SHERMAN COUNTY
COMMUNITY DEVELOPMENT
GOODLAND, KS

524 E Hwy 24 Goodland, KS 67735
785-890-3743 or 785-821-0403

Wednesday, January 14, 2026
1312 Main St. Building - Board Room
1:30 PM

Community Development Board Members:	01/14/26 Attendance
Matt McKenzie	x
Geremy Cloyd	x
Amy Sederstrom	x
Rory Kling	x
Joshua Whisnant	x
Lucretia Stargell	x
Patty Eckhart	x
Ex-officio: Ashley Mannis	x
Ex-officio: Kent Brown	x
SCCD Staff:	
Jessica Dinkel	x
Bert Mosier	x
Guests:	
Tina Wolak	x

The meeting of the Sherman County Community Development Board was held on Wednesday, January 14, 2026, and called to order at 1:30 PM.

Public Comment

- None

Approval of Minutes

- Patty made a motion to approve the December 17, 2025 Minutes. Joshua seconded. Motion carried on a vote of 8-0.

Financial Reports

- Sherman County Transient Guest Tax Expenditures (as of 12/31/25): $23,121.57
  - Amy made a motion to approve the Transient Guest Tax Expenditures as presented. Geremy seconded the motion. Motion carried on a vote of 8-0.
- WSB Comm Dev Checking as of 01/13/26 - $49,989.86
  - Rory made a motion to approve the financial reports as presented. Kent seconded the motion. Motion carried on a vote of 8-0.

*Lucretia arrives at 1:43 PM

- Amy goes over the 2026 Budget and Projections
  - Discussion among board of what year-end balance would be a comfortable cushion for carry-over into the next year for future budgets. No formal decision was made.
  - Geremy moved to approve the 2026 budget as amended. Rory seconded the motion. Motion carried on a vote 9-0.

Transactions for SCCD:

	Date	Transaction Type	Num	Name	Memo/Description	Account	Clr	Amount
Check								
	Beginning Balance							
	12/17/2025	Check	3517	Amy Sederstrom	Accounting Contract Labor - Dec 2025	SCCD	R	-300.00
	12/18/2025	Check	3516	Travis Jones	Snow Removal 12/1/25 and 12/4/25	SCCD	R	-150.00
	12/30/2025	Check	3519	MJJC, LLC	Building Brillance Award Distribution 2nd half final distribution	SCCD	R	-2,500.00
	12/30/2025	Check	3521	Travis Jones	Snow Removal 12/28/25	SCCD	R	-50.00
	01/05/2026	Check	3523	City of Goodland, KS	Rent 2026	SCCD		-1.00
	01/05/2026	Check	3522	Walmart	Taco meal @ 4H Building	SCCD	R	-129.39
	01/05/2026	Check	3524	Amy Sederstrom	Accounting Contract Labor - Jan 2026	SCCD	R	-300.00
	01/07/2026	Check	3525	Sherman County Treasurer	Property Tax	SCCD	R	-2,978.10
	01/09/2026	Check	3528	Pest Away, LLC	Insect Treatment 1/2/26 #25711	SCCD		-60.00

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Total for Check								**-$ 6,468.49**
Deposit								
	Beginning Balance							
	12/31/2025	Deposit		Sherman County	TGT Wage Reimbursement Dec 2025	SCCD	R	6,979.08
Total for Deposit								**$ 6,979.08**
Expenditure								
	Beginning Balance							
	12/26/2025	Expenditure		Black Hills Energy	Utilities Dec 2025	SCCD	R	-218.89
	12/29/2025	Expenditure		Intrust Bank	Dec 2025 Stmt due 1/1/26	SCCD	R	-5,701.92
	12/29/2025	Expenditure		Capital Group American Funds	Dec 2025 Contributions	SCCD	R	-485.00
	12/29/2025	Expenditure		Quickbooks Online	Monthly Subscription Quickbooks Online Dec 2025	SCCD	R	-243.00
	12/29/2025	Expenditure		Blue Cross Blue Shield of KS	BCBS / Dental / Cancer Dec 2025	SCCD	R	-2,392.10
Total for Expenditure								**-$ 9,040.91**
TOTAL								**-$ 8,530.32**

Old Business

- None

New Business

- Election of Officers
  - Bert suggests keeping officers as is for this year, as we continue to grow.
  - Rory makes a motion to retain officers as is, except to add Kent as secretary and Patty will fill-in if needed. Joshua seconds the motion. Motion carried on a vote 9-0.
  - With new board members added, Amy will need to add two board members to the checking account for signatures.
    - Amy made a motion to appoint Joshua and Rory to the SCCD checking account for authorized signatures. Kent seconds the motion. Motion carries on a vote of 9-0.
    - Amy hands out board policies for each member to read and sign.
- By-Laws Review
  - The Board discusses amendments to the current bylaws.
  - Amy will make these amendments and bring them to the next board meeting for approval.
- Financial Review Team for E-Community Decisions – one new member is needed.
  - Amy makes a motion to appoint Rory to the E-Community Financial Review Team. Kent seconds the motion. Motion carried on a vote 9-0.

Economic Development Report

- Bert gives updates on E-Community loans that have been closed and funded.
- Bert updates on possible future projects and a possible new business that may be coming soon.
- Building Brilliance Update
  - Bert has judges coming tomorrow to go over all applications. Hoping to announce winners on Friday.

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Tourism Report

- Working on Monday emails and adding flyers to website calendar
- Working on a letter of support for Cameron Cross to apply for his visa – he's thinking it may be early September when he comes out
- The Kansas Tourism PR & Communications manager will be here in Goodland today for some video recordings, focusing on things visitors can do here. Will be visiting the easel, the museum, and weather station, as well as stopping in some retail stores and restaurants. I did give her a list of more ideas as well, so she may add in a few other places or fun facts about the community.
- Planning out dates for events in 2026 – we may be bringing the Runway Revelry back this year if all continues to work out for Butterfly Aviation

Announcements

- There will be a Board Training Workshop on January 16, 2026, at the Main St. Building at 1:30 PM. No discussion of business will be conducted, and no formal actions will be taken.

Adjournment

- Patty made a motion to adjourn the meeting at 2:59 PM. Ashley seconded. Motion carried on a vote of 9-0.

Respectfully Submitted,

Jessica Dinkel
Tourism & Events Director

<u>Upcoming Meetings to be held at 1312 Main St.</u>

January 16, 2026 (Board Training Workshop)
February 11, 2026
March 11, 2026
April 8, 2026
May 13, 2026
June 19, 2026

Wednesday, February 11, 2026
1312 Main St. Building – Board Room
1:30 P.M.

The meeting of the Sherman County Development Board was held on Wednesday, February 11, 2026, and called to order at 1:30 P.M.

SCCD Board Members:	2/11/2026 Attendance
Matt McKenzie	x
Amy Sederstrom	x
Geremy Cloyd	x
Joshua Whisnant	x
Lucretia Stargell	x by phone
Patty Eckhart	
Rory Kling	x
Ex-officio: Ashley Mannis	x
Ex-officio: Kent Brown	x
SCCD Staff:	
Jessica Dinkel	x
Bert Mosier	x
Guests:	
Tina Wolak	x

Public Comment:
- None.

Approval of Minutes
● Amy made a motion to approve the January 14, 2026 minutes, seconded by Geremy. Motion carried unanimously.

Financial Reports:

- TGT Exp. As of January 31, 2026: $14,272.82.
  TGT motion to approve: Rory made a motion to approve the Transient Guest Tax expenditures as presented, seconded by Amy. Motion carried unanimously.

- As of February 8, 2026 - Checking Acct. Balance: $193,035.93
  Amy stated that the annual contributions by Sherman County and the City of Goodland have been received which is the reason for the increase in the account balance. Amy then reviewed the other transactions that have occurred. Rory made a motion to approve the financial reports as presented, seconded by Joshua. Motion carried unanimously.

	Date	Transaction Type	Num	Name	Memo/Description	Account	Clr	Amount
Check								
	Beginning Balance							
	01/14/2026	Check	3530	Amy Sederstrom	Paper for Dow ntow n Office	SCCD	R	-18.68
	01/15/2026	Check	3526	Eklund's Insurance	Director's & Officers Insurance	SCCD	R	-1,330.00
	01/16/2026	Check	3527	Sherman County Treasurer	2nd half Property Tax - Solid Waste	SCCD	R	-45.00
	01/19/2026	Check	3531	Kansas Broadcast Company LLC	Holiday Greetings Radio Ads 2025 - 3rd round	SCCD	R	-250.00
	02/01/2026	Check	3535	Travis Jones	Snow Removal Jan 23,24,26 2026	SCCD		-225.00
	02/01/2026	Check	3534	Amy Sederstrom	Contract Labor Feb 2026	SCCD		-300.00
	02/01/2026	Check	3536	WCC, Inc	Inv #29500 = 2025 Taxes	SCCD		-2,300.00
	02/06/2026	Check	3537	WCC, Inc	Inv #29695 = 2025 W2 and 1099s	SCCD		-641.98
	02/06/2026	Check	3538	Jessica S Dinkel	expense	SCCD		-290.00
	02/06/2026	Check	3540	Goodland Ambassadors	2026 Membership Dues-Bert & Jessica	SCCD		-200.00
	02/06/2026	Check	3539	Pest Aw ay, LLC	Insect Treatment 2/5/26 #25965	SCCD		-60.00
	02/06/2026	Check	3541	USPS	stamps	SCCD		-31.20
Total for Check								**-$ 5,691.86**
Deposit								
	Beginning Balance							
	01/16/2026	Deposit		Sherman County	granted 8/16/24	SCCD	R	1,115.73
	01/16/2026	Deposit		Sherman County	for non-profit as of 8/16/24	SCCD	R	3,967.02
	01/16/2026	Deposit		City of Goodland	Museum Sales	SCCD	R	4.00
	01/16/2026	Deposit		Entrepreneurship Inc	YEC Sponsorship	SCCD	R	1,207.08
	01/26/2026	Deposit		City of Goodland	Contribution for 2026	SCCD	R	90,000.00
	01/27/2026	Deposit		SCCF	New Business Incentive	SCCD	R	5,956.00
	02/02/2026	Deposit		Sherman County	County's Partner Contribution	SCCD	R	50,000.00
	02/02/2026	Deposit		Sherman County	December 2025 TGT Monthly Reimbursements	SCCD	R	4,923.99
	02/02/2026	Deposit		Sherman County	TGT Wage Reimbursement January 2026	SCCD	R	7,325.51
Deposit								**$164,499.33**
Expenditure								
	Beginning Balance							
	01/15/2026	Expenditure		City of Goodland, KS	Main St Bldg utilities - Jan 2026	SCCD	R	-152.93
	01/28/2026	Expenditure		Black Hills Energy	Utilities Jan 2025	SCCD	R	-22.91
	01/28/2026	Expenditure		Blue Cross Blue Shield of KS	BCBS / Dental / Cancer Jan 2026	SCCD	R	-2,392.10
	01/28/2026	Expenditure		Capital Group American Funds	Jan 2026 Contributions	SCCD	R	-485.00
	01/28/2026	Expenditure		Quickbooks Online	2026	SCCD	R	-243.00
	01/30/2026	Expenditure		Intrust Bank	Jan 2026 stmt due 2/1/26	SCCD	R	-4,707.51
	02/10/2026	Expenditure		S&T	phone & internet - Hw y 24 & Main St	SCCD		-452.08
Expenditure								**-$ 8,455.53**
TOTAL								**$150,351.94**

Old Business:

- **Bylaws Review**
  - Matt reviewed changes to bylaws. Changes mostly to reflect current practices, board member roles, policies that have been adopted and more accurately describe County procedures in distribution of TGT funds. Patty and Ashley requested some additional changes. Board will receive corrected copy for review before voting whether to approve changes at next meeting.
- **Retail Strategies Extension**
  - Board discussed continuing contract with Retail Strategies. Budget concerns were expressed; however, when proposal was made, vendor stated it would be a 3 to 5 year process. Discussion to continue at next meeting.

- **Community Beautification Project – Geremy**
    - Geremy could see ads for project occurring in March. City would be meeting with Foundation on possible funding. Another funding source was mentioned by Tina. Geremy has identified property owners to contact for cleanup.

New Business:

- **Review of 2025 Tax Return**
    - Amy reviewed the 2025 Tax Return completed by Candi Owens of WCC, Inc. The report also went over 990 form required for 501c organizations, Schedules A, B, D and O for 990 form, and some other documentation. Kent moved, seconded by Geremy, to approve the draft 2025 Tax Return as presented. Motion carried unanimously.
- **Annual Report Review**
    - Matt presented an Annual Report powerpoint which could be presented to the City and County Commissions and also posted on the website. Board and staff members reviewed and provided recommendations for additions, changes and corrections to the report.

Economic Development Report:

- Bert gave updates on projects presented previously.

Tourism Report:

- Added more murals to the Travel KS website.
- Continuing to work on ads for next year's travel guide
- 2026 event flyer is out
- Jessica reported – SCCD has added a high school/college student a few hours a week to work on our Mural brochure, help to update our SCCD brochure, and assist in any social media and adding flyers that come in to the website community calendar.
- Finished the letter of support for Cameron Cross for his visa application. I stay in communication with him to keep him updated on where we are in the process. At this time, we are waiting for the contract from the City to apply for his visa. Depending on how that goes, we will work on dates that work well for him to come back to repaint the canvas.
- Making some calls to other festival organizers in preparation to better organize our vendors for Flatlanders.
- Hosting the Northwest Kansas Travel Council group here on February 24th.
- Bert and I did attend the last City Commission meeting and County Commission meeting to give an update on things we are doing as an organization.
- Weekly update of events on 100.3. It airs on Wednesday mornings.
- Working with Aaron Duell and McClelland Sound to get a quote for the fairgrounds.
- In the process of booking the bands for Flatlanders and working on a plan for the summer concerts in the park. I am gauging interest from the local food trucks to see if they would be interested in committing for some of those Friday nights to have a "Food Truck Friday" during the concerts.
- Welcome Center had 137 visitors (signed in) in January
- New billboard wraps are up on I-70

- Put together 350 welcome bags for the Pheasants Forever Banquet.
- Kathy and I took part of a day to re-organize and straighten up the Main Street building, so that it will be better prepped for storage and events/Flatlanders

Announcements

- Next business mixer will be at Northwest Kansas Title on March 30.

Executive Session

- Amy moves, seconded by Joshua, to go into Executive Session for Data relating to the financial affairs or trade secrets of corporations, partnerships, trusts, and individual proprietorship. KSA 75-4319(b)(4) at 2:55 pm for 15 minutes. Motion carried unanimously.

Meeting resumed at 3:10 pm

Adjournment

- Matt moved, seconded by Amy to adjourn the meeting at 3:10 PM.
  Motion carried unanimously.

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Wednesday, March 11, 2026
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1:30 PM

Community Development Board Members:	3/11/26 Attendance
Matt McKenzie	x
Geremy Cloyd	x
Amy Sederstrom	x
Rory Kling	x
Joshua Whisnant	x
Lucretia Stargell	x
Patty Eckhart	x
Ex-officio: Ashley Mannis	x
Ex-officio: Kent Brown	x
SCCD Staff:	
Jessica Dinkel	x
Bert Mosier	x
Guests:	
Tina Wolak	x

The meeting of the Sherman County Community Development Board was held on Wednesday, March 11, 2026, and called to order at 1:30 PM.

Public Comment

- None

Presentations

- Melvin Crow – Goodland Gun Club – followed up on prior assistance that SCCD had done. The skeet range was 95% complete. It needs to be finalized for competitions planned for later this year and practice. The Gun Club has exhausted what was granted by SCCD previously. The remainder that is needed to finish this project is $6,389.53. Fort Hays Northwest Tech had completed the stairs and a few other minor items to get closer to completion. About $4,000 for electrical materials was needed. The Gun Club is set to host 2 more college tournaments. Freshman will have a tournament in August. There will be another one after the coaches meeting to decide timing. Gun Club was also working with the school district to have a high school invitational possibly in June. Melvin went thru proposal for new project that would address and update shooting carriages, batteries, solar chargers, trap counters and station stands. There were questions from the board regarding 501(c)3 status versus donation to 4H and/or Fort Hays Northwest. After discussion, Matt stated the request would be considered in New Business.

Approval of Minutes

- Rory made a motion to approve the February 11, 2026 Minutes, seconded by Amy. Motion carried on a vote of 9-0.

Financial Reports

- Sherman County Transient Guest Tax Expenditures was $26,080.99 as of February 27, 2026. The Cash Balance was $93,282.32.
    - Amy made a motion to approve the Transient Guest Tax Expenditures as presented, seconded by Joshua. Motion carried on a vote of 9-0.

- WSB Comm Dev Checking as of March 8, 2026 – $156,829.83
    - Amy stated that there were 3 new business incentives, the grant from Sherman County Community Foundation, workmen's comp insurance renewal and the health insurance renewal at 9.2% increase. Amy then reviewed the other transactions that have occurred.
    - Rory made a motion to approve the financial reports as presented, seconded by Patty. Motion carried on a vote of 9-0.

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Transactions for SCCD:

	Date	Transaction Type	Num	Name	Memo/Description	Account	Clr	Amount
Check								
	Beginning Balance							
	02/22/2026	Check	3544	Stasser Enterprises, LLC	Voided - Custom Draw string Bags for YEC	SCCD	R	0.00
	02/23/2026	Check	3545	High Plains Museum	Attraction Development	SCCD	R	-5,000.00
	02/23/2026	Check	3546	Kanorado Community Museum	Attraction Development	SCCD	R	-3,000.00
	02/24/2026	Check	3554	City of Goodland, KS	New Business Incentive	SCCD	R	-500.00
	02/24/2026	Check	3550	Travis Jones	Snow Removal 2/23/26 inv 8701-39	SCCD	R	-75.00
	02/24/2026	Check	3552	City of Goodland, KS	New Business Incentive	SCCD	R	-500.00
	02/24/2026	Check	3553	City of Goodland, KS	New Business Incentive	SCCD	R	-500.00
	02/26/2026	Check	3547	Brenna Henry	Grant Writing Services - Grow th thru Signage Grant application	SCCD	R	-500.00
	03/01/2026	Check	3555	Amy Sederstrom	Contract Labor Mar 2026	SCCD	R	-300.00
Total - Check								**-$ 10,375.00**
Deposit								
	Beginning Balance							
	02/27/2026	Deposit		City of Goodland	Magnet sale	SCCD	R	2.00
	02/27/2026	Deposit		CASH	Vendor Fee	SCCD	R	9.37
	03/04/2026	Deposit		SCCF	Grant to fund 3 business incentives	SCCD	R	1,500.00
	03/09/2026	Deposit		Sherman County	TGT Reimbursement Jan 2026	SCCD	R	8,977.98
	03/09/2026	Deposit		Sherman County	TGT Wage Reimbursement Feb 2026	SCCD	R	8,453.51
Total - Deposit								**$ 18,942.86**
Expenditure								
	Beginning Balance							
	02/17/2026	Expenditure		City of Goodland, KS	Main St Bldg utilities - Feb 2026	SCCD	R	-155.12
	02/23/2026	Expenditure		Markel	Worker's Comp Renew al 2026 deposit	SCCD	R	-1,140.00
	02/25/2026	Expenditure		Black Hills Energy	Utilities Feb 2026	SCCD	R	-386.17
	02/27/2026	Expenditure		Blue Cross Blue Shield of KS	BCBS / Dental Feb 2026	SCCD	R	-2,392.10
	02/27/2026	Expenditure		Quickbooks Online	Monthly Subscription Quickbooks Online Feb 2026	SCCD	R	-243.00
	02/27/2026	Expenditure		Intrust Bank	Feb 2026 stmt due 3/1/26	SCCD	R	-8,853.72
	02/28/2026	Expenditure		Capital Group American Funds	Feb 2026 Contributions	SCCD	R	-485.00
Total - Expenditure								**-$ 13,655.11**
TOTAL								**-$ 5,087.25**

Old Business

- **Bylaw Review and Approval**
  - Matt went through the changes that were discussed at February meeting. Patty moved, seconded by Joshua to approve the changes to the Bylaws for the Sherman County Community Development Board. Motion carried on a vote of 9-0.
- **Annual Report Review and Approval**
  - Matt reviewed the word document. Highlighted several items from the last year including businesses that were assisted including Traditions, Vet Clinic soon to open, Building Brilliance campaign and a total of 4,987 visitors at the Welcome Center. Matt stated that was those individuals that signed the book. Matt stated he would present the Annual Report to both the City and County Commissions.
- **Beautification Project Update – Geremy**
  - Geremy working with Sherman County Community Foundation. Working on process to get funding. Possibly could use labor from Fort Hays Northwest. Suggestion was made to check with Nutrien on chemical for weeds to spray properties if needed.

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New Business

- **Community Heart and Soul**
  - Matt described Community Heart and Soul program. He had some discussions with Sherman County Community Foundation on this program. From the Community Heart & Soul website – It is a discovery process that helps small cities and towns identify the priorities, places, and traditions that matter most to the people who live, work, and play there—and turn those elements into actions to build a brighter future for current and future generations. This could be similar to the Strategic Doing, but, more extensive. Could have effective outreach for a community plan and various entities throughout the community.
- **Request from Melvin Crow and Goodland Gun Club**
  - Matt added this item to original agenda because of the presentation of Melvin Crow at the beginning of the meeting. There was 2 proposals presented. First item was to complete the 2025 project for $6,389.53. Kent moved, seconded by Amy, to approve $6,389.53 to 4H in the name of the Goodland Gun Club for the completion of the project that was initiated in 2025 and SCCD had provided funds as stated in Melvin's presentation. Rory abstained.
  - The new project was broken down to sponsor 1 station of the sporting clays project for $7.600. Melvin had stated in presentation that there was 4 sponsors so far. The cost to finish without sponsors would be just under $63,000. After discussion, Board tabled the request until the next meeting to see if additional sponsors came forward. Matt stated that the Goodland Gun Club was just starting to contact potential sponsors.

Economic Development Report

- Bert reported on Economic Development
  - The Thrift Store is planning to move to the Uniform Building. Looking on what needs to be done on the inside of the building. Thrift Store representatives are also looking at possible grants and are reviewing it with Tim at the Kansas Department of Commerce.
  - The regional golf tournament for the college is 6 weeks away. FHNW is hosting the tournament.
  - Bert met with loan officials from 3 banks and met with regional representative out of Andover. Regional representative would like to streamline loan processing; however, there is need for additional experience with agriculture financing at the regional level.
  - Kansas Main Street program – will have a meeting in the Lions Room at the college on the 19th at 930 am. Meeting will present how you become a Main Street community.

Tourism Report

- Jessica went through the Tourism Report.
  - Hosted the Northwest Kansas Travel Council at Mom's Kitchen on February 24th
  - Finalized dates and updated flyer for upcoming events hosted by SCCD
  - SCCD Website changes – updated minutes and financials
  - Attended the lenders luncheon with local lenders and Network Kansas
  - Booking bands & DJ's for this year's concerts and Fair Week.
  - Bert and I met with Fair Board and Tina of SCCF discuss possible event for Fair week and possibly Flatlanders
  - Jessica was chair for the quarter for Ambassadors – bags ready for sendoffs and items ordered for ribbon cuttings.
  - GRIT fitness opening – ribbon cutting
  - Booking things related to Flatlanders
  - Working with Butterfly Aviation to organize the Runway Revelry event this year

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- Continuing to publish the weekly Upcoming Events emails from SCCD, event to community calendar on website, sharing on Facebook, visitor stats.
- 345 visitors so far – Spring Break is next week – visiting will increase. Kathy, Adelaide and Halle have been extremely helpful with all of those things.

Executive Session

- Matt made a motion, seconded by Geremy, to go into executive session for 10 minutes to discuss data relating to the financial affairs or trade secrets of corporations, partnerships, trusts, and individual proprietorship. KSA 75-4319(b)(4) at 3:33 pm for 10 minutes. Motion carried on a vote of 9-0.
- Meeting resumed at 3:43 pm

Adjournment

- Matt made a motion to adjourn the meeting at 3:43 PM. Kent seconded. Motion carried on a vote of 9-0.

Respectfully Submitted,

Kent Brown, Board Secretary

<u>Upcoming Meetings to be held at 1312 Main St.</u>

April 8, 2026
May 13, 2026
June 19, 2026

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Wednesday, April 8, 2026
1312 Main St. Building - Board Room
1:30 PM

Community Development Board Members:	04/8/26 Attendance
Matt McKenzie	x
Geremy Cloyd	x
Amy Sederstrom	x
Rory Kling	
Joshua Whisnant	x
Lucretia Stargell	x
Patty Eckhart	x
Ex-officio: Ashley Mannis	x
Ex-officio: Kent Brown	x
SCCD Staff:	
Jessica Dinkel	x
Bert Mosier	x
Guests:	
(Name)	x

The meeting of the Sherman County Community Development Board was held on Wednesday, April 8, 2026, and called to order at 1:30 PM.

Public Comment

- None

Approval of Minutes

- Amy made a motion, seconded by Geremy, to approve the March 11 Minutes. Motion carried 6-0.

Financial Reports

- WSB Comm Dev Checking Acct. Balance was $134,934.69 as of April 2, 2026. Amy then reviewed the other transactions that have occurred. Geremy made a motion to approve the financial reports as presented. Josh seconded the motion. Motion carried on a vote of 6-0.
- Kent arrived at the meeting.
- Sherman County Transient Guest Tax Expenditures was $47,731.72 as of March 31, 2026. The Cash Balance was $45,550.60. After a discussion on request from Aaron Duell on reimbursement of the portable light/power towers used for Flatlanders Fall Festival, there was discussion of the formal application form for TGT funding requests. Jessica will develop a form to be used when groups are requesting Welcome Bags for events. Amy made a motion to approve the Transient Guest Tax Expenditures as presented, seconded by Patty. Motion carried on a vote of 7-0.
- Lucretia arrived at the meeting.

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Transactions for SCCD:

Sherman County Community Development
Account QuickReport
March 11 - April 7, 2026

	Date	Transaction Type	Num	Name	Memo/Description	Account	Clr	Amount
Check								
	Beginning Balance							
	03/11/2026	Check	3556	Great Western Dining Service Inc	SCCD/Network Ks Lunch 2/4/26	SCCD	R	-106.28
	03/12/2026	Check	3557	Sherman County 4H Council % Gun Club	Gun Club Renovation skeet project staircases	SCCD	R	-6,389.53
	03/25/2026	Check	3558	Manten Crow	Welcome Home Grant by SCCF	SCCD	R	-500.00
	03/26/2026	Check	3559	Schields Farm Supply	Goodland Clean Up Day	SCCD	R	-1,000.00
	04/01/2026	Check	3564	Amy Sederstrom	April 2026 Contract Labor	SCCD	R	-300.00
Total for Check								**-$ 8,295.81**
Deposit								
	Beginning Balance							
	03/11/2026	Deposit		Goodland Ambassadors	Reimbursement for paper bags for send offs	SCCD	R	35.32
	03/11/2026	Deposit		CASH	Vendor Fee Flatlanders	SCCD	R	9.37
	03/12/2026	Deposit		Markel	Reimburse worker's comp - pd twice	SCCD	R	570.00
	03/30/2026	Deposit		CASH	Flatlander's Vendor Fee	SCCD	R	9.37
	04/01/2026	Deposit		Kansas Center for Entrepreneurship Inc	Lender's Lunch Reimbursement	SCCD	R	106.28
Total for Deposit								**$ 730.34**
Expenditure								
	Beginning Balance							
	03/11/2026	Expenditure		S&T	phone & internet - Hwy 24 & Main St	SCCD	R	-454.60
	03/17/2026	Expenditure		City of Goodland, KS	Main St Bldg utilities - Mar 2026	SCCD	R	-194.71
	03/26/2026	Expenditure		Black Hills Energy	Utilities March 2026	SCCD	R	-238.12
	03/27/2026	Expenditure		Quickbooks Online	Monthly Subscription Quickbooks Online Mar 2026	SCCD	R	-243.00
	03/27/2026	Expenditure		Blue Cross Blue Shield of KS	BCBS / Dental Mar 2026	SCCD	R	-2,392.10
	03/30/2026	Expenditure		Intrust Bank	Mar 2026 stmt due 4/1/26	SCCD	R	-9,187.68
	03/30/2026	Expenditure		Capital Group American Funds	Mar 2026 Contributions	SCCD	R	-485.00
Total for Expenditure								**-$ 13,195.21**
TOTAL								**-$ 20,760.68**

Old Business

- Geremy provided an update on Community Clean Up. There has been $3,450 donated for the project. Geremy expressed his appreciation for Miller Construction and their assistance with trailer.

New Business

- Strategic Plan Review
  - Matt goes over PowerPoint to discuss what items have been accomplished, and notes where we are. Focus was goals and what was to be done in 2025. Section on Leaders and Dollars, Joshua agreed to look into it and be the champion of the goal that was listed. Discussion of suggestions of how to accomplish more. Matt also reviewed the goal for the Community included murals. There are now 13 murals in town. Jessica stated that a map is being put together of all the murals.
- Fidelity Charitable Donor Check
  - Notification to all that we have received a donation to be used “where its needed” in our organization.
  - Kent left the meeting at 2:55 pm.
- Discussion of ideas on how to better our social media
- Discussion of the future of the Main Street Building
- Jessica updates that she and Kent are still working on the visa process for Cameron Cross to come out and repaint the Big Easel. They are hopeful that Cameron could get here this fall.

SHERMAN COUNTY
COMMUNITY DEVELOPMENT
GOODLAND, KS

524 E Hwy 24 Goodland, KS 67735
785-890-3743 or 785-821-0403

Economic Development Report

- La Loteria grand opening this Saturday – no ribbon cutting yet
- Main Street Marketplace 1502 Main Opening on Saturday also
- Brooke Livengood will be appointed to our E-community Loan Review Committee with NetWork Kansas, Matt moves, seconded by Geremy, Motion passed 7-0

Tourism Report

- Attended the Northwest Kansas Travel Council retreat in Stockton last month
- Bert & I organized and held the 1st Quarter Business Mixer at Northwest Kansas Title Company on Mar. 30th…. Designs Unlimited and Mom's Kitchen were co-hosts
- Continuing Flatlanders planning
- Continuing summer event planning and coordinating with local food trucks to begin Food Truck Friday during 2 of the Park N Play concerts.
- Continuing to prep send-off bags for Goodland Ambassadors and scheduling upcoming ribbon-cuttings
- Prepped 80 welcome bags for NAGDA. Participants will begin coming to town tonight and be here through the weekend.
- Prepping for Highway 24 Garage Sales that will be taking place June 5th - 7th
- Interviewed Nex-Gen applicant for summer intern position at the Welcome Center
- Continuing to make sure we have activity on our Facebook page, updating the community calendar on the website, and getting Monday emails out.

Announcements

- No additional announcements.

Executive Session

- Data relating to the financial affairs or trade secrets of corporations, partnerships, trusts, and individual proprietorship. K.S.A. 75-4319(b)(4). Patty makes a motion to go into Exec. Session at 3:47 PM for 15 minutes. Amy seconded the motion and motion passed 7-0.
    - Meeting resumes at 4:00 pm

Adjournment

- Patty moved, seconded by Amy to adjourn the meeting at 4:05 PM. Motion carried on a vote 7-0.

Respectfully Submitted,

<u>Upcoming Meetings to be held at 1312 Main St.</u>

May 13, 2026
June 19, 2026
July 8, 2026
August 12, 2026

SHERMAN COUNTY
COMMUNITY DEVELOPMENT
GOODLAND, KS

524 E Hwy 24 Goodland, KS 67735
785-890-3743 or 785-821-0403

Wednesday, May 13, 2026
1312 Main St. Building - Board Room
1:30 PM

Community Development Board Members:	05/13/26 Attendance
Matt McKenzie	X
Geremy Cloyd	X
Amy Sederstrom	X
Rory Kling	
Joshua Whisnant	
Lucretia Stargell	
Patty Eckhart	X
Ex-officio: Ashley Mannis	X
Ex-officio: Kent Brown	X
SCCD Staff:	
Jessica Dinkel	X
Bert Mosier	X
Guests:	
(Name)	

The meeting of the Sherman County Community Development Board was held on Wednesday, May 13, 2026, and called to order at 1:30 PM.

Public Comment

- None

Approval of Minutes

- Patty made a motion, seconded by Geremy, to approve the April 8 Minutes. Motion carried 6-0.

Financial Reports

- WSB Comm Dev Checking Acct. Balance was $142,130.84 as of May 10, 2026. Amy then reviewed the other transactions that have occurred. Building Brilliance Round 2 has started with grantees requesting funds. Welcome Home grant and Clean Up projects have also had expenditures. Kent made a motion to approve the financial reports as presented. Patty seconded the motion. Motion carried 6-0.
- Sherman County Transient Guest Tax Expenditures was $12,928.08 as of April 30, 2026. The Cash Balance was $90,271.45. Amy made a motion to approve the Transient Guest Tax Expenditures as presented, seconded by Geremy. Motion carried on a vote of 6-0.
- Amy presented an updated cash flow / budget statement.

Transactions for SCCD:

SHERMAN COUNTY
COMMUNITY DEVELOPMENT
GOODLAND, KS

524 E Hwy 24 Goodland, KS 67735
785-890-3743 or 785-821-0403

Sherman County Community Development

Account QuickReport

April 8 - May 12, 2026

	Date	Transaction Type	Num	Name	Memo/Description	Account	Clr	Amount
Check								
	Beginning Balance							
	04/12/2026	Check	3565	Pest Away, LLC	Insect Treatment 3/5/26 #26167	SCCD	R	-60.00
	04/15/2026	Check	3568	McClung's Appliance	Building Brillance Award - Round 2	SCCD	R	-4,000.00
	04/15/2026	Check	3569	Shiraz - Penny Livengood	Building Brillance Award - Round 2	SCCD	R	-3,000.00
	04/28/2026	Check	3570	Jacque S Cooper	Building Brillance Award Distribution Round 2	SCCD	R	-3,000.00
	05/01/2026	Check	3574	Amy Sederstrom	May 2026 Contract Labor	SCCD	R	-300.00
Total for Check								**-$ 10,360.00**
Deposit								
	Beginning Balance							
	04/09/2026	Deposit		Sherman County	Feb 2026 TGT Reimbursements	SCCD	R	17,638.97
	04/09/2026	Deposit		SCCF	Welcome Home Grant from SCCF	SCCD	R	500.00
	04/09/2026	Deposit		Fidelity Charitable	"Where It's Needed Most" Grant	SCCD	R	2,000.00
	04/09/2026	Deposit		SCCF	Cleanup Effort Funds from SCCF Beautification Fund	SCCD	R	2,000.00
	04/09/2026	Deposit		Sherman County	Final pmt for Skeet Range (staircases)	SCCD	R	6,389.53
	04/09/2026	Deposit		Sherman County	March 2026 Wage Reimbursement TGT	SCCD	R	8,169.72
	04/21/2026	Deposit		CASH	Vendor Fee Flatlanders	SCCD	R	9.37
	04/24/2026	Deposit		CASH	Vendor Fee Flatlanders	SCCD	R	9.37
	04/27/2026	Deposit		CASH	Vendor Fee Flatlanders	SCCD	R	9.07
	04/28/2026	Deposit		CASH	Vendor Fee Flatlanders	SCCD	R	72.22
	05/05/2026	Deposit		CASH	Vendor Fee Flatlanders	SCCD	R	37.48
	05/08/2026	Deposit		CASH	Vendor Fee Flatlanders	SCCD	R	81.59
Total for Deposit								**$ 36,917.32**
Expenditure								
	Beginning Balance							
	04/10/2026	Expenditure		S&T	phone & internet - Hwy 24 & Main St	SCCD	R	-456.19
	04/16/2026	Expenditure		City of Goodland, KS	Main St Bldg utilities - Apr 2026	SCCD	R	-179.14
	04/27/2026	Expenditure		Black Hills Energy	Utilities April 2027	SCCD	R	-129.19
	04/27/2026	Expenditure		Quickbooks Online	Monthly Subscription Quickbooks Online April 2026	SCCD	R	-243.00
	04/28/2026	Expenditure		Blue Cross Blue Shield of KS	BCBS / Dental April 2026	SCCD	R	-2,607.80
	04/29/2026	Expenditure		Capital Group American Funds	April 2026 Contributions	SCCD	R	-485.00
	04/29/2026	Expenditure		Intrust Bank	Mar 2026 stmt due 4/1/26	SCCD	R	-3,907.78
Total for Expenditure								**-$ 8,008.10**
TOTAL								**$ 18,549.22**

SHERMAN COUNTY
COMMUNITY DEVELOPMENT
GOODLAND, KS

524 E Hwy 24 Goodland, KS 67735
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Old Business

- Request for Funds Application – Ashley presented an example. Amy stated the example given is a good format, includes questions and suggested answers to get more of a response. Matt appreciated the identification of the bookkeeping account on the form as well. Matt stated staff should put it in practice now and recommended putting it on the website. Patty recommended adding contact information on the form and to whom should the form be submitted. Patty moved, seconded by Amy, to formally adopt the application form. Motion carried 6-0.
- Sponsorship expenses of college regional golf tournament was discussed. Bert stated he had given an estimate of $5,000 to $6,000 for the various activities requested from the college. Matt stated that he thought that the original estimate was less. Amy reviewed the list of sponsored activities in the budget; however, that list only included activities that occurred previously. The college regional golf tournament was a new request for this year.
- Sign project. Costs are more than expected with the large sign at Highway 24 and the cutoff from K-27. After discussion, Matt stated that they would present a request to the County and City Commissions.
- Patty asked for follow up on the funding request from the gun club. Matt spoke with Melvin Crow and his wife and they have started the 501(c)3 process. The funding request is withdrawn. With the 501c3 completed, the gun club can then be eligible for match day and any donations can then be setup to go through the gun club instead of through the college or 4H.
- Annual Report one-pager. Matt reviewed the single page Annual Report that could be distributed at various places throughout the area. Matt also reported that the annual report completed by Sherman County Community Foundation cost only $372 to complete. More professional quality on the final report and less cost.

New Business

- Mud Race organizers will be sent the new application form to complete. When their application is returned, the request will be considered.

Economic Development Report

- Training with Network Kansas. Bert reported that the training was on new fees that will be assessed on their loans. However, it was not reported at what cost or the particulars of the loan program. Network Kansas will still have 4% and 6% loans available.
- Bert and Amy attended a meeting organized by Farm Bureau on Data Center and energy projects including wind, solar and data centers. There are over 130 plus projects across the state of Kansas. There are 3 in northwest sector of Kansas.
- Bert reported continued discussion by theater owner to keep movie celebration by having a Free movie one Sunday afternoon a month even after August and the 100th anniversary celebration of the theater occurs.
- Bert stated that Mom's Kitchen is going to close. The owners will keep the commercial kitchen and use it for catering purposes when needed. The owners want to turn the rest of the property into a laundromat.
- Kent reported that the Dels Corporation will be opening the former hotel property that they have been remodeling into efficiency apartments in about 3 to 4 weeks.

Tourism Report

- Highway 24 Garage Sale event – Jessica stated the deadline is May 29 to include a garage sale on the map. Have 16 participants so far.
- Jessica reported that she is finishing the booking for the Park and Play concerts.
- Jessica began organizing meetings for Flatlanders planning. There was discussion on the activities brought in by Airbound. Last two years, they have been contracted to set up on Saturday of Flatlanders. Airbound has brought in a zipline, a mobile ropes course, and a rock wall in the past that was set up at 12th/Main St. There was discussion on the cost to book them for Flatlanders. Bert and Jessica would contact local companies for sponsorship opportunities for the activity.

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- Jessica also attended the Highway 24 alliance.
- Kent and Jessica are still working out the visa requirements for the repainting the Big Easel project.
- Jessica stated the work study program had finished and Adelaide had finished the part time position. However, a next gen intern was getting ready to start soon. Madison Albers would be the Next Gen intern hired for the Welcome Center.
- Jessica reported that a handful of visitors said they stopped at the Big Easel specifically because of new billboard advertisement.

Announcements

- Matt reported that gun club will be hosting a high school tournament on June 6. Expecting close to 100 students at the tournament.

Adjournment

- Matt moved, seconded by Geremy to adjourn the meeting at 3:00 PM. Motion carried on a vote 6-0.

Respectfully Submitted,

Upcoming Meetings to be held at 1312 Main St.

June 10, 2026
July 8, 2026
August 12, 2026
September 9, 2026

SHERMAN COUNTY
COMMUNITY DEVELOPMENT
GOODLAND, KS

524 E Hwy 24 Goodland, KS 67735
785-890-3743 or 785-821-0403

Wednesday, June 10, 2026
1312 Main St. Building - Board Room
1:30 PM

Community Development Board Members:	06/10/26 Attendance
Matt McKenzie	x
Geremy Cloyd	x
Amy Sederstrom	x
Rory Kling	x
Joshua Whisnant	x
Lucretia Stargell	x
Patty Eckhart	x
Ex-officio: Ashley Mannis	x
Ex-officio: Kent Brown	x
SCCD Staff:	
Jessica Dinkel	x
Bert Mosier	x
Guests:	
Tina Wolak	x

The meeting of the Sherman County Community Development Board was held on Wednesday, June 10, 2026, and called to order at 1:30 PM.

Public Comment

- None

Presentation

Joshua Decant from Western State Bank presented a couple different proposals. First, he presented a worksheet on Neighborhood Pride Awards. . . . . Second, he presented information on Yiftee. It is an all digital version of Chamber Bucks. Yiftee allows organizations to set up gift cards that can be used at a list of businesses. Expiration terms can be flexible for just a weekend, a month, a season or a year or more. No upfront fees to create the card. There are typical credit card fees. Bert stated that this is a potential solution for gift certificates. The cards work with ApplePay or other tap and go digital payment softwares.
Rory arrived at the meeting.
Any funds on the gift card that are not used within the specific time limit can be returned to the purchaser. Joshua Decant reviewed information from Royal Oak, Michigan as an example of a community that has implemented this program. Tina Wolak asked if someone wanted to give a gift card for a graduating senior for example, could they just be given the qr code and/or the website and purchase a gift card. Joshua then went to the example on the Royal Oak website where this could be done. After further discussion, board directed Bert and Jessica to gather additional information and a specific proposal for the Board to approve at a future meeting.

Approval of Minutes

- Amy made a motion to approve the May 13, 2026 Minutes. Joshua seconded. Motion carried on a vote of 9-0.

Financial Reports

- Sherman County Transient Guest Tax Expenditures as of June 10, 2026: $131,177.02. There is $224,577.98 remaining in the budget for the year.
- The TGT cash balance as of June 10, 2026 is $61,108.04.
    - Amy made a motion to approve the Transient Guest Tax Expenditures as presented. Patty seconded the motion. Motion carried on a vote of 9-0.
- WSB Comm Dev Checking as of June 8, 2026 was $146,422.08.
    - Amy reviewed expenditures to Sugar Hills Golf Club for the golf, meals of the Junior College Regional Tournament. Amy also reviewed the other expenditures and deposits listed in the report.
    - Geremy made a motion to approve the financial reports as presented. Rory seconded the motion. Motion carried on a vote of 9-0.
    - Amy presented a semi annual budget review to the Board.

SHERMAN COUNTY
COMMUNITY DEVELOPMENT
GOODLAND, KS

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Transactions for SCCD:

Sherman County Community Development
Account QuickReport
May 13 - June 9, 2026

	Date	Transaction Type	Num	Name	Memo/Description	Account	Clr	Amount
Check								
	Beginning Balance							
	05/13/2026	Check	3576	Sugar Hills Golf Club Inc.	NJCAA Meals, 18 Holes Golf & Cart Rental 4/27 & 28/2026	SCCD	R	-4,652.86
	05/13/2026	Check	3575	Stasser Enterprises, LLC	NJCAA Women's Golf Meal Sponsorship	SCCD	R	-2,082.99
	05/13/2026	Check	3577	Pest Away, LLC	Insect Treatment 4/2/26 #26375 Insect Treatment 5/7/26 #26622	SCCD	R	-120.00
	05/18/2026	Check	3581	Jessica Dinkel	NW KS Travel Mtg Oakley - mileage	SCCD	R	-84.10
	05/25/2026	Check	3582	Stacy Bennett	20 Sunflower Pens - Welcome Bags	SCCD	R	-100.00
	06/01/2026	Check	3585	Amy Sederstrom	June 2026 Contract Labor	SCCD	R	-300.00
	06/08/2026	Check	3586	High Plains News	9344	SCCD		-100.00
Total for Check								**-$ 7,439.95**
Deposit								
	Beginning Balance							
	05/13/2026	Deposit		Sherman County	TGT Wage Reimbursement April 2026	SCCD	R	8,773.56
	05/13/2026	Deposit		Sherman County	TGT Reimbursement April 2026	SCCD	R	3,743.56
	05/15/2026	Deposit		CASH	Hwy 24 Garage Sale Receipt	SCCD	R	28.11
	05/18/2026	Deposit		CASH	Hwy 24 Garage Sale Receipt	SCCD	R	37.48
	05/18/2026	Deposit		CASH	Hwy 24 Garage Sales	SCCD	R	10.00
	05/19/2026	Deposit		CASH	Hwy 24 Garage Sale Receipt	SCCD	R	9.37
	05/21/2026	Deposit		CASH	Hwy 24 Garage Sale Receipt	SCCD	R	9.67
	05/26/2026	Deposit		CASH	Highway 24 Garage Sales	SCCD	R	28.11
	05/27/2026	Deposit		CASH	Highway 24 Garage Sales	SCCD	R	18.74
	06/01/2026	Deposit		CASH	Highway 24 Garage Sales	SCCD	R	9.37
	06/01/2026	Deposit		CASH	Hwy 24 Garage Sales	SCCD	R	75.00
	06/08/2026	Deposit		Sherman County	TGT Monthly Reimbursement May 2026	SCCD	R	11,985.25
	06/08/2026	Deposit		Sherman County	May TGT Wage Reimbursement	SCCD	R	8,414.64
Total for Deposit								**$ 33,142.86**
Expenditure								
	Beginning Balance							
	05/15/2026	Expenditure		City of Goodland, KS	Main St Bldg utilities - May 2026	SCCD	R	-181.46
	05/26/2026	Expenditure		Intrust Bank	April 2026 stmt due 6/1/26	SCCD	R	-4,855.51
	05/27/2026	Expenditure		Black Hills Energy	Utilities May 2026	SCCD	R	-95.19
	05/27/2026	Expenditure		Quickbooks Online	Monthly Subscription Quickbooks Online May 2026	SCCD	R	-243.00
	05/27/2026	Expenditure		Blue Cross Blue Shield of KS	BCBS / Dental May 2026	SCCD	R	-2,607.80
	05/28/2026	Expenditure		Capital Group American Funds	May 2026 Contributions	SCCD	R	-485.00
Total for Expenditure								**-$ 8,467.96**
TOTAL								**$ 17,234.95**

Wednesday, Jun 10, 2026 04:38:07 PM GMT-7

Old Business

- Matt stated he and Bert attended the County Commission and the City Commission meeting since the last SCCD board meeting. As stated in the previous SCCD board meeting, there was going to be a request for additional funding to finish the wayfinding sign project. Matt stated that the County Commission was supportive and approved $10,000 in additional funds to SCCD. Matt stated that the City Commission had more questions. The questions included whether the wayfinding project was a city job or a SCCD job. There were also questions on what was included in the original project and about the large sign at Highway 24 and the cutoff to Cattletrail Av. In the end, the City Commission approved $10,000 in additional funds to SCCD.

SHERMAN COUNTY
COMMUNITY DEVELOPMENT
GOODLAND, KS

524 E Hwy 24 Goodland, KS 67735
785-890-3743 or 785-821-0403

New Business

- Amy stated that a formal application had been completed for the Mud Race organizers. Amy stated that SCCD provided $500 last year. After discussion, Patty moved, seconded by Geremy to provide $500 supporting this year's Mud Race event. Motion carried 9-0.

Economic Development Report

- Bert stated that SCCD received a $2,000 donation from the wind farm installation company to help sponsor Flatlanders Fall Festival this year. They stated the funds could be used to help sponsor the event in whole, not just a specific part of the festival.
- Bert stated the wayfinding / loop Signs installation are completed today. There are 2 mistakes that will be corrected on the signs.
- Bert stated MJJC had been approved for the loan through Network Kansas. Artzer's Accounting was completing the paperwork through Network Kansas.
- Bert was notified by Wichita State University that they are coming in the fall for a community meeting.
- Bert updated Retail Strategies that SCCD was still interested in continuing for another year; but, needed to calculate how to pay for the next year of the contract. Lucretia asked the amount for Retail Strategies. Bert stated it would be $45,000. Lucretia asked if there could be additional emphasis on the Exit 17 corridor.

Tourism Report

- Jessica reported that Highway 24 garage sales went well this last weekend. 39 participants signed up in Goodland. There were 3 more participants in Kanorado. Patty said there were good comments received on the map.
- The Shindig at the Smoky is on June 27. The park and play concert at Chambers Park is this Friday. There will be 4 food trucks at the park and play concert.
- Jessica reported that visitors were up in May over prior years. There were 453 visitors in 2024 at the Welcome Center, 522 visitors in 2025 and 731 visitors for the month of May in 2026.
- The link to the new Flatlanders page is live on our website.
- Madison, our Nex-Gen intern, has started. She will be working on our social media content.
- Patty asked about the "brown signs" on the interstate that would identify the Big Easel. Jessica said this had been looked into at one time, and there was a reason we were not able to get a "brown sign". She will double-check that information.

Announcements

- Matt stated that the Northwest Kansas Topside Clay Tournament Shoot was held. There were 5 high school age teams that competed including Goodland, Colby, Scott City, Decatur County and 1 student from Wichita County. It went well. One note was that all the participants wanted to eat at places in town instead of staying at the range. About 75 people were there in total including attendants, family members and participants.

Adjournment

- Matt made a motion to adjourn the meeting at 2:45 p.m., seconded by Geremy. Motion carried 9-0.

Respectfully Submitted,

<u>Upcoming Meetings to be held at 1312 Main St.</u>

July 22, 2026
August 12, 2026
September 9, 2026

SHERMAN COUNTY
COMMUNITY DEVELOPMENT
GOODLAND, KS

524 E Hwy 24 Goodland, KS 67735
785-890-3743 or 785-821-0403

Wednesday, July 22, 2026
1312 Main St. Building - Board Room
1:30 PM

Community Development Board Members:	07/22/26 Attendance
Matt McKenzie	x
Geremy Cloyd	X
Amy Sederstrom	x
Rory Kling	x
Joshua Whisnant	X by phone
Lucretia Stargell	
Patty Eckhart	x
Ex-officio: Ashley Mannis	x
Ex-officio: Kent Brown	X
SCCD Staff:	
Jessica Dinkel	x
Bert Mosier	x
Guests:	
Tina Wolak, Sarah Artzer, Jaron Smades, Kim Smades	

The meeting of the Sherman County Community Development Board was held on Wednesday, July 22, 2026, and called to order at 1:30 PM.

Public Comment

- Matt stated that an email submitted by Koal Artzer was requested to be submitted during public comment. It is included in its entirety here - - - - ==========
- Members of the Board:

  Pursuant to K.S.A. 45-217(l)(1) and K.S.A. 45-216, please be advised that this communication constitutes recorded information in possession of a public agency under the Kansas Open Records Act.

  In light of ongoing community discussions regarding transparency and public oversight, I am placing an objective, verifiable timeline into the official record today.

  Under the Interlocal Agreement governing the City of Goodland, Sherman County, and Sherman County Community Development, SCCD is contractually required to provide annual independent audit reports as a mandatory condition for receiving public funding.

  The paper trail shows the following sequence of events:
  July 10, 2026: A formal Kansas Open Records Act request was submitted to the City Clerk for all independent audit reports on file.
  July 13, 2026: An identical request was submitted to the County Clerk.
  Written responses officially confirmed that **no independent audit reports exist on file for the past five years** – documenting a long-term failure of contract compliance while public funds continued to be disbursed.
  Today, July 22, 2026: Your agenda conveniently includes a discussion regarding a '3rd Party Audit.'
  Let the record be entirely clear: taking steps to hire an auditor today is necessary, but it is not a proactive act of self-policing. It is a reactive response to missing public records exposed by an open records request. Framing half a decade of missing audits as something this board 'just became aware of and immediately corrected' ignores five years of required compliance.

  Moving forward, true transparency requires answers to three basic questions:
  Will this audit retroactively cover **all five missing fiscal years**, or is it an attempt to only audit the current year?
  Will the auditing firm be completely independent of SCCD leadership and cover all relevant internal financial controls?

Will the full, unedited financial report and internal control findings be delivered directly and simultaneously to the City Council, County Commission, and the public?
Please be advised that attempting to discuss this matter in a closed executive session for public relations or optics is illegal under K.S.A. 75-4319 as these conditions are not an authorized statutory exception and executive sessions cannot be used as a subterfuge; doing so exposes participating members to personal civil fines of up to $500 per violation, court injunctions, mandatory open government training, and liability for attorney fees and court costs (K.S.A. 75-4320(a)).

I ask that these facts and questions be formally recorded in today's minutes.

Thank you,
Koal Artzer
==========
No other public comment.

Approval of Minutes

- Patty made a motion to approve the June 10, 2026 regular SCCD Board Minutes. Amy seconded. Motion carried on a vote of 7-0.
- Amy made a motion to approve the July 11, 2026 special SCCD board meeting minutes. Geremy seconded. Motion carried on a vote of 7-0.

Financial Reports

- WSB Comm Dev Checking as of July 18, 2026 – $129,441.11
- Amy reviewed the expenditures in the bank statement as presented. These included Commercial Sign Company, Some Girls and a Mural and Mud Races. Patty asked if there was a problem that the Mud Racers had to complete an application. Amy replied that the Mud Racers did not have an issue. Amy then reviewed the remaining deposits and expenditures. Rory made a motion to approve the financial reports as presented. Patty seconded the motion. Motion carried on a vote of 7-0.
- Since Ashley was not at the meeting yet, Matt tabled the report on Sherman County Transient Guest Tax Expenditures until she arrived.

Eagle Scout Project

- Since Jaron Smades came to the meeting to present a project request, Matt asked him to come forward at this time. Jaron Smades has an Eagle Scout Project at the County Fairgrounds. After seeing an area of 2 concrete pads with park benches that is directly west of the 4-H Building, the need for shade was evident. His project is to build a 20 foot x 38.6 foot steel shade structure. Jaron stated he may be the last Eagle Scout for the current Coronado area council. He is one of two members still participating. Later this year, they will be combining councils from Atwood, Colby, Goodland and other areas. The project cost is $41,000. Jaron stated that $20,000 is in the bank so far. Matt stated that the request will be considered later in the meeting and thanked Jaron for the presentation.

Resume Financial Reports

- Ashley arrived at the meeting and reviewed the Sherman County Transient Guest Tax Expenditures. The beginning balance was $38,736.56. The ending balance as of July 20, 2026 was $29,610.05. Ashley stated a line by line budget report was included in the documents sent to the Board. Ashley asked if there were any questions on the expenditures listed that were approved by the County. Patty made a motion to approve the Transient Guest Tax Expenditures as presented. Amy seconded the motion. Motion carried on a vote of 8-0.

SHERMAN COUNTY
COMMUNITY DEVELOPMENT
GOODLAND, KS

524 E Hwy 24 Goodland, KS 67735
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Transactions for SCCD:

Sherman County Community Development
Account QuickReport
June 10 - July 21, 2026

	Date	Transaction Type	Num	Name	Memo/Description	Account	Clr	Amount
Check								
	Beginning Balance							
	06/10/2026	Check	3590	Pest Away, LLC	Insect Treatment 6/4/26 #26863	SCCD	R	-60.00
	06/10/2026	Check	3588	G&A Legacy LLC	Goodland Clean Up expenses	SCCD	R	-1,483.92
	06/10/2026	Check	3587	Travis Jones	Mowing 5/21 and 5/31 2026 Inv 8637-21	SCCD	R	-100.00
	06/10/2026	Check	3589	Outkast Mud Slingers	Sponsorship Mud Races - August 15, 2026	SCCD		-500.00
	06/10/2026	Check	3592	Main Street Arts Council	Main St Summer Theater Membership	SCCD	R	-50.00
	06/10/2026	Check	3591	Goodland High School - FCCLA	FCCLA Membership Form 2026	SCCD	R	-50.00
	06/12/2026	Check	3596	Madison Albers	Summer Intern Scholarship	SCCD	R	-530.00
	06/17/2026	Check	3599	Commercial Sign Company	K27 Billboard at Business 24 interchange down pmt 60%	SCCD	R	-6,660.00
	06/17/2026	Check	3597	Hoover Lumber Goodland	Inv #379166	SCCD	R	-149.95
	06/17/2026	Check	3600	Some Girls and a Mural	Mural for Downtown - #1074	SCCD	R	-6,000.00
	06/17/2026	Check	3598	Commercial Sign Company	Directional Signage Inv # 36158	SCCD	R	-28,000.00
	06/23/2026	Check	3601	Country Clovers 4-H Club	Fair Advertising on Windows	SCCD	R	-35.00
	07/01/2026	Check	3605	Amy Sederstrom	July 2026 Contract Labor	SCCD	R	-300.00
	07/01/2026	Check	3604	Madison Albers	Summer Intern Scholarship 33.5 HRS	SCCD	R	-670.00
	07/04/2026	Check	3607	MC Entertainment	Freedom Fest DJ	SCCD	R	-375.00
	07/05/2026	Check	3608	Travis Jones	Mowing 6/10 and 6/28 2026 Inv 0579-11	SCCD	R	-100.00
	07/08/2026	Check	3609	Hoover Lumber Goodland	Inv #379349 and K79762	SCCD	R	-44.57
	07/15/2026	Check	3610	Madison Albers	Summer Intern Scholarship 21 HRS	SCCD	R	-420.00
	07/16/2026	Check	3613	High Plains News	Flag Day Ad - Acct 9344	SCCD		-15.00
Total for Check								**-$ 45,543.44**
Deposit								
	Beginning Balance							
	06/10/2026	Deposit		Nex Gen	Nex Generation Summer Intern Scholarship	SCCD	R	2,800.00
	06/11/2026	Deposit		Sherman County	Directional Signage Reimbursement	SCCD	R	10,000.00
	06/11/2026	Deposit		CASH	Hwy 24 Garage Sales Receipts	SCCD	R	45.00
	06/22/2026	Deposit		Orstead A/S	Flatlander Sponsor 2026	SCCD	R	2,000.00
	06/22/2026	Deposit		CASH	Vendor Fees - Flatlanders	SCCD	R	37.78
	06/24/2026	Deposit		CASH	Vendor Fees - Flatlanders	SCCD	R	9.37
	06/25/2026	Deposit		Fidelity Charitable	Fidelity Charitable Donor Grant	SCCD	R	5,000.00
	06/29/2026	Deposit		City of Goodland	Directional Signage Partner Reimbursement	SCCD	R	10,000.00
	06/30/2026	Deposit		CASH	Vendor Fees Flatlanders	SCCD	R	9.37
	07/01/2026	Deposit		CASH	Vendor Fees Flatlanders	SCCD	R	9.37
	07/06/2026	Deposit		CASH	Flatlander's Vendor Fee	SCCD	R	10.00
	07/06/2026	Deposit		CASH	Vendor Fees Flatlanders	SCCD	R	19.04
	07/08/2026	Deposit		Sherman County	TGT Wage Reimbursement June 2026	SCCD	R	9,535.56
	07/08/2026	Deposit		Sherman County	TGT Reimbursement on Directional Sign invoice from Commercial Sign Remaining balance and Down Dep on Hwy 24/27 sign	SCCD	R	14,660.00
	07/08/2026	Deposit		Sherman County	May 26 Monthly TGT Reimbursements	SCCD	R	3,433.97
	07/10/2026	Deposit		CASH	Vendor Fees Flatlanders	SCCD	R	18.74
	07/13/2026	Deposit		CASH	Vendor Fees Flatlanders	SCCD	R	9.37
	07/16/2026	Deposit		Jessica Dinkel	Walmart items charged to wrong credit card - should have been personal charges - reimbursement to SCCD	SCCD	R	28.16
Total for Deposit								**$ 57,625.73**
Expenditure								
	Beginning Balance							
	06/10/2026	Expenditure		S&T	phone & internet - Hwy 24 & Main St	SCCD	R	-459.51
	06/15/2026	Expenditure		City of Goodland, KS	Main St Bldg utilities - June 2026	SCCD	R	-172.30
	06/25/2026	Expenditure		Markel	Worker's Comp Renewal 2026-27	SCCD	R	-45.00
	06/25/2026	Expenditure		Black Hills Energy	Utilities June 2026	SCCD	R	-62.11
	06/26/2026	Expenditure		Quickbooks Online	Monthly Subscription Quickbooks Online June 2026	SCCD	R	-243.00
	06/26/2026	Expenditure		Intrust Bank	June 2026 stmt due 7/1/26	SCCD	R	-2,538.95
	06/29/2026	Expenditure		Capital Group American Funds	June 2026 Contributions	SCCD	R	-485.00
	06/29/2026	Expenditure		Blue Cross Blue Shield of KS	BCBS / Dental June 2026	SCCD	R	-2,607.80
	07/10/2026	Expenditure		S&T	phone & internet - Hwy 24 & Main St	SCCD	R	-454.77
	07/15/2026	Expenditure		City of Goodland, KS	Main St Bldg utilities - July 2026	SCCD	R	-215.50
	07/16/2026	Expenditure		Intrust Bank	July 2026 stmt due 8/1/26	SCCD		-7,089.26
Total for Expenditure								**-$ 14,373.20**
TOTAL								**-$ 2,290.91**

Saturday, Jul 18, 2026 09:29:05 AM GMT-7

SHERMAN COUNTY
COMMUNITY DEVELOPMENT
GOODLAND, KS

524 E Hwy 24 Goodland, KS 67735
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Old Business

- **Neighborhood Pride/Chamber Bucks Awards with Western State Bank**

  Matt stated that at the last meeting, Joshua Decant from Western State Bank had presented information on Yiftee. It is an all digital version of Chamber Bucks. Yiftee allows organizations to set up gift cards that can be used at a list of businesses. From the last meeting, it was reported that expiration terms can be flexible for just a weekend, a month, a season or a year or more. No upfront fees to create the card. There are typical credit card fees. Board discussed that this is a solution for gift certificates. Patty moved, seconded by Geremy to move forward with partnership with Western State Bank to create a Goodland based Yiftee gift card program with logo of Sherman County. Motion carried 8-0.

- **Main St. Building Ideas**

  Matt requested the board to reconsider the future of the Main St. building owned by SCCD. Board members discussed the advantages or disadvantages of keeping the building and the potential remodel or updates needed versus the possibility of selling the building. Patty suggested that Outdoor Bank should be contacted if the decision is to sell the building. Amy asked where board meetings could be held if this building is no longer owned by SCCD. After discussion, Matt stated he would put out a Google form that all board members could contribute the pros and cons of different possibilities with the building. Rory stated he could have the departments at the College walk through the building to give a rough estimate on remodel or updates that could be done.

New Business

- **KORA Request**

  Matt stated Koal Artzer had submitted a KORA (Kansas Open Records Act) request. The KORA request went thru the fee schedule and then was specifically asked for the minutes of the Special Meeting on July 11. Matt stated that those minutes could be sent to Koal Artzer now since they were approved by the Board at this meeting.

- **3rd Party Audit Discussion**

  Matt stated that the original interlocal agreement includes a statement that the SCCD Board shall be subject to an annual audit and the result of that audit submitted to the city and county commissions. Ashley stated that the TGT funds are included in the audit for Sherman County. Amy stated that a review of the 2025 transactions outside of TGT was completed by an independent accountant. Kent stated that an audit going forward could be done. It will have a cost. Ashley stated that Brett, the county attorney, considered that the County audit of TGT funds met the requirement. After discussion, Kent stated that he would have the city attorney Jake Kling discuss with County Attorney Bret Mangan.

- **Fidelity "Where It's Needed Most" Grant**

  Amy stated that SCCD has received a Fidelity Grant – titled "Where It's Needed Most". The grant was anonymous and totaled $5,000. Amy recommended that the grant be used to pay for a downtown mural that had been completed. Patty moved, seconded by Rory to approve the use of the Fidelity Grant for downtown mural. Motion carried 8-0.

- **Flatlanders Fall Festival Request**

  Jessica stated that a vendor had requested to sell knives at the Fall Festival. Insurance for the Festival has a specific exclusion regarding selling knives. After discussion, Matt stated the consensus of the Board was to not allow the sales of knives as requested by the vendor.

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- **TGT Partner Outreach Plan**
  Patty stated she had a conversation with Doug Irvin asking what SCCD could do better. One item that was presented was to have an outreach plan to the businesses that actually provide the TGT funds through the TGT tax. Patty stated it would be good to have board members and SCCD staff to reach out to Chris Irvin, Doug's son, at the Holiday Inn Express along with the other hotels to discuss what could work to put more heads in beds. Geremy stated he would contact Chris as soon as the meeting was over. Rory would be contacting Chris Irvin as well. Patty stated that one of Doug's main concerns was the lack of follow through on previous contacts from SCCD staff or board members.

- **Jaron Smades Eagle Scout Project**
  Matt asked for recommendations on the presentation and request by Jaron Smades for his Eagle Scout Project. After discussion, Patty moved, seconded by Geremy to provide $1,000 in support of the project. Motion carried 8-0.

Economic Development Report

- Bert reviewed the requirements to be a participant in the Kansas Main Street program per the State of Kansas. The annual cost is $25,000 instead of $50,000. Then, for a town or county under 5,000 population, the cost is only $12,500. There is no longer a requirement for a full time Main Street coordinator. Oakley is the last Main Street community out west.
- Bert updated the board on the wayfinding sign project. Kent stated that an issue had developed with KDOT and the placement of the signs along K-27 and Highway24. Specific issue was a contention that the signs were not built with breakaway posts. Commercial Signs and KDOT Area Engineer discussed issue at length and issue is on the way to being resolved. City of Goodland will have to sign permits for the signs and take responsibility for ownership of the signs.

Tourism Report

- Jessica reported that the June 12 Park and Play in Chambers Park was a decent turnout. Food trucks did fairly well. Shooting team asked to be there as well.
- Shindig at the Smoky went well. There were free snow cones because of County support.
- The next Park and Play in July will not have food trucks. With all the regional fairs, it is not a good time to schedule them. Cooking Mouse will still be there.
- Welcome Center is busy. Had 1,450 stop by inside the Welcome Center in June 2026. The previous year there was a count of 942.
- Billboards on I-70 have been a hit as reported by several travelers stopping by the Welcome Center.
- Jessica reported that the Big Easel is not eligible to qualify for a brown sign on I-70 per KDOT.
- 2nd quarter business mixer at KOA campground was a smaller turnout but was successful in connecting businesses.
- Looking forward to the Main Street Crawl with Fort Hays Tech Northwest and the school district.

Executive Session

- Amy moved, seconded by Geremy, to go into executive session for data relating to the financial affairs or trade secrets of corporations, partnerships, trusts, and individual proprietorship according to K.S.A. 75-4319(b)(4) for 20 minutes at 3:10 p.m. Motion carried 8-0.
- SCCD Board returned to regular session with no action taken.

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Adjournment

- Before adjournment, Matt stated that he would not be able to attend the next meeting if it is on August 12. Several other board members also reported that they would not be available on August 12. After discussion, consensus was to move the next meeting to August 19, the third Wednesday of August.

- Matt made a motion to adjourn the meeting at 3:30 PM. Rory seconded. Motion carried on a vote of 8-0.

Respectfully Submitted,

Upcoming Meetings to be held at 1312 Main St.

August 19, 2026
September 9, 2026
October 14, 2026

SHERMAN COUNTY
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Wednesday, August 19, 2026
1312 Main St. Building - Board Room
1:30 PM

Community Development Board Members:	08/19/26 Attendance
Matt McKenzie	x
Geremy Cloyd	x
Amy Sederstrom	x
Rory Kling	x
Joshua Whisnant	x
Lucretia Stargell	
Patty Eckhart	x
Ex-officio: Ashley Mannis	x
Ex-officio: Kent Brown	x
SCCD Staff:	
Jessica Dinkel	x
Bert Mosier	x
Guests:	
(Name)	x

The meeting of the Sherman County Community Development Board was held on Wednesday, August 19, 2026, and called to order at 1:30 PM.

Public Comment

- None

Presentations

- Nex-Generation Summer Intern Presentation: Madison Albers

Madison went over a presentation of Social Media Transformation which included 4 topics: Goals, Actions, Learning More and Results. In Goals, she wanted to have increased reach with SCCD's social media posts whether that is views, likes, following, etc. She also wanted to highlight community and have local recognition of the posts.

In the 2nd topic, Madison reviewed certain actions that were identified and highlighted. These included color scheme for the posts, calendar of events posting, consistency, Elders Advice, planning ahead for posts or reels, highlighting memories, producing more short videos or reels, making connections, reminiscing and reviewing analytics of what posts garnered attention and what did not or was slower in response. In addition to these actions, Madison found it was important to have fun while making these posts and show others having fun in the posts on Goodland. So the category of have fun was added to the list of actions.

In the 3rd topic, Madison told about Learning More. Not every post is a hit. She saw responses and reactions vary depending on the posts. Too many of the posts were on events or the event posts may not have reactions. Reels and stories often had more responses and reactions. Balance and perseverance were key.

In the 4th topic, Results, Madison reviewed the growth in the responses and reactions from May thru July.

May	140 views	37% non followers among viewers	723 followers
June	10,000	57%	736
July	17,000	70%	774

In May there were 5 posts. In June there were 20 posts. In July there 13 reels, 12 posts, 5 stories. Most popular reels were a video from Jessica on the Freedom Fest and a reel on the 100 year anniversary of Sherman Theater. Good comments on the theater and David Branda. Madison said along the way this summer, this position caused her to try more things and boost creativity. Madison stated the posts reminded her of the love she has for her hometown.

Jessica thanked Madison for her presentation and would work out tutorials with Madison. Matt asked how does SCCD keep this going. Madison stated it is easier now. Keep the posts coming to meet that consistency, keep it positive and post something instead of not posting.

Approval of Minutes

- Patty made a motion to approve the July 22, 2026 Minutes. Amy seconded. Motion carried on a vote of 8-0.

SHERMAN COUNTY
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Financial Reports

- Sherman County Transient Guest Tax Expenditures.
  - The ending balance presented for the August meeting was $132.050.41.
- Ashley stated that the distribution of TGT revenues in July was $75,000 which was $10,000 more than last year. Ashley reviewed the expenditures that were presented at the 7/31/2026 County Commission meeting and the 8/10/2026 County Commission meeting. Rory made a motion to approve the Transient Guest Tax Expenditures as presented. Kent seconded the motion. Motion carried on a vote of 8-0.

- WSB Comm Dev Checking as of August 15, 2026 – $109,039.63

- Amy reviewed the expenditures including a new door for Building Brilliance program, Jason Smades for the Eagle Scout project, few automatic ACH's. Amy reported that the renewal for insurance which included commercial general liability went up $500 which will be a part of next month's report. Geremy made a motion to approve the financial reports as presented. Joshua seconded the motion. Motion carried on a vote of 8-0.

Transactions for SCCD:

Sherman County Community Development
Account QuickReport
July 22 - August 18, 2026

	Date	Transaction Type	Num	Name	Memo/Description	Account	Clr	Amount
Check								
	Beginning Balance							
	07/22/2026	Check	3614	Paige Harper - Healthful Solutions	Front Door replacement - Building Brilliance	SCCD	R	-1,000.00
	07/23/2026	Check	3615	NW Kansas District Free Fair	Eagle Scout Donation @ Fairgrounds	SCCD	R	-1,000.00
	07/29/2026	Check	3616	Designs Unlimited	Flowers for Old Car Planters on Main Street	SCCD		-297.57
	08/01/2026	Check	3617	Madison Albers	Summer Intern Scholarship 29.75 HRS	SCCD	R	-595.00
	08/03/2026	Check	3621	Amy Sederstrom	August 2026 Contract Labor	SCCD	R	-300.00
	08/07/2026	Check	3620	Travis Jones	Mowing 7/10 and 7/25 2026 Inv 0579-27	SCCD	R	-100.00
	08/11/2026	Check	3622	Pest Away, LLC	Insect Treatment 8/6/26 #27458	SCCD		-60.00
	08/14/2026	Check	3627	Pest Away, LLC	Insect Treatment 7/2/26 Inv #27118	SCCD		-60.00
	08/14/2026	Check	3626	High Plains News	Independence Day Logo Ad - Acct 9344	SCCD		-100.00
	08/17/2026	Check	3625	Madison Albers	Summer Intern Scholarship 12.75 HRS	SCCD		-255.00
Total for Check								**-$ 3,767.57**
Deposit								
	Beginning Balance							
	07/27/2026	Deposit		Square Inc	Flatlander Vendor Fee	SCCD	R	9.37
	07/29/2026	Deposit		Sherman County	Freedom Fest DJ Reimbursement from TGT	SCCD	R	375.00
	07/29/2026	Deposit		CASH	Flatlander Vendor Fees	SCCD	R	35.00
	08/03/2026	Deposit		Square Inc	Flatlander Vendor Fee	SCCD	R	23.87
	08/10/2026	Deposit		Sherman County	June 2026 TGT Reimbursements	SCCD	R	7,465.98
	08/12/2026	Deposit		Square Inc	Flatlander's Vendor Fee	SCCD	R	72.22
	08/15/2026	Deposit		Square Inc	Flatlander Vendor Fee	SCCD	R	9.37
Total for Deposit								**$ 7,990.81**
Expenditure								
	Beginning Balance							
	07/27/2026	Expenditure		Quickbooks Online	Monthly Subscription Quickbooks Online July 2026	SCCD	R	-255.00
	07/27/2026	Expenditure		Black Hills Energy	Utilities July 2026	SCCD	R	-15.37
	07/28/2026	Expenditure		Blue Cross Blue Shield of KS	BCBS / Dental Aug 2026	SCCD	R	-2,607.80
	07/30/2026	Expenditure		Capital Group American Funds	July 2026 Contributions	SCCD	R	-485.00
	08/10/2026	Expenditure		S&T	phone & internet - Hwy 24 & Main St	SCCD	R	-455.00
Total for Expenditure								**-$ 3,818.17**
TOTAL								**$ 405.07**

Saturday, Aug 15, 2026 09:01:35 AM GMT-7

SHERMAN COUNTY
COMMUNITY DEVELOPMENT
GOODLAND, KS

524 E Hwy 24 Goodland, KS 67735
785-890-3743 or 785-821-0403

Old Business

- **Follow up on Beautification Project – Geremy**
- Geremy stated there was 1 more project to complete. He was not going to continue the program thru the winter. Some houses and properties have stayed respectable. Other properties have returned to junk materials on the property and weeds not taken care of. Geremy stated the total weight of items taken to the landfill is 33 tons. The City's cleanup week was over 58 tons this year; but, it shows how much Geremy and the people assisting him have cleaned up a tremendous amount of items. Geremy stated Doug Irvin had told him there were other properties to clean up. Geremy had tried contacting Doug on a few occasions; but, had not been able to contact him to get the exact properties.

New Business

- **SCCD Historical Timeline**
  Matt stated that Amy had put together a historical timeline for SCCD. Not an exhaustive list; but, it is a living document and can be added if needed. Matt reviewed and highlighted a couple items per year:
  2021 – SCCD started, 1st Director hired, Housing Assessment for Sherman County, Development Opportunity Profile for Sherman County, 2nd employee hired.
  2022 – additional community events, Business Enrichment Network launched to build a "New Chamber", 1st year coordinating Flatlander's Fall Festival, Main St. sound system.
  2023 – SEED Grant awarded which was split 3 ways between Early Childhood Center, Library and SCCD, hosted Western Kansas Rural Economic Development Conference, SCCD received National Rural Community Economic Development Award.
  2024 – Building Brilliance grants for business storefronts, Economic Development Director hired, restructuring created Director of Tourism role, continued management of major annual events.
  2025 – Network Kansas lending opportunities led to 10 loans for over $1 million in economic impact, updated Housing Assessment to support business expansion, attraction development supported with gun club expansion, museum donations, murals, Sherman County speedway, Mud Bog, Community Events Plaza, All School Reunion sponsorship.
  2026 – Wayfinding signage project, ongoing use of Network Kansas loan opportunities for new and existing businesses, Goodland Clean Up project with over 33 tons hauled to landfill.

  Matt asked the Board to review and advise of any corrections, additions or changes.

- **Strategic Planning**
  Matt asked the Board to think about 2027 Strategic Planning. Should have a separate meeting towards the end of the year. Matt stated that the strategic part of the plan has been fruitful; but, the tactics or action steps have not been as strong as seen in the discussions over the last few months. The focus this year should be on those action steps. Geremy pointed to Main Street Coordinator would be a key step and should be one of the priorities. Patty asked when will the board review a number of prior old business items. After discussion, Rory and Patty volunteered to provide a review and write up for the board on those items. Matt asked Patty if she would be willing to facilitate the planning. Patty deferred to Kent who had helped facilitate the prior planning sessions.

Economic Development Report

- Bert reported that he was working Kelsey Berry with the vendor on the branded gift card which was what Western State Bank had presented a couple meetings ago. The gift card would only be valid for Sherman County businesses that were participating in the program once it was started.

SHERMAN COUNTY
COMMUNITY DEVELOPMENT
GOODLAND, KS

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Tourism Report

- Jessica reported on Flatlanders committee. There is an updated schedule of activities.
- Vendor deadline for Flatlanders is August 28.
- Currently, there are 41 vendors registered. College departments / groups have not registered as yet; that usually includes about 10 different registrations.
- Jessica asked Board to be ready to volunteer to assist at Flatlanders. She will send out a worksheet sign up. There will be a need during set up, shuttle people during the day and take down on Saturday afternoon / evening.
- Jessica reported on the back to school bash. May have changes to the event next year.
- Revelry at the Airport is this Saturday, August 22. DAR (Daughters of the American Revolution) are doing the pancake breakfast. Volunteers are welcome to assist.
- Jessica has been talking with Cameron Cross, artist who had painted the Big Easel. He is ready to come to town on August 31 and September 1 to inspect and wash the painting. He will then report what would be his plan to repaint and/or repair the painting. Jessica is looking for an Attraction Development Grant to assist in the repair/repaint project next year.
- Jessica stated that the Main Street Crawl is scheduled for August 27. 20 businesses have signed up.
- There have been 1,463 visitors in July at the Welcome Center. For the year, there have been 4,627 visitors to the Welcome Center and signed the guest book. Going to match last year's total for the entire year that was just shy of 5,000 visitors. Guests continue to comment on the billboard signs drawing them into Goodland.

Executive Session

- Amy moved, seconded by Patty, to go into executive session for data relating to the financial affairs or trade secrets of corporations, partnerships, trusts, and individual proprietorship according to K.S.A. 75-4319(b)(4) for 10 minutes at 2:49 p.m. Motion carried 8-0.
- SCCD Board returned to regular session at 2:59 p.m. with no action taken.

Announcements

- Rory announced that Fort Hays Tech Northwest was donating an executive table to SCCD. Rory stated that the table had been disassembled for moving. Now that school was back in session, there were a few college students that could assist in moving the table.
- Matt stated that there was a youth shooting tournament last weekend. There were 102 kids from a number of communities. It was the first time there was a shooting clays tournament. A couple a mobile food vendors were at the event. Several families asked for restaurants to recommend in town. They were sent downtown and other restaurants. This coming weekend there is a freshman shoot for 2 days. There will be another one in September.

Adjournment

- Patty made a motion to adjourn the meeting at 3:05 p.m. Joshua seconded. Motion carried on a vote of 8-0.

Respectfully Submitted,

Kent Brown

<u>Upcoming Meetings to be held at 1312 Main St.</u>

September 9, 2026
October 13, 2026
November 11, 2026?
December 9, 2026

SHERMAN COUNTY
COMMUNITY DEVELOPMENT
GOODLAND, KS

524 E Hwy 24 Goodland, KS 67735
785-890-3743 or 785-821-0403

Wednesday, September 9, 2026
1312 Main St. Building - Board Room
1:30 PM

Community Development Board Members:	09/09/26 Attendance
Matt McKenzie	x
Geremy Cloyd	x
Amy Sederstrom	x
Rory Kling	x
Joshua Whisnant	x
Lucretia Stargell	
Patty Eckhardt	x
Ex-officio: Ashley Mannis	x
Ex-officio: Kent Brown	X
SCCD Staff:	
Jessica Dinkel	x
Bert Mosier	x
Guests:	
Tina Wolak	X

The meeting of the Sherman County Community Development Board was held on Wednesday, September 9, 2026, and called to order at 1:30 PM.

Public Comment

- None

Approval of Minutes

- Patty made a motion to approve the August 19, 2026 Minutes. Joshua seconded. Motion carried on a vote of (8-0).

Financial Reports

- Sherman County Transient Guest Tax Expenditures: The ending balance presented for the August 13, 2026 meeting was $132.050.41. As of September 8, 2026 the ending balance was $125,131.68
    - Ashley stated that the budget for TGT was 51% of expenses. Ashley reviewed the expenditures that were presented at the 8/31/2026 County Commission meeting. Joshua made a motion to approve the Transient Guest Tax Expenditures as presented. Rory seconded the motion. Motion carried on a vote of (8-0).

- WSB Comm Dev Checking as of September 7, 2026 – $97,236.11
    - Amy stated that it was a lighter month. There was an appearance fee to Cimarron for an old plane to attend Runway Revelry. Also had a hotel stay for Josh Holland at hotel near DIA due to timing of flight after show. Rory made a motion to approve the financial reports as presented. Geremy seconded the motion. Motion carried on a vote of (8-0). Amy asked to start procedure to have a 2nd board member initial the credit card report that is on checking account. Board agreed to rotate 2nd board member among the board members that are listed on the checking account.

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Transactions for SCCD:

Sherman County Community Development
Account QuickReport
August 19 - September 8, 2026

	Date	Transaction Type	Num	Name	Memo/Description	Account	Clr	Amount
Check								
	Beginning Balance							
	08/19/2026	Check	3628	Josh Holland	Hotel Josh Holland Sleep Inn	SCCD		-141.52
	08/22/2026	Check		Cimarron Strip Wing	Appearance Fee for Runway Revelry	SCCD		-500.00
	09/01/2026	Check	3634	Amy Sederstrom	Sept 2026 Contract Labor	SCCD	R	-300.00
Total for Check								**-$ 941.52**
Deposit								
	Beginning Balance							
	08/19/2026	Deposit		Square Inc	Flatlander's Vendor Fee	SCCD	R	9.37
	08/24/2026	Deposit		Square Inc	Flatlander's Vendor Fee	SCCD	R	9.37
	08/27/2026	Deposit		Square Inc	Vendor Fee Flatlander's	SCCD	R	9.37
	08/31/2026	Deposit		Sherman County	July 2026 TGT Monthly Reimbursements	SCCD	R	6,825.23
	09/01/2026	Deposit		Square Inc	Flatlander's Vendor Fee	SCCD	R	23.87
	09/01/2026	Deposit		CASH	Flatlander Vendor Fee	SCCD	R	10.00
	09/04/2026	Deposit		Square Inc	Flatlander Vendor Fee	SCCD	R	9.37
Total for Deposit								**$ 6,896.58**
Expenditure								
	Beginning Balance							
	08/26/2026	Expenditure		Black Hills Energy	Utilities August 2026	SCCD	R	-37.13
	08/26/2026	Expenditure		Intrust Bank	July 2026 stmt due 8/1/26	SCCD	R	-6,590.36
	08/27/2026	Expenditure		Quickbooks Online	Monthly Subscription Quickbooks Online Aug 2026	SCCD	R	-280.00
	08/27/2026	Expenditure		Blue Cross Blue Shield of KS	BCBS / Dental Sept 2026	SCCD	R	-2,607.80
	08/28/2026	Expenditure		Capital Group American Funds	Aug 2026 Contributions	SCCD	R	-485.00
	08/31/2026	Expenditure	3631	Shamrock Foods	Runway Revelry Breakfast 2026	SCCD	R	-1,254.81
	08/31/2026	Expenditure		Square Inc	Annual Square Professional Plan fee	SCCD	R	-192.00
Total for Expenditure								**-$ 11,447.10**
TOTAL								**-$ 5,492.04**

Monday, Sep 14, 2026 09:25:18 AM GMT-7

Old Business

Matt stated that he included several items on the agenda to follow up on items from prior meetings. They included:

- **Directional signage and KDOT update**
  Kent stated that there was some action by Commercial Signs on the posts themselves and the KDOT Area Engineer had agreed to resolve the issue with the signs in the KDOT right of way. Jessica had no other updates.
- **Large sign update**
  Jessica reported that we are in the cue for the redo of the large sign at K-27 and Highway24. Also in the cue for Commercial Signs is the exterior sign to the building for the SCCD office and the additions to the signs already installed for the library.
- **Audit updates and amended language in agreement with City/County**
  Kent stated that the amendment to the interlocal agreement was approved at the City Commission meeting. The amendment drafted by County Attorney Bret Mangan stated:
  "The Sherman County Community Development Board shall be subject to an annual audit, at the request of either Public Agency, with the costs of the audit being assessed to the requesting Public Agency. When an audit is requested, the results of said audit shall be submitted to the Board and the Public Agencies participating in this Agreement. Nothing in this Agreement shall be deemed as requiring

an annual audit without a request being made from either Public Agency."

Since the amendment was approved by both the County and City Commissions, it will now be sent to the State Attorney General's office for review. The Attorney General's office will then return it to Sherman County and the City of Goodland. Matt asked if there would be an audit requested. Kent said that the City Commission would definitely request an audit; although, there had been some discussion on which line item to put the cost within the city's budget.

- **Wrap up on KORA request**

  Matt stated that the request had been limited to just the minutes from the Special Meeting of the SCCD Board in July. All other items had been withdrawn from the KORA request.

- **Social Media plan**

  Jessica stated that 2 people had reached out to do on a contract basis for social media posting. JNT is the organization that maintains the website. Patty stated that the website is somewhat hard to navigate. Rory stated that JNT charges $1,000/month for the website. After a number of comments, Matt stated that there is enough frustration to ask for some follow up with J&T. Amy would take a look at the specifics of the agreement.

- **Building discussion**

  Matt had asked the Board to consider the pros and cons of the building at 1312 Main St. **at** a prior meeting. He returned to ask the Board their perspective at this meeting. The following were stated as pros:

  Geremy stated this is our building. It's always an asset.

  Amy stated has a lot of square feet.

  Matt stated that SCCD is not going to get anywhere else for $500 per month.

  Geremy stated that people know it and can see it.

  Amy asked if SCCD would be able to get another Main St. location. There is a lot of storage for Flatlanders.

  Bert stated that any other place may require a storage unit rental as well.

  Jessica stated that every event has some items for storage in this building. Brochures, cones, etc.

  Matt then moved on to the cons of the building at 1312 Main St.

  Matt stated that all the utilities need work. To work on those utilities, most would require asbestos remediation as well because of what would be taken apart in order to work on them.

  A board member asked if the building was on historic register. A board member answered that it is not on a historic register; although it is historic to the city as the former Elks building.

  Ashley said that one of the issues is that Jessica and Bert are not in the same building.

  Patty asked about the privacy of the Welcome Center. Patty also stated that it is counterproductive for someone else to use on Main St.

  Matt stated money is not available to renovate the 1312 Main St. building. Geremy stated that the college could work on the utilities.

  Patty asked is someone else could renovate the building and lease it back to SCCD.

  Kent asked how long has Outdoor Bank owned the building before the agreement with SCCD. Joshua stated that the school moved out of the building in 2015. Rory stated that the construction department at Fort Hays Tech Northwest will not be able to work on it this academic year. Patty asked if it would be useful to ask Outdoor Bank if the property was sold. Matt summarized the conversation as the board would like to have SCCD stay in the 1312 Main building; but, it is a burden to remodel and not a good evaluation of where to go.

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- **Yifty Shopping Card**
  Bert said he sent information to the Board. Bert stated the goal is to have the card up and running by small Business Saturday.
- **Strategic Planning**
  Previously, Matt had asked for volunteers for a strategic planning committee. Ashley, Rory and Patty had volunteered. Patty stated they had met and discussed a focus on the 3 pillars of SCCD – Chamber of Commerce, Economic Development and Tourism. There were a lot of great ideas and discussion centered on what to implement. Patty stated that it was important to keep it simple and what was actually achievable. Patty stated that they also discussed short term versus intermediate versus long term. Matt stated that there was a request for a work session in November and requested that Patty send a summary document to the board members as preparation for the work session.

New Business

- **The Big Easel –** Jessica reported that Cameron Cross had come and inspected the easel. Woofters had come on September 1 and worked all day cutting all the welds that held the painting to the easel. They finally brought the painting down to the ground just after 5. Cameron inspected the painting and washed it between that time and sunset. Woofters had not come back yet to put the painting back up on the easel. Expectation was that they would come Thursday. Woofters recommended and the city agreed to have angle brackets made to allow the painting to be bolted onto the easel rather than welding it. Jessica stated that they had a short celebration on site for the 25th anniversary of the painting with Cameron Cross, the artist, present. Jessica also talked with Cameron about the possibility of having additional smaller paintings in various locations throughout Goodland. Cameron was receptive to the idea.

Economic Development Report

- Bert highlighted the Attraction Development Grant for the gun club. There was a high school tournament earlier in August. This coming weekend there was a college tournament with 7 colleges and at least 86 participants.
- The loan to assist with the purchase of the Culligan Water Softening business was approved.
- A loan to assist a business moving into the H&R Block business location was on hold while a dispute between the landlord and tenant to have the H&R Block move out.
- Bert reported on the ribbon cutting for Northwest Kansas pumping. Small Business Development Center (SBDC) representative was there and the owners of NW Kansas pumping announced that the business loan wouldn't have occurred without the assistance of the SBDC.

Tourism Report

- Runway Revelry on August 22 was a good turnout. The number of planes and people attending reflected a well attended event.
- Cameron Cross came on September 1 and worked until dusk cleaning and inspecting the Big Easel as reported.
- Jessica stated that there were 933 visitors to the Welcome Center in August. This compares to 652 visitors in 2025 for August.
- Jessica stated that the planning for Flatlanders continues. Amy assisted with mapping for the vendors. Jessica distributed a spreadsheet for volunteers for both the Friday night concert at Chambers Park and the vendor check in on Saturday morning.

Announcements

- Tina Wolak said there was a donation request to redo.

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Executive Session

- Geremy moved, seconded by Rory, to go into executive session for data relating to the financial affairs or trade secrets of corporations, partnerships, trusts, and individual proprietorship according to K.S.A. 75-4319(b)(4) for 10 minutes at 3:09 p.m. Motion carried 8-0.
- SCCD Board returned to regular session at 3:19 p.m. with no action taken.

Adjournment

- Patty made a motion to adjourn the meeting at 3:19 p.m. Rory seconded. Motion carried on a vote of 8-0.

Respectfully Submitted,

Kent Brown

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