

Incentives given to new owners of existing business

By Tom Betz
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City commissioners agreed to allow the new owners of an existing city business to get a one month utility credit after three months to compensate for a utility deposit he had to pay up front.

Economic Development Director Michael Solomon said the city received a letter from Brooke Bauman of L & L Engine Services asking about a \$400 deposit she and Brian Bauman had to put down to change the name on the business account when they purchased L & L Engine.

Solomon said the situation was in a letter Brooke Bauman wrote to the city about the situation.

"We personally do not see where this is necessary," she wrote. "Brian and I are a very young family, we have lived our whole lives here and do not plan to leave Goodland. We want to keep this business a success and would appreciate the incentive to waive this fee. We have had a city bill of our own for six years in good standing and have never missed a payment or been late."

Solomon said they could be buying an existing business and felt they were helping expand the business by increasing the number of employees from one to three as the guy who had the business is going to stay and help.

He said the deposit for utilities threw them for a loop, and wanted to know if they can get a month's utility credit for being in business for three months. He said the average for the business is \$433 a month for utilities, and is less than what the city normally approves.

"I feel it fits in and covers two of the three economic development tools," Solomon said. "Retention, expansion and new business are the three tools, and feel this is a good deal."

Mayor Josh Dechant asked if this was a deposit for water and electric service.

City Clerk Mary Volk said it was for two electric meters and one water.

"We have followed the policy the commission started that the city does not refund deposits," City Manager Doug Gerber said. "We would have them pay the deposit, but

in a short time it would give them a credit that would cover the option."

City Commissioner Annette Fairbanks said she felt this would work.

"Have you talked to them," Dechant asked.

Solomon said he had and Bauman's felt it was a good thing.

Commissioner Dave Daniels asked about going for one month credit.

Solomon said the city has given six month after a year, but with the smaller amount he did not feel that was necessary.

Volk said they are looking at giving a one month credit after three months of being in business.

Solomon said Bauman is keeping a business going and it is more of a retention piece.

Dechant asked if any of the commissioners had an issue with going for three months and then the one month credit.

Commissioner Kevin Rasure asked if the city would be averaging the three months.

Volk said it would be the average of the next three months.

Rasure asked if there might be a big change in the next three months.

Volk said she was not sure, but would check it out.

Gerber said he did not want to over think this, and feels it is a good deal if Bauman is satisfied with the \$423.

Rasure made the motion to give one month's credit based on the average over the next three months. Fairbanks seconded and the vote was 4-0 with Commissioner John Garcia absent.

Solomon gave an update on economic development activities for the month. He said someone has come in at least once a week and asked about a possible project.

He said it is good to have these conversations with people and something that keeps coming up after time will bring something on a larger basis.

He said the company in Goodland continues to look at a possible expansion and are working on a site plan.

He said the Motel 6 owners have applied for the neighborhood revitalization program, and are hoping to offset some of the

remodeling costs.

Solomon said the grocery store continues to be an ongoing project and he was to go to Denver later in the week to meet with Sam Mancini about the project timing and to get an updated schedule for Bella's Market. A sign announcing the grocery store has been erected on the parking lot with a web site www.bellasmarket.

He said the iPad program at Northwest Tech is going to be the subject of the Apple documentary and expects them to have another meeting with the Apple people near the end of the month.

He said the Maverick Inn and Shiraz are open for business.

Recently Solomon helped put on a customer service training program and said the two sessions had about 50 total. He said he felt it was a success, and would like to do it more often.

Another possible project Solomon mentioned was the request by Northwest Tech to get a grant to remodel the telephone building into class rooms and a business incubator.

County engages consultant to design heating for courthouse

By Tom Betz
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County commissioners decided Wednesday to engage a consultant to help design the heating and air conditioning systems for the courthouse and then submit the plans for bid in the next few weeks.

The commissioners talked to James E. Richmond of Energy Solutions Network of Nederland, Colo. about the results of his energy audit of the courthouse and recommendations.

Commissioner Cynthia Strnad said she had been impressed with his presentation last year, but the commissioners had a number of presentations and did not feel they understood what was being suggested.

She said it did not seem like it was apples to apples, but rather apples

to oranges. She said Commissioner Larry Enfield had come on in January, and she felt confused.

"When we turn the boiler off we cannot turn it on ever again," she said. "We were allowed to finish the winter, but we will have no head for the next winter. We have a limited time frame."

She said she and Commissioner Max Linin, who was absent, liked Richmond's presentation and would like to have him follow up and give them an update.

Richmond said he could understand getting confused because the contractors were not always giving the same options.

He said he could provide a model of the building and tell the commissioners objectively what is the best decision to make with six ways to go or down to possibly two.

"I haven't got a stake in what you have," he said. "There are pluses and minuses to all the options."

Richmond said the current boiler was working with inadequate air movement and a distribution system that cannot work. He said it has to be replaced with a new system.

He said he felt the county could do away with all of that and go to a forced air system. He said in the audit he had recommended individual controls in every part of the building.

Enfield asked if it would be one centralized system.

Richmond said he was looking at about a dozen and half different systems. He said some of the duct work in the building can be reused and a crawl space on the first floor is where it can be used. For the upper floors he plans to put the units on the roof.

He said the gain in efficiency would be the condensing furnaces would be 95 percent combustion better than any boiler you can get. He said it would boost the air conditioning system and save money.

He said the easy part would be to do a lighting upgrade as part of the program and it is a quick payback and improves the working areas.

Strnad said when the public reads the estimates from Richmond they may be discouraged by the figures as they are overwhelmed by government spending.

The audit estimates from Richmond were for more than \$400,000 for the total project including the heating, air conditioning and lighting.

"We have to get something done," Enfield said. "We are going to run out of time."

Richmond said he did not know

what the grant and foundation environment is for this area of Kansas.

He said he has a person who could look to see what grants might be available to help with the project.

He said the grant writer has been able to get some money to help on other projects.

Strnad asked about the cost for Richmond to do the plans.

Richmond said he could have the plans done in a couple of weeks, and said it would reduce the cost. He said

the total would be \$19,000 including the grant writer.

The commissioners voted unanimously to hire Richmond, and asked him to provide a contract for them as soon as possible.

Richmond asked for a deposit of 20 percent to get the plans moving. He said he would shoot to do the contractor walk through the first part of May.

The commissioners unanimously agreed to write a check.

Run For The Wall to stop overnight in town in May

WALL, from Page 1

The Run for the Wall was started to remember the prisoners of war and missing in action from the Vietnam War, and today is an annual pilgrimage to The Wall built to remember those who died and are missing in Vietnam, Korea and World War II.

James "Gunny" Gregory started the ride in 1988 with the help of other veterans, and today the ride features two routes from California meeting in Washington for the Memorial Day weekend where the motorcyclists participate in the Rolling Thunder Rally, named after the B-52 strikes that rolled through Vietnam.

The Central route brings the veterans through Angel Fire, N.M. where the Vietnam Veterans Memorial overlooks the valley.

From Angel Fire the estimated group of about 400 motorcycles will travel to Raton, N.M. and cross into Colorado to Trinidad. At Trinidad the tour will turn to the northeast on U.S. 350 to travel to La Junta, Colo., and past the U.S. Army's Pinion

Canyon tank and infantry training area. The riders will be treated to lunch by the people of La Junta.

At La Junta the cyclists will take a short turn to the west to Rocky Ford and head north on Colorado 71 to Limon, Colo. At Limon the route follows I-70 east to Goodland where they spend the evening at the end of the day and 390 miles of riding.

Sunday morning the riders will have breakfast and head east.

The two groups of riders will meet up in Washington on Friday, May 27, for a special ride to Arlington Cemetery and plaque presentation at the Vietnam Veterans Memorial and on Monday, May 30, the groups will mass at the Pentagon parking lot for the Rolling Thunder Parade through Washington to The Wall with the ride ending about noon.

The Run for the Wall mission is to promote healing among all veterans and their families and friends, to call for a complete accounting of those who were prisoners or missing in action from all wars, and to support the U.S. military troops all around the world.



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