

# PUBLIC NOTICES

## CITY ORDINANCE

ORDINANCE NO. 2493

AN ORDINANCE CREATING ARTICLE III IN CHAPTER 12 OF THE MUNICIPAL CODE OF THE CITY OF BLUE RAPIDS, KANSAS, RELATING TO THE ESTABLISHMENT OF A MUNICIPAL LAND BANK IN CONFORMANCE WITH K.S.A. 12-5901 ET SEQ.

WHEREAS, the City of Blue Rapids recognizes that dilapidated, vacant, and unused properties can create a dis-incentive for new construction and infill; and  
WHEREAS, the Vision 2025 community strategic plan identified the improvement of the community's aesthetic appearance by addressing dilapidated and condemned structures as a specific area of focus; and  
WHEREAS, within that specific area of focus a strategy is to develop a focused property management strategy for the city; and  
WHEREAS, a land bank will provide the City a viable tool to address abandoned and tax-delinquent properties; and  
WHEREAS, Pursuant to K.S.A. 12-5901 et seq, the Governing Body may establish a city land bank by adoption of ordinance, into which city land bank any property acquired may be transferred; and  
WHEREAS, Pursuant to K.S.A. 12-5907 the Board of such land bank may manage, maintain and protect or temporarily use for a public purpose such property in the manner the Board deems appropriate, and plan for use the Board's best efforts to consummate the sale or other disposition of such property at such times and upon such terms and conditions deemed appropriate.

THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BLUE RAPIDS, KANSAS:

Section 1 in Article 3 of Chapter 12 of the Blue Rapids City Code is hereby created as follows:

**SECTION 12-301. Creation; Purpose.** The Blue Rapids Land Bank is hereby established pursuant to K.S.A. 12-5901, et. seq. The Blue Rapids Land Bank is an independent agency and instrumentality of the City with the primary responsibility and authority to efficiently acquire, hold, manage, transform, and convey surplus City properties and other abandoned, tax-foreclosed, or otherwise underutilized or distressed properties in order to convey these properties into productive use.

Section 2 in Article 3 of Chapter 12 of the Blue Rapids City Code is hereby created as follows:

**SECTION 12-302. Definitions.** For the purpose of this Article, the words set out in this section shall have the following meanings.

- (1) "City" means the City of Blue Rapids, Kansas.
- (2) "Board" means the Board of Trustees of the Blue Rapids Land Bank.
- (3) "Bank" means the Blue Rapids Land Bank established pursuant to this Ordinance.
- (4) "Governing Body" means the governing body of the City of Blue Rapids.

Section 3, in Article 3 of Chapter 12 of the Blue Rapids City Code is hereby created as follows:

**SECTION 12-303. Land Bank Board; Appointment, Terms and Dissolution.** There is hereby established a Land Bank Board of Trustees.

- a) The Board shall be composed of the entire membership of the Governing Body of the City, ex officio , who shall be the voting members, and one additional member appointed by the Mayor who shall be a non-voting member and who shall be a City staff member.
- b) The term of office of each voting member of the Board of Trustees shall be co-terminous with that member's term of office on the Governing Body of the City. The non-voting member of the Board of Trustees shall serve at the pleasure of the Mayor.
- c) The Bank may be dissolved by ordinance of the Governing Body of the City. In such case, all property of the Bank shall be transferred to and held by the City and may be disposed of as otherwise provided by law."

Section 4, in Article 3 of Chapter 12 of the Blue Rapids City Code is hereby created as follows:

**SECTION 12-304. Land Bank Board; Officers; Organization.**

- a) The Board shall select, annually, from its membership, a chairperson, a vice chairperson, a secretary, and a treasurer. The treasurer shall be bonded in such amounts as the Governing Body may require.
- b) The Board may appoint such officers, agents, and employees as it may require for the performance of its duties, and shall determine the qualifications and duties and fix the compensation of such officers, agents, and employees.
- c) The Board shall fix the time and place at which its meetings shall be held. Meetings shall be held within the City and shall be subject to the Kansas Open Meeting Act, K.S.A. 75- 4317, et seq., and amendments thereto.
- d) A majority of the Board shall constitute a quorum for the transaction of business. No action of the Board shall be binding unless taken at a meeting at which at least a quorum is present.
- e) The members of the Board shall be subject to the provisions of the laws of the State of Kansas which relate to conflicts of interest of county officers and employees, including, but not limited to, K.S.A. 75-4301, et seq, and amendments thereto.
- f) Subject to the provisions of the Kansas Tort Claims Act, K.S.A. 75-6101, et seq, and amendments thereto, if any action at law or equity, or other legal proceeding, shall be brought against any member of the Board for any act or omission arising out of the performance of duties as a member of the Board, such member shall be indemnified in whole and held harmless by the Board for any judgment or decree entered against such member and, further, shall be defended at the cost and expense of the Bank in any such proceeding.

Section 5, in Article 3 of Chapter 12 of the Blue Rapids City Code is hereby created as follows:

**SECTION 12-305. Land Bank Board of Trustees; Powers and Duties.** The Land Bank Board of Trustees shall have the following powers and duties:

- a) To sue and be sued;
- b) To enter into contracts;
- c) To appoint and remove staff and provide for the compensation thereof;
- d) To acquire, by purchase, gift or devise, and convey any real property, including easements and reversionary interest, and personal property, subject to the provisions of this Ordinance and state law;
- e) The fee simple title to any real estate which is sold to Marshall County in accordance with the provisions of K.S.A. 79-2803 and 79-2804, and amendments thereto, and upon acceptance by the Board may be transferred to the Bank by a good and sufficient deed by the County Clerk upon a written order from the Board of County Commissioners;
- f) To rebate all or any portion thereof, the taxes on any property sold or conveyed by the Bank;
- g) To exercise any other power which may be delegated to the Bank by the Governing Body;
- h) To exercise any other incidental power which is necessary to carry out the purposes of the Land Bank and state law.
- i) The Board shall assume possession and control of any property acquired by it under this Ordinance or state law and shall hold and administer such property.

- 1. Manage, maintain and protect or temporarily use for a public purpose such property in the manner the Board deems appropriate;
- 2. Compile and maintain a written inventory of all such property. The inventory shall be available for public inspection and distribution at all times;
- 3. Study, analyze and evaluate potential, present and future uses for such property which would provide for the effective utilization of such property;
- 4. Plan for and use the Board's best efforts to consummate the sale or other disposition of such property at such times and upon such terms and conditions deemed appropriate;
- 5. Establish and maintain records and accounts reflecting all transactions, expenditures and revenues in relation to the Bank's activities, including separate itemizations of all transactions, expenditures and revenues concerning each individual parcel of property acquired; and
- 6. Thirty days prior to the sale of any property owned by the Bank, publish a notice in the official City newspaper announcing such sale. To encourage sales within a competitive commercial market, land to be sold must be identified in the notice, but the name of the purchasing party need not be publicly announced if such announcement is not required under KORA or KOMA.

Section 6, in Article 3 of Chapter 12 of the Blue Rapids City Code is hereby created as follows:

**SECTION 12-306. Land Bank; Operational Requirements.** The Land Bank shall be subject to the following requirements:

- a) The Bank shall be subject to the provisions of the Cash Basis Law. K.S.A.10-1101. et. seq, and amendments thereto;
- b) The budget of the Bank shall be prepared, adopted and published as provided by law for other political subdivisions of the State of Kansas. No budget shall be adopted by the Board until it has been submitted to, reviewed and approved by the Governing Body. If the Governing Body elects not to ratify the budget, it must reject the plan in its entirety and remand it back to the Board with specific recommendations for reconsideration;
- c) The Board shall keep accurate accounts of all receipts and disbursements. The receipts and disbursements of the Board shall be audited yearly by a certified or licensed public accountant and the report of the audit shall be included in and become part of the annual report of the Board;
- d) All records and accounts shall be subject to public inspection pursuant to K.S.A. 45-216, et seq., and amendments thereto;
- e) Any moneys of the Bank which are not immediately required for the purposes of the Bank shall be invested in the manner prescribed by K.S.A. 12-1675, and amendments thereto;
- f) The Bank shall make an annual report to the Governing Body on or before January 31 of each year, showing receipts and disbursements from all funds under its control and showing all property transactions occurring in each year. Such report shall include an inventory of all property held by the Bank. A copy of such inventory shall also be published in the official City newspaper on or before January 31 of each year;
- g) The Bank shall be subject to the statutory requirements for the deposit of public money as provided in K.S.A. 9-1401 , et seq., and amendments thereto;
- h) The Board, without competitive bidding, may sell any property acquired by the Board at such times, to such persons, and upon such terms and conditions, and subject to such restrictions and covenants deemed necessary or appropriate to assure the property's effective reutilization;
- i) The sale of any real property by the Board, under the provisions of this Ordinance or state law, on which there are delinquent special assessments to finance public improvements shall be conditioned upon the approval of the Governing Body;
- j) The Board, for the purpose of land disposition, may consolidate, assemble or subdivide individual parcels of property acquired by the Bank.
- k) Until sold or otherwise disposed of by the Bank, and except for special assessments levied by the City to finance public improvements, any property acquired by the Bank shall be exempt from the payment of ad valorem taxes levied by the State of Kansas and any other political or taxing subdivision of the state.
- l) Except for special assessments levied by the City to finance public improvements, when the Board acquires property pursuant to this Ordinance and state law, the Marshall County Treasurer shall remove from the tax rolls all taxes, assessments, charges, penalties and interest that are due and payable on the property at the time of acquisition by the Board.
- m) Property held by the Bank shall remain liable for special assessments levied by the City for public improvements, but no payment thereof shall be required until such property is sold or otherwise conveyed by the Bank.
- n) The Governing Body may abate part or all of any special assessments which it has levied on property acquired by the Bank, and the Bank and the Governing Body may enter into agreements related thereto. Any special assessments that are abated shall be removed from the tax rolls by the County Treasurer as of the effective date of the abatement.
- o) Any moneys derived from the sale of property by the Bank shall be retained by the Bank for the purposes and operations thereof, provided, however, that the board may use all or part of the proceeds from such sale to reimburse the City for delinquent special assessments due on such property.
- p) The Board may establish separate neighborhood or city advisory committees consisting of persons living or owning property within the city or neighborhood. In the case of neighborhood advisory committees, the board shall determine the boundaries of each neighborhood. In the absence of a resolution by the Board providing otherwise, each advisory committee shall consist of not less than three (3) no more than five (5) persons, to be appointed by the board for two (2) years, overlapping terms. The Board shall consult with each advisory committee as needed to review the operations and activities of the Bank and to receive the advice of the members of the advisory committee concerning any matter which comes before the committees.

**Section 7: 12-307. This Ordinance shall be included in the Municipal Code of the City of Blue Rapids and shall take effect and be in force from and after publication of a summary of its provisions in the official city newspaper.**  
**ADOPTED** by the governing body of the City of Blue Rapids, Kansas, and approved and signed by the Mayor on the 21st day of May, 2025.

Mayor – Wayne D. Whitesell

ATTEST:

City Clerk- Chrystal R. Woodyard

(First published in The Marysville Advocate on Thursday, May 29, 2025)

## CITY ORDINANCE

ORDINANCE NO. 2494

AN ORDINANCE AMENDING SEWER RATES AS ESTABLISHED BY SECTION 15-334, AND AMENDMENTS THERETO, OF THE BLUE RAPIDS CITY CODE

BE IT ORDAINED by the Governing Body of the City of Blue Rapids, Kansas: Section 1. Section 15-334 of the Blue Rapids City Code shall be amended to establish a new minimum sewer rate, as follows:

RATES: The rates per month for the use of sewer in the city shall be as follows

A. The minimum sewer charge per month shall be \$26.67 per month. The sewer rate will increase \$1.67 per 1,000 gallons of water used over 1,000 gallons.

B. All properties will be averaged for water consumption from December through February to account for summertime water usage. The average only pertains to residential properties.

Section 2. This ordinance shall take effect and be in full force on June 20, 2025, after publication in the official city newspaper.

PASSED BY THE COUNCIL AND APPROVED BY THE MAYOR this 21st day of May 2025.

Wayne D. Whitesell, Mayor

Attest:

Chrystal R. Woodyard, City Clerk  
(First published in The Marysville Advocate on Thursday, May 29, 2025)

## NOTICE OF HEARING AND NOTICE TO CREDITORS

IN THE DISTRICT COURT OF MARSHALL COUNTY, KANSAS

(Filed Pursuant to K.S.A. Chapter 59)

In the Matter of the Estate of  
NORBERT F. BRAMLAGE, Deceased

Case No. MS-2025-PR-000017

**NOTICE OF HEARING AND NOTICE TO CREDITORS:**

THE STATE OF KANSAS TO ALL PERSONS CONCERNED:

You are hereby notified that on May 22, 2025, a petition was filed in this court by Robert J. Sandmann and Deborah K. Bramlage, praying that Administration be held in the Estate and the Court appoint suitable and competent persons as Administrators; that said appointed Administrators may serve without bond and be granted Letters of Administration.

You are required to file your written defenses thereto on or before the 27th day of June 2025, at 10:30 a.m., of said day, in said Court, in the City of Marysville, in Marshall County, Kansas, at which time and place said cause will be heard. Should you fail therein, judgment and decree will be entered in due course upon the Petition.

All creditors are notified to exhibit their demands against the estate within four months from the date of first publication of this Notice, as provided by law, and if their demands are not thus exhibited, they shall be forever barred.

Robert J. Sandmann & Deborah K. Bramlage  
Petitioners/Administrators

Bruna Law, LLC  
1114 Broadway - P.O. Box 71  
Marysville, Kansas 66508  
Phone Number: 785-562-2375  
Fax Number: 785-562-5348  
E-mail: anthony@brunalaw.net  
Anthony J. Bruna / Attorney for Petitioners

(First published in The Marysville Advocate on Thursday, May 29, 2025)

## NOTICE OF HEARING AND NOTICE TO CREDITORS

IN THE DISTRICT COURT OF MARSHALL COUNTY, KANSAS

(Filed Pursuant to K.S.A. Chapter 59)

In the Matter of the Estate of  
VINCENT R. O'TOOLE, Deceased

Case No. MS-2025-PR-000016

**NOTICE OF HEARING AND NOTICE TO CREDITORS:**

THE STATE OF KANSAS TO ALL PERSONS CONCERNED:

You are hereby notified that on May 22, 2025, a petition was filed in this court by Amie O'Toole, praying that Administration be held in the Estate and the Court appoint suitable and competent person as Administrator; that said appointed Administrator may serve without bond and be granted Letters of Administration.

You are required to file your written defenses thereto on or before the 27th day of June 2025, at 10:30 a.m., of said day, in said Court, in the City of Marysville, in Marshall County, Kansas, at which time and place said cause will be heard. Should you fail therein, judgment and decree will be entered in due course upon the Petition.

All creditors are notified to exhibit their demands against the estate within four months from the date of first publication of this Notice, as provided by law, and if their demands are not thus exhibited, they shall be forever barred.

Amie O'Toole  
Petitioner/Administrator

Bruna Law, LLC  
1114 Broadway – P.O. Box 71  
Marysville, Kansas 66508  
Phone Number: 785-562-2375  
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Anthony J. Bruna / Attorney for Petitioner

(First published in The Marysville Advocate on Thursday, May 29, 2025)

## Events: Cats return

FROM PAGE 4C

will be good for the third seed for Friday’s preliminary race. Bruna ran a personal best 1:00.71 to finish second, which earned her the sixth seed for the state prelim.

Bruna runs on the 4x100 with Lindsey Martin, Leigha Jueneman and Nora Heiman and on the 4x400 that could use Anna Jueneman, Heiman, Drew Bruna or Kamryn O'Dell.

Hanover was second in the 4x100 in 51.59 and in the 4x400 in 4:10.47. The Wildcats are seeded fifth in the 4x100 and third in the 4x400 for Friday’s prelims.

Bruna said she feels no pressure as state draws closer.

“I’m just going to go out and do my best. If I get first, perfect,” she said. “If not, that gives me something to work on.”

Anna Jueneman was second to Wurtz in the regional 200 by .09.

Jueneman tied for the sixth seed and Wurtz is the fifth seed.

For the Wildcats on the boys’ side:

- Camron Juene-man, a May graduate, qualified in two individual events and as a member of two relays. He was second in the triple jump at 43-3.75 at regional, which was 4.5 inches off his best this season. He is seeded third for Saturday’s 3 p.m. state final. He qualified in the 400 in third place in 51.1 at regional, which seeds him fifth for Friday’s preliminary race. Jueneman is on the 4x100 and 4x400 relays with Hunter Kickhaefter, Braylon Meyn and Jack Bruna. The 4x100 was fourth in 45.77 at the regional and the 4x400 was third in 3:37.26. The 4x100 is seeded 14th and the 4x400 ins seeded 10th for state.

- Freshman Cooper Bruna was fourth in the triple jump at regional at 41-1.25. He has the 12th seed.

## Events: Heights has relays, throwers going in 2A

FROM PAGE 4C

Unruh is seeded fifth for state and will compete at 11:30 a.m. Friday. Vermetten is seeded 16th and will compete about 5:10 p.m. Saturday.

Heights will send freshman Klara McIntyre to compete in the 300 hurdles and 100-meter dash. She will have preliminary races Friday and Saturday. In the hurdles, she was

second in 47.22, which improved her school record by .18. At regional, she was second in the 100 in 13.33. She is seeded second in the 300 hurdles and 14th in the 100. In the hurdles, freshman Reese McCauley, Doniphon West, is the top seed at 47.07.

In boys’ events for Heights, junior Montana Martin will compete in the long jump; senior Logan Gray in the 400; and both the

4x100 and 4x400 relays qualified.

Martin was second at regional at 20-7 in the long jump. He is seeded 14th at state and will compete at 8 a.m. Friday.

Gray was second in the 400 at regional in 52.77. He is seeded 13th for Friday’s 10:45 a.m. preliminary race.

The 4x100 relay team of Gabe Padilla, Gray, Unruh and Jayden DeWalt and the 4x400

team of DeWalt, Everson Parker, Unruh and Gray will have preliminary races on Friday. The 4x100s will start about 10:05 a.m. and the 4x400 at about 1:15 p.m. At regional, the 4x100 was second in 45.45 and the 4x400 was third in 3:37.91. The 4x400 relay has improved by 23.2 seconds this season.

Heights’ 4x100 is seeded 15th and the 4x400 is 16th.