

PUBLIC NOTICE

repair or removal within the time fixed by such resolution or failed to diligently prosecute the same until the work was completed, the city would cause the structures to be razed and removed; and,

WHEREAS, such resolution was published in the official newspaper and copies of such resolution were mailed to each owner, agent, lienholder of record and occupant of such structures and all other parties having any legal or equitable interest in the property, or was otherwise served as required by law; and

WHEREAS, the owner has wholly failed to commence the repair or removal of said structures;

Now Therefore, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF CANTON, KANSAS:

Section 1. The enforcing officer is hereby authorized and directed to cause the structure located on South Fifty feet (50) of Lot Seven (7) Block Ten (10) McAllisters First Addition to Canton, Kansas, also commonly known and referred to as 111 S Kansas of said city to be razed and removed and the premises made safe and secure, and for this purpose is authorized to invite bids, negotiate a contract, or cause the work to be done by city employees.

Section 2. The enforcing officer shall keep an account of the costs of the work and may sell salvage from such structures and shall keep an account of the receipts therefrom as provided by law.

Section 3. All costs incurred by the city in the razing and removal of such structures and the making of the premises safe and secure shall be paid from moneys received from the sale of salvage therefrom and all moneys in excess of that necessary to pay such cost shall, after the payment of all costs, be paid to the owner and the premises upon which said structures were located; PROVIDED, that if there is no salvage or if the proceeds received from the sale of salvage are insufficient to pay the costs of such work, such costs or any portion thereof in excess of the amount received from the sale of salvage shall be assessed as a special assessment against the lots or parcels of land on which the structures were located and may be financed until the assessment is paid out of the general fund of the city and/or may be pursued as a personal debt pursuant to the procedure allowed under K.S.A. 12-1, 115 and any amendments thereto.

Section 4. This ordinance shall be in full force and effect from and after its adoption and publication in the official city newspaper.

ADOPTED AND APPROVED by the Governing Body, this 30th day of May, 2025.

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MCPHERSON COUNTY
RESOLUTION NO 2025-07

SPECIAL USE FOR A commercial house moving business and to store equipment indoors on the subject property

A resolution approving a Special Use for commercial house moving business and to store equipment indoors on the subject property , on certain lands located in McPherson County under the authority granted by the Zoning Regulations of McPherson County, Kansas.

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

Section 1. Having been heard by and received a recommendation from the McPherson County Planning Board on **Case No. SU2025-0102**, and proper notice have been given and a hearing held as provided by law and under authority and subject to the provisions of the Zoning Regulations of the County as originally approved by Resolution No. 2024-18, a Special Use Permit is hereby approved in the A-1 Agricultural District.

Legal Description: A portion of the Southwest Quarter of Section 35, Township 20 South, Range 2 West of the 6th P.M., McPherson County, Kansas, described as follows: Commencing at the Northwest corner of said Southwest Quarter; thence on a NAD 83 Kansas South Zone bearing of South 00 degrees 00 minutes 13 seconds West on the West line of said Southwest Quarter a distance of 659.73 feet to the Northwest corner of the South Half of the Northwest Quarter of said Southwest Quarter; thence continuing South 00 degrees 00 minutes 13 seconds West on said West line a distance of 400.00 feet (Record) to the point of beginning; thence North 87 degrees 11 minutes 52 seconds East a distance of 332.21 feet (Record); thence North 00 degrees 01 minutes 38 seconds East a distance of 128.00 feet (Record); thence South 85 degrees 48 minutes 14 seconds East a distance of 272.77 feet (Record); thence South 06 degrees 48 minutes 50 seconds West a distance of 230.41 feet; thence South 25 degrees 05 minutes 35 seconds East a distance of 170.56 feet; thence South 00 degrees 00 minutes 13 seconds West parallel with said West line a distance of 141.08 feet; thence North 89 degrees 59 minutes 47 seconds West perpendicular to said West line a distance of 648.92 feet to said West line; thence North 00 degrees 00 minutes 13 seconds East on said West line a distance of 400.00 feet to the point of beginning.

Assigned Address: 628 22nd Ave, Galva, KS 67443

Whereas, proper notice has been given according to the Zoning Regulations and the rules of the McPherson County Planning Board; and

Whereas, the McPherson County Planning Board did at their meeting of Monday May 12, 2025, considered said application at a public hearing

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Mayor
(SEAL)
ATTEST:

City Clerk
Published in McPherson Sentinel June 11, 2025.

3562080

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and make specific findings of fact; and

Whereas, the McPherson County Planning Board has proper jurisdiction and authority to permit such a special use as an exception in the district as stated which may be further subject to conditions as provided for in Sections 11-100 H and 11-101 of the regulations.

Now, Therefore, Be it Resolved by the McPherson County Planning Board, that this application be **granted** for a Special Use on the property described herein, subject to the following Conditions:

1. This special use allows for the use for a commercial house moving business and to store equipment indoors on the subject property and must be operated as specified in the application. Any changes to the plan or the site must be approved by application for a new special use.
2. The property shall not be further subdivided or further reduced in size.
3. The appearance of any structured erected shall be compatible with the character of the neighborhood.
4. A Floodplain Development Permit must be approved for all development occurring in the Special Flood Hazard Area (SFHA). All new uses, structures or substantial improvements, including materials stored in the SFHA, must comply with the Floodplain Regulations including that material/equipment be secured/anchored to prevent flotation or movement by floodwater and that hazardous material may not be stored in the SFHA.
5. The off-street parking space and standards required per Article 5 of the McPherson County Zoning Regulations must be met.
6. The McPherson County Sanitation Code must be followed for a water or wastewater systems proposed and installed on the property. Due to the SFHA on the entire property, this may severely restrict or remove any possible system from being installed on the property.
7. Upon discontinuance of the special use for any 12-consecutive months, the special use shall become null and void. Following this time-period, it shall be necessary to re-apply in the original manner in order to be considered for a new special use to restart this use.
8. If approved by the Board of County Commissioners, a copy of the approving Resolution shall be filed and paid for by the applicant and or property owner with the McPherson County Register of Deeds Office.

Section 2. This Resolution shall take effect and be in force from and after its adoption and publication once in the official County newspaper.

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MCPHERSON COUNTY, KANSAS, this **2nd** day of **June, 2025**.
s/ Keith Becker, Chairman
s/ David O' Dell, Vice-Chairman
s/ Thomas L. Kueser, Commissioner

ATTEST:
s/ Hollie D. Melroy, County Clerk
Published in McPherson Sentinel June 11, 2025.

3561390

HOUSING

Continued from page A1

without consultation or cooperation.

The needs of each community differ. It doesn't make sense to build low-income housing in Galva, she said, because many people in need of such homes lack cars, and Galva doesn't have enough businesses for people to buy what they need to live on. In McPherson, she said, they can walk to the stores.

But Goodson thinks housing among the communities can be coordinated, and she hopes it can be done without them losing the power to make decisions.

For that coordination, RDG's report strongly recommended the MHC. Some other counties have created departments or participated in a regional council of governments. McPherson County and its communities don't have an agency to execute a unified housing program. "But in McPherson, there is no need to start over – the MHC has clearly demonstrated the level of sophistication, knowledge of programs, and credibility to fill this role," the study said.

It calls the coalition an "impresario" of housing initiatives. Cities ultimately carry the ball, but they need help. The study said these are MHC's roles:

- Develop projects and get the money from them. With Community Housing Development Organization (CHDO) status, the coalition has access to low-income housing tax credits. As a community development corporation, it can serve as a general partner or, with capital, develop its own projects.
- Advocate for housing legislation and investment. Projects in the county have benefited from Kansas Department of Commerce programs. This work comes from a small staff and volunteers, and the study said the coalition would need to expand if it is to lead a unified housing program for the county.

"We're willing, but to take that on will require support," Goodson said. "If we do this, we're going to grow."

Here is where RDG said this support can come from:

- County and towns.
- Employers and lenders. "The private sector has a major stake in providing affordable housing for employee recruitment and retention," the study said.
- Philanthropy.
- Project income – developments should give the organization money.

Growth would like change how the MHC is governed. A development arm might split from the main organization for legal or liability reasons, the study said.

Some towns seem unable to solve their infrastructure problems, and RDG said the health of each community affects the health of all. When Galva – one of those troubled towns – does well, Goodson said, people have options: "Staying in the county benefits the county."

The report suggested a regional approach that involves different government levels to address needs for basic services so each town can add to its housing. Here are possible approaches:

- An "infrastructure bank" funded cooperatively to make loans to cities for capital improvements. This could be used as a match for Community Development Block Grants (CDBG) or rural development funds.
- Section 108 loans. CDBG

communities can draw advances for immediate needs, and repay them with expected entitlements from the program. None of the county's towns are big enough to qualify, but the state gets this money and might commit a long allocation to the towns in need.

- The state's Build Kansas Fund gives matching funds for infrastructure work.
- The county or state could issue bonds to help with infrastructure financing. Existing homes are the most likely continuing source of affordable housing, the study said. There seems to be a relatively large number of vacant houses or houses likely to become vacant when owners who are old leave them, the study said.

But old people might have trouble handling real estate sales, or heirs who live out of town might not be interested in taking the time. Investors know each other and network, and in small town word can get around so the house might sell without formally going on the market. "That happens all the time," Goodson said. Then it becomes rental property rather than being sold affordably to younger people.

Even one or two buildings in need of work can affect an entire block, the study said. Improving them "can help preserve the quality of residential areas. This would also mean their property values, and who can afford them.

Goodson said a nonprofit can get a house, fix it up, and sell it to an owner-occupant. MHC could do not only this, she said, but also help the old owners or contact heirs about selling.

The cost of new homes has gone up with the cost of materials since the pandemic, Goodson said. Tariffs won't help. The shortage of housing is not so much for middle cost homes and middle income, but more for people of low income – and for those with high income if they want a house to match it. "People with means will figure that out," Goodson said. But over the past decade the cost of living has gone up 20 percent while wages rose 10 percent, she said, and half of the nation's old people, who often live on fixed incomes, seek cheaper housing.

Younger households are deferring home ownership or generally preferring to rent," the RDG study said. Reasons include lack of money for down payments, college or other debt, the desire for mobility, and delay in having children. McPherson has built apartments and Moundridge has rental duplexes, but in general new rental production remains scarce. Rentals are hard to build without government help, the study said. The money acquired from rent doesn't compensate for the cost of construction and ownership as well as mortgage payments do. Rent payments are less dependable than payments on a mortgage, and the property manager also must cover the cost of insurance and management. "In areas like McPherson County, construction costs are high, and rents are relatively modest, so it's hard to make new rental units financially viable without some form of government support or subsidy," Goodson said.

RDG also said that many consumers and proponents of development remain tied to the idea of a single-family home on a large lot, which is out of reach for many. "Products that were once considered good starter houses lack the features and size that contemporary buyers seek," it said. "Buyer preferences must gradually shift to new, more efficient configurations and development regulations must follow suit."

Goodson recommended that before they decide how to develop, cities and

towns ask real estate agents what people want.

The study had these suggestions for development:

- Something like MHC, using low-income housing tax credits, partner with private builders. The nonprofit acts as a general partner and assembles limited-equity partners who can use the credits to reduce their tax liability.
- Revise code to permit economical innovations, such as factory-build structures, which have not replaced building on site, and use of structural insulated panels. 3-D houses are in the works. Goodson said this is still a "market in the making." It was recently so for "barndominiums," also known as "shouses," homes built from pole sheds, but these have proliferated in McPherson County – including for MHC's office.
- Revise zoning to allow multipurpose districts, smaller lot sizes, smaller minimum homes sizes, and smaller street widths.
- Application at once for state and federal funding can help towns under 2,000. Three Nebraska towns used a state grant this way: The first town builds one or more houses. Then those sell, the second town uses the proceeds so to build, and so on. "Gradually increasing sales values can accelerate production," RDG said.

A limited-profit development company. This dates back to the 1920s in New York City with the City Housing Corporation. It joined civic-minded designers and capitalists for innovative projects that are "landmarks of housing development and combined great design with supporting services," the study said.

Although the process didn't take off, there is a more relevant example: Sioux City, Iowa, where major employers created a company with limits on profit to build affordable homes for their workers. Goodson said that McPherson has a major employer but they have not gotten into the finance of housing.

RDG gave these financial ideas:

- Two or more small lenders can make a consortium to spread the risk. Such lending for construction is good, the study said, because funds will be tied up for a relatively short time. Another option is to fund a program to buy, remodel, and sell homes by a nonprofit.
 - Rural Housing Incentive Districts are a form of tax increment financing to build infrastructure needed for development. These have been used effectively in McPherson County, but the application and approval process is complex. An expanded MHC could help cities and developers through it, the study said.
 - The Kansas Department of Commerce has an array of programs to help with housing development. See <https://www.kansascommerce.gov/housing>.
- One of the biggest barriers to home ownership is affording a down payment. One option is rent to own. The RDG said this is best carried out by a nonprofit, community-based development corporation. A part of the rent is placed in escrow to built over time for a down payment on a mortgage.
- The federal government doesn't offer down payment help, but affordable housing was an issue in the 2024 election, and the study said that such an initiative could come. The state has a program of loans to people with low to moderate income to cover down payment and closing costs. There are also services with technical help, counseling, and advice for new owners.

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