INVOICE TOTAL	2,078.72			
JUNE 2026 SALES TAX	1	7/06/26	7/02/26	JUNE 2026 SALES TAX	7,146.50	03	03-70-5501 E-PAYMNT 3140386 7/02/26	1
				INVOICE TOTAL	7,146.50			
MAY 2026 SALES TAX	1	7/06/26	6/17/26	MAY 2026 SALES TAX	7,050.42	03	03-70-5501 E-PAYMNT 3140387 6/17/26	1
				INVOICE TOTAL	7,050.42			
				VENDOR TOTAL	17,138.80			
100359	1	7/06/26	6/18/26	337 KIRKHAM MICHAEL 2011810:2026ST MAINT BID 10.5H	2,511.56	19	19-00-5399	1
				INVOICE TOTAL	2,511.56			
				VENDOR TOTAL	2,511.56			
GRDA-STER-2026-08	1	7/06/26	6/29/26	34 KMEA-GRDA OPERATING ACCOUNT KMEA AUG 2026 SERVICES PURCHPO	53,590.00	03	03-50-5358	1
				INVOICE TOTAL	53,590.00			
				VENDOR TOTAL	53,590.00			
003497	1	7/06/26	6/15/26	138 KROGER - DILLONS CUSTOMER ADMIN SUPPLIES:BAGS/CLNR/WNDX	24.07	01	01-00-5299	1
	2			PD SUPPLIES: BAGS/CLNR/WNDX	24.07	01	01-01-5299	1
				INVOICE TOTAL	48.14			
033837	1	7/06/26	6/30/26	POOL CONC:3WA/3FUDGE/3DRUM/3PK	84.27	01	01-17-5220	1
				INVOICE TOTAL	84.27			

**SCHEDULED CLAIMS LIST**

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST	GL ACCOUNT	CK SQ
052767	1	7/06/26	7/01/26	SUPPLIES: WATER (RD)	38.66	03	03-60-5299	1
				INVOICE TOTAL	38.66			
078702	1	7/06/26	6/18/26	POOL CONCESSIONS: WATER SS	23.96	01	01-17-5220	1
				INVOICE TOTAL	23.96			
091404	1	7/06/26	6/05/26	POOLCON:5CONES/2PKLS/10CASEPOP	130.32	01	01-17-5220	1
				INVOICE TOTAL	130.32			
				VENDOR TOTAL	325.35			
				208 KANSAS EMPLOYMENT SEC. FUND				
2ND QTR UI 2026 TAX	1	7/06/26	7/02/26	UNEMPLOYMENT INSURANCE2NDQTR26	32.31	01	01-00-5122 E-PAYMNT 3140388 7/02/26	1
	2			UNEMPLOYMENT INSURANCE2NDQTR26	8.08	02	02-70-5122 E-PAYMNT 3140388 7/02/26	1
	3			UNEMPLOYMENT INSURANCE2NDQTR26	8.07	18	18-42-5122 E-PAYMNT 3140388 7/02/26	1
	4			UNEMPLOYMENT INSURANCE2NDQTR26	16.16	03	03-70-5122 E-PAYMNT 3140388 7/02/26	1
	5			UNEMPLOYMENT INSURANCE2NDQTR26	56.55	01	01-01-5122 E-PAYMNT 3140388 7/02/26	1
	6			UNEMPLOYMENT INSURANCE2NDQTR26	8.08	02	02-60-5122 E-PAYMNT 3140388 7/02/26	1
	7			UNEMPLOYMENT INSURANCE2NDQTR26	8.07	18	18-41-5122 E-PAYMNT 3140388 7/02/26	1
	8			UNEMPLOYMENT INSURANCE2NDQTR26	8.07	16	16-00-5122 E-PAYMNT 3140388 7/02/26	1
	9			UNEMPLOYMENT INSURANCE2NDQTR26	16.15	19	19-00-5122 E-PAYMNT 3140388 7/02/26	1
	10			UNEMPLOYMENT INSURANCE2NDQTR26	32.31	03	03-50-5122 E-PAYMNT 3140388 7/02/26	1
	11			UNEMPLOYMENT INSURANCE2NDQTR26	32.31	03	03-60-5122 E-PAYMNT 3140388 7/02/26	1
	12			UNEMPLOYMENT INSURANCE2NDQTR26	153.53	01	01-17-5122 E-PAYMNT 3140388 7/02/26	1
				INVOICE TOTAL	379.69			
				VENDOR TOTAL	379.69			
				1447 KS STATEBANK				
63771-7-2026	1	7/06/26	7/20/26	2025 GRASSHOPPER 73BT MOWER	257.13	16	16-00-5403 E-PAYMNT 3140384 7/20/26	1
				INVOICE TOTAL	257.13			
				VENDOR TOTAL	257.13			
				1164 LEAGUE OF KS MUNICIPALITIES				
200017731	1	7/06/26	6/19/26	TRAINING:MODRN PER POLICIES JD	25.00	01	01-00-5311	1
				INVOICE TOTAL	25.00			
				VENDOR TOTAL	25.00			

977 MERIDIAN ANALYTICAL LABS, LLC

**SCHEDULED CLAIMS LIST**

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST GL	ACCOUNT	CK SQ
6002864	1	7/06/26	6/25/26	977 MERIDIAN ANALYTICAL LABS, LLC WASTEWATER SAMPLES	269.35	18	18-42-5399	1
				INVOICE TOTAL	269.35			
				VENDOR TOTAL	269.35			
0882059-IN	1	7/06/26	6/26/26	517 MID-AMERICAN RESEARCH CHEMICAL MISQUITO REPEL PLUS	223.00	01	01-12-5213	1
	2			VEHEXP: BRAKE/PARTS CLEANER	120.00	19	19-00-5207	1
	3			VEHEXP: BKR-A-WAYIIPENTRATEOIL	226.00	19	19-00-5207	1
	4			VEH EXP: FREIGHT CLNR/OIL	33.06	19	19-00-5207	1
				INVOICE TOTAL	602.06			
				VENDOR TOTAL	602.06			
PL20260515.74	1	7/06/26	5/15/26	912 MIDWEST PUBLIC RISK OF MO 2026 PROPERTY & LIABILITY INS.	20,316.53	01	01-00-5332	1
	2			2026 PROPERTY & LIABILITY INS.	9,560.72	02	02-70-5332	1
	3			2026 PROPERTY & LIABILITY INS.	53,779.05	03	03-70-5332	1
	4			2026 PROPERTY & LIABILITY INS.	8,365.63	18	18-42-5332	1
	5			2026 PROPERTY & LIABILITY INS.	27,487.07	19	19-00-5399	1
	6			2026 PROPERTY & LIABILITY INS.	7,082.26-	01	01-00-5332	1
				INVOICE TOTAL	112,426.74			
				VENDOR TOTAL	112,426.74			
11339	1	7/06/26	6/07/26	1489 NANCY'S EMBROIDERY UNIFORMRPLC: PARGONW/LOGOF&B CM	46.00	01	01-01-5203	1
	2			UNIFORMRPLC: PARGONW/LOGOF&B SB	52.00	01	01-01-5203	1
				INVOICE TOTAL	98.00			
				VENDOR TOTAL	98.00			
430090	1	2/16/26	1/29/26	40 NAPA AUTO PARTS - KC101 VEH EXP: BRANCHED RAD HOSE	115.51-	19	19-00-5207	1
				INVOICE TOTAL	115.51-			
430117	1	2/16/26	1/30/26	VEH EXP: 08FD E450 ANTIFRESVCAP	6.56	19	19-00-5207	1
				INVOICE TOTAL	6.56			
432869	1	5/04/26	4/24/26	VEHEXP: FD FLATBED BATT TERMINA	43.61	19	19-00-5207	1
				INVOICE TOTAL	43.61			
434054	1	6/15/26	6/01/26	F450/F350 SERV TRK: BAT TERM CBL	33.07	19	19-00-5207	1
				INVOICE TOTAL	33.07			
				VENDOR TOTAL	32.27-		NO CHECK ISSUING	
12112984	1	7/06/26	6/20/26	1473 NEX-TECH WIRELESS RESTOFJUN2026 INV 5/20-7/19/26	25.70	01	01-17-5399	1
				INVOICE TOTAL	25.70			
				VENDOR TOTAL	25.70			

**SCHEDULED CLAIMS LIST**

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST	GL ACCOUNT	CK SQ
41 CITY OF STERLING-PETTY CASHBOX								
5/29/2026 STMT	1	6/01/26	5/29/26	CAR WASH (JC)	10.00	01	01-01-5207	1
	2			POSTMASTER: LG ENVELOPE TO KBI	3.84	01	01-01-5304	1
	3			FREEZER FOR POOL Z.FARNEY	100.00	01	01-17-5299	1
	4			POSTMASTER: LG ENVELOPE TO KBI	10.20	01	01-01-5304	1
	5			ADD \$131 FROM MISC UBCASHDRAWR	131.00-	01	01-00-5299	1
				INVOICE TOTAL	6.96-			
6/29/2026 STMT								
	1	7/06/26	6/29/26	REIMB:NUMBERS FOR BATHHSE (JW)	32.56	01	01-17-5315	1
	2			CARWASH (JB)	10.00	01	01-01-5207	1
	3			TRAINING BFAST SPLITX3 (JD)	21.45	18	18-41-5311	1
	4			TRAINING BFAST SPLITX3 (JD)	21.45	03	03-60-5311	1
	5			TRAINING BFAST SPLIT X3 (JD)	21.45	03	03-50-5311	1
	6			KROGER:INCECREAM AR LAST DAY	9.47	02	02-60-5299	1
	7			POSTMASTER:CERTLTR R.SCH TGRAS	10.48	01	01-01-5399	1
	8			POSTMASTER:CERTLTR C.STO TGRAS	10.48	01	01-01-5399	1
	9			POSTMASTER:CERTLTR J.STE TGRAS	10.48	01	01-01-5399	1
	10			REIMB POOLSUPP: TOILETPAPER JW	32.01	01	01-17-5222	1
	11			DIFF TO MATCH MAY BAL -6.96	2.02	01	01-00-5299	1
				INVOICE TOTAL	181.85			
				VENDOR TOTAL	174.89			
42 CITY OF STERLING-PETTYCASHFUND								
6/24/2026 STMT	1	7/06/26	6/24/26	COS:CORRECT CHK#6610AMTTO \$371	350.00	16	16-00-4406	1
	2			RC TREAS:TITLE 88INT FIRETRUCK	12.00	01	01-11-5399	1
	3			DONATION:FBLA NAT COMP/SPONSOR	100.00	01	01-00-5399	1
	4			ROD:CEMDEED1171 LOT1081B&D KRU	21.00	16	16-00-5399	1
	5			PERDIEM:FIREENGINSPTRUP BR2LGA	700.67	01	01-11-5299	1
	6			PERDIEM:FIREENGINSPTRIP JaF 2L	30.00	01	01-11-5299	1
	7			PERDIEM:FIREENGINSPTRIP RT 2L	30.00	01	01-11-5299	1
	8			PERDIEM:FIREENGINSPTRIP LT 2L	30.00	01	01-11-5299	1
	9			PERDIEM:FIREENGINSPTRIP JR 2L	30.00	01	01-11-5299	1
	10			PERDIEM:FIREENGINSPTRIP JeF2LG	695.31	01	01-11-5299	1
	11			BOFPLAINS CC PMTXFER LOT1127B	371.00	16	16-00-4406	1
	12			ROD:CEMDEED1172 LOT1227B STROM	21.00	16	16-00-5399	1
	13			REIMB:CANDY FOR 4TH PARADE RT	220.28	01	01-00-5299	1
	14			REIMB:CANDY FOR 4TH PARADE RT	88.11	01	01-11-5299	1
				INVOICE TOTAL	2,699.37			
				VENDOR TOTAL	2,699.37			
266 POSTMASTER								
7/2026	1	7/06/26	7/01/26	2REG/15PC ROLL STAMPS FOR UB	357.00	02	02-70-5399	1
	2			2REG/15PC ROLL STAMPS FOR UB	357.00	03	03-70-5399	1
	3			2REG/15PC ROLL STAMPS FOR UB	357.00	18	18-42-5399	1
				INVOICE TOTAL	1,071.00			
				VENDOR TOTAL	1,071.00			
936 PRIDE AG RESOURCES								
54565/5	1	7/06/26	6/24/26	EQUIP EXP:HOSE FLX SHTOFF VLU	16.99	01	01-15-5211	1
				INVOICE TOTAL	16.99			

**SCHEDULED CLAIMS LIST**

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST GL	ACCOUNT	CK SQ
54655/5	1	7/06/26	6/30/26	VEH: 2.60Z ULTRA SYNTHETIC	16.99	03	03-50-5205	1
				INVOICE TOTAL	16.99			
				VENDOR TOTAL	33.98			
49517	1	7/06/26	7/01/26	1128 PRIORITY POWER MANAGEMENT, LLC ENERGY CONSULTING JUL 2026	425.00	03	03-70-5399	1
				INVOICE TOTAL	425.00			
				VENDOR TOTAL	425.00			
2026-2-Sterling	1	7/06/26	6/30/26	1132 RICE COUNTY JUL-DEC 2026 RC DISPATCHINGSER	18,900.00	01	01-01-5312	1
				INVOICE TOTAL	18,900.00			
				VENDOR TOTAL	18,900.00			
2026-01-CUTBIRTH	1	7/06/26	6/25/26	1535 ROBERT CUTBIRTH PAYOUT4WINDSHLDCHIP FROM MOWER	2,406.44	19	19-00-5399	1
				INVOICE TOTAL	2,406.44			
				VENDOR TOTAL	2,406.44			
0107251-IN	1	7/06/26	6/12/26	140 SAGE PRODUCTS INC POOL SUPPLIES:BATHROOMCLEANERS	985.46	01	01-17-5222	1
				INVOICE TOTAL	985.46			
0107257-IN	1	7/06/26	6/15/26	POOL OP SUPP:TOWEL DISPENCER	79.00	01	01-17-5222	1
				INVOICE TOTAL	79.00			
				VENDOR TOTAL	1,064.46			
26-119	1	7/06/26	5/05/26	1067 SCKEDD LIB MAINT:LMI SURVY TABLUATFEE	1,000.00	01	01-00-5313	1
				INVOICE TOTAL	1,000.00			
				VENDOR TOTAL	1,000.00			
6119139-03	1	7/06/26	6/18/26	5 STANION WHOLESALE ELEC CO INC BLD MAINT:10 LEV MEDBASE BIPIN	19.00	03	03-60-5235	1
				INVOICE TOTAL	19.00			
6119139-04	1	7/06/26	6/18/26	ST LIGHTS:1 MILBANK TERM RNGLS	234.48	03	03-60-5236	1
				INVOICE TOTAL	234.48			
6119139.05	1	7/06/26	6/18/26	OPSUPP:6 LILFUSE 50V T/D RK5	418.14	03	03-60-5223	1
				INVOICE TOTAL	418.14			
6119887-02	1	7/06/26	6/25/26	OPSUPP: SQD A 200 HUB.2 QTY1	37.33	03	03-60-5223	1
				INVOICE TOTAL	37.33			
6127823-00	1	7/06/26	6/25/26	OPSUPP:50 ALSERVCLAMP/1500ACSR	2,596.61	03	03-60-5223	1
				INVOICE TOTAL	2,596.61			

**SCHEDULED CLAIMS LIST**

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST GL	ACCOUNT	CK SQ
6127823-01	1	7/06/26	6/25/26	OPSUPP:25 AL SERV CLMP.SLDR	101.25	03	03-60-5223	1
				INVOICE TOTAL	101.25			
				VENDOR TOTAL	3,406.81			
12296	1	7/06/26	7/01/26	746 SUPERIOR SAND & GRAVEL 5.45 1 1/2 CLEAN	190.75	19	19-00-5215	1
	2			16.08 1 1/2 ROAD ROCK	466.32	19	19-00-5215	1
	3			20.23 FILL SAND	101.15	19	19-00-5215	1
	4			3 LOADING FEES	45.00	19	19-00-5215	1
				INVOICE TOTAL	803.22			
				VENDOR TOTAL	803.22			
6/2 STMT	1	7/06/26	6/02/26	1525 TIMOTHY R HENDRICKS AFLAC RMV DEP PREM REFUND ACCD	11.00	0304	03-60-5130	1
				INVOICE TOTAL	11.00			
				VENDOR TOTAL	11.00			
0000863-IN	1	7/06/26	6/16/26	166 UNITED INDUSTRIES INCORPORATED WATER SAMPLE TESTING WELLS	162.18	02	02-50-5299	1
	2			WAS SAMPLES	58.20	02	02-50-5299	1
				INVOICE TOTAL	220.38			
0077677-IN	1	7/06/26	6/22/26	POOL OP SUPP:VORTAX TRACKS VAC	160.00	01	01-17-5222	1
				INVOICE TOTAL	160.00			
0077682-IN	1	7/06/26	6/22/26	POOL CHEMICALS:ACID MAGIC BUFF	406.00	01	01-17-5250	1
				INVOICE TOTAL	406.00			
				VENDOR TOTAL	786.38			
312000084172	1	7/06/26	7/01/26	1186 VERIZON CONNECT FLEET USA LLC MONTHLY SERVICE JUNE 2026	47.85	01	01-01-5301	1
				INVOICE TOTAL	47.85			
				VENDOR TOTAL	47.85			
6146368407	1	7/06/26	6/17/26	629 VERIZON WIRELESS PD WIRELESS 5/18-6/17/2026	80.06	01	01-01-5399	1
				INVOICE TOTAL	80.06			
				VENDOR TOTAL	80.06			
INV9166552	1	7/06/26	6/23/26	1022 WAGWORKS HS-FSA JUN 2026	15.43	01	01-00-5399	1
	2			HS-FSA JUN 2026	15.43	01	01-01-5399	1
	3			HS-FSA JUN 2026	15.43	02	02-60-5399	1
	4			HS-FSA JUN 2026	15.43	02	02-70-5399	1
	5			HS-FSA JUN 2026	15.43	03	03-50-5399	1
	6			HS-FSA JUN 2026	15.49	03	03-60-5399	1
	7			HS-FSA JUN 2026	15.43	16	16-00-5399	1
	8			HS-FSA JUN 2026	15.43	18	18-42-5399	1

**SCHEDULED CLAIMS LIST**

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST GL ACCOUNT	CK SQ
				INVOICE TOTAL	123.50		
				VENDOR TOTAL	123.50		
200908	1	7/06/26	6/22/26	35 WEIS FIRE & SAFETY EQUIP CO EQUIPEXP:TRK#236PINNCLASSAFOAM	220.00	01 01-11-5211	1
				INVOICE TOTAL	220.00		
				VENDOR TOTAL	220.00		
25-IN-002 ADMIN #3	1	7/06/26	7/01/26	1461 WESTERN CONSULTANTS KMWATHRU6/20/26QTRPROGRPRT35H	5,250.00	44 44-02-5399	1
				INVOICE TOTAL	5,250.00		
				VENDOR TOTAL	5,250.00		
3100261	1	7/06/26	6/01/26	141 WESTERN SUPPLY COMPANY OP SUPP:RNB-100DVA ELE VALV1"	22.71	02 02-60-5223	1
				INVOICE TOTAL	22.71		
				VENDOR TOTAL	22.71		
747976	1	7/06/26	7/01/26	435 WICHITA STATE UNIVERSITY CCMFOA- FALL CONFERENCE2026 JD	485.00	01 01-01-5311	1
				INVOICE TOTAL	485.00		
				VENDOR TOTAL	485.00		
				FIRST BANK TOTAL	393,864.25		
				TOTAL MANUAL CHECKS	.00		
				TOTAL E-PAYMENTS	61,845.75		
				TOTAL PURCH CARDS	.00		
				TOTAL ACH PAYMENTS	.00		
				TOTAL OPEN PAYMENTS	332,018.50		
				GRAND TOTALS	393,864.25		



### City of Sterling Special Event Permit

Special Event Permits are approved by the City Commission, typically at the first Regular Meeting following the date an application is submitted. A base permit fee of \$30.00 must be remitted with the application, and an additional hourly fee of \$50.00 per officer must be remitted for events with over 100 attendees for which the Sterling Police Department will provide security. Attendees may provide their own security, and these arrangements must be approved by the Police Chief.

The applicant must submit a certificate of insurance (COI) insured in the name of the organization, and with the City named as an additional insured party. The minimum required limits are \$1,000,000.00 for each occurrence, and a general aggregate of \$2,000,000.00 The applicant agrees to hold the City harmless for any injuries or accidents that occur to any persons at City owned facilities.

Approved permits do not guarantee that public facilities will be available for use. Facilities are available on a first come first serve basis, and it is recommended that patrons arrive ahead to ensure facilities are not in use. The City will not participate in or resolve time conflicts between patrons.

**For Applicant**

Name of applicant: Hunter Morgan

Organization: Sterling College

Location of event: Sterling Lake

Purpose of event: Orientation - Sunday Lake Party

Date and time of event: Aug 16 from 2p-8p

Will event have more than 100 attendees? Yes

Will the event require street closures? No

If yes, name and blocks of streets to be closed: \_\_\_\_\_

Will the event include alcohol sold on public property? No

If yes, see Chapter 11, Article 1 of the City Code for additional requirements.

Applicant signature:  Date: 6/29/2026

**For Office Use**

Permit fee: \$30.00 Date received: 07/02/2026

Date COI received: 07/02/2026

Date of City Commission approval: \_\_\_\_\_

City Manager signature: \_\_\_\_\_ Date: \_\_\_\_\_



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/2/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> IMA, Inc. - Wichita Division PO Box 2992 Wichita KS 67201-2992	<b>CONTACT NAME:</b> IMA Certificate Team	
	<b>PHONE (A/C. No. Ext):</b>	<b>FAX (A/C. No):</b>
<b>E-MAIL ADDRESS:</b> certificates@imacorp.com		
<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURER A:</b> American Family Home Insurance Company		23450
<b>INSURER B:</b> American Southern Home Insurance Company		41998
<b>INSURER C:</b> First Dakota Indemnity Company		10351
<b>INSURER D:</b>		
<b>INSURER E:</b>		
<b>INSURER F:</b>		

**INSURED** STERCOL-02  
 Sterling College  
 125 W. Cooper Street  
 Sterling KS 67579

**COVERAGES**

CERTIFICATE NUMBER: 1278401902

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			7NA6CP000066705	7/1/2026	7/1/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000 \$
B	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			7NA6CA000007105	7/1/2026	7/1/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0			7NA5FF000055605	7/1/2026	7/1/2027	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
C	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	WC02000840802026A	7/1/2026	7/1/2027	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 RE: Event 8/16/2026.

**CERTIFICATE HOLDER****CANCELLATION**

City of Sterling  
 114 N Broadway  
 Sterling KS 67579

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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# **H.1 Receive update from Interfaith Interfaith Housing & Community Services on the Sterling/Alden Housing Improvement Initiative grant program.**

Exhibit A – Sterling/Alden Housing Improvement Initiative program guidelines (2 pages)

Exhibit B - Sterling/Alden Housing Improvement Initiative homeowner application (6 pages)

Exhibit C - Sterling/Alden Housing Improvement Initiative program targets (1 page)



**SERVING** COLORADO | KANSAS | NEBRASKA | OKLAHOMA

### **Affordable Housing Program Agreement for Owner-occupied Project**

Federal Home Loan Bank of Topeka ("FHLBank"), First Bank ("Member"), and Interfaith Housing and Community Services, Inc. ("Project Sponsor") enter into this Affordable Housing Program Agreement for Owner-occupied Project ("Agreement"), effective December 20, 2024 which sets forth the respective duties and obligations of FHLBank, Member and Project Sponsor with regard to the Affordable Housing Program ("AHP") Application ("Application") submitted for 2024A10023 Sterling/Alden Housing Improvement Initiative ("Project"). This Agreement shall be binding upon the parties and upon any successor in interest to the parties.

Member and Project Sponsor are bound by the terms and conditions of the Application, including any and all representations made in the Application, and by the terms and conditions set forth on Exhibit A. The Project's commitments are as follows:

***Project must start by:***

December 20, 2025

***Requests for Subsidy Must Be Submitted By (42 months from the date of this Agreement):***

June 20, 2028

***Project must be Fully Funded and Complete By (48 months from the date of this Agreement):***

December 20, 2028

***Amount and Type of AHP Subsidy (hereinafter "subsidy"):*** \$452,990.00 direct subsidy

***Total AHP-assisted Units:*** 20

***Income Targeting:***

Units at or below 60% of the area median income: 10 units

Units at or below 80% of the area median income: 10 units

***Donated/Government Conveyed Property:*** N/A

***Project Sponsorship (Non-profit):*** Interfaith Housing and Community Services, Inc., shall be integrally involved, as defined in the AHP Implementation Plan.

***Home Purchase by Low- or Moderate-Income Households:*** N/A

***Underserved Communities and Populations:***

Housing for Special Needs: Minimum 50% of the units

Housing for Other Targeted Populations:

Large Units: Minimum 50% of the units

***Creating Economic Opportunity (Promotion of Empowerment):***

Homeowner Education/Counseling: Minimum 50% of the units

Financial Education (and/or Credit Counseling): Offer to 100% of the units

Education/Training Programs: Offer to 100% of the units

Mental/Behavioral Health Services: Offer to 100% of the units

***Community Stability:***

Preservation of Affordable Housing (Owner-occupied Rehabilitation): 100% of the units

***FHLBank Priorities:***

AHP Subsidy per Unit (average): \$22,649.50

Member Financial Participation: Minimum 20% of the units

Federally Declared Disaster Area: Minimum 50% of the units

Low Cost Development per Unit (average): <\$50,000

In-district: Minimum 50% of the units

***Retention Period:*** N/A



Interfaith Housing and Community Services, Inc.

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SAHII  
Sterling/Alden Housing Improvement Initiative

**Dear Applicant,**

The following application is an information gathering tool for our **Interfaith Sterling/Alden Housing Improvement Initiative Program**. If your application is approved, then additional program specific forms and releases are necessary.

Our target population is households with income at or below 80% of the USDA Rural Development Area Median Income based on household size. Additional qualifiers include:

- Making repairs on 10- 3+ bedroom homes
- Making repairs on 10 homes for elderly/disabled

Please answer each question to the best of your ability. Include this checklist and copies of the following items with your application (do not send originals):

- If employed, include prior three months consecutive pay stubs
- If receiving Social Security, or Supplemental SS Income, include current awards letter
- Include the prior three months consecutive bank statements for each account
- Include proof of homeownership
- Include proof that your property taxes are current/current tax statement

Applications will only be accepted until July 15<sup>th</sup>, 2025 with funding limited for 20 projects at this time.

Please **completely** fill out the enclosed application and return with all required documentation to:

**Interfaith Housing**  
**PO Box 1987**  
**Hutchinson, KS 67504-1987**

**Applications received without supporting documentation will not be considered.** If you have any questions about our programs or need assistance with this application, please feel free to contact us at 620.662.8370

Sincerely,

Michelle Shultz  
Compliance & Asset Manager  
Interfaith Housing & Community Services





**HOUSEHOLD INCOME**

Directions to Applicant: Please complete the table below for each member of your household, whether or not those members are related. Please indicate the amount of anticipated income for all adult household members named in the table on page 1 during the previous 12 months. If you are uncertain which types of income must be included or may be excluded, then please ask IHCS staff for assistance. Please submit proof of income for each item listed; for employment proof, please include last three consecutive paystubs. CURRENT award letters provide adequate proof of income for Social Security and SSI. Please include all financial aid EXCEPT food stamps.

Member of Household	Source of Income*	Amount (\$)

*\*If you have more sources of income, then please include on a separate page.*

Total Gross Annual Income: \$ Gross Income from previous year: \$
--

**ASSETS & INCOME FROM ASSETS**

**CURRENT ASSETS** - List all assets currently held by all household members and the cash value of each. The Cash value is the market value of the asset minus reasonable costs there were, or would be, incurred in selling or converting the asset to cash. Please submit the previous three consecutive statements for each account.

YES	NO	ACCOUNT	#CASH VALUE	LOCATION
<b>Do You or Anyone in Your Household Have?</b>				
1. <input type="checkbox"/>	<input type="checkbox"/>	Checking Account?	\$	Bank
2. <input type="checkbox"/>	<input type="checkbox"/>	Savings Account?	\$	Bank
3. <input type="checkbox"/>	<input type="checkbox"/>	Other Asset?	\$	Bank
4. <input type="checkbox"/>	<input type="checkbox"/>	Other Asset?	\$	Bank

**HOMEOWNERSHIP INFORMATION**

This section is required for understanding your current housing situation. Please submit proof of homeownership (deed) and proof that all property taxes are up to date. This is available from the County Courthouse.

- Do you: own your home?
- If you own, then how long have you owned your house?
- What year (approximately) was your house built?
- Type of dwelling--single dwelling home ;
  - 1 Story House , 2 Story House , or 3 Story House .
- Are you receiving assistance for your housing repairs from other agencies? Yes  No   
If yes, then please list agency information and describe assistance.
- Is your dwelling scheduled for acquisition/clearance under a government program? Yes  No
- Is your home in an identified flood plain? Yes  No

**HOUSING REPAIR/WEATHERIZATION NEEDS**

- |  | YES                      | NO                       |
|--|--------------------------|--------------------------|
| 1. Does the roof in your dwelling leak?  | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Do you have a working heating system in your dwelling?  | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Do you have a forced air furnace (blower & ductwork)?   | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Do you have a wall furnace?   | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Do you have a room space heater?  | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Do you have a floor furnace?  | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Do you have a wood-burning stove?   | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Do you have a wood-burning fireplace?   | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Is your dwelling air-conditioned?   | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. Do you have a window air-conditioner?  | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Do you have central air-conditioning (blower & ductwork)?  | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. Does your heating/air operate on electricity <input type="checkbox"/> , natural gas <input type="checkbox"/> , or propane <input type="checkbox"/> ?   |                          |                          |
| 13. What is your:<br>Monthly housing payment?<br>Monthly utilities (gas/propane/electric)?   |                          |                          |
| 14. Please detail all repairs needed on your home. Use an extra page if necessary and please feel free to include photos. <u><i>This does not mean that all repairs will be included in the scope of work.</i></u> |                          |                          |

15. Please detail any other information that will assist IHCS in processing your application.

Priority is given to homes with immediate life/health/safety concerns.

Do you feel that your home has immediate life/health/safety concerns?      Yes       No

**STATEMENTS**

I/We authorize IHCS to photograph my/our home, and use the photographs for administrative, marketing, and other purposes. I/We will not claim any compensation for the use of the photographs.

Agree  Disagree

In the form of an attachment to the application, I/we agree that IHCS provided a brochure regarding the possibility of qualifying for participation in the Individual Development Account (IDA) Program.

I/We certify that due to various funding sources, there may be additional program specific applications and forms required.

I/We certify that if selected for assistance, full access and cooperation will be provided to inspectors, contractors and employees for the purpose of obtaining signatures and completing all necessary repairs. Furthermore, specific guidelines dictate certain procedures; if at any time I/we cease cooperation, then any repairs made to my dwelling will be billable to me/us.

I/We understand that if the dwelling is deemed unsafe for inspectors or contractors to perform their duties, (for various reasons including but not limited to mold, insect/rodent infestations, threat of violence, or uncleanness) then the project is deferred until the situation is corrected.

**I/We understand that there are certain scoring criteria for each of the Interfaith funding sources; therefore, submitting an application is not a guarantee of service. While acceptance to the waiting list qualifies applicant for the program, scoring criteria determines the order of service.**

I/We certify that all information provided is true and accurate and that I/we occupy the home needing repairs/rehabilitation. I/We consent to the release of information contained in this application to concerned social service agencies, and authorize businesses, social service agencies and physicians to release all information necessary for verifying this application to Interfaith Housing & Community Services, Inc. I/We understand that deliberate or misleading answers will result in disqualification for assistance from Interfaith Housing & Community Services, and may result in legal action to recover expenses.

**SIGNATURE OF ALL PARTIES TO THIS APPLICATION, 18 YEARS OR OLDER:**

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

**Interfaith Housing & Community Services Use Only:**

Date Application Received:

Date Application Reviewed:

Application Reviewed By:

Application Qualifies for the following programs:

SAHII  RCDA

If applicant is disqualified/deferred for assistance, then list reasons:

**APPLICANT SIGNATURE**

Read all the following information before signing.

Once IHCS has received your application and verified your information to determine eligibility, you are placed on a waiting list to receive a preliminary inspection. When it is your turn, an inspector will contact you to set up a time for your inspection. The inspector will visit your home to gather the necessary information. Each house is inspected in a similar manner. After inspection, IHCS will determine the scope of work, and will contact the necessary contractor(s). **Please remember, an application and inspection are not a guarantee that work will be performed.** Before any work is started, an IHCS Representative will go over the list of work items with the homeowner. In cases where the homeowner objects to having any work item performed, the IHCS Representative will contact the inspector to discuss the objection before any work is started. If the inspector determines that the item objected is required for your health and safety, then we will be unable to do any of the items.

If my application is approved, I authorize the repairs of my home to be completed by this program and will provide reasonable access to my property as required by IHCS staff and contractors. If I disallow reasonable access to my home, I understand that my application will be deferred and any, and all warranties on work items already performed will be void.

By signing below, I certify that I have read all information contained in this application and understand my rights and responsibilities as a client. I also certify that the information given by me in this application is a true and accurate representation to the best of my knowledge. By signing this application, I understand that I may be civilly and/or criminally liable under Federal and State law for making any false or fraudulent representations.

I understand that this authorization cannot be used to obtain any information about me that is not pertinent to my eligibility for and participation as a qualified client.

I agree that a photocopy of this authorization may be used for the purpose(s) stated above. The original of this authorization is on file and will stay in effect for three years from the date signed. All owners/adult household members must sign below.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Homeowner's Signature (if different from applicant)

\_\_\_\_\_  
Date



Interfaith Housing and Community Services, Inc.

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SAHII  
Sterling/Alden Housing Improvement Initiative

First Bank Partners with Interfaith Housing to Secure Affordable Housing Program Grants for Sterling and Alden Communities.

The grant through FHLBank Topeka's Affordable Housing Program (AHP), which is made in partnership with FHLBank Topeka's member financial institutions, will make improvements to 20 homes in Sterling and Alden, Kansas. The funds will improve the livability of qualifying owner-occupied homes in the two communities.

Our target population is owner occupied households with income at or below 80% of the USDA Rural Development Area Median Income based on household size. Additional qualifiers include:

- Making repairs on 10- 3+ bedroom homes
- Making repairs on 10 homes for elderly/disabled

Additional targeting requirements:

- 2 households in Alden
- 10 of the households must qualify at or below 60% AMI
- The homes structure will accept the improvements that are proposed- the contractor(s) will have to validate this with their estimate.

Certain repairs are not allowable unless it affects livability of the home, or for accessibility purposes. Those are as follows:

- Landscaping not covered unless it affects livability of the home (tree could fall on house, water coming in- need drain)
- Concrete only for accessibility purposes
- Outbuildings not covered except detached garage
- No appliances covered unless accessibility issue or fire hazard (this includes relocation of appliances eg. Washer/dryer to ground level)

Applications are available through the Interfaith Housing website: <https://www.interfaithks.org/home-repair-rehabilitation> or in-person at First Bank (Sterling) and the Sterling City Office.



**City of Sterling  
City Commission Meeting  
July 6, 2026**

**TO:** City Commission  
**SUBJECT:** Discuss the Reinvestment Housing Incentive District (RHID) program.  
**INITIATED BY:** City Manager  
**PREPARED BY:** City Manager  
**AGENDA:** New Business

---

**Background:** The Reinvestment (formerly Rural) Housing Incentive District (RHID) program is intended to incentivize the development of new housing in Kansas by contributing resources that can be used for public infrastructure improvements in residential areas. These improvements are funded by the incremental increase in property taxes from developed properties within the district, which are segregated into a separate fund dedicated to these infrastructure costs. The RHID program is established primarily in Kansas Statutes Annotated (KSA) 12-541 through 12-5256 and is administered by the Kansas Department of Commerce. Included in Exhibit A is information compiled from the Department of Commerce’s website which explains the RHID program in greater detail and the process for establishing a district.

A prerequisite for proposing a RHID is the development of a housing needs analysis (HNA) that demonstrates the need for additional housing in the community. The City most recently completed an HNA in June 2023 in support of a Middle Income Housing (MIH) grant application for the Peace Estates Phase 1 development. The HNA is included in Exhibit B. Although the Department of Commerce typically requires an HNA that is no more than three years old in support of an RHID proposal, their staff have reviewed the City’s 2023 HNA and has indicated that it would accept the plan in support of any RHIDs the City may propose over the next few months.

**Analysis:** The City has received inquiries from a couple of real estate development companies about the possibility of establishing RHIDs in Sterling. Specifically, K2M Investments, the developer of the Peace Estates Addition, and Hood Construction, which has plans to develop the Nottingham Addition, have shown an interest in establishing RHIDs over their respective developments.

The two basic models of RHID-funded improvements are pay-as-you go and debt issuance. In the pay-as-you-go model, the developer provides the startup capital to fund the infrastructure improvements and is paid back from RHID revenues over the life of the district. In the debt issuance model, the local government issues debt to fund the improvements, and RHID revenues are allocated to service the debt. In either model, there is a risk that the RHID will not produce sufficient revenues to cover the cost of improvements. With pay-as-you go, this risk is transferred to the developer, and the local government assumes this risk when it issues debt backed by RHID resources. Spencer

Fane, the legal firm that serves as the City's bond counsel, and Piper Sandler, firm that serves as the City's financial advisor, both have extensive experience with RHID financing. Both firms advise that RHID revenues are virtually never sufficient to cover debt service alone, and that bonds backed solely by RHID resources are practically unsellable to investors. Instead, both firms advise that a special assessment district (SAD) be established alongside the RHID to provide greater assurance to investors of the issuance's creditworthiness. Additionally, all RHIDs effectively transfer future ad valorem tax revenues that would otherwise be owed to the taxing jurisdictions that overlap the district (municipalities, counties, school districts, and special districts) to the RHID.

K2M has indicated that they intend to pursue the pay-as-you-go model to aid in constructing the permanent road on Kruse Way, and future improvements that would be needed when Phase 2 of the Peace Estates Addition is constructed. Per the development agreement between the City and K2M for the nearly completed Phase 1 project, the permanent road on Kruse Way must be completed within three years of the start of construction on Phase 1 and before certificates of occupancy are granted for any subsequent phases. K2M is confident that it will meet this deadline for the permanent road, which would be in October / November 2026.

Hood Construction would more likely be interested in pursuing the debt issuance model for the planned Nottingham Addition, which would be located in the area east of the company's headquarters at 908 N. Broadway Avenue. Before, the development can advance, the company must still secure approval of the preliminary and final plats of the area from the Planning Commission, and ultimately from the City Commission.

There is no recommendation for action at this time, and the intent of this item is to generate discussion by the City Commission on the desirability of proposing RHIDs in Sterling, and to give clearer direction to City staff on whether to pursue the development of an RHID proposal, and in what form.

Representatives from Spencer Fane and/or Piper Sandler will be present to answer questions and offer their recommendations to the City Commission.

**Financial:** The incremental increase in property taxes from developed properties that would otherwise be distributed to the relevant taxing jurisdictions if the district did not exist are instead captured by the RHID and are therefore not available resources to support the general operations of the jurisdictions.

**Legal Considerations:** The RHID program is established primarily in KSA 12-541 through 12-5256. To propose an RHID, the City Commission must approve a resolution affirming the findings of the HNA and establishing the geographic boundaries of the district. County (Rice County) and school district (USD 376) jurisdictions may effectively veto the City's proposal upon a vote of their governing bodies to that effect. A City Redevelopment Plan must be adopted and submitted to the Kansas Secretary of Commerce. Upon the Secretary's approval, the RHID is legally established, and the project may begin.

**Recommendations/Actions:** No recommendation for action.

**Attachments:**

Exhibit A – RHID program information (3 pages)

Exhibit B – 2023 Sterling HNA (22 pages)

## **What is a Reinvestment Housing Incentive District (RHID)?**

RHID captures the incremental increase in real property taxes created by a housing development project for up to 25 years. The incremental increase can be used to pay debt service on bonds issued to fund the project or transferred to the developer as reimbursement for costs incurred.

In order to take advantage of the incentive, property must be within a designated district. Districts are defined by the City or County and must be based on a Housing Needs Analysis.

### **As of July 1, 2023, the following changes have been implemented:**

- New name – Reinvestment Housing Incentive District (formerly Rural Housing Incentive District).
- Cities with more than 60,000 people are eligible to participate (subject to the conditions below).
- Counties of less than 85,000 in population are eligible to participate.

Cities with populations over 60,000 are limited to less than:

- 100 units for sale or rent in one year.
- <50 units for sale or rent as part of a single project.
- The average size of each residence per project cannot exceed 1,650 square feet, excluding garage, porch or outbuildings.

### **New Allowable Costs:**

In a major program expansion, K.S.A. 12-5249 was amended to allow for the renovation or construction of residential dwellings, multi-family units or buildings exclusively for residential use on existing lots, if:

- The infrastructure has been in existence for at least 10 years, or
- The existing lot(s) has been subject to special assessments.

For a developer to take advantage of the incentive, the property must be within an established RHID. The City or County governing body establishes an RHID and the incentives by:

1. Completing the Housing Needs Analysis (HNA)
2. Setting the physical boundaries of the RHID
3. Pass a resolution to establish the district officially
4. Apply to the Secretary of Commerce for approval of the district
5. Create a development plan

## **Subdivision Infrastructure RHID**

The first type of RHID aids cities, counties, and developers in building housing subdivisions within rural communities by assisting in public infrastructure expenses.

The property tax increment can be used to reimburse costs such as for the following items:

- Land acquisition
- Site preparation
- Sanitary / storm sewers
- Drainage conduits
- Channels and levees
- Street grading

- Paving
- Street lighting fixtures
- Connections and facilities
- Gas, water, heating, and electrical services in public right of ways
- Sidewalks
- Water mains and extensions

## **Upper Story RHID**

Since 2021, RHID is expanded to include the renovation of buildings or other structures that are more than 25 years old for residential use and located in a central business district. This allows for vertical construction including improvements made to the second or higher floors of a building or other structure. This does not include improvements for commercial purposes, such as retail or restaurant uses.

The increment can be used to reimburse costs on the following types of items: property acquisition, plumbing, HVAC, walls, flooring, removal of hazardous substances or materials, roof, framing, etc. Costs incurred that benefit the entire building, such as a roof, should be allocated between the non-residential and residential uses.

## **How to become a RHID & FAQ**

### **Step 1 – City/County must prepare a Housing Needs Analysis (HNA)**

The City/County HNA must demonstrate the following:

- That there is a shortage of quality housing within City/County;
- That the shortage of housing expected to persist;
- That the shortage of housing is a substantial deterrent to future economic growth in City/County; and
- That the future economic well-being of the City/County depends on governing body providing additional incentives for the construction or renovation of quality housing in City/ County

### **Step 2 – City/County Resolution**

- Once the HNA is completed the City/County takes action to adopt a Resolution making certain findings regarding establishment of the RHID and providing the legal description of the property to be contained within the District.
- After publishing the Resolution, a copy of the Resolution and the HNA are sent to the Secretary of Commerce requesting agreement with the findings in the HNA.
- If the Secretary agrees with the findings, the City/County may proceed with the establishment of the District and adopt a plan for the redevelopment or development of the housing project in the District.

### **Step 3 – City/County Redevelopment Plan**

**The City/County must adopt redevelopment plan, including:**

- Legal description and map
- Existing assessed valuation
- Names and addresses of all owners
- Description of the housing public facilities project proposed to be constructed or improved and location
- Names and addresses of developer and property owned in District
- Contractual assurances of Developer

- Comprehensive feasibility analysis
- Once the Secretary approves the HNA and the District is established via the redevelopment plan, the project may begin.

### **Legislation**

- Reinvestment Housing Incentive District Act is intended to encourage the development and renovation of housing in Cities and Counties by authorizing Cities and Counties to finance certain public improvements to support housing in areas of the state experiencing a shortage of housing. The Act focuses on the economic and business benefits of providing additional housing options.
- The Act is publicized at K.S.A. 12-5241 et seq and provides a financing tool for Cities and Counties to address housing shortages within their communities.
- The ACT allows Cities and Counties to address specific types of housing needs e.g. multi-family or single family, in variety of price ranges. The process involves using the property tax increase created by the new housing project to pay for or reimburse certain infrastructure costs. This results for a more economic incentive to defray developer costs.

### **How RHID Works**

RHID works by allowing the City/County to capture the incremental gain in property tax created by the particular housing project.

- The incremental increase can be used to pay debt service on bonds issued to fund the project or transferred to the developer as reimbursement for costs incurred.
- The property tax “baseline” is determined at the time the District is created. As the developer adds infrastructure and the housing itself, the incremental gain in property tax over the baseline may be returned to the developer as reimbursement for the infrastructure costs.
- If the City/County issued bonds to pay for the infrastructure, then the increment may be used for debt service. The term of such reimbursement can be up to 25 years. City/County has discretion over what percentage of the increment is paid to the developer.
- The increment can be used to reimburse costs for the following items: land acquisitions; site preparation; sanitary/storm sewers; drainage conduits, channels and levees; street grading and paving; street lighting fixtures, connections and facilities; gas, water, heating, and electrical services in public right of way; sidewalks; water mains and extensions and certain costs for upper-level improvements in older downtown buildings.

Source: Kansas Department of Commerce, Reinvestment Housing Incentive District (RHID). Available at: <https://www.kansascommerce.gov/program/community-programs/rhid/>

## **City of Sterling, KS: Housing Needs Analysis**

### **A. Demand**

A survey of our local anchor institutions in 2021 provided that out of 670 employees, only 275 live within the City limits. Most cited a lack of available housing options as their reason for not living within Sterling. Coupling this net inflow jobs issue with a change in policy at Historic Sterling College allowing off-campus living for students with over 30-credit hours, our community has very little moderate income housing for entry level workers or college students, thus motivating people to look outside of the community for housing. While both factors alone justify our great need for further multi-family housing, the catalyst prompting action is the immediate expansion of anchor institutions KMW Ltd., MKC-CHS Inc, and Genzada Pharmaceuticals, each of which are large employers that will inject many more jobs into our local community. At the same time, multiple employers in the Sterling area are expanding their workforce.

The median value of owner-owned housing units was \$107,200 in the 2020 Census due to much of the housing stock being old. Single family units comprise 88% of the housing stock. Data USA (Census) cites that City of Sterling has a median household income in 2019 of \$47,563 whereas Rice County was \$53,012. However, the 2020 Census cited the median household income as \$44,907 whereas Rice County was \$49,688. At the same time, in 2020 the Rice/Reno County average 1 bedroom apartment was \$360, 2-bedroom was \$572, and 3-bedroom was \$710. The top end apartments go for 1 bedroom \$430, 2 bedroom \$742, and 3 bedroom \$925. But, despite average wages being lower in Sterling than in Rice County, the housing costs in Sterling are higher than the county. The newest apartments in Sterling in 2021 were 10 units built at West Main and 8 units at 7th and Jackson and they were renting for \$700/month for 2 bedroom and \$550 for 1 bedroom with 100% occupancy maintained. Perusing the community board advertising rentals indicates there are multi-family property rents as high as \$1,200 per month. Brand new rentals such as those mentioned above were rented with deposits down before the initial certificate of occupancies were issued which is an indicator that the multifamily market has plenty to go before reaching a point of saturation.

### **B. Demographics**

The community of Sterling, Kansas has the following household income distribution:

There are 949 households. The income percentage distribution for the households is as follows (based on the 2020 Census at <https://data.census.gov>):

Less than \$10,000 annual income - 10.2%

\$10,000 - 14,999 - 9.2%

\$15,000 - 24,999 - 8.4%

\$25,000-\$34,999 - 9.5%

\$35,000-\$49,999 - 15.4%

\$50,000-\$74,999 - 16.7%

\$75,000-\$99,999 - 15.9%

\$100,000-\$149,999 - 13.3%

\$150,000 - \$199,999 - .2%

\$200,000 or more - 1.3%

About 325 households in Sterling would be eligible for up to \$42,550 income or 40-50% AMI housing if they have 1-4 people in their household. 56.9% of the community makes less than \$56,200 which is the upper limit for 40-50% AMI housing if they have 5-8 people in their household. The 70-80% AMI upper income limit is \$68,100 if they have 1-4 people in their household OR \$89,900 if they have 5-8 people in their household. According to the 2020 Census Data, the average renter household size is 2.65 people. Currently, according to the 2020 Census, we have a total of 257 units paying rent in the City of Sterling.

City of Sterling Population by Age: (based on Census Data at data.census.gov)

Note: the number of 15–19-year-old AND 20–24-year-old residents is extremely high due to the presence of Sterling College within our community.

<b>Age of Population:</b>	<b>2020 Census Headcount:</b>	<b>Percentage Of 2020 Total Population:</b>	<b>Percentage For Age Range Of 2010 Total Population</b>
Under 5 years	98	3.8%	4.9%
5 to 9 years	168	6.5%	5.5%
10 to 14 years	186	7.2%	4.8%
15 to 19 years	467	18.1%	13.5%
20 to 24 years	311	12%	17.1%
25 to 29 years	102	3.9%	4.8%
30 to 34 years	99	3.8%	3.8%
35 to 39 years	120	4.6%	4.3%
40 to 44 years	94	3.6%	3.1%
45 to 49 years	109	4.2%	5.8%
50 to 54 years	158	6.1%	5.5%
55 to 59 years	99	3.9%	6.7%
60 to 64 years	127	4.9%	4.0%
65 to 69 years	161	6.3%	4.6%
70 to 74 years	70	2.8%	3.4%
75 to 79 years	63	2.4%	3.5%
80 to 84 years	59	2.3%	2.6%
85 years and over	94	3.6%	2.4%
<b>Total Population:</b>	<b>2,585</b>	100%	

<b>City of Sterling Race Demographics:</b>	<b>2020 Census:</b>	<b>2010 Census:</b>
<b>Total Population Comparison:</b>	2,585	2,328
<b>Total Housing Units:</b>	949	933
<b>Housing Occupation Rate in 2020 Census:</b>	92%	
<b>Race:</b>		
White	87%	93.1%
Black/African American	3%	2.4%
Native American	0%	.7%
Asian	0%	.6%
Pacific Islander	1%	1%
Hispanic	8%	4.3%
From other races	0%	.9%
Two or more races	1%	2.3%

### **C. Available Housing Stock**

City of Sterling Kansas 2020 Occupied Units Paying Rent:

Total Units: 257

Less than \$500 rent: 91

\$500-999: 130

\$1,000-1,499: 36

\$1,500 and above: 0

Median 2020 rent was \$610 (age of most of the rental unit impacts this rate)

Rental vacancy rate: 0%

<b>Housing Types:</b>	<b>Number:</b>	<b>Percentage:</b>
Single, detached	808	85.2%
Single, attached	25	2.6%
2 units (duplex)	52	5.5%
3 or 4 units	21	2.2%
5 to 9 units	0	0%
10 to 19 units	0	0%
Mobile Home	43	4.5%
<b>Occupied Housing units:</b>	874	92.1%
<b>Vacant Housing Units:</b>	75	7.9%
<b>Owner occupied units:</b>	617	70.6%
<b>Rental occupied units:</b>	257	29.4%
<b>Total Housing Units:</b>	<b>949</b>	<b>100%</b>

<b>Age of Housing Units:</b>	<b>Number:</b>	<b>Percentage:</b>
Built in 1939 or earlier	429	45.2%
Built in 1940's	82	8.6%
Built in 1950's	79	8.3%
Built in 1960's	70	7.3%
Built in 1970's	128	13.4%
Built in 1980's	26	2.7%
Built in 1990's	76	8%
Built in 2000's	48	5.0%
Built 2000-2013	9	.8%
Built 2014 or later (according to 2020 Census data)	8	.7%
<b>TOTAL HOUSING UNITS:</b>	<b>949</b>	<b>100%</b>

## Exhibit A 2021 Employer Housing Survey

### **Gilmore:**

Total Employees for your Rice County locations: *11 employees*

Employee dwelling by City: *1 lives in Lyon, 1 lives in Hutchinson, 1 lives in Salina, 1 lives in Ellinwood, 1 lives in Little River, 1 lives in McPherson, and 5 live in Sterling*

Total Unfilled Positions (Part-time/Full-time): *1 full time unfilled*

Employee Turnover in last fiscal year (Hired/Departed): *1 hired; 1 departed*

Method of marketing your unfilled positions (print, industry database, job fair, tv, radio, digital marketing, etc.): *career fair, digital marketing*

Median Wage: *\$57,500*

List of employee benefits (health insurance, pension, PTO, other): *medical, dental & vision insurance, 401(k), PTO, cell phone reimbursement, AFLAC supplemental insurance*

Any growth plans or strategic re-alignment you are willing to share with the group?: *We are planning for continued company growth of 18% - 20%, however we project this growth to come from markets outside our Rice County location.*

Your suggested general topics or questions for discussion during our 10/25 Economic Outlook Conference: *labor demand and wage analysis both statewide and in comparison to national trends and projections*

### **First Bank:**

Total Employees for your Rice County locations: *35*

Employee dwelling by City: *Sterling – 19, Lyons – 6, Hutchinson – 2, Nickerson – 1, Little River – 1, Geneseo – 1, Towanda – 1, Rock Rapids, IA – 1, Chase – 2, Bushton – 1, Inman - 1*

Total Unfilled Positions (Part-time/Full-time): *0*

Employee Turnover in last fiscal year (Hired/Departed): *Hired – 7, Departed - 8*

Method of marketing your unfilled positions (print, industry database, job fair, tv, radio, digital marketing, etc.): *Indeed, Facebook*

Median Wage: *\$48,984*

List of employee benefits (health insurance, pension, PTO, other): *Health (medical, prescription, dental, vision), 401k with company match, employee & dependent life, LTD, vacation, sick leave, paid holidays*

Any growth plans or strategic re-alignment you are willing to share with the group?: *Yes, we will be working with an expert team to strengthen multiple aspects of our operation. Largely this is in response to very challenging conditions in the banking sector, and what we believe will be significant economic trends in the near future that will impact all those we serve.*

Your suggested general topics or questions for discussion during our 10/25 Economic Outlook Conference:

*Will the coming inflation be short lived?*

*Will it be across the board, or more targeted in certain things we purchase?*

*If shipping delays continue, how will that impact main street businesses and major local employers?*

*Will shortages of certain items continue longer than a year or two? Are these shortages a sign of unwarranted fear, or the result of wise early purchases of things that will become even scarcer?*

*What can my business do to maximize the positive and minimize the negative of all that we have heard today? (So I am saying our business leaders could use some help applying all the (sometimes confusing) economic data.)*

**Time Travel:**

Total Employees for your Rice County locations: 3

Employee dwelling by City: *2 inside Sterling City limits, 1 in Rural Sterling*

Total Unfilled Positions (Part-time/Full-time): *none*

Employee Turnover in last fiscal year (Hired/Departed): *none*

Method of marketing your unfilled positions (print, industry database, job fair, tv, radio, digital marketing, etc.): *n/a*

Median Wage: *1 hourly at \$8.00/hr & 1 salaried at \$20000 per year. I don't take any pay.*

List of employee benefits (health insurance, pension, PTO, other): *None*

Any growth plans or strategic re-alignment you are willing to share with the group?: *None at this time*

Your suggested general topics or questions for discussion during our 10/25 Economic Outlook Conference: *1. how to attract more customers from a broader area*  
*2. explore the possibility of joint regional television advertising, with the city, Chamber of Commerce, Main Street Sterling, and local businesses potentially sharing a 30-second slot and splitting the cost.*

### **Kansas Ethanol**

Total Employees for your Rice County locations: *58*

Employee dwelling by City: *Sterling- 18, Hutchinson- 8, Lyons- 23, Geneseo- 2, Little River- 3, Arlington- 1, Lorraine- 1, Chase- 1, Nickerson- 1*

Total Unfilled Positions (Part-time/Full-time): *2 full-time*

Employee Turnover in last fiscal year (Hired/Departed): *Hired- 15 Departed- 10*

Method of marketing your unfilled positions (print, industry database, job fair, tv, radio, digital marketing, etc.): *Indeed, Zip Recruiter, print ads*

Median Wage: *\$66,224.37/year*

List of employee benefits (health insurance, pension, PTO, other): *health/dental insurance, vision insurance, supplemental insurance, FSA/HSA, 401(k), PTO, paid holidays, life insurance/AD&D/Long Term Disability, quarterly incentive bonus*

Any growth plans or strategic re-alignment you are willing to share with the group: *No*

### **Genzada**

Total Employees for your Rice County locations: *21 employees.*

Employee dwelling by City: *10 Hutch 7 Sterling, 4 out of state*

Total Unfilled Positions (Part-time/Full-time):  
*Zero*

Employee Turnover in last fiscal year (Hired/Departed): *3 hired, 4 departed*

Method of marketing your unfilled positions (print, industry database, job fair, tv, radio, digital marketing, etc.): *We typically do digital marketing*

Median Wage: *\$34.43 Hourly*

List of employee benefits (health insurance, pension, PTO, other): *Please find our benefit overview attached.*

Any growth plans or strategic re-alignment you are willing to share with the group?:

Your suggested general topics or questions for discussion during our 10/25 Economic Outlook Conference:

### **Central Prairie Co Op**

Total Employees for your Rice County locations: 68

Employee dwelling by City: *Wichita-2, McPherson-1, Hutchinson-6, Sterling-17, Alden-1, Claflin-2, Bushton-3, Holyrood-3, Geneseo-6, Marquette-1, Great Bend-1, Lorraine-1, Nickerson-3, Mt Hope-1, Sylvia-1, Lyons-8, Raymond-1, Chase-5, Little River-4, Plevna-1*

Total Unfilled Positions (Part-time/Full-time):

*Full-time - 1*

*Part-time - 1*

Employee Turnover in last fiscal year (Hired/Departed):

*Hired - 39 Terminated – 22*

Method of marketing your unfilled positions (print, industry database, job fair, tv, radio, digital marketing, etc.):

*Indeed, Website, Facebook and Job Fairs*

Median Wage: *\$21.66/hr*

List of employee benefits (health insurance, pension, PTO, other):

*Health Insurance, Dental Insurance, Life Insurance, Disability Insurance, Group Rate Aflac Policies, Defined Retirement Plan, Vacation, Personal, Sick Leave, Sick Bank, Holiday pay.*

Any growth plans or strategic re-alignment you are willing to share with the group?:

*Our plans are to build a new elevator at Fredrick which will allow for some consolidation of employees.*

Your suggested general topics or questions for discussion during our 10/25 Economic Outlook Conference:

## **USD 376**

Total Employees for your Rice County locations: 96

Employee dwelling by City: *72 Sterling 24 Rice County 5 Lyons 2 Hutch 1 Abbyville 1 Great Bend*

Total Unfilled Positions (Part-time/Full-time): 0

Employee Turnover in last fiscal year (Hired/Departed): *12/12*

Method of marketing your unfilled positions (print, industry database, job fair, tv, radio, digital marketing, etc.): *Bulletin, social media*

Median Wage: *51,000*

List of employee benefits (health insurance, pension, PTO, other): *KPERS retirement, single health insurance paid, 12 discretionary days*

Any growth plans or strategic re-alignment you are willing to share with the group?:  
*None*

Your suggested general topics or questions for discussion during our 10/25 Economic Outlook Conference: *Housing shortage*

## **Hyatt Life Sciences**

Total Employees for your Rice County locations: 9

Employee dwelling by City: *6 of our employees live in Sterling, 2 in Hutchinson, and 1 in Pretty Prairie*

Total Unfilled Positions (Part-time/Full-time): 0

Employee Turnover in last fiscal year (Hired/Departed): *2 hired, 3 departed*

Method of marketing your unfilled positions (print, industry database, job fair, tv, radio, digital marketing, etc.): *jobs websites, company website's, digital marketing, employee recommendation*

Median Wage: *Sterling employees only: \$65,000 annually or \$31.25 per hour*

List of employee benefits (health insurance, pension, PTO, other): *Health insurance, dental insurance, vision insurance, short-term and long-term disability insurance, accident insurance, cancer insurance, life insurance, 401k, PTO, legal expense/identity theft coverage.*

Any growth plans or strategic re-alignment you are willing to share with the group?: *N/A*

Your suggested general topics or questions for discussion during our 10/25 Economic Outlook Conference: *N/A*

### **Sterling College**

Total Employees for your Rice County locations: *195 employees.*

Employee dwelling by City: *180 of those employees live in Kansas: 1 in Abbyville, 1 in Buhler, 1 in Caldwell, 1 in Canton, 1 in Cheney, 1 in Eastbrough, 1 in Elbing, 1 in Ellinwood, 1 in Ellsworth, 1 in Eureka, 1 in Great Bend, 1 in Hesston, 23 in Hutchinson, 1 in Lindsborg, 1 in Little River, 14 in Lyons, 1 in Manhattan, 1 in Moundridge, 4 in Newton, 4 in Nickerson, 1 in South Hutchinson, 112 in Sterling, 6 in Wichita.*

Total Unfilled Positions (Part-time/Full-time): *1 Part-time and 8 Full-time*

Employee Turnover in last fiscal year (Hired/Departed): *Our 2020/2021 Fiscal Year we hired 23 new employees and 33 employees departed.*

Method of marketing your unfilled positions (print, industry database, job fair, tv, radio, digital marketing, etc.): *We market on our website, local papers (Sterling Bulletin, Lyons News), we have also used Indeed.*

Median Wage: *\$38,000*

List of employee benefits (health insurance, pension, PTO, other): *Sterling College offers Health/Dental Insurance and other supplemental insurance, life insurance paid by the college, PTO, retirement match, free admission into Theatre/Athletics, and tuition remission after completion of so many years.*

### **KMW**

Total Employees for your Rice County locations:

Employee dwelling by City: *Sterling (18), Lyons (32), Chase (3), Hutchinson (56), Holyrood (1), Nickerson (3), Wichita (1), Great Bend (46), Hoisington (6), McPherson (1), Halstead (1), Alden (1), Larned (1), Ellinwood (1), Stafford (2), Olmitz (1), Hudson (1)*

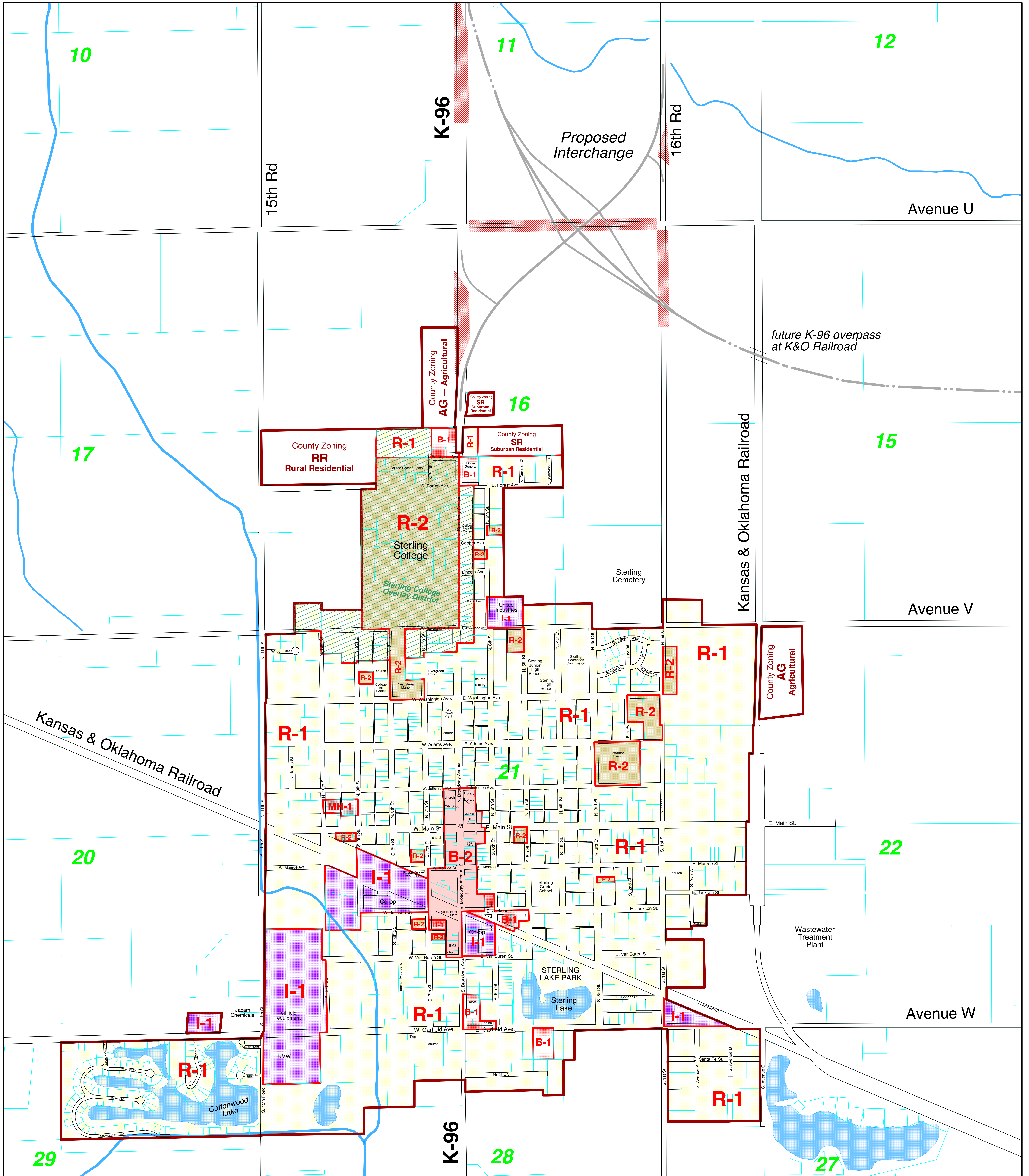
Total Unfilled Positions (Part-time/Full-time): *12 Full-time*

Employee Turnover in last fiscal year (Hired/Departed): *7%*


Method of marketing your unfilled positions (print, industry database, job fair, tv, radio, digital marketing, etc.): *Job boards, HRIS, job fairs*

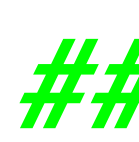
Median Wage: *18.76*

List of employee benefits (health insurance, pension, PTO, other): *Medical, Dental, Flex, HSA, Life, STD, 401k, PTO*








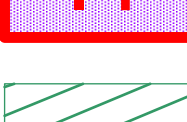
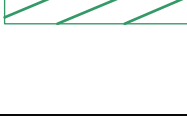
**KEY**

City Limits 

Section Number 

**Base Map:**

- Base Map information provided by Kimble Mapping, Inc. of Manhattan, Kansas; & Rice County Appraiser's Office.
- Additions and revisions by Rice Foster Associates P.A., October 2014.
- Zoning Information by Rice Foster Associates P.A., July 2015.
- Additions and revisions by Foster Design Associates LLC, November & December 2020, and July 2021.

- Zoning Districts**
-  R-1 Single Family Residential District
  -  R-2 Multiple-Family Residential District
  -  MH-1 Manufactured Home Park District
  -  B-1 General Business District
  -  B-2 Central Business District
  -  I-1 Industrial District
  -  Sterling College Overlay District

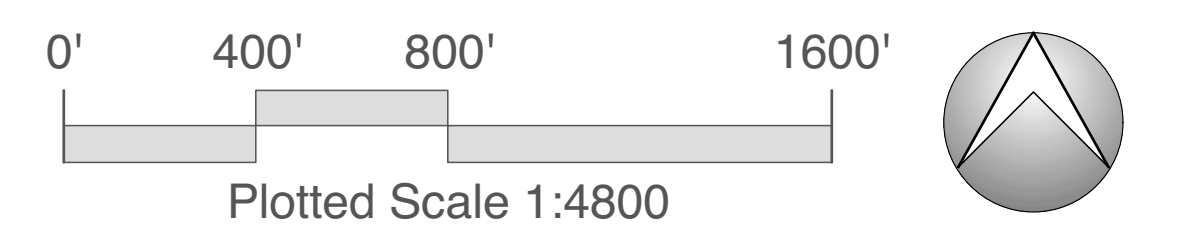
Official copy of Zoning District Map incorporated into Zoning Regulations by adoption of Ordinance Number 2467 by the Governing Body of the City of Sterling on the 8th day of September 2015.  
Effective Date: September 10, 2015

Mayor: \_\_\_\_\_  
Todd Rowland

Attest: City Clerk \_\_\_\_\_  
Sandra Fankhauser

**Revision Dates:**  
November 30, 2020  
December 23, 2020  
June 24, 2021  
January 18, 2022  
May 11, 2022  
June 9, 2022  
August 30, 2022

**OFFICIAL ZONING MAP**  
**CITY OF STERLING, KANSAS**





## 2015 Market Study

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The variety and quality of housing options available in Sterling strongly influences the quality of life which attracts homeowners to the City.

Residential land use covers more acreage (45.4% in the City) than any other category of Sterling's developed urban land, and is the third largest category of land use (after agriculture and transportation) in the Planning Area. Residential properties are a major source for the City's tax revenues, but the economic importance of housing is not confined to the tax structure. A healthy housing market benefits many businesses—including construction, real estate, insurance, banking, building materials, design, and many retailers. As a result of the multiplier effect, the exchange of money for these services and supplies enhances the area's total economic environment. An adequate housing supply also increases the opportunity to attract new businesses and their employees.

A house is usually the largest single investment for a family or individual, and with its surroundings is a source of great influence on household happiness. While a nice house does not guarantee a happy home life, the lack of a suitable residence can certainly detract from a desirable lifestyle. Houses that are difficult to maintain can generate financial concerns and physical discomfort. Young adults, families with children, singles, couples, and retirees all need housing suited to their particular needs, and if it is not available locally they will often consider moving to another community to find it.

In the mid- to late-2000s, the nation experienced a mortgage crisis which changed lending practices. The ability to obtain a mortgage can now sometimes be as much of a barrier to buying a home as the cost of housing itself. Many communities, as well as the homebuilding and home financing industries, have reassessed their policies and techniques in order to support the development of affordable housing or starter homes. This responsibility should be assumed by both public and private interests.

# Housing Data—U.S. Census Bureau

This section gives an overall picture of the housing situation in the City of Sterling, based primarily on Information from the *2009-2013 American Community Survey 5-Year Estimates*. Housing information from the 2010 Census is also included; though very limited, it is the official data on the few points of information which were counted.

Housing information is available in more detail from the U.S. Census Bureau FactFinder website at <http://factfinder2.census.gov>, where typing in the name of a place brings up the available data sets for that location. More detailed Kansas information, including housing data from Census 2000, is available from the *University of Kansas Institute for Policy & Social Research* at [www.ipssr.ku.edu/ksdata](http://www.ipssr.ku.edu/ksdata).

## Definition of "Housing Units"

The Census count of housing units includes both occupied and vacant buildings. Recreational vehicles and the like are included only if they are occupied as someone's usual place of residence. Vacant mobile homes are included provided they are intended for occupancy on the site where they stand, but if they are on sales lots or in storage yards they are not counted as housing units. The Census does not include dormitories, nursing homes, or hospitals in their count of housing units; such buildings are defined as "Group Quarters", and are counted separately.

## HOUSING DATA FROM THE *AMERICAN COMMUNITY SURVEY*

The 2010 Census did not collect detailed housing information, which was instead acquired through the Census Bureau's *American Community Survey*. The *Survey* is sent to about 250,000 households each month, rather than once per decade like the Census, so data collection is ongoing and produces much more current socioeconomic information.

However, the *American Community Survey* is based on a much smaller sample size, so if at any point there is a discrepancy between it and the Census, information from the Census is regarded as the official data. For instance, the total number of housing units utilized by the *Survey* (936) is different than the official 2010 Census figure for number of housing units (933). To maintain consistency within the following data, *Community Survey* numbers are used throughout the rest of this section, unless otherwise noted.

- **Occupancy** Out of 936 housing units in Sterling, 819 (87.5%) were occupied and 117 (12.5%) were vacant. Of the 819 occupied units, 570 (69.6%) were owner-occupied, and 249 (30.4%) were renter occupied.
- **Household Size** The average household size of owner-occupied units was 2.31 persons. The average household size of renter-occupied units was 2.39 persons.
- **Fuel** Out of 819 occupied housing units, 635 (77.5%) use utility gas as the house heating fuel, 131 (16.0%) use electricity, 25 (3.1%) use wood, 22 (2.7%) use bottled or tank gas, and 6 (0.7%) use another fuel.

Housing Types	Number	Percentage
Single, detached	802	85.7%
Single, attached	15	1.6%
2 units (duplex)	25	2.7%
3 or 4 units	14	1.5%
5 to 9 units	11	1.2%
10 to 19 units	3	0.3%
Mobile Home	66	7.1%
<b>TOTAL HOUSING UNITS</b>	<b>936</b>	<b>100.0%</b>

**Housing Types** Sterling has an unusually broad selection of housing types for a city of its size, in part as a result of the demand for short-term housing placed on the community by the presence of Sterling College.

**Mobile Homes** The number of manufactured and mobile homes (66) noted in the *2009-2013 American Community Survey 5-Year Estimates* considerably exceeds the number counted in Sterling (25) during the Housing Condition Survey conducted in November of 2014. Code changes and code enforcement efforts by the City during the early 2000s likely account for the reduction in numbers of manufactured and mobile homes in the City.

Age of Housing Units	Number	Percentage
Built 1939 or earlier	341	36.4%
Built in 1940's	72	7.7%
Built in 1950's	140	15.0%
Built in 1960's	70	7.5%
Built in 1970's	169	18.1%
Built in 1980's	48	5.1%
Built in 1990's	60	6.4%
Built in 2000's	27	2.9%
Built 2010 or later	9	1.0%
<b>TOTAL HOUSING UNITS</b>	<b>936</b>	<b>100.0%</b>

**Age of Housing Units** Over one third of Sterling's houses are over 75 years old, and two thirds (66.6%) are more than 50 years old. These homes help give the community continuity and character. Like most places in America, the City experienced a housing boom in the 1950s, and another in the 1970s.

Nationally, the housing bubble of the early 2000s burst in 2006, and residential construction declined severely. Housing starts after that did not begin their slow recovery until 2009, and by 2014 were still less than half of their 2005 levels. Housing construction in Sterling reflects the national decline during those years.

Year Householder Moved into Housing Unit		
Moved in	number	percent
1969 or earlier	54	7%
1970 to 1979	63	8%
1980 to 1989	48	6%
1990 to 1999	141	17%
2000 to 2009	367	45%
2010 or later	146	18%
<b>TOTALS</b>	<b>819</b>	<b>100%</b>

### Years of Occupancy

Of Sterling's 819 occupied housing units, 63% have residents who moved in within the last fifteen years. About 21% of Sterling's occupied housing units have residents who have lived there for more than twenty-five years.

Bedrooms per Housing Unit		
Bedrooms	number	percent
0	8	1%
1	114	12%
2	314	34%
3	317	34%
4	166	18%
5 or more	17	2%
<b>TOTALS</b>	<b>936</b>	<b>100%</b>

### Bedrooms

Of the 936 housing units in Sterling, 47% are 0-, 1-, or 2-bedroom homes. Many of these support the community's population of college students, as well as the growing numbers of one- or two-person households which are now the typical American household.

The real estate industry uses the number of bedrooms per house as a key factor in marketing homes. In recent decades, a 3-bedroom house has been considered the standard starter home for a typical family; 34% of Sterling's housing stock falls within this category. About 20% of Sterling's houses have 4 or more-bedrooms.

- **Total Rooms** The median number of *total* rooms per housing unit in Sterling is 5.9 rooms.

Value of Owner-occupied Housing Units	Number	Percentage
Less than \$50,000	129	22.6%
\$50,000 to \$99,999	217	38.1%
\$100,000 to \$149,999	137	24.0%
\$150,000 to \$199,999	76	13.3%
\$200,000 to \$299,999	11	1.9%
<b>TOTAL OWNER-OCCUPIED HOUSING UNITS</b>	<b>570</b>	<b>100.0%</b>

**Value** More than one in five of Sterling's owner-occupied housing units are valued at less than \$50,000. The majority (62%) are between \$50,000 and \$150,000 in value. A substantial 13% are in the \$150,000 to \$200,000 range, and 11 houses in the City are valued at more than \$200,000.

- **Median Value** The median value of owner-occupied housing units in Sterling was \$81,200.

Selected Monthly Owner Costs – Housing Units WITH a Mortgage		
	number	percent
\$300 to \$499	24	8.8%
\$500 to \$699	33	12.1%
\$700 to \$999	106	38.8%
\$1000 to \$1499	87	31.9%
\$1500 to \$1999	4	1.5%
\$2000 or more	19	7.0%
<b>TOTALS</b>	<b>273</b>	<b>100%</b>

**Housing Costs** The cost of owning a house varies significantly between those paying a mortgage, and those who do not have a mortgage to pay. Of those with a mortgage, the majority (70.7%) paid between \$700 and \$1500 per month in owner costs. Of those without a mortgage, over half paid more than \$400 per month in owner costs.

- **Mortgages** Out of the 570 owner-occupied units in Sterling, 273 (47.9%) had a mortgage, and 297 (52.1%) did not.
- **Monthly Cost** The median monthly owner cost for housing units with a mortgage was \$928, and for housing units without a mortgage was \$415.

Selected Monthly Owner Costs – Housing Units WITHOUT a Mortgage		
	number	percent
\$100 to \$199	30	10.1%
\$200 to \$299	43	14.5%
\$300 to \$399	63	21.2%
\$400 or more	161	54.2%
<b>TOTALS</b>	<b>297</b>	<b>100%</b>

Selected Monthly Owner Costs as a Percentage of Household Income				
Percentage of Income	Housing Units WITH a Mortgage		Housing Units WITHOUT a Mortgage	
	number	percent	number	percent
less than 10%	—	—	112	37.7%
10 to 14.9%	—	—	75	25.3%
15 to 19.9%	—	—	38	12.8%
less than 20%	199	72.9%	—	—
20% to 24.9%	21	7.7%	32	10.8%
25% to 29.9%	27	9.9%	14	4.7%
30% to 34.9%	6	2.2%	6	2.0%
35% or more	20	7.3%	20	6.7%
<b>TOTALS</b>	<b>273</b>	<b>100%</b>	<b>297</b>	<b>100%</b>

**Housing Costs as a Percent of Income** Of those *with* a mortgage, more than four out of five paid less than 25% of their household income per month in owner costs. Of those *without* a mortgage, nearly two thirds paid less than 15% of their household income per month in owner costs. The 8.7% of people without a mortgage who are still paying more than 30% of their income in housing costs are likely people with a very low household income, such as elderly people on a fixed income.

Gross Rent in Occupied Units	Number	Percentage
Less than \$200	3	1.3%
\$200 to \$299	18	8.1%
\$300 to \$499	102	45.7%
\$500 to \$749	61	27.4%
\$750 to \$999	27	12.1%
\$1,000 to \$1,499	12	5.4%
<b>TOTAL OCCUPIED RENTAL UNITS</b>	<b>223</b>	<b>100.0%</b>

**Rental Rates** Of Sterling's 249 occupied rental units, 223 (89.6%) paid rent, and 26 units (10.4%) paid no rent. Nearly three quarters of Sterling's rental units (73.1%) are rented for between \$300 and \$750 per month.

- **Median Rent** The median rent of occupied rental units in Sterling was \$470 per month.

<b>Gross Rent as a Percentage of Household Income</b>		
<b>Percentage of Income</b>	<b>Households</b>	
	<b>number</b>	<b>percent</b>
less than 15%	40	18%
15% to 19.9%	27	12%
20% to 24.9%	26	12%
25% to 29.9%	60	27%
30% to 34.9%	17	8%
35% or more	53	24%
<b>TOTALS</b>	<b>223</b>	<b>100%</b>
not computed	26	

**Rental Costs as a Percent of Income** Of those renting housing units in Sterling, more than a quarter paid between 25% and 30% of their household income per month in housing costs. About 42% paid less than a quarter of their household income for rent. The 24% of people who are paying more than 35% of their income on rent are likely people with a very low household income, such as elderly people on a fixed income or students.

## HOUSING DATA FROM THE 2010 CENSUS

The data on housing that was collected by the 2010 Census is very limited, but it takes precedence over the far more extensive and detailed data collected from the *2009-2013 American Community Survey 5-Year Estimates*. Where the information under this heading disagrees with that previously described in this chapter, the following numbers are considered to be the official data.

- Of the 933 total housing units in Sterling, 786 (84.2%) were occupied, and 147 (15.8%) were vacant.
- Of the 786 occupied housing units in Sterling, 572 (72.8%) were owner-occupied, and 214 (27.2%) were renter-occupied.
- Of the 786 households in Sterling, 510 (64.9%) were families, and 276 (35.1%) were non-family households.
- The average household size in Sterling is 2.31 people per household. The average family size in Sterling is 2.89 people per family household.
- The average household size of an owner-occupied housing unit in Sterling is 2.41 people. The average household size of a renter-occupied housing unit in Sterling is 2.05 people.
- The homeowner vacancy rate in Sterling was 3.5%. The rental vacancy rate in Sterling was 9.8%.

## Housing Conditions in Sterling

A survey of housing conditions in a community provides baseline data on residential structures at the time of the survey. When that information is mapped and analyzed, it allows City leaders to evaluate overall levels of housing quality in the community, to individually identify dilapidated buildings, and to recognize neighborhoods where clusters of houses in substandard condition may indicate a need for particular attention.

A windshield survey of housing conditions was conducted by Sterling's Public Works Director and the planning consultant, on November 24th and 25th, 2014. Every house within the city limits was surveyed. As visible from a vehicle on the adjacent street, the front and both sides of each house were observed and evaluated, and each house was then assigned a rating in one of the following four categories.

- **Standard** – A sound house with no apparent deficiencies, or only very slight flaws which could be easily corrected by a homeowner during the course of regular maintenance. (For instance, touching up the paint on the front door, or replacing a torn window screen.)
- **Minor Substandard** – A basically sound house in need of some minor repairs, which could be accomplished by a reasonably handy homeowner as weekend projects. (For instance, painting all the window trim on a single-story house, or replacing a broken porch railing.)
- **Major Substandard** – A structure otherwise in good condition, but in need of some major repairs which are generally beyond the skills or ambition of most homeowners, and are likely to require a professional contractor's help to resolve. (For instance, painting a two-story house, or replacing a roof.)
- **Dilapidated** – A house, often vacant but occasionally occupied, in such a state of disrepair that it is not fit for habitation. A dilapidated structure has generally deteriorated to the point that it is not economically feasible to rehabilitate, and inflicts a blighting influence on nearby properties.

These ratings are based on the condition of a house's exterior alone, but to a trained eye the state of a building's exterior generally provides a reasonable indication of its overall condition. It is also recognized that a certain degree of subjectivity is inherent in a survey of this nature, especially when a house is on the borderline between categories. Despite these limitations, a housing condition survey is a worthwhile endeavor, and provides useful insights into the overall state of the City's housing inventory.

<b>Housing Conditions in City of Sterling</b> (as of November 24 & 25, 2014)						
<b>Single-household Dwellings</b>	<b>Detached Houses</b>		<b>Manufactured / Mobile Homes</b>		<b>TOTALS by Condition</b>	
	<b>Buildings</b>	<b>%</b>	<b>Buildings</b>	<b>%</b>	<b>Buildings</b>	<b>%</b>
<b>Standard</b>	603	75.4%	13	52.0%	616	74.7%
<b>Minor Substandard</b>	93	11.6%	3	12.0%	96	11.6%
<b>Major Substandard</b>	99	12.4%	9	36.0%	108	13.1%
<b>Dilapidated</b>	5	0.6%	0	0.0%	5	0.6%
<b>TOTALS</b>	<b>800</b>	<b>100.0%</b>	<b>25</b>	<b>100.0%</b>	<b>825</b>	<b>100.0%</b>

### Detached Houses

Considering the typical age of Sterling's homes, and the amount of the City's area that is within floodplains, the community's housing stock is in remarkably good condition overall. More than three quarters of Sterling's 800 detached houses were rated "Standard", indicating very good condition. There were a total of 696 houses (87%) in either "Standard" or "Minor Substandard" condition, implying a superior level of care from Sterling's homeowners.

Most of the 99 (12.4%) detached houses in Sterling that were rated "Major Substandard" were actually in good condition overall, but typically had one of three serious problems: the roof needed to be replaced, there were structural cracks in the foundation walls, or chimneys needed to be repointed or rebuilt entirely.

Roofs in Kansas are often damaged by wind or hail, so it is not unusual to see a large number of houses with that problem. Foundation issues or degraded mortar in chimneys are very typical of older homes, and two thirds of Sterling's houses are more than 50 years old. However, many homeowners do not have construction experience, and may not notice these defects or recognize their implications. A public education effort on the City's part could help jog local residents into pursuing repairs before these problems further compromise the soundness of these cherished older homes.

Only a small proportion of houses that were rated "Major Substandard" were in need of multiple repairs, or in overall poor condition that fell short of being evaluated as dilapidated. Only five houses in Sterling were actually rated as "Dilapidated". This is in large part a result of the City's ongoing and aggressive code enforcement efforts, which work to prevent such buildings from spreading blight.

## Manufactured / Mobile Homes

Out of the 25 manufactured or mobile homes in Sterling, over half were in "Standard" condition, and only three were rated "Minor Substandard". None were evaluated as "Dilapidated". Four of the nine manufactured/mobile homes that were rated as "Major Substandard" were scattered around the City, but five of them were located in a single mobile home park in the southwest part of Sterling.

## Multiple-family Dwellings

Sterling has 31 duplexes (with 62 housing units), 3 fourplexes (with 12 housing units), and one apartment building with 6 housing units, for a total of 80 dwellings within multiple-family structures. Of the 34 buildings, 33 are in "Standard" condition, and well-cared for by their owners. One duplex was rated in "Major Substandard" condition.

Housing Conditions in City of Sterling (as of November 24 & 25, 2014)								
Multiple-household Dwellings	2-Unit Buildings		4-Unit Buildings		6-Unit Buildings		TOTALS by Condition	
	Buildings	%	Buildings	%	Buildings	%	Buildings	%
Standard	30	96.8%	3	100.0%	1	100.0%	33	97.1%
Minor Substandard	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Major Substandard	1	3.2%	0	0.0%	0	0.0%	1	2.9%
Dilapidated	0	0.0%	0	0.0%	0	0.0%	0	0.0%
<b>TOTALS</b>	<b>31</b>	<b>100.0%</b>	<b>3</b>	<b>100.0%</b>	<b>1</b>	<b>100.0%</b>	<b>34</b>	<b>100.0%</b>

**City of Sterling  
City Commission Meeting  
July 6, 2026**

**TO:** City Commission  
**SUBJECT:** Approve ordinance to authorize the Generator Project and the issuance of General Obligation (GO) Bonds, issuance not to exceed \$3,000,000.  
**INITIATED BY:** City Manager  
**PREPARED BY:** City Manager  
**AGENDA:** New Business

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**Background:** On March 3, 2025, a sales agreement with Foley Power Solutions to purchase a new Caterpillar Tier 4 three-megawatt (MW) generator was approved. The cost of the generator itself is \$2,500,000, and the estimated cost of installation and contingency is \$350,000, for a total estimated cost of \$2,850,000 for the Generator Project. It was anticipated that the City would issue debt to finance the Generator Project at a future date.

On July 21, a Generation Recovery Rider (GRR) charge was approved, which provides a dedicated revenue source for the debt service to finance the Generator Project. The GRR is a consumption-based charge billed per kilowatt hour (kWh) to the City's electric utility customers. The GRR started being billed in September 2025 at a rate of \$0.013/kWh, which corresponds to a 15-year debt issuance. The rate is recalculated annually to ensure that revenue is sufficient to cover the City's investments.

Currently it is estimated that the new three-MW generator will be delivered in early 2027. Payment equal to 90% of the generator cost (\$2,250,00) is due upon delivery, with the remaining 10% due within the next 30-90 days.

**Analysis:** To finance the Generator Project, it is recommended that the City issue debt, given that the project costs exceed available resources in the Electric Fund. Spencer Fane, the legal firm which serves as the City's bond counsel has prepared an ordinance, included in Exhibit A, which would authorize the Generator Project, and the issuance of General Obligation (GO) Bonds to finance the project. The ordinance authorizes the Series 2026 GO Bond issuance in an amount not to exceed \$3,000,000. Approval of the ordinance does legally obligate the City to issue the debt but rather provides it the authority to do so as a Home Rule city which owns and operates its own electric utility.

Piper Sandler, the firm which serves as the City's financial advisor, has prepared a calendar of events for the Series 2026 GO Bond, included in Exhibit B. The bond sale is scheduled for October 5, and the resources from the issuance would be available to City shortly after the closing of the bond issue on October 29. The bond proceeds would therefore be available well in advance of the estimated delivery of the generator in early 2027.

Piper Sandler has also prepared a preliminary debt service schedule, included in Exhibit C. The schedule provides estimated debt service payments corresponding to a 10, 15, and 20-year issuance. When the GRR was established in 2025, the rate was set to provide sufficient resources for a 15-year issuance. The estimated debt service on a \$3,000,000 issuance over a 15-year term is \$4,351,177 in total, with an average annual payment of \$290,078, based on a 5.125% interest rate. The City would begin servicing the debt in 2027, with \$289,114 due in Fiscal Year 2027. To date, the City has collected \$246,110 in revenue from the GRR over the 10 months since its inception. Therefore, the current rate of the GRR at \$0.013/kWh is producing the approximate amount of revenue needed to cover the debt service on a 15-year issuance.

Representatives from Spencer Fane and Piper Sandler will be present to answer questions and provide further information to the City Commission.

**Financial:** The ordinance authorizes the issuance of GO Bonds not to exceed \$3,000,000. The estimated cost of the Generator Project is \$2,850,000, which includes a fixed cost of \$2,500,00 for the three-MW generator, \$300,000 for installation, and \$50,000 for contingency. The estimated annual debt service in 2027 on the Series 2026 GO Bond with a 15-year term is \$289,114. Since inception, revenue collected from the GRR is \$246,110.

**Legal Considerations:** The ordinance has been provided by the City's bond counsel and reviewed by the City Attorney. Approval of the ordinance authorizes the City to issue debt to finance the Generator Project but does not obligate the City to issue the debt.

**Recommendations/Actions:** It is recommended the City Commission: Approve the ordinance to authorize the Generator Project and the issuance of GO Bonds, estimated issuance \$3,000,000 (**VOICE**).

**Attachments:**

Exhibit A – Ordinance authorizing the Generator Project and the issuance of GO Bonds (5 pages)

Exhibit B – Series 2026 GO Bond draft calendar of events (1 page)

Exhibit C – Preliminary Series 2026 GO Bond debt service schedule (3 pages)

(Published in *The Bulletin* on July 9, 2026)

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE GOVERNING BODY OF THE CITY OF STERLING, KANSAS, DECLARING IT NECESSARY TO ACQUIRE AND INSTALL A NEW ELECTRIC GENERATOR; AND AUTHORIZING AND DIRECTING THE ACQUISITION AND INSTALLATION OF SAID GENERATOR AND PROVIDING FOR THE PAYMENT OF THE COSTS THEREOF.

WHEREAS, pursuant to Article 12, § 5 of the Constitution of the state of Kansas (the “Home Rule Amendment” and Charter Ordinance No. 17 of the City (“Charter Ordinance No. 17”), the City is authorized to issue its general obligation bonds for the purpose of supplying its inhabitants with electric light and bettering, constructing or installing any such plant that such city may have or may desire to acquire by construction or purchase; and

WHEREAS, the governing body of the City has determined it is necessary to acquire and install a new 3MW Caterpillar Generator at the City’s Electric Production plant (the “Generator Project”) at an estimated cost of \$3,000,000 plus costs of issuing bonds; and

WHEREAS, the City is authorized by the Home Rule Amendment, Charter Ordinance 17, and K.S.A. 10-101 *et seq.*, all as amended and supplemented (collectively the “Project Act”), to acquire, construct and install the Generator Project; to issue the City’s general obligation bonds for the purpose of paying all or part of any costs thereof.

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

Section 1. Authorization of Generator Project. It is hereby found and determined to be necessary and advisable to acquire and install the Generator Project (as defined above) in accordance with certain plans and specifications as previously approved by the governing body of the City.

Section 2. Payment of Project Costs. It is hereby authorized, ordered and directed that the Generator Project be acquired and installed, all as hereinbefore described, at a total estimated cost not to exceed Three Million Dollars (\$3,000,000) plus the costs of issuing the Bonds.

Section 3. General Obligation Bonds. It is hereby further authorized, ordered and directed that the costs of acquiring and installing the Generator Project shall be paid from the proceeds of the City’s general obligation bonds to be issued by the City in an amount estimated at \$3,000,000 plus costs of issuing the Bonds. The City shall continue to seek and review the best possible methods of permanent financing as it proceeds with the Generator Project.

Section 4. Reimbursement. The obligations authorized by this Ordinance are authorized to reimburse expenditures made by the City 60 days before the date of this Ordinance and thereafter, as provided in United States Treasury Regulation § 1.150-2.

Section 5. Effective Date. This Ordinance shall be in full force and take effect from and after its adoption and approval, and its publication one time in the official newspaper of the City.

*[Remainder of Page Intentionally Left Blank]*

PASSED, ADOPTED AND APPROVED by the governing body of the City of Sterling, Kansas on the 6<sup>th</sup> day of July, 2026.

CITY OF STERLING, KANSAS

[seal]

By \_\_\_\_\_  
Brian Inwood, Mayor

ATTEST:

By \_\_\_\_\_  
Jessi Dobson, City Clerk

EXCERPT OF MINUTES

The governing body of the City of Sterling, Kansas met in regular session, at the usual meeting place in said City, on July 6, 2026, at 6:00 p.m., with Mayor Brian Inwood presiding, and the following members of the governing body present:

and the following members absent:

Among other business, there came on for consideration and discussion the following:

AN ORDINANCE OF THE GOVERNING BODY OF THE CITY OF STERLING, KANSAS, DECLARING IT NECESSARY TO ACQUIRE AND INSTALL A NEW ELECTRIC GENERATOR; AND AUTHORIZING AND DIRECTING THE ACQUISITION AND INSTALLATION OF SAID GENERATOR AND PROVIDING FOR THE PAYMENT OF THE COSTS THEREOF.

After discussion, upon motion by \_\_\_\_\_, seconded by \_\_\_\_\_, the Ordinance was passed by a majority of the members elect.

A majority of the members elect having voted in favor of the passage of said Ordinance, it was designated Ordinance No. \_\_\_\_ was directed to be signed by the Mayor and attested by the City Clerk.

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CITY CLERK'S  
CERTIFICATION OF EXCERPT OF MINUTES

I hereby certify that the foregoing is a true and correct Excerpt of Minutes of the July 6, 2026, regular meeting of the governing body of the City of Sterling, Kansas.

[seal]

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Jessi Dobson, City Clerk

# CITY OF STERLING, KANSAS

## General Obligation Bonds Series 2026

### DRAFT CALENDAR OF EVENTS

DATE	EVENT
July 6, 2026	City Commission Meeting (6:00 p.m.) City Commission adopts project authorizing ordinance
August 31, 2026	City Commission Meeting (6:00 p.m.) Discuss Financial Analysis with City Commission City Commission adopts Authorizing Sale Resolution for the issuance of General Obligation Bonds City Commission adopts Reimbursement Resolution for Projects
September 2, 2026	Distribute first draft of Preliminary Official Statement Distribute Packet to Rating Agency
September 3, 2026	Distribute Notice of Sale to Kansas Register and Local Newspaper
September 10, 2026	Publish Notice of Sale in the Kansas Register and Local Newspaper
September 15, 2026	Conference Call with Rating Agency
September 22, 2026	Receive Bond Rating
September 23, 2026	Print and Distribute the Preliminary Official Statement
September 28, 2026	Distribute first draft of Bond Resolution and Legal Documents
October 5, 2026	Bond Sale (10 a.m.) Prepare Final Debt Service Schedule City Commission Meeting (6:00 p.m.) Present results to the City Commission Council adopts Bond Resolution
October 6 – 28, 2026	Print the Final Official Statement Prepare Closing Memorandum Apply for DTC Eligibility Submit Transcript to Attorney General
October 29, 2026	Closing of Bond Issue
Thereafter	Attend to any post-closing matters

**BOND DEBT SERVICE**

**City of Sterling, Kansas  
General Obligation Bonds  
Series 2026  
10-year Scenario  
Current Rates +50bps  
-Preliminary-**

Dated Date            06/18/2026  
Delivery Date        06/18/2026

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
06/18/2026					
04/01/2027			109,967.12	109,967.12	
10/01/2027	200,000	4.750%	69,943.75	269,943.75	379,910.87
04/01/2028			65,193.75	65,193.75	
10/01/2028	250,000	4.750%	65,193.75	315,193.75	380,387.50
04/01/2029			59,256.25	59,256.25	
10/01/2029	265,000	4.750%	59,256.25	324,256.25	383,512.50
04/01/2030			52,962.50	52,962.50	
10/01/2030	275,000	4.750%	52,962.50	327,962.50	380,925.00
04/01/2031			46,431.25	46,431.25	
10/01/2031	290,000	4.750%	46,431.25	336,431.25	382,862.50
04/01/2032			39,543.75	39,543.75	
10/01/2032	305,000	4.750%	39,543.75	344,543.75	384,087.50
04/01/2033			32,300.00	32,300.00	
10/01/2033	315,000	4.750%	32,300.00	347,300.00	379,600.00
04/01/2034			24,818.75	24,818.75	
10/01/2034	330,000	4.750%	24,818.75	354,818.75	379,637.50
04/01/2035			16,981.25	16,981.25	
10/01/2035	350,000	4.750%	16,981.25	366,981.25	383,962.50
04/01/2036			8,668.75	8,668.75	
10/01/2036	365,000	4.750%	8,668.75	373,668.75	382,337.50
	<b>2,945,000</b>		<b>872,223.37</b>	<b>3,817,223.37</b>	<b>3,817,223.37</b>

### BOND DEBT SERVICE

**City of Sterling, Kansas**  
**General Obligation Bonds**  
**Series 2026**  
**15-year Scenario**  
**Current Rates +50bps**  
**-Preliminary-**

Dated Date            06/18/2026  
 Delivery Date        06/18/2026

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
06/18/2026					
04/01/2027			118,648.73	118,648.73	
10/01/2027	95,000	5.125%	75,465.63	170,465.63	289,114.36
04/01/2028			73,031.25	73,031.25	
10/01/2028	145,000	5.125%	73,031.25	218,031.25	291,062.50
04/01/2029			69,315.63	69,315.63	
10/01/2029	150,000	5.125%	69,315.63	219,315.63	288,631.26
04/01/2030			65,471.88	65,471.88	
10/01/2030	160,000	5.125%	65,471.88	225,471.88	290,943.76
04/01/2031			61,371.88	61,371.88	
10/01/2031	170,000	5.125%	61,371.88	231,371.88	292,743.76
04/01/2032			57,015.63	57,015.63	
10/01/2032	175,000	5.125%	57,015.63	232,015.63	289,031.26
04/01/2033			52,531.25	52,531.25	
10/01/2033	185,000	5.125%	52,531.25	237,531.25	290,062.50
04/01/2034			47,790.63	47,790.63	
10/01/2034	195,000	5.125%	47,790.63	242,790.63	290,581.26
04/01/2035			42,793.75	42,793.75	
10/01/2035	205,000	5.125%	42,793.75	247,793.75	290,587.50
04/01/2036			37,540.63	37,540.63	
10/01/2036	215,000	5.125%	37,540.63	252,540.63	290,081.26
04/01/2037			32,031.25	32,031.25	
10/01/2037	225,000	5.125%	32,031.25	257,031.25	289,062.50
04/01/2038			26,265.63	26,265.63	
10/01/2038	240,000	5.125%	26,265.63	266,265.63	292,531.26
04/01/2039			20,115.63	20,115.63	
10/01/2039	250,000	5.125%	20,115.63	270,115.63	290,231.26
04/01/2040			13,709.38	13,709.38	
10/01/2040	260,000	5.125%	13,709.38	273,709.38	287,418.76
04/01/2041			7,046.88	7,046.88	
10/01/2041	275,000	5.125%	7,046.88	282,046.88	289,093.76
	<b>2,945,000</b>		<b>1,406,176.96</b>	<b>4,351,176.96</b>	<b>4,351,176.96</b>

### BOND DEBT SERVICE

**City of Sterling, Kansas**  
**General Obligation Bonds**  
**Series 2026**  
**20-year Scenario**  
**Current Rates +50bps**  
**-Preliminary-**

Dated Date            06/18/2026  
 Delivery Date        06/18/2026

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
06/18/2026					
04/01/2027			127,330.35	127,330.35	
10/01/2027	45,000	5.500%	80,987.50	125,987.50	253,317.85
04/01/2028			79,750.00	79,750.00	
10/01/2028	90,000	5.500%	79,750.00	169,750.00	249,500.00
04/01/2029			77,275.00	77,275.00	
10/01/2029	95,000	5.500%	77,275.00	172,275.00	249,550.00
04/01/2030			74,662.50	74,662.50	
10/01/2030	100,000	5.500%	74,662.50	174,662.50	249,325.00
04/01/2031			71,912.50	71,912.50	
10/01/2031	105,000	5.500%	71,912.50	176,912.50	248,825.00
04/01/2032			69,025.00	69,025.00	
10/01/2032	115,000	5.500%	69,025.00	184,025.00	253,050.00
04/01/2033			65,862.50	65,862.50	
10/01/2033	120,000	5.500%	65,862.50	185,862.50	251,725.00
04/01/2034			62,562.50	62,562.50	
10/01/2034	125,000	5.500%	62,562.50	187,562.50	250,125.00
04/01/2035			59,125.00	59,125.00	
10/01/2035	130,000	5.500%	59,125.00	189,125.00	248,250.00
04/01/2036			55,550.00	55,550.00	
10/01/2036	140,000	5.500%	55,550.00	195,550.00	251,100.00
04/01/2037			51,700.00	51,700.00	
10/01/2037	145,000	5.500%	51,700.00	196,700.00	248,400.00
04/01/2038			47,712.50	47,712.50	
10/01/2038	155,000	5.500%	47,712.50	202,712.50	250,425.00
04/01/2039			43,450.00	43,450.00	
10/01/2039	165,000	5.500%	43,450.00	208,450.00	251,900.00
04/01/2040			38,912.50	38,912.50	
10/01/2040	170,000	5.500%	38,912.50	208,912.50	247,825.00
04/01/2041			34,237.50	34,237.50	
10/01/2041	180,000	5.500%	34,237.50	214,237.50	248,475.00
04/01/2042			29,287.50	29,287.50	
10/01/2042	190,000	5.500%	29,287.50	219,287.50	248,575.00
04/01/2043			24,062.50	24,062.50	
10/01/2043	200,000	5.500%	24,062.50	224,062.50	248,125.00
04/01/2044			18,562.50	18,562.50	
10/01/2044	215,000	5.500%	18,562.50	233,562.50	252,125.00
04/01/2045			12,650.00	12,650.00	
10/01/2045	225,000	5.500%	12,650.00	237,650.00	250,300.00
04/01/2046			6,462.50	6,462.50	
10/01/2046	235,000	5.500%	6,462.50	241,462.50	247,925.00
	2,945,000		2,053,842.85	4,998,842.85	4,998,842.85

**City of Sterling  
City Commission Meeting  
July 6, 2026**

**TO:** City Commission  
**SUBJECT:** Approve the sale of the former No. 236 fire engine, estimated sale price \$18,000.  
**INITIATED BY:** Sterling Volunteer Fire Department  
**PREPARED BY:** City Manager  
**AGENDA:** New Business

---

**Background:** On June 16, 2026, the new 2025 Rosenbauer pumper fire engine purchased by the City was delivered. The new vehicle replaced the former No. 236 1988 International/Pierce pumper fire engine as one of two City fire engines stationed at the Sterling Volunteer Fire Department (SFD) fire station. SFD intends to sell the former No. 236 fire engine, given that there is not sufficient space to house the vehicle in Sterling, and there is no functional benefit to retaining it as a reserve vehicle.

Section VII of the City's Financial Policies outlines the process for disposing of City property. The City Commission must approve the disposal of any asset valued at \$1,000 or more. Section VII-C (3) lists the allowable methods of disposal, which include:

- a. Sale through:
  - i. Auction
  - ii. Sealed bid
  - iii. Commercial market if an item of specialized equipment is involved
  - iv. Sale of scrap
  - v. Posted prices (if there appears no bid interest, item can be posted at a price for first come-first served basis)
- b. Trade-in
- c. Cannibalization
- d. Donation: Only the City Commission can approve a donation of property to a party outside the City government if such property is valued at \$1,000 or more
- e. Disposal of hazardous waste materials requires coordination with the fire chief or local environmental authority

**Analysis:** The Fire Chief has indicated that SFD intends to sell the former No. 236 fire engine for an established price through an online marketplace that specializes in municipal-grade fire equipment. The Fire Chief believes that the vehicle will sell at a higher price on this marketplace than if it were auctioned on a more general-purpose heavy equipment online marketplace, such as Purple Wave. The established price for the vehicle will be \$18,000, and will be purchased directly at the established price, rather than through an auction. Therefore, the method of disposing of the vehicle is permissible under either Section VII-C (3)(a)(iii) or Section VII-C (3)(a)(v) of the Financial Policies.

The Fire Chief will be present to answer questions and provide further information to the City Commission.

**Financial:** The estimated sale price of the former No. 236 fire engine is \$18,000.

**Legal Considerations:** Per the City's Financial Policies, the City Commission must approve the disposal of all City property valued at \$1,000 or more.

**Recommendations/Actions:** It is recommended the City Commission: Approve the sale of the former No. 236 fire engine, estimated sale price \$18,000 **(VOICE)**.

**Attachments:** None

**City of Sterling  
City Commission Meeting  
July 6, 2026**

**TO:** City Commission  
**SUBJECT:** Approve notice of intent to exceed the Revenue Neutral Rate for the Fiscal Year 2027 Budget.  
**INITIATED BY:** City Manager  
**PREPARED BY:** City Manager  
**AGENDA:** New Business

---

**Background:** As required by state statute K.S.A. 79-2988, taxing subdivisions must notify their County Clerk of their intent to exceed the Revenue Neutral Rate (RNR) for ad valorem property taxes for the upcoming fiscal year. The RNR is defined as the mill levy rate for the budget year that would produce the same amount of property tax revenue as was received in the previous year using the total assessed valuation for the budget year. The RNR is calculated by the County Clerk by dividing the property tax revenue that a taxing subdivision levied in the previous year by the subdivision's total taxable assessed valuation in the current year and multiplying the quotient by 1,000 to produce the mill levy rate. Taxing subdivisions may set mill levy rates that either exceed or stay within the RNR, and there is a different process for developing the budget depending on which choice is selected.

Those entities wishing to exceed the RNR must notify their County Clerks of their intent to do so by July 20, 2026, as shown in the budget checklist and timeline produced by the Kansas Department of Administration included in Exhibit C. To have the flexibility to exceed the RNR, taxing subdivisions will notify their County Clerk of their intention to exceed the RNR by this deadline, and then work to determine what the final mill levy rate for the budget year will be. Notifying the County Clerk of the intention to exceed the RNR does not obligate the taxing subdivision to exceed it, and the mill levy rate provided is not the final rate. The notice only grants the entity the flexibility to exceed the RNR if it is deemed necessary.

County Clerks must provide notice to affected taxpayers of a taxing subdivision's intent to exceed the RNR at least 10 days prior to the first RNR public hearing scheduled in the county. The RNR public hearing must be held between August 20 and September 20 and prior to the entity's budget hearing. Notice of the RNR public hearing must also be published in the official city newspaper and on the entity's website at least 10 days prior to the public hearing. The taxing subdivision's governing body must approve a resolution to exceed the RNR and certify the budget with the County Clerk by October 1. At that time, the mill levy rate is finalized. If a taxing subdivision decides to stay within the RNR, it must hold the budget hearing by September 20 and publish notice of the budget hearing at least 10 days prior.

**Analysis:** On June 16, the City received its estimated assessed valuation for 2026 and the updated RNR from the Rice County Clerk, which is included in Exhibit B. The City's valuation is \$17,748,916, a -0.1% decrease from the 2025 valuation of \$17,758,883. The value of one mill in 2026 is therefore \$17,748.92. The RNR for the Fiscal Year 2027 Budget is 42.664, a 0.014 *increase* from the current year mill levy of 42.650.

The notice of RNR intent included in Exhibit A must be sent to the Rice County Clerk by July 20 and serves as the City's official notice to exceed the RNR, although it does not commit it to doing so. As a placeholder, the mill levy rate provided for 2027 is 47.65, which represents a 5.00 mill increase over the current year. The final rate may change if the City decides the stated increase is not necessary to sufficiently fund City operations. The public hearing on exceeding the RNR, if the City deems it necessary, will be held on September 8. The public hearing on the Fiscal Year 2027 Budget is also scheduled for September 8.

**Financial:** The cost of mailing RNR notices to property owners is paid by Rice County.

**Legal Considerations:** An approved notice of RNR intent signifying the City's intent to exceed the RNR must be submitted to the Rice County Clerk by 5:00pm on July 20, 2026, for the City to have the legal authority to exceed the RNR for the Fiscal Year 2027 Budget.

**Recommendations/Actions:** It is recommended the City Commission: Approve the notice of intent to exceed the RNR for the Fiscal Year 2027 Budget (**VOICE**).

**Attachments:**

Exhibit A – Notice of Revenue Neutral Rate intent (2 pages)

Exhibit B – County Clerk's Budget Information for the 2027 Budget (1 page)

Exhibit C – Kansas Department of Administration Budget Document Checklist & Timeline (4 pages)

**Notice of Revenue Neutral Rate Intent**

**THE GOVERNING BODY OF THE CITY OF STERLING HEREBY NOTIFIES THE RICE COUNTY CLERK OF INTENT TO EXCEED/NOT EXCEED THE REVENUE NEUTRAL RATE;**

  **X**   **Yes**, we intend to exceed the Revenue Neutral Rate.

Our proposed mill levy rate is: **47.650 mills**

General: **19.481 mills**

Bond & Interest: **0.00 mills**

Our proposed ad valorem tax (dollar amount) is: **\$845,740**

The date of our hearing is: **September 8, 2026**

The time of our hearing is: **6:00pm**

The location of our hearing is: **Sterling City Hall, 114 N. Broadway Avenue, Sterling, KS 67579**

In addition to this notice being sent in July, we will submit information on our RNR & Budget Hearings, publications of our notice, the affidavit of notice, and the budget to the County Clerk on or before October 1<sup>st</sup>.

       **No**, we do not plan to exceed the Revenue Neutral Rate and in addition to this notice being sent in July, we will submit information on our Budget Hearing, publication of our notice, the affidavit of notice, and the budget to the County Clerk on or before October 1<sup>st</sup>.

WITNESS my hand and official seal on the \_\_\_\_\_ day of \_\_\_\_\_, of the year \_\_\_\_\_.

(Seal)

\_\_\_\_\_  
Clerk or Officer of Governing Body

**NOTE:** Notice required to be sent to County Clerk on or before 5 p.m. on July 20, otherwise Revenue Neutral Rate cannot be exceeded. Signed notice may be scanned and sent electronically.

IMPORTANT DEADLINES TO REMEMBER

<b>Timeline</b>	<b>Action</b>
On or before July 1 <sup>st</sup>	County Clerk notifies district of Revenue Neutral Rate
On or before July 20 <sup>th</sup>	Taxing entity notifies County Clerk of tax rate for new year by providing the RNR Notice of Intent Form (must provide form even if not exceeding the RNR.
After July 20 <sup>th</sup>	Tax Estimate mailings for all tax payers go out based on information provided by taxing entities.
Minimum of 10 Days Prior to Budget and/or RNR Hearing	A hearing notice must be published in the newspaper AND on the tax entity website.
Between August 20 <sup>th</sup> and September 20 <sup>th</sup>	Taxing entity must hold hearing for RNR if exceeding. Taxing entity must hold budget hearing. Both can be held same day.
On or before October 1 <sup>st</sup>	Taxing entity must certify their levy and budget documents, including the publication affidavit, a copy of the publication, and a screen shot of the website with date.

**NOTE:** Notice required to be sent to County Clerk on or before 5 p.m. on July 20, otherwise Revenue Neutral Rate cannot be exceeded. Signed notice may be scanned and sent electronically.

STERLING - 2ND CLASS

Municipality

1. Estimated Assessed Valuation Information as of July 1, 2026

	Estimated Assd Valuation	Territory Added	Property With Changed Use
Real Estate	17,198,316	0	5,647
Personal Property	197,181	0	0
Oil and Gas	0	0	0
State Assessed Utilities	353,419	0	0
Severed Minerals	0	0	0
<b>Total</b>	<b>17,748,916</b>	<b>0</b>	<b>5,647</b>
New Improvements	13,284	0	
Remodel	0	0	

2. All Personal Property excluding Watercraft 197,181

3. Actual Tax Rates Levied for the 2026 Budget

Fund	Rate
STERLING CITY AMB/FIRE EQ	4.694000
STERLING CITY CEMETERY	5.644000
STERLING CITY GENERAL	17.481000
STERLING CITY LIBRARY	3.844000
STERLING CITY SPECIAL STR	10.987000
	<b>42.650000</b>
<b>Revenue Neutral Rate:</b>	<b>42.664000</b>

4. Final Assessed Valuation from November 1, 2025 Abstract 17,755,365

5. All Personal Property excluding Watercraft for 2025 297,254

6. Gross Earning (Intangible) Tax Estimate 0.00

7. Neighborhood Revitalization District Valuation Subject to Rebates 1,128,101

8. 2025 Column (2024 Tax) Delq % for STERLING CITY GENERAL Fund 2.04 %

9. 2025 Column (2024 Tax) Delq % for Special Assessments 3.39 %

Tax Increment Financing - TIF/RHID:

TIF/RHID Base Assessed Valuation	<u>0</u>
TIF/RHID Current Assessed Valuation	<u>0</u>
TIF/RHID Effective Base Valuation	<u>0</u>

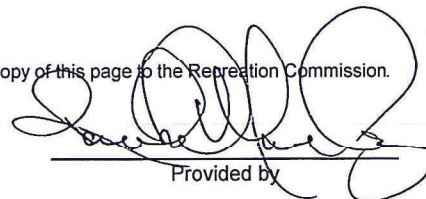
*TIF/RHID values are not subtracted from Real Estate Value.*

10. Watercraft Taxes 0.00



If you have any Recreation Commissions funds listed on this page, please send a copy of this page to the Recreation Commission.

06/15/2026  
Date

  
Provided by  
Rice County  
Name of County

## Budget Document Checklist & Timeline

### Receiving the Budget

- ✓ All taxing subdivisions will electronically submit budgets to the County Clerk by **October 1<sup>st</sup>** (KSA 79-2988, KSA 79-2930). **Budgets not received by 5:00 PM on October 1<sup>st</sup>, use the previous year's budget information and amount of ad valorem tax to be levied for such taxing subdivision.**

### Reviewing the Budget

- ✓ Verify municipality has provided **all** required documents for budget submission (see required document checklist)
- ✓ Verify the Notice of Budget Hearing was published at least 10 days before the budget hearing was held (KSA 79-2929)
- ✓ Verify the expenditure and ad valorem tax amounts found on the Certificate page do not exceed the corresponding expenditure and ad valorem tax amounts found on the published Notice of Budget Hearing (KSA 79-2930)
- ✓ Verify Revenue Neutral Rate Hearing was published at least 10 days before hearing was held and includes required information (KSA 79-2988)
- ✓ Verify resolution and roll call vote are complete and included with budget documents, if subdivision exceeded RNR (KSA 79-2988)

### Setting the Levy

- ✓ Reduce ad valorem taxes as necessary (KSA 79-2930, KSA 79-2988)
  - Verify subdivision has not levied more than the Revenue Neutral Rate (if provisions of KSA 79-2988(b) were not followed).

Note: If subdivision levied the same amount of ad valorem dollars as last year, the final levy rate CAN exceed RNR if the final assessed valuation is lower than estimated assessed valuation used in the RNR calculation (KSA 79-2988(i)).
- ✓ Notify municipality of any reductions (KSA 79-1965)
- ✓ **Indicate the final assessed valuation and levy rates on the Certificate page (KSA 79-2930)**
- ✓ Provide levies to the county treasurer on or before November 1<sup>st</sup> (KSA 79-1803)
- ✓ Submit all budgets to Municipal Services electronically by **December 31<sup>st</sup>** (KSA 79-2930, KSA 79-2988)



## Budget Document Checklist

Budget documents *required* by municipality type

<p style="text-align: center;"><b><u>Counties and Cities</u></b></p> <ul style="list-style-type: none"> <li>• Certificate Page (signed by governing body)</li> <li>• Allocation of MV, RV, 16/20M, commercial and watercraft tax estimates</li> <li>• Schedule of Transfers</li> <li>• Statement of Indebtedness</li> <li>• Statement of Lease Purchase</li> <li>• Library Grant Page (if applicable)</li> <li>• <b>All</b> Applicable Fund Pages</li> <li>• Published Notice of Budget Hearing</li> <li>• Published Notice of RNR Hearing (if applicable)</li> <li>• Neighborhood Revitalization (if applicable)</li> <li>• TIF (if applicable)</li> <li>• Resolution to exceed RNR approved by governing body (if applicable)</li> <li>• Certified Roll Call Vote on resolution to exceed RNR (if applicable)</li> </ul>	<p style="text-align: center;"><b><u>Townships</u></b></p> <ul style="list-style-type: none"> <li>• Certificate Page (signed by governing body)</li> <li>• Allocation of MV, RV, 16/20M, commercial and watercraft tax estimates</li> <li>• Schedule of Transfers</li> <li>• Statement of Indebtedness</li> <li>• Statement of Lease Purchase</li> <li>• Library Grant Page (if applicable)</li> <li>• <b>All</b> Applicable Fund Pages</li> <li>• Published Notice of Budget Hearing</li> <li>• Published Notice of RNR Hearing (if applicable)</li> <li>• Neighborhood Revitalization (if applicable)</li> <li>• TIF (if applicable)</li> <li>• Resolution to exceed RNR approved by governing body (if applicable)</li> <li>• Certified Roll Call Vote on resolution to exceed RNR (if applicable)</li> </ul>
<p style="text-align: center;"><b><u>Recreation Commissions</u></b></p> <ul style="list-style-type: none"> <li>• The budget that is required by <i>KSA 12-1927</i></li> <li>• Certificate Page (signed by governing body)</li> <li>• Statement of Lease Purchase</li> <li>• <b>All</b> Applicable Fund Pages</li> <li>• Published Notice of Budget Hearing</li> <li>• Published Notice of RNR Hearing (if applicable)</li> <li>• Resolution to exceed RNR approved by governing body (if applicable)</li> <li>• Certified Roll Call Vote on resolution to exceed RNR (if applicable)</li> </ul>	<p style="text-align: center;"><b><u>Special Districts</u></b> <i>(Cemetery, Fire, Community College, Library Districts, Water Districts, etc.)</i></p> <ul style="list-style-type: none"> <li>• Certificate Page (signed by governing body)</li> <li>• Allocation of MV, RV, 16/20M, commercial and watercraft tax estimates</li> <li>• Schedule of Transfers</li> <li>• Statement of Indebtedness</li> <li>• Statement of Lease Purchase</li> <li>• Library Grant Page (if applicable)</li> <li>• <b>All</b> Applicable Fund Pages</li> <li>• Published Notice of Budget Hearing</li> <li>• Published Notice of RNR Hearing (if applicable)</li> <li>• Neighborhood Revitalization (if applicable)</li> <li>• TIF (if applicable)</li> <li>• Resolution to exceed RNR approved by governing body (if applicable)</li> <li>• Certified Roll Call Vote on resolution to exceed RNR (if applicable)</li> </ul>



## Budget Timeline

If exceeding Revenue Neutral Rate (RNR), follow procedure outlined in KSA 79-2988

- **June 15:** Assessed property valuation estimate and RNR issued from County Clerk
- **July 20:** Last day to notify County Clerk of intent to levy above RNR
  - County Clerk will notify tax payers via mail/email of all taxing subdivisions exceeding RNR 10 days prior to first hearing in the county
- **August 20 - September 20 (only if exceeding RNR):** Hold RNR hearing prior to or in conjunction with budget hearing
  - Publication at least 10 days prior to RNR hearing (newspaper and website, if maintained)\*
  - Governing body passes resolution to exceed RNR, records roll call vote, and then formally adopts budget anytime AFTER resolution passes
    - Resolution MUST be passed at the RNR hearing at the conclusion of the public comment period BEFORE the hearing is closed.
    - Roll call vote is recorded & submitted with budget docs even if resolution fails
- **By September 20:** Hold budget hearing
  - Publication at least 10 days prior to budget hearing\*
- **By October 1:** Governing body certifies budget to County Clerk
  - If certified budget not received by 5:00 PM, County Clerk shall use the previous year's budget information and amount of ad valorem tax to be levied for taxing subdivision
- **By December 31:** County Clerk submits budget to Municipal Services as a PDF.

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\***Best Practice:** Contact newspaper(s) in advance to confirm publication content due dates, procedure, and contact information! There is no remedy if the RNR hearing newspaper publication is missed.



## Recreation Commissions – Budget Timeline

*Italicized lines are specific to exceeding Revenue Neutral Rate (RNR)*

- **June 15:** Assessed property valuation estimate and RNR issued from County Clerk
- **July 11:** Last day for notice of budget hearing to be published in weekly or daily newspaper (not exceeding RNR)
- **July 20:** *Last day to notify County Clerk of intent to levy above RNR*
  - *Cannot levy a rate in excess of maximum levy set by current resolution with city or school district; unless procedures in KSA 12-1927(c) have been completed to increase levy stated in resolution*
- **July 22:** Last day to hold budget hearing (not exceeding RNR)
- **July 22 – July 31:** Rec commission formally adopts budget (not exceeding RNR)
- **August 1:** Budget due to city or school district, & County Clerk (not exceeding RNR)
- **August 20-September 20:** *RNR hearing prior to or in conjunction with budget hearing*
  - *Publication at least 10 days prior to RNR hearing (newspaper and website, if maintained)\**
    - *Resolution MUST be passed at the RNR hearing upon the conclusion of the public comment period, but before the hearing is closed.*
    - *Roll call vote is recorded & submitted with budget docs even if resolution fails*
- **August 20 – September 20:** *Hold budget hearing*
  - *Publication at least 10 days prior to budget hearing\**
- **August 30 – October 1:** *Governing body certifies budget to County Clerk*
  - If certified budget not received by 5:00 PM, County Clerk shall use the previous year's budget information and amount of ad valorem tax to be levied for taxing subdivision
- **By December 31:** County Clerk submits budget to Municipal Services as a PDF.

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\***Best Practice:** Contact newspaper(s) in advance to confirm publication content due dates, procedure, and contact information! There is no remedy if the RNR hearing newspaper publication is missed.

**H.6 Discuss the Fiscal Year 2027 Electric Fund budget.**



## Electric Fund Revenue

**Sales to Customers:** Provision of the electric utility to customers. Rates were most recently increased in April 2026 by 13.3% to meet debt service requirements and provide needed financial stability for the electric utility.

**Reconnect Charges:** Charges to reconnect customers to the electric utility after a shutoff.

**Utility Connection Fee:** The procurement and installation of the electric utility at a residential or commercial site.

**New Service:** The connection of newly constructed facilities to the electric utility.

**Pole Attachment:** Private utility companies leasing space on City owned distribution infrastructure.

**Generation Recovery Rider (GRR):** A per kilowatt hour (kWh) consumption based charge that provides funding for the City's investment in additional generation. The GRR started being applied to monthly utility bills in September 2025 at a rate of \$0.013/kWh to fund the purchase of a new three-megawatt (MW) generator. The rate is recalculated annually to ensure that revenue is sufficient to cover the City's investments.

**Miscellaneous:** Revenues collected from various sources such as damage repairs, refunds and the sale of electric utility property.

**Total Receipts:** All Electric Fund revenue *less* Unencumbered Cash Balance.

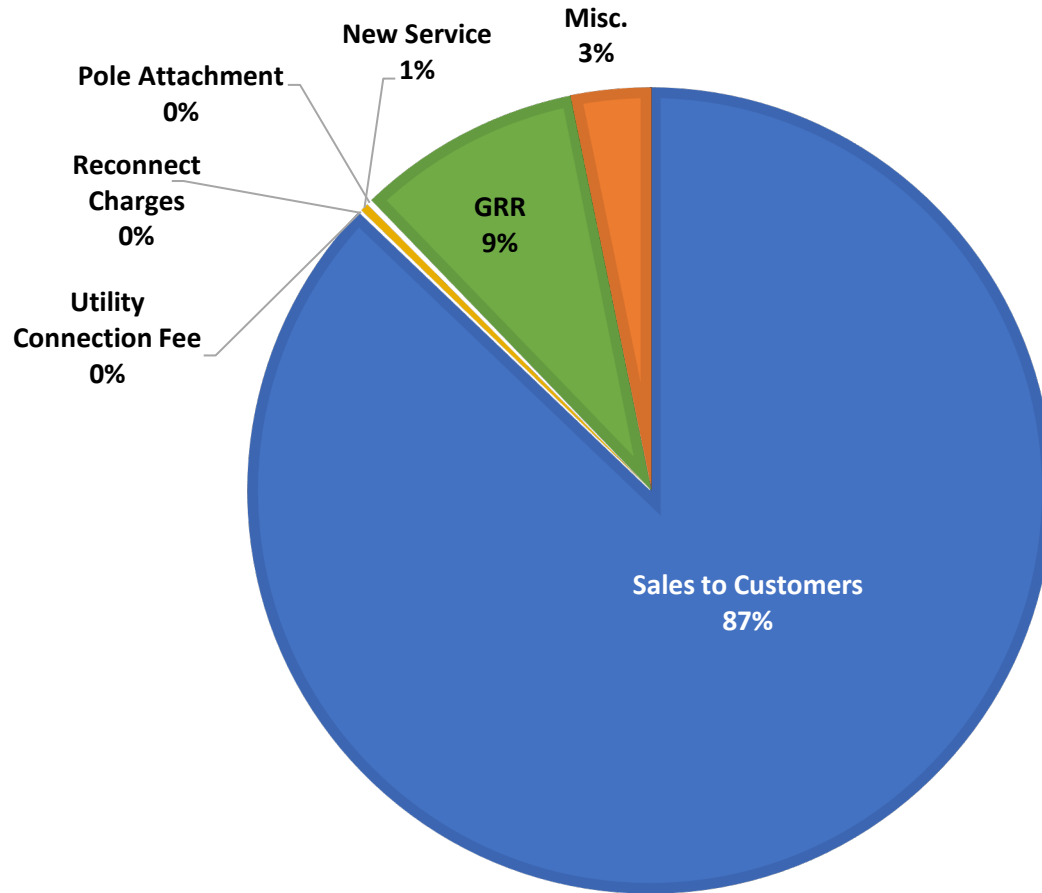
**Unencumbered Cash Balance:** Cash that is not anticipated to be needed for the fiscal year.

**Resources Available:** All Electric Fund revenue, including Unencumbered Cash Balance.

Electric Fund Revenue	2025 Actual	2026 Budget	2026 YTD*	2027 Proposed
Sales to Customers (Rate Change Effective 04/2026)	\$2,461,748	\$2,579,822	\$1,202,221	\$2,646,316
Reconnect Charges	\$250	\$132	\$450	\$500
Utility Connection Fee	\$2,625	\$3,192	\$1,430	\$2,744
New Service	\$9,460	\$1,536	\$19,546	\$10,000
Pole Attachment	\$0	\$7,500	\$0	\$7,500
Generation Recovery Rider (GRR)	\$127,081	\$282,777	\$119,029	\$274,434
Miscellaneous	\$40,445	\$109,809	\$3,744	\$95,983
<b>Total Receipts</b>	<b>\$2,641,609</b>	<b>\$2,984,768</b>	<b>\$1,346,420</b>	<b>\$3,037,477</b>
<b>Unencumbered Cash Balance</b>	<b>\$1,490,505</b>	<b>\$1,510,252</b>	<b>\$1,359,924</b>	<b>\$1,108,748</b>
<b>Resources Available (Cash Balance + Total Receipts)</b>	<b>\$4,132,113</b>	<b>\$4,495,020</b>	<b>\$2,706,344</b>	<b>\$4,146,225</b>

\*Year to Date as of 07/03/2026

# 2027 ELECTRIC FUND REVENUE



## Electric Fund Expense

**Production:** All expenditures at the Power Plant, including purchased power, salaries, health insurance and diesel fuel and freight. The 2027 Proposed amount includes a 4% increase in salary-related accounts, a 15% increase in health insurance, and funding for new SEL relays at the Power Plant.

**Distribution:** All expenditures related to the electrical distribution system, including transmission lines, power poles, and transformer substations. Includes salaries, operating supplies, electric meters, and health insurance. The 2027 Proposed amount includes a 4% increase in salary-related accounts, and a 15% increase in health insurance, funding for the electric meter upgrade capital project, and the temporary elimination of funding for transmission line projects to help fund the purchase of a new Electrical Distribution large bucket truck.

**Administration/Commercial General:** City administration of the electric utility along with electric engineering and consultant fees. Includes equipment reserves, debt interest payments, debt principal payments, and insurance. The 2027 Proposed amount includes a 4% increase in salary-related accounts, a 15% increase in health insurance, funding for a new Electrical Distribution large bucket truck, the addition of debt service for the forthcoming Series 2026 General Obligation Bond issuance to finance the purchase of a new three-MW generator, and an increase in property insurance for generators at the Power Plant.

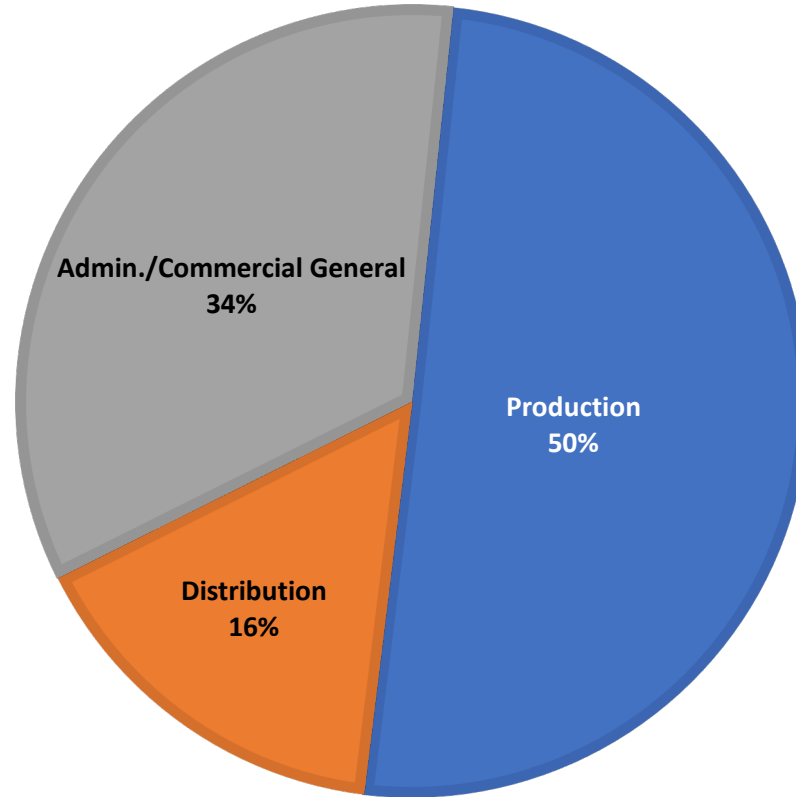
**Total Expenditures:** All Electric Fund expenses. Does not include Cash Carryover.

**Cash Carryover:** Funds budgeted from the unencumbered cash balance in the fund.

<b>Electric Fund Expense</b>	<b>2025 Actual</b>	<b>2026 Budget</b>	<b>2026 YTD*</b>	<b>2027 Proposed</b>
<b>Production</b>	\$1,440,631	\$1,558,744	\$867,274	\$1,653,519
<b>Distribution</b>	\$443,380	\$556,684	\$245,696	\$516,393
<b>Administration/Commercial General</b>	\$378,942	\$563,071	\$354,741	\$1,118,740
<b>Total Expenditures</b>	<b>\$2,262,954</b>	<b>\$2,678,499</b>	<b>\$1,467,711</b>	<b>\$3,288,652</b>
<b>Cash Carryover</b>	<b>\$0</b>	<b>\$1,510,252</b>	<b>\$0</b>	<b>\$1,108,748</b>

\*Year to Date as of 07/03/2026

## 2027 ELECTRIC FUND EXPENSE



## Electric Fund Cash Balance

**Cash Balance:** The amount of unused resources in the fund. A sufficient cash balance provides a buffer for meeting obligations and allows the government the flexibility to respond to unforeseen economic conditions without compromising long-term financial stability. The Government Finance Officers Association (GFOA) recommends that local governments adopt policies establishing target amounts of cash balance in each fund. GFOA does not specify a level of reserves for enterprise funds, which include the City’s Water, Electrical, and Sewer Funds, but a target of 25% of annual operating expenses plus debt service would generally align with industry best practices.

<b>Electric Fund Cash Balance</b>	<b>2023 Actual</b>	<b>2024 Actual</b>	<b>2025 Actual</b>	<b>2026 Estimated</b>	<b>2027 Proposed</b>
<b>Cash Balance</b>	\$1,317,408	\$1,111,230	\$1,490,505	\$1,737,483	\$1,108,748
<b>Target</b>	\$741,169	\$576,373	\$548,756	\$273,312	\$738,815

### ELECTRIC FUND CASH BALANCE

