



**Board of Riley County
Commissioners
Regular Meeting
Agenda
June 12, 2025**

115 North 4th Street
Manhattan, KS 66502
www.rileycountyks.gov

Cindy Kabriel
785-565-6200

Commission Chambers

8:30 AM

[District 1 – John Ford, Member](#)

[District 2 – Greg McKinley, Chair](#)

[District 3 – Kathryn Focke, Vice Chair](#)

8:30 AM

Call to Order

Pledge of Allegiance

Public Comment

1. Public Comments

Commission Comments

2. Commission Comments

Business Meeting

3. Engagement Letter & Agreement for Fisher Patterson Sayler & Smith
4. Deploy resources to support Wamego Independence Day Celebration
5. Sign Riley County Employee Action Form(s)
6. Approve payroll/accounts payables (when completed)

Review Minutes

7. Board of Riley County Commissioners - Regular Meeting - Jun 5, 2025
8:30 AM
8. Board of Riley County Commissioners - Regular Meeting - Jun 9, 2025
8:30 AM

Review Tentative Agenda

9. Tentative Agenda

Press Conference Topics

10. Discuss Press Conference

9:00 AM

Jacob Hansen, Interim County Counselor

11. Administrative Work Session

9:20 AM

Budget and Planning Committee - Brittany Phillips, Budget and Finance Officer

12. Monthly Cash Flow Report for May 2025

9:30 AM

Angela Shepard, City Planner/Zoning Administrator and Kent Glasscock,

Flint Hills Regional Council

13. Flint Hills Regional Council – Safe Routes for All Grant Application Participation Request

9:45 AM**Jason Smith, Manhattan Area Chamber of Commerce**

14. Economic development update

10:00 AM**Diane Creek, Health Department Director**

15. Monthly update

10:15 AM**Michael Boller, Noxious Weed Director**

16. Staff Update

10:30 AM**Anna Burson, Appraiser**

17. June Staff Report

10:45 AM**Jacob Hansen, Interim County Counselor**

18. BOCC Findings on LK Townhomes Reinvestment Housing Incentive District

Adjournment

In order to comply with provisions of the Americans with Disabilities Act (ADA), Riley County will make reasonable efforts to accommodate the needs of persons with disabilities. Please contact the Division of Human Resources at (785) 537-6303 (voice and TTY) for assistance.



**COUNTY
COUNSELOR/ADMINISTRATIVE SERVICES**
Agreement

Jacob Hansen
Interim County Counselor
115 North 4th Street
Manhattan, KS 66502
Phone: 785-565-6844

COMMISSION AGENDA REPORT

FROM: Jacob Hansen, Interim County Counselor

MEETING: June 12, 2025

SUBJECT: Engagement Letter & Agreement for Fisher Patterson Sayler & Smith

PRESENTER: Jacob Hansen, Interim County Counselor

We have retained Fisher Patterson Sayler & Smith, L.L.P., to work on several projects for Riley County. Attorneys David Cooper and Jacob Bielenberg will work along with Interim County Counselor Jacob Hansen and staff to provide the legal services required to represent the County's interests.

POSSIBLE MOTION(S)

- A. "I move the Board approve the letter and agreement as provided."
- B. "I move the Board approve the letter and agreement provided, but with the following changes..."
- C. "I move the Board not approve the letter and agreement provided and direct staff to. . ."

Enclosures:

- Engagement Letter - Fisher Patterson (PDF)
- Legal Services Contract - Fisher Patterson (signed) (PDF)



Experience Counts

Attorneys and Counselors

June 9, 2025

3550 SW 5th Street
Topeka, Kansas 66606

TEL 785.232.7761
FAX 785.232.6604
WEB www.fpslaw.com

A Limited Liability Partnership

Riley Board of County Commissioners
c/o Jacob Hansen, Interim County Counselor
115 North 4th Street
1st Floor, BOCC Chambers
Manhattan, Kansas 66502

RE: ***Riley County – Investigation Matter***
FPSS File No. *pending* DRC

Commissioners:

This memorializes the retention of myself and my firm to represent The Board of County Commissioners of the County of Riley, Kansas (County) regarding an investigation of non-elected personnel. This engagement letter sets forth some terms regarding representation and relating to payment of attorney fees and costs.

Scope of Services. The County is hiring Fisher, Patterson, Sayler & Smith, L.L.P., to represent you with regard to the above-described matter. Jacob Bielenberg and myself will be the attorneys at Fisher, Patterson, Sayler & Smith, L.L.P. primarily responsible for this matter and will provide those legal services reasonably required to represent the County's interests. We will take reasonable steps to keep you informed of progress and to respond to your inquiries. This Agreement will govern all future services we may perform for you. The County may elect to terminate the representation after any of the phases and, if it elects to do so, will notify the firm of its election.

Legal Fees and Billing. The County agrees to pay by the hour at the following rates for time spent on your matter: Partners and Of Counsel \$250/hr., Associates 200hr., Paralegals 95/hr., and Clerks 55/hr. It is not possible to determine in advance the amount of time that will be needed to complete our representation in this matter; however, we will take all reasonable steps to keep the time required to the minimum necessary to adequately represent you.

Our hourly rates apply to all time we spend addressing your matter including court appearances, legal research, preparation and review of legal documents, preparation and review of correspondence, conferences and consultations with you, County officials and employees and others, and travel time. The fees are based strictly on our time spent and are not contingent in any way on the outcome of the representation. The County will also pay all reasonable expenses incurred by our firm in representing you in this matter including, without limitation, costs of copying, travel, costs related to the taking of depositions, and costs of experts, if any.

Billing Statements. We will send monthly periodic statements describing the services rendered, the charges therefor and costs expended. Payment is due upon receipt of each invoice and is delinquent thirty (30) days from the date of billing. Interest will accrue on delinquent payments from the billing date at the rate of 1.5% per month, and will compound monthly. In the event our firm incurs attorney fees, court

Topeka · Overland Park · Kansas City

Attachment: Engagement Letter - Fisher Patterson (15928 : Engagement Letter & Agreement)

Board of County Commissioners of the County of Riley, Kansas

June 9, 2025

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costs, or other expenses, in collecting the amount due, the County agrees to pay all such attorney fees, court costs, and other expenses of collection.

Discharge and Withdrawal. The County may discharge our firm at any time. We may withdraw with your consent or for good cause. Good cause includes your breach of this Agreement, including nonpayment of fees, your refusal to cooperate with me or to follow advice on a material matter or any fact or circumstance which would render my continuing representation unlawful or unethical. Our withdrawal may be subject to court approval.

Disclaimer of Guarantee. Although we will make every effort to handle your matter promptly and efficiently according to the highest legal and ethical standards, we make no guarantee as to the outcome. You acknowledge that I have made no guarantee regarding the disposition or results of any phase of this matter, and all expressions relative thereto are only my opinion as a lawyer. In addition, you acknowledge that I have represented the total fees and costs regarding your matter are difficult to determine at this time.

Effective Date. This Agreement will take effect on the date I first performed services. Even if this Agreement does not take effect, the County will be obligated to pay the reasonable value of any services performed.

File Destruction. The firm's policy is to retain client files for a period of six (6) years following the conclusion of the matter. By approval of this agreement, you are consenting to the destruction of your file, and all of its contents, without further notice, according to our file destruction policy. If, however, you notify us in writing, within six (6) years following the conclusion of the matter, you may make arrangements to pick up the file.

Please sign a copy of this letter where indicated and return it to our offices. The copy of this letter Agreement is for your files.

Sincerely,



David R. Cooper
dcooper@fisherpatterson.com
(785) 232-7761

DRC:lmh

Attachment: Engagement Letter - Fisher Patterson (15928 : Engagement Letter & Agreement)

Board of County Commissioners of the County of Riley, Kansas
June 9, 2025
Page 3

On behalf of Board of County Commissioners of the County of Riley, Kansas, the terms of this letter agreement are accepted this date.

Date: June 12, 2025

By: Greg McKinley
Chairman
Board of Riley County Commissioners

ATTEST:

Rich Vargo
Riley County Clerk

Attachment: Engagement Letter - Fisher Patterson (15928 : Engagement Letter & Agreement)

LEGAL SERVICES AGREEMENT

This Agreement is entered into between Riley County Kansas ("County") and Fisher, Patterson, Sayler & Smith L.L.P. ("Contractor").

RECITALS

WHEREAS, Jacob D. Bielenberg, attorney, has a long-standing practice involving the defense of governmental entities including counties located in the States of Kansas and Missouri; and

WHEREAS, Mr. Bielenberg, has a long-standing practice involving the provision of County Counselor and City attorney services to governmental entities in Kansas and Missouri; and

WHEREAS, Mr. Bielenberg is a Partner with Contractor; and

WHEREAS, the County is from time to time in need of representation and counsel regarding matters in which Mr. Bielenberg has a long-standing practice, including the handling of various matters such as auxiliary County Counselor services, the County wishes to engage Mr. Bielenberg and Contractor;

NOW, THEREFORE, the County and Contractor enter into this Agreement under the following terms:

SECTION 1. SCOPE OF SERVICES

- A. The County hereby retains and employs Contractor to provide legal representation of the County, its duly authorized Elected Officials, officers, employees, and volunteers, as deemed necessary and assigned from time to time by the County. Contractor will provide these services in accordance with the standard practices and ethical obligations recognized by the State of Kansas.

The contractor is authorized to subcontract for additional legal services and experts, as needed and as approved by the County.

- B. The services provided pursuant to the Contract are nonexclusive and the County is not limited by this Agreement from entering into other Agreements for legal services with other attorneys, nor is the County required by this Agreement to assign any specific legal matters or volume of legal matters to Contractor.

SECTION 2. ATTORNEY FEES

- A. The Contractor will provide the County with legal services under this Agreement based on the following hourly rates:

Partners and Of Counsel Attorneys	\$250.00
Associates	\$200.00
Paralegals and Law Clerks	\$100.00

- B. Hours of service shall be billed based on increments of no less than one/tenth of an hour and shall represent actual time spent, rather than a standard charge for the activity performed. Contractor agrees to assign matters to paralegals and law clerks to achieve the most cost-effective service in the County's best interest. Contractor agrees not to bill for the services of more than one attorney (or paralegal/law clerk or combination of attorney, paralegal/law clerk) who attends the same meeting, conference or event unless approved in advance. Contractor agrees to assign work to attorneys, paralegals and law clerks in a manner to achieve the most cost-effective benefit to County as is in the County's best interest.
- C. It shall be a condition precedent to payment of any invoice from Contractor that it be in compliance with, and not in breach or default of, all terms, covenants and conditions of this Agreement. If damages are sustained by County as a result of breach or default by Contractor, County may withhold payment(s) to Contractor for the purpose of set off until such time as the exact amount of damages due County from Contractor may be determined.
- D. No request for payment will be processed unless the request is in proper form, correctly computed, and is approved as payable under the terms of this Agreement.
- E. The County is not liable for any obligation incurred by Contractor except as approved under the provisions of this Agreement.

SECTION 3. MISCELLANEOUS EXPENSES

- A. Contractor will not charge County for local travel (50-mile radius) or typical overhead items.
- B. Contractor will not incur expenses chargeable to the County without prior approval of the County Counselor.
- C. Expenses incurred with the approval of the County Counselor will be charged to the County at the amount paid and without additional upcharge or handling fees.

SECTION 4. FREQUENCY OF BILLING

- A. Contractor will bill fees and expenses monthly at the increments and rates indicated in this Agreement.
- B. Any disputed amount must be brought to the attention of the Contractor within 30 days of receipt of invoice containing the disputed amount.

SECTION 5. CONTACT

- A. Questions or disputes raised by the County regarding this Agreement should be addressed to Steven F. Coronado with the Contractor.

- B. Questions or disputes raised by the Contractor regarding this Agreement should be addressed with the County Counselor.

COUNTY:**RILEY COUNTY, KANSAS**

Name: Greg McKinley
Title: Chairman
Date: June 12, 2025

CONTRACTOR:**FISHER, PATTERSON, SAYLER & SMITH,
LLP**

Name: Jacob D. Bielenberg
Title: Partner
Date: 6/10/25

ATTEST:

Rich Vargo
Riley County Clerk

Attachment: Legal Services Contract - Fisher Patterson (signed) (15928 : Engagement Letter & Agreement)



**EMERGENCY
MANAGEMENT/FIRE**
Outside Agency Request

Russel Stukey
Emergency Management Director
115 North 4th Street
Manhattan, KS 66502
Phone: 785-537-6333

COMMISSION AGENDA REPORT

FROM: Laurie Harrison, Emergency Management Assistant Director

MEETING: June 12, 2025

SUBJECT: Deploy resources to support Wamego Independence Day Celebration

PRESENTER: Laurie Harrison, Emergency Management Asst Director

BACKGROUND

The city of Wamego Police Department and Pottawatomie County Emergency Management have asked for the use of our mobile command post vehicle and 2 light tower/generator units for the July 4th celebration and fireworks display. These resources will be scheduled to be in Wamego July 3-5. The mobile command post vehicle will be used for communications and unified command during the event. The light tower/generator units will be used to light areas for pedestrian safety.

DISCUSSION

Riley County Emergency Management received the mobile command post and light towers through Homeland Security grant funds. We have supported this event for over 10 years and this is a very effective way to utilize the regional communications capability in a planned event. There is an understanding that in the event we need any of these resources, it will be an expedient coordinated release.

FISCAL IMPACT

There would be no direct cost to the county for staff to take the resources to Wamego. There may be minimal fuel costs, however, the city of Wamego has filled the fuel tanks in previous deployments.

RECOMMENDATION(S)

It is recommended to deploy the resources asked for.

POSSIBLE MOTION(S)

Move to approve deploying the mobile command post vehicle and 2 light tower/generator units to Wamego for the July 4th celebration.

Move to deny

Move to modify

Move to table

No action required.

The Board agreed by consensus to

Enclosures:



**COUNTY CLERK &
ELECTIONS**
Personnel

Rich Vargo
County Clerk
110 Courthouse Plaza
Manhattan, KS 66502
Phone: 785-565-6200

COMMISSION AGENDA REPORT

FROM: Elizabeth Ward, Human Resources Director

MEETING: June 12, 2025

SUBJECT: Sign Riley County Employee Action Form(s)

PRESENTER: Elizabeth Ward, Human Resources Director

Enclosures:

- 2025-06 BThomas EAF (DOCX)
- 2025-06 ATaves EAF (DOCX)
- 2025-06 DNelson EAF (DOCX)
- 2025-06 CLarson EAF (DOCX)

RILEY COUNTY EMPLOYEE ACTION FORM

Company Code: 166733

Full Legal Name: Brittany Thomas**Status Change Date:** 06/10/2025**Status Change:** New Hire**Date of Hire:** 06/10/2025**Seniority:** 0 Year(s), 0 Month(s)**Position:** Customer Service Rep I**Position Type:** Full Time**Pay Range:** 4**Pay Type:** Hourly**Base Rate:** \$20.54**Annualized Pay:** \$42,723.20**Funds Codes:** General – 1, Treasure - 7**Supervisor:** Donna Borgerding**Department Head:** Shilo Heger

BoCC Chair _____

Date: _____

BoCC Member _____

Date: _____

BoCC Member _____

Date: _____

Attachment: 2025-06 BThomas EAF (15924 : Employee Action Form (Green Sheet))

RILEY COUNTY EMPLOYEE ACTION FORM

Company Code: 166733

Full Legal Name: Ashley Taves**Status Change Date:** 06/11/2025**Status Change:** New Hire**Date of Hire:** 06/11/2025**Seniority:** 0 Year(s), 0 Month(s)**Position:** Child Care Provider**Position Type:** As Needed**Pay Range:** TASND**Pay Type:** Hourly**Base Rate:** \$20.00**Annualized Pay:** \$3,120.00**Funds Codes:** Health Dept [30], HD-Raising [444]**Supervisor:** Breva Spencer, Jan Scheideman**Department Head:** Diane Creek

BoCC Chair _____

Date: _____

BoCC Member _____

Date: _____

BoCC Member _____

Date: _____

Attachment: 2025-06 A Taves EAF (15924 : Employee Action Form (Green Sheet))

RILEY COUNTY EMPLOYEE ACTION FORM

Company Code: 166733

Full Legal Name: Dameon Nelson**Status Change Date:** 06/16/2025**Status Change:** New Hire**Date of Hire:** 06/16/2025**Seniority:** 0 Year(s), 0 Month(s)**Position:** PW Operator I**Position Type:** Full Time**Pay Range:** 7**Pay Type:** Hourly**Base Rate:** \$24.29**Annualized Pay:** \$50,523.20**Funds Codes:** General – 1, Public Works - 40**Supervisor:** Alvin Perez**Department Head:** John Ellermann

BoCC Chair _____

Date: _____

BoCC Member _____

Date: _____

BoCC Member _____

Date: _____

Attachment: 2025-06 DNelson EAF (15924 : Employee Action Form (Green Sheet))

RILEY COUNTY EMPLOYEE ACTION FORM

Company Code: 166733

Full Legal Name: Chad Larson**Status Change Date:** 06/18/2025**Status Change:** New Hire**Date of Hire:** 06/18/2025**Seniority:** 0 Year(s), 0 Month(s)**Position:** Volunteer Firefighter**Position Type:** As Needed**Pay Range:** TASND**Pay Type:** Stipend**Base Rate:** \$0.00**Annualized Pay:** \$0.00**Funds Codes:** 183- Fire District #1, 183- Fire District #1**Supervisor:** Jake Konrardy**Department Head:** Russel Stukekey

BoCC Chair _____

Date: _____

BoCC Member _____

Date: _____

BoCC Member _____

Date: _____

Attachment: 2025-06 CLarson EAF (15924 : Employee Action Form (Green Sheet))



**Board of Riley County
Commissioners
Regular Meeting
TENTATIVE Agenda
June 16, 2025**

115 North 4th Street
Manhattan, KS 66502
www.rileycountyks.gov

Cindy Kabriel
785-565-6200

Commission Chambers

8:30 AM

[District 1 – John Ford, Member](#)

[District 2 – Greg McKinley, Chair](#)

[District 3 – Kathryn Focke, Vice Chair](#)

8:30 AM

Call to Order

Pledge of Allegiance

Public Comment

Commission Comments

Business Meeting

1. Amendment 1 Biennial Bridge Inspection Agreement
2. Intent to Sell

Review Minutes

Review Tentative Agenda

Press Conference Topics

9:00 AM

Jacob Hansen, Interim County Counselor

3. Administrative Work Session

9:15 AM

David Adams, EMS/Ambulance Director

4. Staff update

9:30 AM

Press Conference

9:35 AM

Shilo Heger, Treasurer

5. Staff update

12:00 PM

Law Enforcement Agency Meeting

Adjournment

Announcement

Riley County Offices will be closed Thursday, June 19th in observance of Juneteenth Day holiday.

Attachment: 06-16-25 tentative agenda (15828 : Tentative Agenda)

The Board of County Commissioners will not be in session Thursday, June 19th.

In order to comply with provisions of the Americans with Disabilities Act (ADA), Riley County will make reasonable efforts to accommodate the needs of persons with disabilities. Please contact the Division of Human Resources at (785) 537-6303 (voice and TTY) for assistance.



**Board of Riley County
Commissioners
Regular Meeting
TENTATIVE Agenda
June 23, 2025**

115 North 4th Street
Manhattan, KS 66502
www.rileycountyks.gov

Cindy Kabriel
785-565-6200

Commission Chambers

8:30 AM

[District 1 – John Ford, Member](#)

[District 2 – Greg McKinley, Chair](#)

[District 3 – Kathryn Focke, Vice Chair](#)

8:30 AM

Call to Order

Pledge of Allegiance

Public Comment

Commission Comments

Business Meeting

Review Minutes

Press Conference Topics

Review Tentative Agenda

9:00 AM

Daniel Skucius, Extension Director

1. Staff update

9:15 AM

Bob Isaac, Planner

2. Public Hearing for Thomas Addition Unit 1 Final Plat

9:30 AM

Press Conference

9:35 AM

Brittany Phillips, Budget and Finance Officer

3. OPIOID Funds

9:50 AM

Amanda Webb, Planning/Special Projects Director

4. Comprehensive Plan update

10:10 AM

Jacob Hansen, Interim County Counselor

5. Administrative Work Session

10:30 AM

Megan Lewis, Community Corrections Director

6. Staff update

Attachment: 02-24-25 tentative agenda (15828 : Tentative Agenda)

12:00 PM Intergovernmental Luncheon**Adjournment****Announcement**

An Open House and Ribbon Cutting for the EMS/Ambulance Headquarters will be held today at 2:30 p.m. at 1115 Charles Little Road, Manhattan, Kansas.

In order to comply with provisions of the Americans with Disabilities Act (ADA), Riley County will make reasonable efforts to accommodate the needs of persons with disabilities. Please contact the Division of Human Resources at (785) 537-6303 (voice and TTY) for assistance.

Attachment: 02-24-25 tentative agenda (15828 : Tentative Agenda)



COUNTY CLERK & ELECTIONS
Budget

Rich Vargo
County Clerk
110 Courthouse Plaza
Manhattan, KS 66502
Phone: 785-565-6200

MEMORANDUM

FROM: Brittany Phillips, Budget & Finance Officer

MEETING: June 12, 2025

SUBJECT: Monthly Cash Flow Report for May 2025

PRESENTER: Brittany Phillips, Budget & Finance Officer

Cash Flow Reports for the Economic Development Fund, County Building Fund, Capital Improvement Fund, Road & Bridge 1/2 Cent Sales Tax Fund and Road & Bridge 0.2 Cents Sales Tax Fund.

Enclosures:

- May 2025 updated cash flows (PDF)

2025 Riley County Economic Development Cash Flow Analysis

% of Year: 41.7%

Month	Revenue	Reimbursements	Other	Total Revenue	Expenditures	Jan/Feb/Mar 2024 A/P	Total Expenditures
Jan	\$136,229.00			\$136,229.00	\$84,309.45		\$84,309.45
Feb				\$0.00			\$0.00
Mar				\$0.00	\$14,008.96		\$14,008.96
Apr				\$0.00	-\$737.08		-\$737.08
May				\$0.00	\$9,533.44		\$9,533.44
Jun				\$0.00			\$0.00
Jul				\$0.00			\$0.00
Aug				\$0.00			\$0.00
Sep				\$0.00			\$0.00
Oct				\$0.00			\$0.00
Nov				\$0.00			\$0.00
Dec				\$0.00			\$0.00
\$136,229.00		\$0.00	\$0.00	\$136,229.00	\$107,114.77	\$0.00	\$107,114.77

Cash Reconciliation	
2025 Beginning Unencumbered Cash	\$315,128.18
2025 Revenue	\$136,229.00
Less 2024 Expenditures/Encumbrances	\$107,114.77
2025 Ending Unencumbered Cash	\$344,242.41
Less Est. Project Balance for CY	\$163,577.66
2025 Projected Unencumbered Cash	\$180,664.75

Riley County 2025 Budget Authority Summary		
2025 Budgeted Expenditures	\$324,361	% Budget Expended
Expenditures to Date	\$107,115	
2025 Remaining Budget Authority	\$217,246	
33.02%		
Riley County 2025 Budgeted Revenue		
2025 Budgeted Revenue	\$188,382	% Budgeted Revenue
Revenue to Date	\$136,229	
72.32%		

Attachment: May 2025 updated cash flows (15906 : Monthly Cash Flow Reports for May 2025)

2025 Detailed Expenditures per Project and per Department

Projects	Project Estimate	Prior Year Expenditures	2025 Actual Expenditures	Jan/Feb/Mar 2024 A/P	Remaining Project Estimate Totals	Completed Projects (Over) Under Estimate
APPROPRIATIONS						
Chamber of Commerce	\$55,000.00		\$27,500.00		\$27,500.00	
Flint Hills Veterans Coalition	\$1,000.00		\$500.00		\$500.00	
Downtown Manhattan	\$5,000.00		\$2,500.00		\$2,500.00	
Riley Co. General Eco Devo	\$132,850.00				\$132,850.00	
APPROPRIATION TOTALS	\$193,850.00	\$0.00	\$30,500.00	\$0.00	\$163,350.00	\$0.00
MEMBERSHIPS						
FHMPO Contribution	\$3,358.30	\$0.00	\$3,130.64		\$227.66	\$0.00
FHRLP Underwriters & Sponsors	\$1,000.00	\$0.00	\$1,000.00		\$0.00	\$0.00
MEMBERSHIP TOTALS	\$3,358.30	\$0.00	\$4,130.64	\$0.00	\$227.66	\$0.00
DEBT OBLIGATION TRANSFER						
Konza Water Debt	\$658,501.67	\$411,657.67			\$246,844.00	\$0.00
DEBT OBLIGATION TRANSFER TOTALS	\$658,501.67	\$411,657.67	\$0.00	\$0.00	\$246,844.00	\$0.00
PROJECTS						
Comprehensive Plan Update	\$150,000.00	\$2,320.75	\$8,217.17		\$139,462.08	\$0.00
PROJECT TOTALS	\$150,000.00	\$2,320.75	\$8,217.17	\$0.00	\$139,462.08	\$0.00
TOTALS	\$1,005,709.97	\$413,978.42	\$42,847.81	\$0.00	\$549,883.74	\$0.00

Remaining Approved Projects less lease/debt payments/reserve payments/reserve \$163,577.66
(not included as these payments are subject to approval with annual budget) al with annual budget)

Completed Projects

Attachment: May 2025 updated cash flows (15906 : Monthly Cash Flow Reports for May 2025)

2025 Riley County Building Cash Flow Analysis FUND 152

% of Year: 41.7%

Month	Revenue	Reimbursements	Other	Total Revenue	Expenditures	Encumbrances	Jan/Feb/Mar 2024 A/P	Total Expenditures
Jan	\$222,709.30	\$77.00		\$222,786.30	\$2,577.06		\$8,615.24	\$11,192.30
Feb				\$0.00	\$11,995.23			\$11,995.23
Mar	\$11,344.56	\$43.50		\$11,388.06	\$18,176.10			\$18,176.10
Apr		\$43.50		\$43.50	\$22,345.40			\$22,345.40
May	\$140,903.96	\$33.50		\$140,937.46	\$19,462.07			\$19,462.07
Jun				\$0.00				\$0.00
Jul				\$0.00				\$0.00
Aug				\$0.00				\$0.00
Sep				\$0.00				\$0.00
Oct				\$0.00				\$0.00
Nov				\$0.00				\$0.00
Dec				\$0.00				\$0.00
	\$374,957.82	\$197.50	\$0.00	\$375,155.32	\$74,555.86	\$0.00	\$8,615.24	\$83,171.10

Cash Reconciliation	
2025 Beginning Unencumbered Cash	\$184,082.67
2025 Revenue	\$375,155.32
Less 2024 Expenditures/Encumbrances	\$74,555.86
2025 Ending Unencumbered Cash	\$484,682.13

Riley County 2025 Budget Authority Summary	
2025 Budgeted Expenditures	\$433,000
Expenditures to Date	\$83,171
2025 Remaining Budget Authority	\$349,829

% Budget Expended
19.21%

Riley County 2025 Budgeted Revenue	
2025 Budgeted Revenue	\$414,303
Revenue to Date	\$375,155

% Budgeted Revenue
90.55%

Attachment: May 2025 updated cash flows (15906 : Monthly Cash Flow Reports for May 2025)

2025 Riley County CIP Cash Flow Analysis

% of Year: 41.7%

Month	Revenue	Transfers In	Reimbursements	Total Revenue	Expenditures	Jan/Feb/Mar 2024 A/P	Total Expenditures
Jan	\$323,328.02	\$3,500,000.00		\$3,823,328.02	\$220,831.67	\$24,691.62	\$245,523.29
Feb		\$39,700.00		\$39,700.00	\$104,976.28		\$104,976.28
Mar				\$0.00	\$121,423.93		\$121,423.93
Apr	\$325,858.05			\$325,858.05	\$336,193.45		\$336,193.45
May				\$0.00	\$847,755.35		\$847,755.35
Jun				\$0.00			\$0.00
Jul				\$0.00			\$0.00
Aug				\$0.00			\$0.00
Sep				\$0.00			\$0.00
Oct				\$0.00			\$0.00
Nov				\$0.00			\$0.00
Dec				\$0.00			\$0.00
Totals	\$649,186.07	\$3,539,700.00	\$0.00	\$4,188,886.07	\$1,631,180.68	\$24,691.62	\$1,655,872.30

Cash Reconciliation	
2025 Beginning Unencumbered Cash	\$26,150,057.48
2025 Revenue	\$4,188,886.07
Less 2024 Expenditures/Encumbrances	\$1,655,872.30
2025 Ending Unencumbered Cash	\$28,683,071.25
Less Remaining Approved Projects	\$5,160,871.67
2025 Projected Unencumbered Cash	\$23,522,199.58
LESS RESERVED FUNDS	\$3,822,847.77
Projected 2025 Cash w/out Reserves	\$19,699,351.81

Riley County 2025 CIP Budget Authority Summary		
2025 CIP Budgeted Expenditures	\$15,548,840	% Budget Expended
Expenditures to Date	\$1,631,181	
2025 Remaining Budget Authority	\$13,917,659	

Riley County 2025 CIP Budgeted Revenue		
2025 CIP Budgeted Revenue	\$4,175,394	% Budgeted Revenue
Revenue to Date	\$4,188,886	

Reserved Funds:	
CIP Reserve	500,000.00
Fair Reserve	74,128.28
FFE Reserve	1,358,586.53
CARES Funds	1,890,133
TOTAL RESERVE	3,822,847.77

To be spent on North Co. EMS Facility & Public Safety HQ after ARPA funds are used

Attachment: May 2025 updated cash flows (15906 : Monthly Cash Flow Reports for May 2025)

2025 CIP Detailed Expenditures per Project and per Dept

Project #	Project Code	Projects	Approved Project Estimate	Prior Year Expenditures	Reserved for Approved Projects	2025 Actual Expenditures	Jan/Feb/Mar 2024 A/P	Remaining Project Estimate	Completed Projects (Over) Under Approved Estimate
PUBLIC WORKS:									
20-20LEC003		Rewire Elevator Safety Systems	\$40,000.00	\$0.00				\$40,000.00	
21-21LEC002		Elevator Repair-LEC Lobby	\$45,000.00	\$0.00				\$45,000.00	
21-21PW007		Imaging Software & Conversion	\$75,000.00	\$0.00				\$75,000.00	
23-23PW004		Dump Truck Bed (Unit 26)	\$70,000.00	\$60,252.00				\$0.00	\$9,748.00
23-23PW005		Dump Truck Bed (Unit 27)	\$70,000.00	\$0.00		\$60,252.00		\$0.00	\$9,748.00
23-23PW006		550 Diesel Truck w/ Snow Plow & Spreader	\$120,000.00	\$114,195.00				\$0.00	\$5,805.00
23-23PK001		Large Area Mower w/ Cab	\$72,000.00	\$70,633.73				\$0.00	\$1,366.27
24-24PW001		Courthouse (63) & Health Department (57) Elevator Modernization & Carnegie (65)	\$605,000.00	\$0.00		\$261,961.69		\$343,038.31	
24-24PK001	81	30" Aerator	\$11,000.00	\$8,992.00				\$0.00	\$2,008.00
24-24PK002	81	University Park Pickleball/Basketball Courts	\$25,000.00	\$0.00				\$25,000.00	
24-24PK003	81	Restroom in Ogden Community Park	\$22,000.00	\$0.00				\$22,000.00	
24-24PK004	81	Restroom Leonardville Park	\$25,700.00	\$0.00				\$25,700.00	
24-24PW002		FCRC Replace Roof	\$150,000.00	\$0.00				\$150,000.00	
24-24PW003		Museum - Replace HVAC	\$35,000.00	\$0.00			\$22,710.00	\$0.00	\$12,290.00
24-24PW004		Museum - Lighting	\$75,000.00	\$0.00				\$75,000.00	
24-24PW006		550 Diesel Truck w/ snow plow & spreader	\$125,000.00	\$76,711.00		\$40,727.00		\$7,562.00	
24-24PW007		3/4 Ton 4x4 Extended Cab Pickup w/Plow & Spreader	\$75,000.00	\$64,508.08				\$0.00	\$10,491.92
24-24PW008	993	Window Replacement - CPE building	\$750,000.00	\$3,325.00		\$12,261.72	\$1,172.50	\$733,240.78	
24-24LEC001		Kitchen Floor Replacement	\$30,000.00	\$28,079.38				\$0.00	\$1,960.62
24-24LEC002		Jail Intake Shower	\$10,000.00	\$5,937.64				\$0.00	\$4,062.36
24-24LEC003		Isolation Room	\$10,000.00	\$6,252.98				\$0.00	\$3,747.02
24-24PW009		RCOB Fire Alarm Panel Replacement	\$26,500.00	\$0.00		\$22,213.32		\$0.00	\$4,286.68
24-24PW010		CPE 1st Floor HVAC	\$30,000.00	\$0.00		\$14,577.22		\$0.00	\$15,422.78
24-24PW011		Courthouse Cooling Tower Pump	\$30,000.00	\$0.00		\$25,600.00		\$4,400.00	
24-24PW012		Tandem Axle Truck Chasis	\$200,000.00	\$0.00				\$200,000.00	
24-24PK005	81	Standing Spreader/Sprayer	\$28,000.00	\$0.00		\$22,979.15		\$0.00	\$5,020.85
24-24PK006	81	Standing 72" Mower w/ Bagger	\$20,000.00	\$0.00		\$19,235.00		\$0.00	\$765.00
24-24PK007	81	Tractor	\$55,000.00	\$0.00				\$55,000.00	
24-24LEC004		RCPD Range Cleanup	\$220,000.00	\$0.00				\$220,000.00	
24-24LEC005		Jail Camera Software	\$25,000.00	\$7,085.36				\$17,914.64	
25-25PW001		Museum - Roof Top HVAC w/Humidifier	\$50,000.00	\$0.00				\$50,000.00	
25-25PK001	81	Ventrac Tractor Add-On Equipment	\$18,000.00	\$0.00				\$18,000.00	
25-25PK002	81	Turf Cart w/Brush Guard & Cover	\$18,000.00	\$0.00				\$18,000.00	
25-25PK003	81	Storage Building for Fairmont Park	\$135,000.00	\$0.00				\$135,000.00	
25-25PK004	81	Playground Equipment at CICO Park, (PK trx \$75000) & 18-18PK003, 21-21PK008	\$450,000.00	\$0.00				\$450,000.00	
25-25PW002		Hydraulic Trailer 32' Gooseneck	\$55,000.00	\$0.00		\$44.69		\$54,955.31	
25-25PW003		Tandem Axle Truck w/Plow & Spreader	\$280,000.00	\$0.00				\$280,000.00	
25-25PW004		3/4 Ton 4x4 Extended Cab Pickup w/Plow	\$78,000.00	\$0.00		\$74,186.00		\$3,814.00	
25-25PW005		550 Diesel Truck w/Snow Plow and Spreader	\$130,000.00	\$0.00		\$79,100.00		\$50,900.00	

Attachment: May 2025 updated cash flows (15906 : Monthly Cash Flow Reports for May 2025)

25-25PW006	7+ Passenger Van	\$60,000.00	\$0.00				\$60,000.00	
	PUBLIC WORKS TOTAL	\$4,349,200.00	\$445,972.17	\$0.00	\$633,137.79	\$23,882.50	\$3,159,525.04	\$86,722.50

EMERGENCY MEDICAL SERVICE

13-13AM001	302 Design of the EMS Facility Enhancement	\$100,000.00	\$25,770.00				\$74,230.00	
20-20AM003	302 EMS Facility Engineering Design Cost	\$50,000.00	\$0.00				\$50,000.00	
23-23AM001	Overhead Alerting Systems	\$187,545.61	\$102,773.58		\$1,778.00		\$82,994.03	
23-23AM002	Patient Mover Replacement	\$69,265.00	\$8,535.00				\$60,730.00	
24-24AM001	New Ambulance	\$390,441.00	\$0.00				\$390,441.00	
24-24AM002	Zoll X Series Cardiac Monitor	\$46,000.00	\$43,958.88				\$2,041.12	
24-24AM003	Strker Powercot	\$30,806.97	\$28,733.03				\$2,073.94	
24-24AM004	Ambulance Remount	\$303,442.00	\$0.00				\$303,442.00	
	EMS TOTAL	\$1,177,500.58	\$209,770.49	\$0.00	\$1,778.00	\$0.00	\$965,952.09	\$0.00

CLERK

21-21CK001	Open.Gov software	\$202,045.00	\$167,545.00		\$34,500.00		\$0.00	\$0.00
	CLERK TOTAL	\$202,045.00	\$167,545.00		\$34,500.00	\$0.00	\$0.00	\$0.00

Elections

	CLERK TOTAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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IT/GIS

24-24IT001	Countywide Phone System Upgrade	\$65,000.00	\$0.00				\$65,000.00	
25-25IT001	EMR Replacement for Health Dept.	\$250,000.00	\$0.00				\$250,000.00	
	IT/GIS TOTAL	\$315,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$315,000.00	\$0.00

Project #	Project Code	Projects	Approved Project Estimate	Prior Year Expenditures	Reserved for Approved Projects	2025 Actual Expenditures	Jan/Feb/Mar 2023 A/P	Remaining Project Estimate	Completed Projects (Over) Under Approved Estimate
APPRAISER									
24-24AP002		Replacement Vehicle	\$46,000.00	\$0.00		\$39,658.00		\$0.00	\$6,342.00
		APPRAISER TOTAL	\$46,000.00	\$0.00	\$0.00	\$39,658.00	\$0.00	\$0.00	\$6,342.00
BOCC									
		BOCC TOTAL	\$0.00	\$0.00			\$0.00	\$0.00	\$0.00
PLANNING & DEVELOPMENT									
		PLANNING & DEVELOPMENT TOTAL	\$0.00	\$0.00			\$0.00	\$0.00	\$0.00
NOXIOUS WEED									
24-24NW001		10' Pull Behind Mower	\$32,000.00	\$0.00		\$26,125.00		\$5,875.00	
24-24NW002		Mower Tractor 6100 series	\$135,000.00	\$0.00		\$116,101.24		\$18,898.76	
24-24NW003		3/4 Ton 4x4 Crew Cab Truck W/ Standard Bed	\$60,000.00	\$0.00		\$52,179.00		\$7,821.00	
25-25NW001		2025 Ford F550 Flat Bed 4x4 for Roadside Spraying & Snow Removal	\$65,000.00	\$0.00		\$65,000.00		\$0.00	\$0.00
25-25NW002		Bala Clean Up	\$13,244.50	\$0.00				\$13,244.50	
		NOXIOUS WEED TOTAL	\$305,244.50	\$0.00	\$0.00	\$259,405.24	\$0.00	\$45,839.26	\$0.00
EMERGENCY MANAGEMENT									
20-20EM005		Bi-directional amplifiers (radio project)	\$35,000.00	\$18,960.71				\$16,039.29	
21-21EM001		Mobile Command Post Upgrade/Equip Refresh	\$125,000.00	\$8,434.96				\$116,565.04	
21-21EM002		EM Storage Building	\$125,000.00	\$0.00				\$125,000.00	
23-23EM001		Outdoor Warning Siren Upgrade	\$85,000.00	\$80,742.10				\$4,257.90	
24-24EM001		EM SUV Replacement	\$60,000.00	\$0.00		\$46,916.00		\$13,084.00	
	988	Ka-Comm/L3 Harris Radio Replacement	\$400,000.00	\$0.00			\$390.95	\$399,609.05	
		EMERGENCY MANAGEMENT TOTAL	\$830,000.00	\$108,137.77	\$0.00	\$46,916.00	\$390.95	\$674,555.28	\$0.00
OTHER									
Lease pmt to 2033	21	Radio Infrastructure Project Lease (15 yr term through 2033)	\$6,401,938.00	\$2,560,775.78		\$426,795.89		\$3,414,366.33	
B&I Trx to 2025		2010-B G.O. Bond payment (15 yr term through 2025)	\$2,849,815.47	\$2,666,215.63		\$183,600.00		-\$0.16	
Fair Reserve	74	Fair		\$31,503.54	111,439.75	\$5,389.76	\$418.17	\$74,128.28	
CARES Funds	977/978	North Co. EMS Facility & EMS HQ Reserved			\$1,890,133			\$1,890,132.96	
		OTHER TOTAL	\$9,251,753.47	\$5,258,494.95	\$2,001,572.71	\$615,785.65	\$418.17	\$5,378,627.41	\$0.00
TOTAL									
		TOTAL	\$16,476,743.55	\$6,189,920.38	\$2,001,572.71	\$1,631,180.68	\$24,691.62	\$10,539,499.08	\$93,064.50

Remaining Approved Projects less lease/debt payments/reserves \$5,160,871.67
(not included as these payments are subject to approval with annual budget)

Debt/Lease Estimate Remaining 3,414,366

Completed Projects

Attachment: May 2025 updated cash flows (15906 : Monthly Cash Flow Reports for May 2025)

2025 Detailed Expenditures per Project by Month

Project #	Project Code	Projects	Approved Project Estimate	Prior Year Expenditures	Reserved for Approved Projects	Apr	May	Jun	Jan/Feb/Mar 2024 A/P	Expenditures to Date	Remaining Project Estimate	Completed Projects (Over) Under Approved Estimate
PUBLIC WORKS:												
20-20LEC003		Rewire Elevator Safety Systems	\$40,000.00	\$0.00						\$0.00	\$40,000.00	
21-21LEC002		Elevator Repair-LEC Lobby	\$45,000.00	\$0.00						\$0.00	\$45,000.00	
21-21PW007		Imaging Software & Conversion	\$75,000.00	\$0.00						\$0.00	\$75,000.00	
23-23PW004		Dump Truck Bed (Unit 26)	\$70,000.00	\$60,252.00		\$60,252.00				\$60,252.00	\$0.00	\$9,748.00
23-23PW005		Dump Truck Bed (Unit 27)	\$70,000.00	\$0.00		\$60,252.00				\$60,252.00	\$0.00	\$9,748.00
23-23PW006		550 Diesel Truck w/ Snow Plow & Spreader	\$120,000.00	\$114,195.00		\$114,195.00				\$114,195.00	\$0.00	\$5,805.00
23-23PK001		Large Area Mower w/ Cab	\$72,000.00	\$70,633.73		\$70,633.73				\$70,633.73	\$0.00	\$1,366.27
24-24PW001		Courthouse (63) & Health Department (57)(Elevator Modernization & Carnegie ISS)	\$605,000.00	\$0.00		\$261,917.00				\$261,961.69	\$343,038.31	
24-24PK001	81	30" Aerator	\$11,000.00	\$8,992.00						\$8,992.00	\$0.00	\$2,008.00
24-24PK002	81	Basketball/Pickleball Courts for University Park	\$25,000.00	\$0.00						\$0.00	\$25,000.00	
24-24PK003	81	Bathroom in Ogden Community Park	\$22,000.00	\$0.00						\$0.00	\$22,000.00	
24-24PK004	81	Restroom Leonardville Park	\$25,700.00	\$0.00						\$0.00	\$25,700.00	
24-24PW002		FCRC Replace Roof	\$150,000.00	\$0.00						\$0.00	\$150,000.00	
24-24PW003		Museum - Replace HVAC	\$35,000.00	\$0.00					\$22,710.00	\$22,710.00	\$0.00	\$12,290.00
24-24PW004		Museum - Lighting	\$75,000.00	\$0.00						\$0.00	\$75,000.00	
24-24PW006		550 Diesel Truck w/ snow plow & spreader	\$125,000.00	\$76,711.00						\$117,438.00	\$7,562.00	
24-24PW007		3/4 Ton 4x4 Extended Cab Pickup w/Plow & spreader	\$75,000.00	\$64,508.08						\$64,508.08	\$0.00	\$10,491.92
24-24PW008	993	Window Replacement	\$750,000.00	\$1,325.00	\$	\$25.00	\$	\$823.50	\$1,172.50	\$16,759.22	\$733,240.78	
24-24LEC001		Kitchen Floor Replacement	\$30,000.00	\$28,079.38						\$28,079.38	\$0.00	\$1,920.62
24-24LEC002		Jail Intake Shower	\$10,000.00	\$5,937.64						\$5,937.64	\$0.00	\$4,062.36
24-24LEC003		Isolation Room	\$10,000.00	\$6,252.98						\$6,252.98	\$0.00	\$3,747.02
24-24PW009		RCOB Fire Alarm Panel Replacement	\$26,500.00	\$0.00	\$	\$1,106.65				\$22,213.32	\$0.00	\$4,286.68
24-24PW010		CPE 1st Floor HVAC	\$30,000.00	\$0.00						\$14,577.22	\$0.00	\$15,422.78
24-24PW011		Courthouse Cooling Tower Pump	\$30,000.00	\$0.00		\$	\$25,600.00			\$25,600.00	\$4,400.00	
24-24PW012		Tandem Axle Truck Chassis	\$200,000.00	\$0.00						\$0.00	\$200,000.00	
24-24PK005	81	Standing Spreader/Sprayer	\$28,000.00	\$0.00						\$22,979.15	\$0.00	\$5,020.85
24-24PK006	81	Standing 72" Mower w/ Bagger	\$20,000.00	\$0.00						\$19,235.00	\$0.00	\$765.00
24-24PK007	81	Tractor	\$55,000.00	\$0.00						\$0.00	\$55,000.00	
24-24LEC004		RCPD Range Cleanup	\$220,000.00	\$0.00						\$0.00	\$220,000.00	
24-24LEC005		Jail Camera Software	\$25,000.00	\$7,085.36						\$7,085.36	\$17,914.64	
25-25PW001		Museum - Roof Top HVAC w/Humidifier	\$50,000.00	\$0.00						\$0.00	\$50,000.00	
25-25PK001	81	Ventrac Tractor Add-On Equipment	\$18,000.00	\$0.00						\$0.00	\$18,000.00	
25-25PK002	81	Turf Cart w/Brush Guard & Cover	\$18,000.00	\$0.00						\$0.00	\$18,000.00	
25-25PK003	81	Storage Building for Fairmont Park	\$135,000.00	\$0.00						\$0.00	\$135,000.00	
		Playground Equipment at CICO Park, (PK trx \$75000) & 18-18PK003, 21-										
25-25PK004	81	21PK008	\$450,000.00	\$0.00						\$0.00	\$450,000.00	
25-25PW002		Hydraulic Trailer 32' Gooseneck	\$55,000.00	\$0.00						\$44.69	\$54,955.31	
25-25PW003		Tandem Axle Truck w/Plow & Spreader	\$280,000.00	\$0.00						\$0.00	\$280,000.00	
25-25PW004		3/4 Ton 4x4 Extended Cab Pickup w/Plow	\$78,000.00	\$0.00	\$	\$69,631.00	\$	\$4,555.00		\$74,186.00	\$3,814.00	
25-25PW005		550 Diesel Truck w/Snow Plow and Spreader	\$130,000.00	\$0.00		\$	\$79,100.00			\$79,100.00	\$50,900.00	
25-25PW006		7+ Passenger Van	\$60,000.00	\$0.00						\$0.00	\$60,000.00	
EMERGENCY MEDICAL SERVICE												
13-13AM001	302	Design of the EMS Facility Enhancement	\$100,000.00	\$25,770.00						\$25,770.00	\$74,230.00	
20-20AM003	302	EMS Facility Engineering Design Cost	\$50,000.00	\$0.00						\$0.00	\$50,000.00	
23-23AM001		Overhead Alerting Systems	\$187,545.61	\$102,773.58						\$104,551.58	\$82,994.03	
23-23AM002		Patient Mover Replacement	\$69,265.00	\$8,535.00						\$8,535.00	\$60,730.00	
24-24AM001		New Ambulance	\$390,441.00	\$0.00						\$0.00	\$390,441.00	
24-24AM002		Zoll X Series Cardiac Monitor	\$46,000.00	\$43,958.88						\$43,958.88	\$2,041.12	
24-24AM003		Striker Powercot	\$30,806.97	\$28,733.03						\$28,733.03	\$2,073.94	
24-24AM004		Ambulance Remount	\$303,442.00	\$0.00						\$0.00	\$303,442.00	
CLERK												
21-21CLK001		Open.Gov software	\$202,045.00	\$167,545.00		\$34,500.00				\$202,045.00	\$0.00	\$0.00
Election												
IT/GIS												
24-24IT001		Countwide Phone System Upgrade	\$65,000.00	\$0.00						\$0.00	\$65,000.00	
25-25IT001		EMR Replacement for Health Dept.	\$250,000.00	\$0.00						\$0.00	\$250,000.00	
APPRAISER												
24-24AP002		Replacement Vehicle	\$46,000.00			\$39,658.00				\$39,658.00	\$0.00	\$6,342.00
BOCC												
										\$0.00	\$0.00	
PLANNING & DEVELOPMENT												
NOXIOUS WEED												
24-24NW001		10' Pull Behind Mower	\$32,000.00							\$26,125.00	\$5,875.00	
24-24NW002		Mower Tractor 6100 series	\$135,000.00							\$116,101.24	\$18,898.76	
24-24NW003		3/4 Ton 4x4 Crew Cab Truck W/ Standard Bed	\$60,000.00			\$52,179.00				\$52,179.00	\$7,821.00	
25-25NW001		2025 Ford F550 Flat Bed 4x4 for Roadside Spraying & Snow Removal	\$65,000.00			\$65,000.00				\$65,000.00	\$0.00	\$0.00
25-25NW002		Bala Cleanup	\$13,244.50							\$0.00	\$13,244.50	
EMERGENCY MANAGEMENT												
20-20EM005		Bi-directional amplifiers (radio project)	\$35,000.00	\$18,960.71						\$18,960.71	\$16,039.29	
21-21EM001		Mobile Command Post Upgrade/Equip Refresh	\$125,000.00	\$8,434.96						\$8,434.96	\$116,565.04	
21-21EM002		EM Storage Building	\$85,000.00	\$0.00						\$0.00	\$125,000.00	
23-23EM001		Outdoor Warning Siren Upgrade	\$25,000.00	\$80,742.10						\$80,742.10	\$4,257.90	
24-24EM001		EM SUV Replacement	\$60,000.00	\$0.00		\$46,916.00				\$46,916.00	\$13,084.00	
	988	Ka-Comm/L3Harris Radio Replacement	\$400,000.00	\$0.00				\$	\$390.95	\$390.95	\$399,609.05	
OTHER												
Lease to 2033	21	Radio Project Lease (15 yr term through 2033)	\$6,401,938.00	\$2,560,775.78		\$	\$426,795.89			\$2,987,571.67	\$3,414,366.33	
B&I Trx to 2025		2010-B G.O. Bond pmt (15 yr term through 2025)	\$2,849,815.47	\$2,666,215.63						\$2,849,815.63	-\$0.16	
Far Reserve	74	Fair		\$31,503.54	\$111,439.75	\$3,341.80	\$	\$2,047.96	\$	\$37,311.47	\$74,128.28	
CARES Money	977/978	North Co. EMS Facility & EMS HQ Reserved		\$1,890.133						\$0.00	\$1,890.132.96	
TOTALS			\$16,476,743.55	\$6,189,920.38	\$2,001,572.71	\$336,193.45	\$847,755.35	\$0.00	\$24,691.62	\$7,845,792.68	\$10,539,499.08	\$93,024.50
										\$1,655,872.30		

Completed Projects

Attachment: May 2025 updated cash flows (15906 : Monthly Cash Flow Reports for May 2025)

[illegible]

2025 Riley County 1/2 Cent Sales Tax Cash Flow Analysis

% of Year: 41.7%

Month	Sales Tax Revenue	Reimbursements	KDOT	Total Revenue	Expenditures	Jan/Feb/Mar	Total Expenditures
						2024 AP	
Jan				\$0.00		\$63,473.30	\$63,473.30
Feb				\$0.00	\$6,848.32		\$6,848.32
Mar				\$0.00	\$158,616.43		\$158,616.43
Apr				\$0.00	\$12,367.68		\$12,367.68
May				\$0.00	\$54,051.28		\$54,051.28
Jun				\$0.00			\$0.00
Jul				\$0.00			\$0.00
Aug				\$0.00			\$0.00
Sep				\$0.00			\$0.00
Oct				\$0.00			\$0.00
Nov				\$0.00			\$0.00
Dec				\$0.00			\$0.00
				\$0.00	\$231,883.71	\$63,473.30	\$295,357.01

Cash Reconciliation		
2025 Beginning Unencumbered Cash	\$6,412,203.86	
2025 Revenue	\$0.00	
Less 2024 Expenditures/Encumbrances	\$231,883.71	
2025 Ending Unencumbered Cash	\$6,180,320.15	
Remaining 2025 Projected Revenue	\$0.00	
Less Est. Project Balance for Projects	\$1,190,734.50	
Less Est. Project Balance for Overlay	\$350,000.00	
2025 Projected Unencumbered Cash	\$4,639,585.65	

Riley County 2025 Budget Authority Summary		
2025 Budgeted Expenditures	\$5,745,678	% Budget Expended
Expenditures to Date	\$295,357	5.14%
2025 Remaining Budget Authority	\$5,450,321	
Riley County 2025 Budgeted Revenue		
2025 Budgeted Revenue	\$0	% Budgeted Revenue
Revenue to Date	\$0	#DIV/0!

Attachment: May 2025 updated cash flows (15906 : Monthly Cash Flow Reports for May 2025)

2025 Detailed Expenditures per Project and per Department

Project Code	Projects	Project Estimate	Prior Year Expenditures	2025 Actual Expenditures	Jan/Feb/Mar 2024 AP	Remaining Project Estimate Totals	Completed Projects (Over) Under Estimate
CULVERTS							
458	Parallel Road	\$117,000.00	\$385,056.61		\$1,441.75	-\$269,498.36	
403	Kitten Creek Road	\$148,000.00	\$56,568.84	\$219,794.90	\$489.99	-\$128,853.73	
990	Wildcat Creek Rd	\$71,853.73	\$83,710.64		\$28,138.03	-\$39,994.94	
991	Lasita Rd	\$52,273.55	\$60,680.46		\$33,403.53	-\$41,810.44	
CULVERT TOTALS		\$389,127.28	\$586,016.55	\$219,794.90	\$63,473.30	-\$480,157.47	\$0.00
BRIDGES							
460	Winkler Mills Bridge	\$1,200,000.00	\$111,878.82	\$789.60		\$1,087,331.58	
BRIDGE TOTALS		\$1,200,000.00	\$111,878.82	\$789.60	\$0.00	\$1,087,331.58	\$0.00
OTHER							
421	Marlatt Corridor Reconstruction			\$11,094.15		-\$11,094.15	
	Advertising of RFQ for Projects			\$205.06		-\$205.06	
OTHER TOTALS		\$0.00	\$0.00	\$11,299.21	\$0.00	-\$11,299.21	\$0.00
OVERLAY							
4	Unidentified Overlays	\$800,000.00	\$205,140.40			\$594,859.60	
OVERLAY TOTALS		\$800,000.00	\$205,140.40	\$0.00	\$0.00	\$594,859.60	\$0.00
TOTALS		\$2,389,127.28	\$903,035.77	\$231,883.71	\$63,473.30	\$1,190,734.50	\$0.00

Completed Projects

Project Estimates for 2025	Total	Updated
Culverts-Fancy Creek/Sherman	\$ -	\$ -
Rosehill Road Bridge	\$ -	\$ -
Senn Road Bridge	\$ -	\$ -
Overlay TBD and approved by BOCC	\$ 350,000	\$ 350,000
TOTAL	\$ 350,000	\$ 350,000

Attachment: May 2025 updated cash flows (15906 : Monthly Cash Flow Reports for May 2025)

2025 Detailed Expenditures per Project by Month

Project Code	Projects	Project Estimate	Prior Year Expenditures	Apr	May	Jun	Jan/Feb/Mar 2024 AP	Expenditures to Date	Remaining Project Estimate
CULVERTS									
458	Parallel Road	\$117,000.00	\$385,056.61				\$1,441.75	\$386,498.36	-\$269,498.36
403	Kitten Creek Road	\$148,000.00	\$56,568.84	\$12,367.68	\$42,957.13		\$489.99	\$276,853.73	-\$128,853.73
990	Wildcat Creek Rd	\$71,853.73	\$83,710.64				\$28,138.03	\$111,848.67	-\$39,994.94
991	Lasita Rd	\$52,273.55	\$60,680.46				\$33,403.53	\$94,083.99	-\$41,810.44
BRIDGES									
460	Winkler Mills Bridge	\$1,200,000.00	\$111,878.82					\$112,668.42	\$1,087,331.58
OTHER									
421	Marlatt Corridor Reconstruction				\$11,094.15			\$11,094.15	-\$11,094.15
	Advertising of RFQ for Projects							\$205.06	-\$205.06
OVERLAY									
	4 overlays unidentified	\$800,000.00	\$205,140.40					\$205,140.40	\$594,859.60
TOTALS		\$2,389,127.28	\$903,035.77	\$12,367.68	\$54,051.28	\$0.00	\$63,473.30	\$1,198,392.78	\$1,190,734.50

\$295,357

Completed Projects

Attachment: May 2025 updated cash flows (15906 : Monthly Cash Flow Reports for May 2025)

2025 Riley County .2% Cent Sales Tax Cash Flow Analysis

% of Year: 41.7%

Month	Sales Tax Revenue	Reimbursements	KDOT	Total Revenue	Expenditures	Jan/Feb/Mar	Total Expenditures
						2024 A/P	
Jan	\$236,121.43			\$236,121.43			\$0.00
Feb	\$241,460.32			\$241,460.32			\$0.00
Mar	\$195,810.56			\$195,810.56			\$0.00
Apr	\$193,537.38			\$193,537.38			\$0.00
May	\$227,781.59			\$227,781.59			\$0.00
Jun				\$0.00			\$0.00
Jul				\$0.00			\$0.00
Aug				\$0.00			\$0.00
Sep				\$0.00			\$0.00
Oct				\$0.00			\$0.00
Nov				\$0.00			\$0.00
Dec				\$0.00			\$0.00
\$1,094,711.28		\$0.00	\$0.00	\$1,094,711.28	\$0.00	\$0.00	\$0.00

Cash Reconciliation		
2025 Beginning Unencumbered Cash	\$4,845,363.41	
2025 Revenue	\$1,094,711.28	
Less 2024 Expenditures/Encumbrances	\$0.00	
2025 Ending Unencumbered Cash	\$5,940,074.69	
Remaining 2025 Projected Revenue	\$0.00	
Less Est. Project Balance for CY	\$0.00	
2025 Projected Unencumbered Cash	\$5,940,074.69	

Riley County 2024 Budget Authority Summary			
2025 Budgeted Expenditures	\$6,160,856	% Budget Expended	0.00%
Expenditures to Date	\$0		
2025 Remaining Budget Authority	\$6,160,856		
Riley County 2024 Budgeted Revenue			
2025 Budgeted Revenue	\$2,000,000	% Budgeted Revenue	54.74%
Revenue to Date	\$1,094,711		

Attachment: May 2025 updated cash flows (15906 : Monthly Cash Flow Reports for May 2025)

2025 Detailed Expenditures per Project and per Department

Project Code	Projects	Project Estimate	Prior Year Expenditures	2025 Actual Expenditures	Jan/Feb/Mar 2024 AP	Remaining Project Estimate Totals	Completed Projects (Over) Under Estimate
CULVERTS							
CULVERT TOTALS		\$0	-	-		-	-
BRIDGES							
BRIDGE TOTALS		0.00	-	-		-	-
RECONSTRUCTION							
RECONSTRUCTION TOTALS		\$0	-	-		-	-

OVERLAY

OVERLAY TOTALS	\$0	-	-	-	-
TOTALS	\$0	-	-	-	-

Completed Projects

<u>Project Estimates for 2021</u>	Total	Updated
Culverts-Fancy Creek/Sherman	\$ -	\$ -
Rosehill Road Bridge	\$ -	\$ -
Senn Road Bridge	\$ -	\$ -
Overlay TBD and approved by BOCC		
TOTAL	\$ -	\$ -

2025 Detailed Expenditures per Project by Month

Project Code	Projects	Project Estimate	Prior Year Expenditures	Jan	Jan/Feb/Mar 2024 AP	Expenditures to Date	Remaining Project Estimate
	CULVERTS						
	BRIDGES						
	RECONSTRUCTION						
	TOTALS	\$0	\$0	\$0	\$0.00	-	\$0
					\$0.00		
	Completed Projects						

Attachment: May 2025 updated cash flows (15906 : Monthly Cash Flow Reports for May 2025)

ARPA approvals

**Anything over \$25000 needs to be approved by the BOCC

Deposits	\$14,418,696.00
Non-Collection Revenue	\$2.84
Refunds	\$2.93
Expenditures	\$11,490,214.90
Interest	\$1,692,081.47
Balance in Account	\$4,620,568.34

Project Name	Amount	Approval Info/Date	Project #	Additional Information
Fairmont Heights Sewer		\$97,500 approved 7/8/2021		
Estimate Total		\$97,500.00		
Amount Spent to Date		\$97,500.00		Journal Entry on 08/23/2021
Amount Left		\$0.00		
Keats Sewer		\$800,000 preliminarily approved	979	
Estimate Total		\$800,000.00		
Amount Spent to Date		\$352,299.79		
Amount Left		\$447,700.21		
EMS/EM/Dispatch building - Public Safety HQ	\$	9,587,108.00		Guaranteed Maximum Price (Construction)
Archimages		\$96,150.00	978	Davis Bacon recommended, but not required.
Fitch & Associates		\$23,150.00		National Environmental Policy Act does not apply
SMH Consultants		\$19,696.00		Paid to Archimages
Archimages		\$79,062.50		approved 12/29/2022
Archimages		\$884,150.00		approved 6/26/2023
Terracon		\$10,500.00		Approved 01/27/2023
Estimate Total		\$10,699,816.50		
Amount Spent to Date		\$9,408,164.62		
Amount Left		\$1,291,651.88		
North County EMS Station		approved	977	
Anderson Knight Architects		\$175,560.00		approved 06/30/2022
Charlson & Wilson		\$8,183.49		
Schultz Construction		\$799,000.00		Purchase of 000 E. Barton St. Leonardville
North County Ambulance & Equipment				
Ambulance		\$302,720.00		approved
Zoll 'X' Series Cardiac Monitor		\$40,978.14		approved
Stryker 'LUCAS' CPR device		\$15,846.86		approved
800 Mhz Radios for ambulance		\$5,961.92		approved
Stryker Power Load System		\$21,738.35		approved
Stryker Power Cot		\$20,663.70		approved
Stryker Stair Chair		\$3,511.38		approved
Small Equipment, IT , Station Supplies		\$106,200.00		approved
Estimate Total		\$1,500,363.84		
Amount Spent to Date		\$1,395,096.48		
Amount Left		\$105,267.36		
UP Fire Station #110				
Estimate Total		\$273,000.00		approved 9/19/2024
Amount Spent to Date		\$237,154.01		
Amount Left		\$35,845.99		
EM Renovation				
Estimate Total		\$2,245,000.00		
Amount Spent to Date		\$0.00		
Amount Left		\$2,245,000.00		

Attachment: May 2025 updated cash flows (15906 : Monthly Cash Flow Reports for May 2025)

UP Fire Station #110

Project # 992
 Coding: 003-000-XXXX-992

Address: 10987 Lakeview Dr

Vendor Name	Estimate Amount	Amount Spent	Date Paid	Memo
	\$273,000.00			
Riley Construction	?			
Charlson & Wilson Bonded		\$1,481.00	10/18/2024	Basic Owner, Endorsements, Recording Fees
Economy Electric		\$6,885.00	10/18/2024	Generator
Register of Deeds/Petty Cash		\$32.00	10/18/2024	Filing Plat Fee with Register of Deeds
CES Group		\$5,880.00	10/18/2024	Platting Services
Bryant Parker		\$38.00	11/1/2024	Re-Record Warranty Deed
Riley Construction		\$4,050.00	11/1/2024	Application #1 Construction
Bayer		\$1,216.36	12/27/2024	Gravel
Bayer		\$1,207.17	12/27/2024	Gravel
Bayer		\$105.20	12/27/2024	Gravel
Bayer		\$1,099.19	12/27/2024	Gravel
Bayer		\$419.26	1/10/2025	Gravel
Bob's Plumbing		\$574.90	1/10/2025	Plumbing
Jay White Excavating		\$9,030.00	1/10/2025	Hauled Scalping & Levelled to Grade
Riley Construction Company		\$69,210.00	1/10/2025	Application #2 Construction
Taylor Trucking Inc		\$754.74	2/7/2025	Hauled Rock & Fill Sand
Riley Construction		\$54,315.00	2/21/2025	Application #3 Construction
Schwab Eaton		\$4,740.50	3/7/2025	Design to extend water & sewer utilities
Riley Construction Company		\$3,150.00	4/4/2025	Application #4 Construction
Schwab Eaton		\$7,291.00	4/4/2025	Design to extend water & sewer utilities
Riley Construction		\$29,061.00	4/18/2025	Application #5 Construction
Star Lumber & Supply		\$1,777.30	5/16/2025	Lumber for bathroom
Schwab Eaton		\$1,337.50	5/30/2025	Design to extend water & sewer utilities
Riley Construction		\$27,756.00	6/13/2025	Application #6 Construction
Schwab Eaton		\$1,748.50	6/13/2025	Design to extend water & sewer utilities
Weis Fire & Safety Equipment		\$3,994.39	6/13/2025	Red Rack Freestanding Unit

\$273,000.00	\$237,154.01
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Amount Left \$35,845.99

Attachment: May 2025 updated cash flows (15906 : Monthly Cash Flow Reports for May 2025)

EMS Headquarters - EMS/EM/Dispatch Building

EMS HQ & EM/EOC Renovation Projects

Project #	978	1115 Charles Little Rd			
Coding:	003-000-XXXX-978				
Vendor Name	Estimate Amount	Amount Spent	Date Paid	Memo	
Archimages	\$119,300.00	\$86,284.90	multiple	Architectural and planning services	Includes Fitch & Associates \$23150
Archimages		\$13,440.00	12/2/2022	Design	
Archimages		\$79,062.50	12/29/2022	Design	
Archimages		\$42,437.14	2/10/2023	Design	
Archimages		\$47,652.54	3/10/2023	Design	
Column		\$190.39	11/16/2022	Notices of RFQ-CMAR	
Fitch & Associates				Site visit and recommendations	
SMH Consultants	\$19,696.00	\$19,696.00	multiple	Survey - Topographic, Boundary, Utilities	
Terracon	\$10,500.00	\$10,500.00	multiple	Geotechnical services	
Archimages	\$884,150.00				
Archimages		\$35,550.00	4/11/2023	Design	
Archimages		\$80,640.00	6/2/2023	Design	
Archimages		\$12,232.64	7/14/2023	Design	
Archimages		\$35,550.00	4/18/2023	Design	
Archimages		\$102,053.44	9/8/2023	Design	
Archimages		\$47,725.51	9/22/2023	Design	
Archimages		\$25,621.27	10/6/2023	Design	
Larson Construction		\$7,150.00	11/3/2023	Boring to tie into existing handhole	
Archimages		\$45,904.12	11/17/2023	Construction & Design Phases	
Archimages		\$41,034.72	12/15/2023	Construction & Design Phases	
City of Manhattan		\$400.00	2/2/2024	Applicant Fee for 1115 Charles Little Road	
Archimages	\$79,062.50	\$79,087.00	2/23/2024	Design	
SMH Consultants		\$1,075.00	2/23/2024	Legal Descriptions Survey	
City of Manhattan		\$200.00	2/23/2024	Applicant Fee for 1115 Charles Little Road	
WTC		\$75.00	2/26/2024	P-Card - Internet routing during construction	
SMH Consultants		\$635.00	3/22/2024	Survey Legal Descriptions	
ConvergeOne		\$25,558.12	4/5/2024	Catalyst Ports - IT	
ConvergeOne		\$11,167.94	4/5/2024	Meraki Router & Licenses - IT	
CBS Door & Hardware		\$34,998.00	4/5/2024	Cameras & WaveVMS - IT	
WTC		\$75.00	3/29/2024	P-Card - Internet routing during construction	
Eagle Technologies		\$59,335.32	4/19/2024	SAS HDD Dual Controller, Eagle Professional Services - Remote	
Eagle Technologies		\$1,966.08	4/19/2024	Vmware vSphere Subscription	
Dell Technologies		\$7,680.28	4/19/2024	P-Card IT PowerEdge Server	
Dell Technologies		\$10,920.22	4/19/2024	P-Card IT PowerEdge Server	
FS.Com		\$698.00	4/19/2024	Cisco Optical Transceiver P-Card IT	
FS.Com		\$79.20	4/19/2024	Cisco Optical Transceiver P-Card IT	
Farnsworth Group		\$6,000.00	4/19/2024	Project #0240302 Peer Review	
BHS Construction	\$9,587,108.00			Guaranteed Maximum Price Construction	
BHS Construction		\$164,561.11	4/19/2024	Application Fee #1 General Construction	
Eagle Technologies		\$400.00	5/3/2024	VMWV1L1 - per socket: Eagle Level 1 Support Coverage for Vmware	
Farnsworth Group		\$6,000.00	5/3/2024	Project #0240302 Peer Review	
SMH Consultants		\$782.50	5/3/2024	Survey 2311-0430 Legal Descriptions & Exhibit for Properties	
WTC		\$75.00	4/30/2024	P-Card - Internet routing during construction	
Archimages		\$24,952.16	5/31/2024	Construction & Design Phases	
BHS Construction		\$152,104.03	5/31/2024	Application Fee #2 General Construction	
SMH Consultants		\$50.00	5/31/2024	Survey Legal Descriptions	
WTC		\$75.00	5/28/2024	P-Card - Internet routing during construction	
Archimages		\$10,906.95	6/28/2024	Construction & Design Phases	
BHS Construction		\$137,596.40	6/28/2024	Application Fee #3 for Construction	
BHS Construction		\$590,361.45	7/26/2024	Application Fee #4 for Construction	
Kaw Valley Engineering		\$4,473.59	7/26/2024	Professional Svcs thru June 23	
BHS Construction		\$561,275.01	8/23/2024	Application Fee #5 for Construction	
Kaw Valley Engineering		\$5,445.93	8/23/2024	Professional Services thru July 21	
Archimages		\$8,608.20	9/6/2024	Construction Phase	
WTC		\$75.00	9/20/2024	P-Card - Internet routing during construction	
BHS Construction		\$1,358,335.04	9/20/2024	Application Fee #6 for Construction	
Kaw Valley Engineering		\$5,765.25	10/4/2024	Professional Services thru Aug 8	
Archimages		\$9,884.09	10/18/2024	Construction & Design Phases	
WTC		\$75.00	11/1/2024	P-Card - Internet routing during construction (Sept)	
WTC		\$75.00	11/1/2024	P-Card - Internet routing during construction (Oct)	
BHS Construction		\$729,941.66	11/1/2024	Application Fee #7 for Construction	
Archimages		\$15,741.90	11/15/2024	Construction & Design Phases	
Archimages		\$9,600.00	11/29/2024	Construction & Design Phases	
BHS Construction		\$1,016,787.96	11/29/2024	Application Fee #8 for Construction	
WTC		\$75.00	12/1/2024	P-Card - Internet routing during construction	
BHS Construction		\$491,092.71	12/27/2024	Application Fee #9 for Construction	
WTC		\$75.00	1/24/2025	P-Card - Internet routing during construction	
AVI-SPL, LLC		\$30,711.51	1/24/2025	Audio Visual System	
BHS Construction		\$658,073.26	2/7/2025	Application Fee #10 for Construction	
Amazon		\$80.70	2/21/2025	P-Card - HDMI Cables	
WTC		\$75.00	2/21/2025	P-Card - Internet routing during construction	
ConvergeOne		\$18,867.54	2/21/2025	Hardware for Switches for EMS	
Archimages		\$25,076.60	2/21/2025	Construction & Design Phases	
ConvergeOne		\$6,980.36	2/21/2025	Software for Switches EMS	
AVI-SPL, LLC		\$48,266.94	3/7/2025	Equipment, Materials, Manufacture Coverage & Professional Integration Svcs	
ConvergeOne		\$1,197.72	3/7/2025	Technology Hardware	
BHS Construction		\$715,075.06	3/7/2025	Application #11 for Construction	
Design Central		\$56,819.84	3/7/2025	Furniture Deposit	
Commercial Laundry Sales & Service		\$4,269.23	3/7/2025	Washer & Dryer	
WTC		\$75.00	3/21/2025	P-Card - Internet routing during construction	
AVI-SPL, LLC		\$9,996.13	3/21/2025	Professional Integration Services	
ConvergeOne		\$7,549.39	4/4/2025	Hardware for EMS	
Archimages		\$11,635.50	4/4/2025	Construction Phase	
BHS Construction		\$345,418.32	4/4/2025	Application Fee #12 for Construction	
Amazon		\$320.43	4/18/2025	P-Card Multiple Transactions - Pyle Speakers, HDMI Cords	
Best Buy		\$6,715.72	4/18/2025	P-Card Multiple Transactions - TVs and TV Mounts	
WTC		\$75.00	4/18/2025	P-Card - Internet Routing during construction	
Home Depot		\$2,247.00	4/18/2025	P-Card - Mobile Workbench Cabinets	
CBS Door & Hardware		\$32,602.00	4/18/2025	Access Control Hardware	
Ashley Furniture		\$1,119.96	4/18/2025	End Tables	
Manhattan Appliance		\$10,926.00	4/18/2025	Washer, Dryer, Fridges, Freezer, Gas Range, Dishwasher, Microwaves	
BHS Construction		\$567,236.53	5/2/2025	Application #13 for Construction	
CBS Door & Hardware		\$17,088.00	5/16/2025	Access Control Hardware	
Parsons Communications		\$4,283.00	5/16/2025	6 Strand SM Fiber & Connections for Feeder	
ProCopy Inc.		\$1,998.00	5/16/2025	Xerox VersaLink Printers	
Menards		\$3,680.26	5/16/2025	P-Card - Patio Furniture	
Biomedical Solutions Inc		\$1,654.71	5/16/2025	Medical Grade Medication Refrigerator	
Energy Center		\$13,000.00	5/16/2025	Built in Grill and Island	
Amazon		\$238.64	5/16/2025	IT P-Card Tripp Wall Mounts	
FS Com Inc		\$118.00	5/16/2025	IT P-Card Fiber Patch Cables	
CMS Communications		\$816.19	5/16/2025	IT P-Card Cisco Power Supplies	
Amazon		\$225.50	5/16/2025	IT P-Card Cat 6 Cable	
Best Buy		\$729.98	5/16/2025	IT P-Card TV	
Staples		\$3,472.36	5/16/2025	IT P-Card APC UPS	
B&H Photo		\$999.95	5/16/2025	IT P-Card Hanwha Vision Camera	
B&H Photo		\$999.95	5/16/2025	IT P-Card Hanwha Vision Camera	
Archimages		\$38,400.00	5/16/2025	Construction Phase	
BHS Construction		\$431,736.95	5/30/2025	Application #14 for Construction	
AVI-SPL, LLC		\$904.79	5/30/2025	EMS HQ AV Final Billing	
AVI-SPL, LLC		\$48,541.33	5/30/2025	EMS HQ AV Final Billing	

\$10,699,816.50	\$9,408,164.62
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Amount Left	\$1,291,651.88
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Attachment: May 2025 updated cash flows (15906 : Monthly Cash Flow Reports for May 2025)

Keats - Non Discharging Lagoon

Non-Discharging Lagoon

Project # 979
Coding: 003-000-XXXX-979

Vendor Name	Estimate Amount	Amount Spent	Date Paid	Memo
	\$772,500.00			
BG Consultants	\$27,500.00	\$607.50	8/25/2023	Engineering services
BG Consultants		\$4,101.50	9/22/2023	Engineering services
BG Consultants		\$2,791.00	10/20/2023	Engineering services
BG Consultants		\$1,772.00	12/15/2023	Engineering services
BG Consultants		\$4,072.00	1/26/2024	Engineering services
BG Consultants		\$732.00	2/23/2024	Engineering services
Western Consultants		\$6,500.00	2/23/2024	USDA Environmental Assessment
Column		\$127.03	2/26/2024	P-Card - Advertising Floodplain Notice of Explanation
Riley Co Register of Deeds		\$225.00	2/27/2024	Real Property Option Agreement
Charlson & Wilson Escrow		\$5,000.00	4/5/2024	Escrow for Purchase Option for E. Stanley Schurle Trust Property
E. Stanley Schurle Trust		\$9,000.00	4/5/2024	Purchase Option for E. Stanley Schurle Trust Property
BG Consultants		\$1,241.50	4/19/2024	Engineering services
BG Consultants		\$845.00	5/31/2024	Engineering services
Terracon		\$8,335.50	5/31/2024	Geotechnical Services
BG Consultants		\$11,337.50	6/2/2024	Engineering services
Charlson & Wilson Escrow		\$290,531.06	9/30/2024	Purchase Balance Owed for Keats
Column		\$431.20	11/1/2024	P-Card - Advertising for Keats
Terracon		\$4,650.00	5/1/2025	JE - Geotechnical Services
	\$800,000.00	\$352,299.79		

Amount Left \$447,700.21

Attachment: May 2025 updated cash flows (15906 : Monthly Cash Flow Reports for May 2025)

Remodel for EM/FD #1

Project # 994
Coding: 003-000-XXXX-994

Vendor Name	Estimate Amount	Amount Spent	Date Paid	Memo
	\$ 2,245,000.00			

Total	\$	-
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Attachment: May 2025 updated cash flows (15906 : Monthly Cash Flow Reports for May 2025)

North County EMS Station

North County EMS Station

Project # 977 Address:
 Coding: 003-000-XXXX-977 506 E. Barton St, Leonardville, KS 66449

Vendor Name	Estimate Amount	Amount Spent	Date Paid	Memo	
Anderson Knight Architects	\$175,560.00	\$86,988.36	multiple	Design of new station	Optional fees could also add \$1300 for rezoning and \$900 for KDOT permitting
Zoll	\$40,978.14	\$40,155.86	6/17/2022	Zoll 'X' Series Cardiac Monitor	
Emergency Services Supply	\$15,846.86	\$15,846.86	7/15/2022	Stryker 'LUCAS' CPR device	
Ka-Comm	\$5,961.92	\$2,747.74	7/7/2022	800 Mhz Radios for ambulance	
Emergency Services Supply	\$21,738.35	\$21,738.35	6/3/2022	Stryker Power Load System	
Emergency Services Supply	\$20,663.70	\$20,663.70	6/3/2022	Stryker Power Cot	
Emergency Services Supply	\$3,511.38	\$3,511.38	6/3/2022	Stryker Stair Chair	
Zoll	\$20,131.90	\$20,131.90	6/3/2022	Stryker Stair Chair	
Multiple	\$86,068.10	\$13,672.19	multiple	Small Equipment, IT , Station Supplies	Includes Zoll Ventilator
Column		\$53.68	6/3/2022	publication for RFQ for N. County EMS Station	
Charlson & Wilson	\$8,183.49	\$8,183.49	11/18/2022	Leonardville Property at 000 E Barton ST	
Column		\$206.16	2/21/2023	Ad for Bids - on P-Card	
Converge One		\$5,837.09	1/27/2023	IT Purchases	
Amazon		\$84.99	3/15/2023	P-Card IT Purchase of Cat6 Cable	
SMH Consultants		\$75.00	6/2/2023	Construction Staking	
SMH Consultants		\$1,015.00	5/5/2023	Staking	
N Zone		\$2,552.82	6/16/2023	Tactical Uniforms for N. Co Station	
Godfrey's		\$1,359.84	6/16/2023	Tactical Uniforms for N. Co Station	
Schultz Construction	\$800,263.35	\$725,436.73	multiple	Construction of Building	
SMH Consultants		\$525.00	6/30/2023	Construction Staking	
Glenn Clark		\$300.00	7/11/2023	Temp Easement	
Riley County Treasurer		\$176.92	7/11/2023	Temp Easement	
Amazon		\$163.99	6/30/2023	P-Card IT Purchase of Wall Mount Server Cabinet	
Amazon		\$80.90	6/30/2023	P-Card IT Purchase of Server Shelves and Panels	
Life-Assist		\$185.80	8/1/2023	P-Card Purchase of medical supplies	
Life-Assist		\$1,853.26	8/4/2023	P-Card Purchase of suction for St. 5	
Wildcat Tree Service		\$2,615.00	8/25/2023	Removal, cleanup and pull stumps	
FireHouseBeds		\$836.00	8/25/2023	Mattress for station	
The Mattress HUB		\$185.00	9/1/2023	Box Spring for station - P-Card Purchase	
Salsbury Industries		\$4,577.64	8/17/2023	Lockers - Qty 2	
Menards		\$48.99	9/1/2023	Bed Frame - P-Card Purchase	
Godfrey's		\$2,384.56	9/22/2023	Tactical Uniforms for N. Co Station	
Ashley HomeStore		\$1,823.96	10/6/2023	Recliner & Night Stand	
MaxAir Systems		\$3,189.85	10/6/2023	Tactical Uniforms for N. Co Station	
Wanklyn Oil		\$559.46	10/20/2023	Propane for new tank	
Best Buy		\$3,213.87	10/20/2023	P-Card IT Purchase of TB Vounts, Ipads, Ipad Cases	
Life-Assist		\$3,023.03	10/20/2023	P-Card - Medical Supplies	
Salina Steel Supply		\$240.40	11/3/2023	Tube for New Sign	
Manhattan Appliance Sleep Source		\$3,747.00	11/17/2023	Fridge, Washer, Dryer, Range	
Schurle Signs		\$100.00	11/17/2023	Signs	
Wanklyn Oil		\$3,370.00	11/17/2023	Propane Tank & Parts	
Target		\$673.54	10/13/2023	P-Card - Plates, Kitchen Supplies	
Home Depot		\$464.94	10/11/2023	P-Card - Mops, Buckets, etc.	
Dick's Sporting Goods		\$1,709.97	10/12/2023	P-Card - Exercise Equipment	
Menards		\$463.71	10/16/2023	P-Card - Supplies for Station	
Menards		\$672.76	10/18/2023	P-Card - Supplies for Station	
Life-Assist		\$324.76	10/11/2023	P-Card - Supplies for Station	
Home Depot		\$310.64	10/18/2023	P-Card - Air Compressor	
QuadMed, Inc.		\$769.00	10/6/2023	P-Card - Ambulance Child Restraint	
Nebraska Furniture Mart		\$519.44	10/11/2013	P-Card - Dishwasher	
MTS Custom Coating		\$1,785.00	10/20/2023	P-Card - Sign Frame	
CBS Door & Hardware		\$276.00	10/17/2023	P-Card - Cores for Doors	
CBS Door & Hardware		\$634.00	10/18/2023	P-Card - Passage Set for Doors	
CBS Door & Hardware		\$17,295.00	1/12/2024	OnGuard ADV Server Upgrade Licenses & Installation , programming, testing	
Schultz Construction - Evergy Bill		\$180.45	2/9/2024	Evergy Bill paid by Schultz during final construction	
Emergency Services Supply	\$302,720.00	\$287,878.00	2/23/2024	Ambulance	
Amazon		\$499.00	2/23/2024	Snow Blower	
Balzout, Inc.		\$317.50	3/8/2024	Tablet Mount for Ambulance	
Ka-Comm		\$191.10	4/5/2024	Parts for new ambulance	
Ka-Comm		\$879.75	4/5/2024	Parts for new ambulance	
Anderson Knight Architects		\$963.53	8/9/2024	Construction Administration	
Schultz Construction		\$72,826.62	9/6/2024	Construction of Building	
Schultz Construction		\$2,000.00	9/20/2024	Construction of Building	
	\$1,501,627.19	\$1,395,096.48		Complete	
Amount Left	\$106,530.71				

Attachment: May 2025 updated cash flows (15906 : Monthly Cash Flow Reports for May 2025)



OUTSIDE AGENCY
Grant

Outside Agency
110 Courthouse Plaza
Manhattan, KS 66502
Phone: 785-565-6200

COMMISSION AGENDA REPORT

FROM: Angela Shepard, City Planner/Zoning Administrator

MEETING: June 12, 2025

SUBJECT: Flint Hills Regional Council – Safe Routes for All Grant Application Participation Request

PRESENTER: Angela Shepard, City Planner/Zoning Administrator and Kent Glasscock, Flint Hills Regional Council

DISCUSSION

The Flint Hills Regional Council requests Riley County's participation in a multi-jurisdictional Safe Routes for All (SS4A) grant application. The grant aims to enhance roadway safety and infrastructure improvements across the region. Commission consideration of participation, funding implications, and next steps.

ACTION NEEDED

Determine Riley County's level of involvement and authorize necessary commitments for the application process.

Flint Hills Regional Council - Safe Routes for All Grant Application

BACKGROUND

The Flint Hills Regional Council is seeking Riley County's participation in a multi-jurisdictional **Safe Routes for All (SS4A)** grant application. The grant would provide funding to develop a

comprehensive safety action plan for the county, with the option to request **demonstration projects** for targeted roadway safety improvements.

KEY BENEFITS

- A county-wide safety action plan would help identify critical infrastructure needs.
- Potential funding for demonstration projects could accelerate safety improvements.
- Aligns with regional efforts to enhance transportation safety and connectivity.

ACTION NEEDED

The Riley County Commission is asked to consider **Riley County's involvement** in the SS4A application and determine the appropriate level of commitment. No funding will be required from the county.

POSSIBLE MOTION(S)

Move to approve

Move to deny

Move to modify

Move to table

No action required.

The Board agreed by consensus to

Enclosures:



HEALTH DEPARTMENT
Staff Update

Diane Creek
Health Department Director
2030 Tecumseh Rd
Manhattan, KS 66502
Phone: 785-776-4779

STAFF REPORT

FROM: Diane Creek, Health Department Director

MEETING: June 12, 2025

SUBJECT: Monthly update

PRESENTER: Diane Creek, Health Department Director

Community Baby Shower

Every year the Health Department Maternal and Child Health program holds a Community Baby Shower to promote safe sleep for babies. The event is free to the public. Participants attend a Safe Sleep educational demonstration to allow them to receive a free Pack N Play for their infant. All programs at the Health Department participate with a vendor booth plus there are many local vendors at the event with information and free giveaways, along with refreshments for the participants.

The 2025 Community Baby Shower was held at the Northview Elementary School on Saturday May 31st. Breva Spencer, Maternal and Child Health supervisor, will bring a full presentation to the commission in 2-3 weeks after the KIDS network and KU compile all of the data. The preliminary numbers are great!

Total number of families:	112
Total number of people:	231
Total number of Pack N Plays given:	90

MCH has about 60 Pack N Plays left so we will have another event in one of our smaller communities in Riley County. Watch our Facebook page for more information.

Debt Setoff

Our Fiscal Analyst and I are working to sign the Health Department up with the State's Debt Set Off program. The program helps recoup money owed to the Health Department by garnishing

income tax refunds, Homestead tax refunds, unclaimed property, Kansas Public Retirement, and any prize winnings from state owned casinos. The Setoff program will send a notification letter to the debtor and to the Health Department if there is a match.

Enclosures:



NOXIOUS WEED/HHW
Staff Update

Michael Boller
Noxious Weed Director
6245 Tuttle Creek Blvd
Manhattan, KS 66503
Phone: 785-539-3202

STAFF REPORT

FROM: Michael Boller Director Riley County Noxious Weed

MEETING: June 12, 2025

SUBJECT: Staff Update

PRESENTER: Michael Boller Director Riley County Noxious Weed

Enclosures:

- 6-12-2025 Staff Report (DOC)

Riley County Noxious Weed/HHW Department

Michael Boller, Director

June 12, 2025

Staff Report

Noxious Weed/Mowing:

- Solid spraying on county roads began last month and Section 2 and Section 3 have been completed.
- Spot spraying for musk thistle and field bindweed will begin this week and will continue during June.
- Township contracts and the KDOT contracts began last month and continue this month. We have 6 township contracts Zeandale, Mayday, Manhattan, Ogden, Grant, and Sherman. This is one less than last year with a few different ones switching out which is common.
- We have received our new spray truck and are waiting for it to be outfitted with spray equipment. The company that does this is behind for the year and we now don't expect it to be ready for spraying until early fall. This will likely only affect KDOT spraying. We hope to spray most of the state roads without the use of the truck but the state has been made aware of possible delays this year.
- County roadside mowing began in late May. There are 3 cycles of mowing during the summer and the first round is 60% complete which is ahead of schedule. Vegetation is growing at a strong rate as conditions are favorable for growth.
- Musk Thistle, a noxious weed in Kansas, is at the stage of growth where it needs to be sprayed soon prior to it going to seed. We are currently working with several property owners to help educate them and get their voluntary cooperation to help control this noxious weed. I have also recently purchased collared polo style shirts with the Riley County logo to identify me when I am on private land for inspections.
- Riley County has cost-share chemicals for sale to landowners for treatment of noxious weeds in the county and sprayers that can be rented. Contact our office at 785-539-3202 for assistance.
- State law requires cost share chemicals only be used for the spraying of noxious weeds. As cost of chemical raises dramatically we often have attempts to purchase larger amounts of chemicals. I will be putting additional requirements in place to prevent this and ensure compliance.

HHW:

- Next HHW collection at Howie's Recycling is Saturday, June 14, 2025 from 8:00am to 12:00 noon. No business waste or truck loads of material will be accepted at this event.
- Justin Brenner and I will both be out of office for Lithium Ion training in Parker Colorado from 6/23-6/26.

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**COUNTY APPRAISER'S
OFFICE**
Staff Update

Anna Burson
County Appraiser
110 Courthouse Plaza
Manhattan, KS 66502
Phone: 785-537-6310

STAFF REPORT

FROM: Appraiser's Office

MEETING: June 12, 2025

SUBJECT: June Staff Report

PRESENTER: Anna Burson

Enclosures:

- 6-11-25 Appraiser's Office Staff Update (PDF)



June 12th, 2025

BOCC Staff Update

Anna Burson
RES, RMA
Riley County Appraiser



Personal Property/ Appraisal Support

- **Personal Property Values were Certified to the Clerk on May 21st.**
- **Position descriptions were updated and presented during the expanded position presentation. We have already transitioned staff to fully managing the Digital processes for the various residential phases.**
- **Our team is preparing for the upcoming legislative changes as they pertain to Personal property. It is important for the public to understand that House Bill 2231 (2) exempted specific items of personal property from the, “all other tangible personal property not otherwise specifically classified” subclass 2, section 1, article 11 of the Kansas Constitution. The following personal property items will be exempt from property taxation beginning in tax year 2026 and after.**

- Off road vehicle that does not qualify to operate upon any highway (The “off-road” vehicles referenced pertain to subclass 6 and will qualify for exemption even if locally permitted for street use). This includes all-terrain vehicles, recreational off-highway vehicles, golf carts, off-road motorcycles, and snowmobiles.
- Any motorized bicycle, electric-assisted bicycle, electric-assisted scooter, electric personal assistive mobility device, and motorized wheelchair as such items are defined in K.S.A. 8-126;
- Any trailer having a gross weight of 15,000 pounds or less that is used exclusively for personal use and not to produce income;
- Any marine equipment, including watercraft trailers designed to launch, retrieve, transport, and store watercraft, and watercraft motors designed to operate watercraft on the water: and
- Any watercraft. (House Bill 2231 (12) amending K.S.A. 79-5501)

House Bill 2231 (3) will amend K.S.A. 79-213 to include all property exempt above to the list of property that does NOT need to apply to the Board of Tax Appeals for exemption.

Residential

- 354 residential sales to date. Median Sale price is \$249,000, and the Average sale price is \$271,796.
- Currently the sales ratio for unvalidated sales is 96%. Sales will remain unvalidated until after certification in June.
- There are 138 new permits for 2025 and 286 permit rechecks from 2024.
- The residential team has completed roughly 36% of the annual review for 2025.

Commercial

- The Commercial team is working through annual review and preparing for BOTA hearings.
- Commercial AR is roughly 60% complete.
- There are 14 Commercial sales to date.

AG Use

- Our AG appraiser is working through annual review and verifying AG use on the properties that did not return ag use verification maps in 2024.
- There are roughly 17 Ag land sales to date.

6/9/2025

17.a

DOCKET	PARCEL NUMBER	QIR#	YEAR	PROPERTY OWNER	BUSINESS NAME/SITE	COUNTY VALUE	FINAL	TAXPAYER VALUE	SCHEDULED
2024-2422-EQ	081-177-25-0-10-01-004.00-0	R5674	2024	RIVERCHASE LLC	RIVERCHASE LLC	\$5,310,090		\$4,183,683	PENDING
2024-2423-EQ	081-177-25-0-10-01-007.00-0	R5678	2024	RIVERCHASE LLC	RIVERCHASE LLC	\$20,710		\$16,317	PENDING
2024-2424-EQ	081-189-31-0-00-00-007.00-0	R6092	2024	COLONIAL GARDENS LLC (3050 TCB)	COLONIAL GARDENS MHP OFFICE	\$396,700		\$332,339	PENDING-PER CAROLINE'S EMAIL NOTIFICATION 06/05/2024
2024-2425-EQ	081-189-31-0-00-00-010.00-0	R6096	2024	COLONIAL GARDENS LLC (3000 TCB)	COLONIAL GARDENS	\$9,317,830		\$7,791,037	PENDING-PER CAROLINE'S EMAIL NOTIFICATION 06/05/2024
2024-2426-EQ	081-189-31-0-00-00-017.01-0	R6104	2024	COLONIAL GARDENS LLC (0000 E MARLATT)	COLONIAL GARDENS - VACANT	\$1,870		\$1,564	PENDING-PER CAROLINE'S EMAIL NOTIFICATION 06/05/2024
2024-2427-EQ	081-203-06-2-70-18-001.00-0	R7912	2024	BLUE VALLEY MHC LLC	BLUE VALLEY MHC LLC	\$4,433,750		\$3,800,000	PENDING-PER CAROLINE'S EMAIL NOTIFICATION 06/05/2024
2024-5727-EQ	081-203-07-2-80-01-001.02-0	R9273	2023	BJS INC	IHOP RESTAURANT	\$1,974,000	\$1,271,600	\$1,275,570	STIPULATED
2025-310-PR	081-203-07-2-80-01-001.02-0	R9273	2024	BJS INC	IHOP RESTAURANT	\$1,667,880	\$1,200,000	\$1,200,000	STIPULATED
2020-1714-EQ	081-204-18-2-10-18-001.00-0	R9845	2020	MHTTN MARKETPLACE	A&W / NOODLES/ETC.	\$2,100,000		\$1,365,000	WEDNESDAY, JUNE 18, 2025, @ 9:00 A.M. IN TOPEKA FOR ONE DAY
2021-5574-EQ	081-204-18-2-10-18-001.00-0	R9845	2021	MHTTN MARKETPLACE	A&W / NOODLES/ETC.	\$1,770,000		\$1,150,500	WEDNESDAY, JUNE 18, 2025, @ 9:00 A.M. IN TOPEKA FOR ONE DAY
2022-1386-EQ	081-204-18-2-10-18-001.00-0	R9845	2022	MHTTN MARKETPLACE	A&W / NOODLES/ETC.	\$1,670,000		1463240	WEDNESDAY, JUNE 18, 2025, @ 9:00 A.M. IN TOPEKA FOR ONE DAY
2023-1154-EQ	081-204-18-2-10-18-001.00-0	R9845	2023	MHTTN MARKETPLACE	A&W / NOODLES/ETC.	\$1,570,000		\$1,402,794	WEDNESDAY, JUNE 18, 2025, @ 9:00 A.M. IN TOPEKA FOR ONE DAY
2024-2774-EQ	081-204-18-2-10-18-001.00-0	R9845	2024	MHTTN MARKETPLACE	A&W / NOODLES/ETC.	\$1,610,000		?	REINSTATED - PENDING
2025-2543-EQ	081-204-18-2-10-18-001.00-1	R9846	2025	MHTTN MARKETPLACE	A&W / NOODLES/ETC.	\$1,670,000		\$800,000	PENDING-PER CAROLINE'S EMAIL NOTIFICATION
2024-1202-EQ	081-204-18-2-10-20-004.01-0	R9854	2024	MANHATTAN MARKETPLACE SC LLC	BEST BUY	\$2,460,000			WEDNESDAY, SEPTEMBER 3, 2025 @ 9:00 A.M. IN TOPEKA FOR ONE DAY
2025-2449-EQ	081-204-18-2-10-20-004.01-1	R9855	2025	MANHATTAN MARKETPLACE SC LLC	BEST BUY	\$2,510,000		\$2,460,000	PENDING-PER CAROLINE'S EMAIL NOTIFICATION
2021-285-PR	081-204-18-2-10-20-004.02-0	R9855	2020	MANHATTAN MARKETPLACE SC LLC	MCALISTER'S	\$1,375,000		\$1,114,370	WEDNESDAY, JUNE 18, 2025, @ 9:00 A.M. IN TOPEKA FOR ONE DAY
2021-5575-EQ	081-204-18-2-10-20-004.02-0	R9855	2021	MANHATTAN MARKETPLACE SC LLC	MCALISTER'S	\$1,160,000		\$1,114,370	WEDNESDAY, JUNE 18, 2025, @ 9:00 A.M. IN TOPEKA FOR ONE DAY
2022-1387-EQ	081-204-18-2-10-20-004.02-0	R9855	2022	MANHATTAN MARKETPLACE SC LLC	MCALISTER'S	\$1,090,000		?	WEDNESDAY, JUNE 18, 2025, @ 9:00 A.M. IN TOPEKA FOR ONE DAY
2023-1155-EQ	081-204-18-2-10-20-004.02-0	R9855	2023	MANHATTAN MARKETPLACE SC LLC	MCALISTER'S	\$1,029,000		\$984,227	WEDNESDAY, JUNE 18, 2025, @ 9:00 A.M. IN TOPEKA FOR ONE DAY
2024-2777-EQ	081-204-18-2-10-20-004.02-0	R9855	2024	MANHATTAN MARKETPLACE SC LLC	MCALISTER'S	\$1,070,000		?	REINSTATED - PENDING
2025-2542-EQ	081-204-18-2-10-20-004.02-0	R9855	2025	MANHATTAN MARKETPLACE SC LLC	MCALISTER'S	\$1,120,000		\$550,000	PENDING-PER CAROLINE'S EMAIL NOTIFICATION 05/21/2025
2020-1713-EQ	081-204-18-2-10-20-005.00-0	R9857	2020	MANHATTAN MARKETPLACE SC LLC	BED BATH & BEYOND & OTHER RETAILERS	\$4,585,000		?	WEDNESDAY, JUNE 18, 2025, @ 9:00 A.M. IN TOPEKA FOR ONE DAY
2021-2046-EQ	081-204-18-2-10-20-005.00-0	R9857	2021	MANHATTAN MARKETPLACE SC LLC	BED BATH & BEYOND & OTHER RETAILERS	\$4,125,000		\$3,415,016	WEDNESDAY, JUNE 18, 2025, @ 9:00 A.M. IN TOPEKA FOR ONE DAY
2022-1385-EQ	081-204-18-2-10-20-005.00-0	R9857	2022	MANHATTAN MARKETPLACE SC LLC	BED BATH & BEYOND & OTHER RETAILERS	\$4,015,000		\$3,415,016	WEDNESDAY, JUNE 18, 2025, @ 9:00 A.M. IN TOPEKA FOR ONE DAY
2023-1153-EQ	081-204-18-2-10-20-005.00-0	R9857	2023	MANHATTAN MARKETPLACE SC LLC	BED BATH & BEYOND & OTHER RETAILERS	\$3,785,000		\$3,278,465	WEDNESDAY, JUNE 18, 2025, @ 9:00 A.M. IN TOPEKA FOR ONE DAY
2024-2776-EQ	081-204-18-2-10-20-005.00-0	R9857	2024	MANHATTAN MARKETPLACE SC LLC	BURLINGTON / CRUMBL	\$3,890,000		?	REINSTATED - PENDING
2025-2540-EQ	081-204-18-2-10-20-005.00-0	R9857	2025	MANHATTAN MARKETPLACE SC LLC	BURLINGTON / CRUMBL	\$4,010,000		\$2,000,000	PENDING-PER CAROLINE'S EMAIL NOTIFICATION 05/21/2025
2020-1715-EQ	081-204-18-2-10-20-013.00-0	R302812	2020	MANHATTAN MARKETPLACE SC LLC	VACANT - WAS PAUL MITCHELL SALON	\$745,000		\$484,250	WEDNESDAY, JUNE 18, 2025, @ 9:00 A.M. IN TOPEKA FOR ONE DAY
2021-5576-EQ	081-204-18-2-10-20-013.00-0	R302812	2021	MANHATTAN MARKETPLACE SC LLC	VACANT - WAS PAUL MITCHELL SALON	\$630,000		\$478,968	WEDNESDAY, JUNE 18, 2025, @ 9:00 A.M. IN TOPEKA FOR ONE DAY
2022-1388-EQ	081-204-18-2-10-20-013.00-0	R302812	2022	MANHATTAN MARKETPLACE SC LLC	VACANT - WAS PAUL MITCHELL SALON	\$380,000		\$190,000	WEDNESDAY, JUNE 18, 2025, @ 9:00 A.M. IN TOPEKA FOR ONE DAY
2023-1156-EQ	081-204-18-2-10-20-013.00-0	R302812	2023	MANHATTAN MARKETPLACE SC LLC	VACANT - WAS PAUL MITCHELL SALON	\$255,000		?	WEDNESDAY, JUNE 18, 2025, @ 9:00 A.M. IN TOPEKA FOR ONE DAY
2024-2775-EQ	081-204-18-2-10-20-013.00-0	R302812	2024	MANHATTAN MARKETPLACE SC LLC	VACANT - WAS PAUL MITCHELL SALON	\$580,000		?	REINSTATED - PENDING
2025-2541-EQ	081-204-18-2-10-20-013.00-0	R302812	2025	MANHATTAN MARKETPLACE SC LLC	BATH & BODY WORKS	\$610,000		\$305,000	PENDING-PER CAROLINE'S EMAIL NOTIFICATION 05/21/2025
2025-2595-EQ	081-204-18-2-80-07-001.01-0	R309964	2025	COMMUNITY HOUSE LLC	COMMUNITY HOUSE	\$1,731,440		\$865,720	PENDING-PER CAROLINE'S EMAIL NOTIFICATION 05/21/2025
2024-2781-EQ	081-211-11-0-40-13-003.00-0	R15610	2024	CENTRO BRADLEY SPE 3 LLC	WEST LOOP SHOPPING CENTER	\$24,216,200	\$23,459,800	?	STIPULATED
2025-2598-EQ	081-211-12-0-20-01-027.01-0	R15647	2025	MERCY HEALTH CENTER OF MHTTN	MHTTN SURGICAL HOSPITAL	\$6,176,700		\$3,088,350	PENDING-PER CAROLINE'S EMAIL NOTIFICATION 05/21/2025
2020-915-EQ	081-211-12-0-30-11-004.01-0	R16204	2020	GLASS INVESTMENTS LLC	WALGREENS (ANDERSON AVE)	\$2,715,200		?	THURSDAY, JULY 10, 2025 @ 9:00 AM IN TOPEKA FOR ONE DAY
2021-1439-EQ	081-211-12-0-30-11-004.01-0	R16204	2021	GLASS INVESTMENTS LLC	WALGREENS (ANDERSON AVE)	\$2,812,400		prior year value	THURSDAY, JULY 10, 2025 @ 9:00 AM IN TOPEKA FOR ONE DAY
2022-2155-EQ	081-211-12-0-30-11-004.01-0	R16204	2022	GLASS INVESTMENTS LLC	WALGREENS (ANDERSON AVE)	\$2,812,400		?	THURSDAY, JULY 10, 2025 @ 9:00 AM IN TOPEKA FOR ONE DAY
2023-2296-EQ	081-211-12-0-30-11-004.01-0	R16204	2023	GLASS INVESTMENTS LLC	WALGREENS (ANDERSON AVE)	\$2,812,400		?	THURSDAY, JULY 10, 2025 @ 9:00 AM IN TOPEKA FOR ONE DAY
2024-1201-EQ	081-211-12-0-30-11-004.01-0	R16204	2024	GLASS INVESTMENTS LLC	WALGREENS (ANDERSON AVE)	\$2,879,000		\$2,879,000	THURSDAY, JULY 10, 2025 @ 9:00 AM IN TOPEKA FOR ONE DAY
2025-2447-EQ	081-211-12-0-30-11-004.01-0	R16204	2025	GLASS INVESTMENTS LLC	WALGREENS (ANDERSON AVE)	\$2,879,000		\$2,879,000	PENDING-PER CAROLINE'S EMAIL NOTIFICATION 05/21/2025
2024-2365-EQ	081-216-14-0-10-03-006.02-0	R19739	2024	ICON INVESTMENTS LLC	AUTO MUSEUM PARKING LOT	\$1,297,170			CONTINUANCE PENDING
2025-2448-EQ	081-216-14-0-10-06-002.00-0	R19748	2025	WATERS INC	WATERS TRUE VALUE	\$2,030,600		\$2,004,100	PENDING-PER CAROLINE'S EMAIL NOTIFICATION 05/21/2025
2023-2393-EQ	081-216-23-0-10-08-001.00-0	R20575	2023	GENESIS HEALTH CLUBS OF MHTTN LLC	GENESIS HEALTH CLUBS OF MHTTN LLC	\$8,152,300		\$4,076,150	WEDNESDAY, JULY 16, 2025, @ 1:30 P.M. IN TOPEKA FOR 1/2 DAY
2024-2368-EQ	081-216-23-0-10-08-001.00-0	R20575	2024	GENESIS HEALTH CLUBS OF MHTTN LLC	GENESIS HEALTH CLUBS OF MHTTN LLC	\$8,441,700			WEDNESDAY, JULY 16, 2025, @ 1:30 P.M. IN TOPEKA FOR 1/2 DAY
2025-2597-EQ	081-216-23-0-10-08-001.00-0	R20575	2025	GENESIS HEALTH CLUBS OF MHTTN LLC	GENESIS	\$8,441,700		\$4,220,850	PENDING-PER CAROLINE'S EMAIL NOTIFICATION 05/21/2025
2025-2600-EQ	081-216-23-0-40-01-001.00-0	R20849	2025	MAN-APART LLC	MAN-APART LLC	\$667,300		\$333,650	PENDING-PER CAROLINE'S EMAIL NOTIFICATION 05/21/2025
2025-2602-EQ	081-216-23-0-40-01-001.02-0	R20851	2025	MAN-APART LLC	MAN-APART LLC	\$667,300		\$333,650	PENDING-PER CAROLINE'S EMAIL NOTIFICATION 05/21/2025
2025-2603-EQ	081-216-23-0-40-01-001.03-0	R20852	2025	MAN-APART LLC	MAN-APART LLC	\$667,300		\$33,350	PENDING-PER CAROLINE'S EMAIL NOTIFICATION 05/21/2025
2018-2047-EQ	081-216-24-0-20-01-002.00-0	R21281	2018	HD DEVELOPMENT OF MARYLAND	HOME DEPOT	\$6,435,400	\$6,435,400	\$4,200,000	COUNTY VALUE SUSTAINED
2024-2358-EQ	081-216-24-0-20-01-002.00-0	R21281	2024	HD DEVELOPMENT OF MARYLAND	HOME DEPOT	\$7,000,000		\$4,200,000	PENDING
2025-2587-EQ	081-216-24-0-20-01-002.00-0	R21281	2025	HD DEVELOPMENT OF MARYLAND	HOME DEPOT	\$7,200,000		?	PENDING-PER CAROLINE'S EMAIL NOTIFICATION 05/21/2025
2020-914-EQ	081-216-24-0-20-02-001.00-0	R21288	2020	TARGET CORPORATION	TARGET	\$9,850,000		?	STIPULATED
2021-1440-EQ	081-216-24-0-20-02-001.00-0	R21288	2021	TARGET CORPORATION	TARGET	\$9,700,000		prior year value	STIPULATED
2022-2157-EQ	081-216-24-0-20-02-001.00-0	R21288	2022	TARGET CORPORATION	TARGET	\$9,700,000		?	STIPULATED
2023-2295-EQ	081-216-24-0-20-02-001.00-0	R21288	2023	TARGET CORPORATION	TARGET	\$9,700,000		?	STIPULATED
2024-1203-EQ	081-216-24-0-20-02-0001.00-0	R21288	2024	TARGET CORPORATION	TARGET	\$9,700,000		?	STIPULATED
2025-2446-EQ	081-216-24-0-20-02-0001.00-0	R21288	2025	TARGET CORPORATION	TARGET	\$9,800,000		\$9,700,000	PENDING-PER CAROLINE'S EMAIL NOTIFICATION 05/21/2025
Total County Value in Question						\$231,422,340			

PENDING REAL ESTATE EXEMPTION APPLICATIONS AT BOTA
6/9/2025

17.a

Attachment: 6-11-25 Appraiser's Office Staff Update (15926 : Appraiser's Office June Staff

COUNT	DOCKET	PARCEL ID	QUICK REF	OWNER	SITUS	2023 VALUATION	2024 Valuation	2025 VALUATION
1	2024-270-TX TO BOTA 01/25/2024	081-204-18-2-40-06-001.00-0	R11005	TEMPLE OF PEACE CHURCH	330 SUNSET AVE	\$ 765,790	\$ 802,750	\$ 779,000
2	2024-891-TX TO BOTA 03/15/2024	081-085-21-0-10-05-004.00-0	R1037	RANDOLPH COMMUNITY CHURCH	105 GARRISON ST, RANDOLPH	(Exempt 23)	\$ 361,000	\$ 361,000
3	2024-2524-TX TO BOTA 05/21/2024	081-204-18-2-70-20-002.00-0	R11790	ROMAN CATHOLIC DIOCESE OF SALINA KANSAS	721 PIERRE ST	\$ 61,360	\$ 62,590	\$ 59,000
4	2024-6662-TX TO BOTA 09/25/2024	081-216-13-0-20-02-001.00-0	R19378	KSU CONTROLLERS OFFICE	2323 ANDERSON AVE	(Exempt 23)	(Exempt 24)	\$ 6,196,000
5	2024-7010-TX TO BOTA 10/22/2024	081-203-07-2-70-05-004.00-0	R8887	CLOVIA ALUMNAE ASSOCIATION	1200 PIONEER LANE	(Exempt 23)	\$ 1,204,700	\$ 1,109,000
6	2024-7008-TX TO BOTA 10/23/2024	081-216-24-0-40-04-003.00-0	R21537	FLINT HILLS BREADBASKET	2326 SKY VUE LANE	N/A	\$ 543,100	\$ 850,000
7	2024-7008-TX TO BOTA 10/23/2024	081-216-24-0-40-04-001.00-0	R21535	FLINT HILLS BREADBASKET	620 ROSENCUTTER RD	N/A	\$ 645,980	\$ 653,000
8	2024-7009-TX TO BOTA 10/24/2024	081-151-01-0-30-13-006.00-0	R4245	ARTS & MEMORIES MUSEUM INC	219 BROADWAY ST. RILEY	\$ 87,060	\$ 91,580	\$ 92,000
9	2024-71693-TX TO BOTA 11/05/2024	081-219-29-0-00-00-006.02-0	R21810	CITY OF MANHATTAN	00000 EUREKA DR	(Exempt 23)	(Exempt 24)	(EXEMPT)
10	2024-7162-TX TO BOTA 11/05/2024	081-219-29-0-00-00-006.01	R21809	CITY OF MANHATTAN	5781 EUREKA DR	\$ 1,300	\$ 1,170	\$ 1,170
11	2024-7170-TX TO BOTA 11/06/2024	081-216-14-0-20-02-027.00-0	R19898	CITY OF MANHATTAN	925 VILLAGE DRIVE	N/A	\$ 1,260	\$ 1,260
12	2024-7071-TX TO BOTA 11/06/2024	081-216-14-0-10-05-002.00-0	R19742	CITY OF MANHATTAN	1001-1023 GARDEN WAY	\$ 81,350	\$ 81,350	\$ 81,350
13	2024-7182-TX TO BOTA 11/08/2024	081-205-15-0-00-00-001.00-0	R12729	CITY OF MANHATTAN	00000 HARWOOD RD (71.4 ACRES)	\$ 790	\$ 760	\$ 760
14	2024-7181-TX TO BOTA 11/08/2024	081-205-16-0-00-00-001.00-0	R12731	CITY OF MANHATTAN	00000 HARWOOD RD (120.9 ACRES)	\$ 44,830	\$ 36,930	\$ 26,000
15	2024-7180-TX TO BOTA 11/08/2024	081-216-14-0-10-10-003.00-0	R19853	CITY OF MANHATTAN	155 BETHANY DR	\$ 560	\$ 660	\$ 550
16	2024-7286-TX	081-204-18-2-30-01-012.00-0	R10622	CITY OF MANHATTAN	1318 LARAMIE ST	\$ 11,979,340	\$ 12,823,720	\$ 12,823,720

	TO BOTA 11/25/2024							
17	2024-7245-TX	081-211-11-0-10-04-010.00-0	R14631	MHTTN AREA TECHNICAL COLLEGE BOARD OF DIRECTORS	3136 DICKENS AVE	(Exempt 23)	(Exempt 24)	\$ 8,774
	TO BOTA 11/20/24							
18	2025-18-TX	081-151-01-0-20-15-004.00-0	R4102	RILEY METHODIST CHURCH, RILEY	110 E ASH ST., RILEY	(Exempt 23)	\$ 375,000	\$ 381
	TO BOTA 12/31/2024							
19	2025-21-TX	081-043-080--0-00-00-005.0-0	R436	FANCY CREEK ZION CEMETARY CORPORATION	20421 OBER RD., RANDOLPH	\$ 2,970	\$ 2,970	\$ 3
	TO BOTA 12/31/2024							
20	2025-21-TX	081-044-17-0-00-00-001.00-0	R441	FANCY CREEK ZION CEMETARY CORPORATION	00000 OBER RD., RANDOLPH	\$ 17,370	\$ 17,870	\$ 18
	TO BOTA 12/31/2024							
21	2025-34-TX	081-204-18-2-30-03-001.00-0	R10628	KSU AGRICULTURAL DEPT	1615 ANDERSON AVE	\$ 1,633,500	\$ 1,633,500	\$ 1,633
	TO BOTA 12/31/2024							
22	2025-49-TX	081-122-10-0-40-04-001.00-0	R3427	LEONARDVILLE COMMUNITY CHURCH INC	111 N COLORADO ST., LEONARDVILLE	(Exempt 23)	\$ 156,960	\$ 167
	TO BOTA 01/13/2025							
23	2025-49-TX	081-122-10-0-40-05-002.00-0	R3436	LEONARDVILLE COMMUNITY CHURCH INC	00000 N COLORADO ST., LEONARDVILLE	(Exempt 23)	\$ 389,530	\$ 389
	TO BOTA 01/13/2025							
24	2025-63-TX	081-204-18-2-70-10-006.00-0	R11686	U.S.D. #383	114 S 8th ST	N/A	N/A	\$ 192
	To BOTA 12/30/2024							
						\$ 14,676,220	\$ 19,233,380	\$ 34,607

REMAINING PENDING \$ 14,676,220 \$ 19,233,380 \$ 34,607.3

Attachment: 6-11-25 Appraiser's Office Staff Update (15926 : Appraiser's Office June Staff

Other Projects

Tax Roll Certification:

- Real Estate- \$10,247,499,460 (\$4,070,263,880-Exempt)
- Personal Property & Oil & Gas- \$56,228,151

Budgets

Position Descriptions

Training

Exemptions

K.S.A. 79-1613

RHID



**COUNTY
COUNSELOR/ADMINISTRATIVE SERVICES**
Policy

Jacob Hansen
Interim County Counselor
115 North 4th Street
Manhattan, KS 66502
Phone: 785-565-6844

COMMISSION AGENDA REPORT

FROM: Jacob Hansen, Interim County Counselor and Brittany Phillips, Budget & Finance Officer

MEETING: June 12, 2025

SUBJECT: BOCC Findings on LK Townhomes Reinvestment Housing Incentive District

PRESENTER: Jacob Hansen, Interim County Counselor and Brittany Phillips, Budget & Finance Officer

BACKGROUND

On May 20, 2025, the City of Manhattan concluded its public hearing as required by Kansas law when creating a Reinvestment Housing Incentive District (“RHID”). Riley County has thirty (30) days from May 20, 2025, to pass a resolution to nullify the creation of the RHID based upon Riley County finding that such RHID shall have an adverse effect on the County.

Riley County has in place an RHID Policy (“Policy”) which provides the Board guidance on how to determine if an RHID will have an adverse effect on the County.

Attached to this CAR is also a memo prepared by the Clerk’s Office and relevant County staff in accordance with the Policy for the Boards review.

DISCUSSION

The Board is presented with two options in the consideration of the LK Townhomes Reinvestment Housing Incentive District (“LK RHID”). Those options are (1) allowing the LK RHID to be created by taking no action or by voting in favor of the LK RHID or (2) executing the resolution attached to this Commission Agenda Report and nullify the creation of the LK RHID.

Other districts have also chosen to show support by making a vote in favor of the LK RHID, and while the Board has this option, it has no effect on whether the LK RHID stays in place or is nullified.

For the County to execute a resolution nullifying the creation of the LK RHID, the Board must find that the creation of the LK RHID will have an adverse effect on the County. The following list, includes but is not exhaustive, of criteria considered to have an adverse effect upon the County:

- A. Proposed project is economically feasible without RHID funding support.
- B. Potential loss of tax revenue;
- C. Potential increase in public services hindering the effective delivery of said public services;
- D. Places an undue burden on the County;
- E. Proposed private equity funding and financial guarantees are deemed insufficient to mitigate against default risk.
- F. Developer or principal, is not current in payment of ad valorem tax or special assessments.
- G. Current and potential fiscal impacts to county governance are greater than the benefit.
- H. Sufficient data or notification was not provided for County staff to adequately review the proposal for a RHID.
- I. RHID overlaps with other economic development incentives, thus creating an inherently incompatible public financing support arrangement.
- J. Project creates an incentive or equity issue that is determined to create an unfair advantage for one housing developer over another.
- K. The term of the RHID is outside of the recommended term of ten (10) years.
- L. The projects inability to provide quality housing for occupants with an income below the area median income.

The County only needs to find a single adverse effect in order to justify the execution of the resolution nullifying the LK RHID.

FISCAL IMPACT

If the LK RHID is allowed to be created, the fiscal impact will be the cost of county services which would not be recovered by the property taxes paid by the owners for the duration of the LK RHID, approximately 15 to 17 years. If the LK RHID is nullified, there is no fiscal impact upon the County.

RECOMMENDATION(S)

None.

POSSIBLE MOTION(S)

- A. "I move the Board make the following findings regarding adverse effects caused by the LK RHID:
 - 1. Potential loss of tax revenue;
 - 2. Potential increase in public services hindering the effective delivery of said public services;
 - 3. Places an undue burden on Riley County;
 - 4. Current and potential fiscal impacts to county governance are greater than the benefit;

5. The term of the LK RHID is outside of ten (10) years; and
6. The inability of the project to provide quality housing for occupants with an income below the area median income.

B. "I move the Board support the LK Townhomes Reinvestment Housing Incentive District."

POSSIBLE SECONDARY MOTION(S)

- A. "I move the Board execute the attached Resolution Finding Adverse Effect on Riley County Regarding the City of Manhattan's Establishment of the LK Townhomes Reinvestment Housing Incentive District."
- B. "I move the Board execute the attached Resolution Finding Adverse Effect on Riley County Regarding the City of Manhattan's Establishment of the LK Townhomes Reinvestment Housing Incentive District, with the following revisions. . ."

Enclosures:

- Resolution Finding Adverse Effect - LK Townhomes RHID (DOC)
- RHID Memo (DOC)

RESOLUTION NO. 061225-

**A RESOLUTION FINDING ADVERSE EFFECT ON RILEY
COUNTY REGARDING THE CITY OF MANHATTAN'S
ESTABLISHMENT OF THE LK TOWNHOMES REINVESTMENT
HOUSING INCENTIVE DISTRICT**

WHEREAS, on May 20, 2025, the City of Manhattan, Kansas, in accordance with K.S.A. 12-5241 *et seq.* held a public hearing to pass an ordinance establishing the LK Townhomes Reinvestment Housing Incentive District; and

WHEREAS, K.S.A. 12-5246(c) provides that an ordinance establishing an Reinvestment Housing Incentive District shall be null and void if, within thirty (30) days following the conclusion of the public hearing the board of county commissioners of the county in which a city governing body proposes to establish such a district determines by resolution that the proposed district will have an adverse effect on such county; and

WHEREAS, the thirty (30) day period to nullify the creation of the LK Townhomes Reinvestment Housing Incentive District ends on June 19, 2025; and

WHEREAS, the Board of Commissioners of Riley County, Kansas (“BOCC”) is such a county with the authority to declare by resolution that the creation of the LK Townhomes Reinvestment Housing Incentive District as null and void pursuant to K.S.A. 12-5246(c)(3); and

WHEREAS, Riley County has an internal policy to guide the BOCC in making its determination of adverse effect regarding applications for the creation of a Reinvestment Housing Incentive District (“Policy”).

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSONERS
OF RILEY COUNTY, KANSAS,**

Section 1. Findings. The BOCC, on June 12, 2025, during the regularly scheduled Riley County Commission Meeting found pursuant to K.S.A. 12-5246(c)(3) and the

Policy, that the creation of the LK Townhomes Reinvestment Housing Incentive District, to which the public hearing concluded on May 20, 2025, will have an adverse effect on Riley County. Certain adverse effects include the potential loss of tax revenue (4.B of the Policy), potential increase in public services hindering the effective delivery of said public services (4.C of the Policy), places an undue burden on the County (4.D of the Policy), current and potential fiscal impacts to county governance are greater than the benefit (4.G of the Policy), the term of the LK Townhomes Reinvestment Housing Incentive District is outside of the recommended ten (10) years (6.G of the Policy), and the projects inability to provide quality housing for occupants with an income below the area median income (6.C.ix of the Policy).

Section 2. Conclusion. As a result of the County finding that the creation of the LK Townhomes Reinvestment Housing Incent District will have an adverse effect on Riley County, the ordinance creating such district and heard by the public on May 20, 2025 shall be determined as null and void pursuant to Kansas law.

ADOPTED this 12th day of June, 2025.

**BOARD OF COUNTY COMMISSIONERS
OF RILEY COUNTY, KANSAS**

Greg McKinley, Chairman

Kathryn Focke, Vice Chair

John Ford, Member

ATTEST:

Rich Vargo, Riley County Clerk

(seal)



CLERK'S OFFICE

18.b

Brittany Phillips

Budget & Finance Officer
110 Courthouse Plaza
Manhattan, Kansas 66502-0109
Phone: 785-537-6359
Fax: 785-537-6394
E-mail: bphillips@rileycountyks.gov

To: Board of County Commissioners
From: Brittany Phillips; Budget & Finance Officer
Re: Little Kitten Townhomes RHID
Date: June 12, 2025

On March 6, 2025 the Board of County Commissioners (BoCC) heard a presentation from Frontier Development. In this presentation it was stated "This is an all or nothing development. Specifically with the state of Kansas resources."

It was specifically asked if the RHID project is denied, would the project not go through. To which the answer was no, it would not.

After speaking with KHRC, I want to clarify one major point. This project would not lose the grant funding if the RHID project is not approved.

According to Riley County GIS, these lots are listed at \$18K for appraised value. In the presentation given by Frontier Development, they are purchasing each lot for \$40,000.

It has also been stated no public infrastructure is needed to be put into place since there is already water, sewer, and roads in place. When reviewing the risk analysis of this project per policy, it was questioned when this infrastructure would need to be replaced. Would this then be assessed as special assessment taxes?

Kansas Administrative Regulation 92-19-66b also supports that Labor Services for original construction of residential homes are exempt from taxes. K.S.A 79-3603(p) states "...except that no tax shall be imposed upon the service of installing or applying tangible personal property in connection with the original construction of a building or facility, the original construction, restoration, remodeling, renovation, repair or replacement of a residence. . ."

KHRC defines the Moderate Income Housing guidelines as Area Median Gross Income for each county. Manhattan (including Riley and Pottawatomie counties) reflects the maximum income limit at 150% for 2 people in a household, of \$108,000. The minimum income limit at 60% is \$43,200.

The list price of these houses are estimated to be \$318,000. This does not take into account if the houses sit on the market and don't sell. This is also at the top end of the workforce housing purchase price according to the City of Manhattan's housing data and trends. However, per the City's housing study done in 2022, this project would be listed under the high income.

Per a presentation by the Riley County Appraiser in January, looking at sales data from 2024 the median sale price was \$250,000 and average sale price was \$275,803.

In consideration of all the above and all information presented to the Board and to Riley County staff, the elements to which the proposed project are not in conformance with the Riley County

Attachment: RHID Memo (15930 : RHID Findings)

**CLERK'S OFFICE****Brittany Phillips**

Budget & Finance Officer

110 Courthouse Plaza

Manhattan, Kansas 66502-0109

Phone: 785-537-6359

Fax: 785-537-6394

E-mail: bphillips@rileycountyks.gov

Reinvestment Housing Incentive District Policy are the following:

1. The potential loss of tax revenue (4.B of the Policy),
2. Potential increase in public services hindering the effective delivery of said public services (4.C of the Policy),
3. Places an undue burden on the County (4.D of the Policy),
4. Current and potential fiscal impacts to county governance are greater than the benefit (4.G of the Policy),
5. The term of the LK Townhomes Reinvestment Housing Incentive District is outside of the recommended ten (10) years (6.G of the Policy), and
6. The projects inability to provide quality housing for occupants with an income below the area median income (6.C. of the Policy)

Attachment: RHID Memo (15930 : RHID Findings)