

NEWS

QUESTIONS OR COMMENTS? Contact Jason Jump at (620) 896-7311 or email jjump@theharperadvocate.com

NEWS BRIEFS

COUNTY PUBLIC TRANSPORTATION AVAILABLE

The Public Transportation Service assists all Harper County residents of any age to stay independent with transportation to work, medical appointments, shopping, errands, Patterson Health Center and locations less than 70 miles. Hours of operation are 8:30 a.m. to 4:30 p.m., Monday through Friday. Every county resident can ride with public transit regardless of age or mobility. Equal access is provided to the public. Although out of county trips are available, rides need to be scheduled 24 hours in advance, and the bus returns for Harper County by 3 p.m. Call (620) 842-5104 for reservations and rates. First come, first served. Advance reservations are recommended.

TUESDAYS TOGETHER TO BE HELD ON JUNE 17

Tuesdays Together will be held on June 17 at 11:30 a.m. at Patterson Health Center. The focus will be on recording vital information and everyday information into "Life Binders." Participants are encouraged to bring their "Life Binders" if they have already received one.

VETERANS SERVICE REP TO BE IN ANTHONY JUNE 17

Nicholas McCammon, a Veteran Service Representative for the Kansas Commission on Veterans' Affairs, will be in Harper County one day a month to assist Veterans and their family members file claims for various veteran benefits. On Tuesday, June 17 from 1 to 3 p.m., the Veteran Service Representative will be at the Harper County Health Department, 123 N. Jennings, Anthony. The Kansas Commission on Veterans' Affairs is a State Agency that provides free assistance to veterans and their families with veterans' benefits. If you are or any of your family members need assistance with veteran benefits, please call the Harper County Health Department at (620) 842-5132 to schedule an appointment.

HARPER SENIOR MEALS

June 16: Ham, mac and cheese, green beans, fruit and milk.

June 17: Beef fajitas, mex chopped salad, pears, strawberry cake and milk.

June 18: Chicken strips, fried potatoes, carrot raisin salad, hot roll, pudding and milk.

June 19: Turkey, sweet potatoes, cranberry salad, hot roll and milk.

June 20: Goulash, California blend vegetables, lime cottage cheese Jello, bread and milk.

Please order/cancel by 1 p.m. the day prior. Call (620) 896-2063 for reservations.

Opinions come in all different colors, shapes & sizes!

What's Yours?

Email letters to the editor to: jjump@theharperadvocate.com

PROFESSIONAL DIRECTORY

To advertise your service or to make changes to your listing call Jason at (620) 896-7311.

HOSPITAL



Hospital & Family Clinic
750 West D Avenue
Kingman, KS 67068
620-532-3147

Rehab Services
760 West D Avenue
Kingman, KS 67068
620-532-0110

Cunningham Clinic
112 North Main
Cunningham, KS 67035
620-298-2397

Surgery - Oncology - PT/OT
Swing Bed - Wound Care
Cardiopulmonary Rehab
CT/MRI/X-ray/Sono - Lab
Respiratory Therapy & More

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OPTOMETRY

Seth Thibault, OD
Andrew Piester, OD
Visual Analysis / Contact Lenses
104 W Ave C / Kingman, KS 67068
620-532-3154
Andrew Piester, OD
In Harper on Thursdays
214 W. Main / Harper, KS 67058

PUBLIC NOTICE

(Published in The Harper Advocate on Thursday, June 12, 2025) **11**
ORDINANCE G-444

AN ORDINANCE ESTABLISHING A CITY LAND BANK PURSUANT TO K.S.A. 12-5901 et seq., DETERMINING MEMBERSHIP, DUTIES AND FUNCTIONS OF THE BOARD OF TRUSTEES OF THE HARPER LAND BANK.

WHEREAS, the City of Harper recognizes that dilapidated, vacant, and unused properties can create a disincentive for new construction and infill;

WHEREAS, the 2023 Housing Assessment Tool identified the improvement of the community's aesthetic appearance by addressing dilapidated and condemned structures as a specific area of focus;

WHEREAS, within that specific area of focus a strategy is to develop a focused property management strategy for the city;

WHEREAS, land banking provides the City a viable tool to address abandoned and tax delinquent properties; and

WHEREAS, the City desires to establish a Land Bank as a proactive measure to return such properties to productive use.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF HARPER, KANSAS THAT:

Section 1. Creation; purpose. The City of Harper, Kansas (hereinafter "City"), by the power vested in it by K.S.A. 12-5901 et seq., hereby establishes the Harper Land Bank. The Harper 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. 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 Harper, Kansas;
- (2) "Board" means the Board of Trustees of the Harper Land Bank;
- (3) "Bank" means the Harper Land Bank established pursuant to this Ordinance; and
- (4) "Governing Body" means the governing body of the City of Harper.

Section 3. Land Bank Board of Trustees; Appointment; Terms; Dissolution.

- a) There is hereby established a Land Bank Board of Trustees.
- b) Appointment. The Board shall be composed of five (5) members, who shall be appointed by the mayor, by and with the consent of Council in April of each year, or as soon thereafter as possible. Trustee shall take office at the next meeting held by the Board.
- c) Term. The initial terms of office for the Board of Trustees shall staggered, one (1) for a term of one (1) year, two (2) trustees for a term of two (2) years and two (2) trustees for a term of three (3) years. All terms thereafter shall be for a term of three (3) years.
- d) Vacancy. Vacancies occurring on the Board shall be filled for the unexpired term by an appointment by the mayor, by and with the consent of Council.
- e) Eligibility. Trustees must be a registered voter in Harper County, have a legal residency in the city limits of the City of Harper, Township 5 of Harper County or Township 6 of Harper County, be current on any property taxes for property owned by the trustee, and have not been in violation of a City Code of the City of Harper relating to the environmental code or the health and welfare code for the previous three (3) years.
- f) Removal from Office. The Board may, by majority vote, request the governing body to remove a trustee when:
 - (1) A trustee has been absent for more than three consecutive regularly scheduled meetings;
 - (2) A trustee has conducted themselves in a manner that is determined to be detrimental to the Board or the City. Misconduct shall include, but is not limited to, non-compliance with policy, misuse of funds or equipment or conduct that is considered injurious to the Board or the City.

The governing body may remove a trustee by a majority vote.

- g) Primary City staff support to the Board will come from the City Administrator, or his or her designee. City staff will provide technical and professional support for Bank operations; additional support may be contracted as deemed necessary.
- h) The Bank may be dissolved by ordinance of the Governing Body, without cause. 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. Officers; Organization.

- i) 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.
- j) 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.
- k) Regular Meetings. The Board shall hold a regular meeting at least quarterly at Harper City Hall, day and time to be set by resolution adopted by the Board. All meetings shall be subject to the Kansas Open Meeting Act, K.S.A. 75-4317, et seq., and amendments thereto.
- l) Special Meetings. Special meetings may be called by the Chair of the Board by written petition of the majority of the Trustees with as much notice as possible. Notice of special meeting must be provided to City Hall as soon as date, time and location are set.
- m) 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.
- n) 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 city officers and employees, including, but not limited to City of Harper Code of Ethics (City Code, Chapter 2, Article XI) and K.S.A. 75-4301, et seq., and amendments thereto.
- o) 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. Powers of the Board. The Land Bank Board of Trustees shall have the following powers and duties:

- (1) To sue and be sued;
- (2) To enter into contracts;
- (3) To appoint and remove staff and provide for the compensation thereof;
- (4) 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;
- (5) To rebate all or any portion thereof, the taxes on any property sold or conveyed by the Bank;
- (6) To exercise any other power which may be delegated to the Bank by the Governing Body; and
- (7) To exercise any other incidental power which is necessary to carry out the purposes of the Land Bank and state law.

Section 6. Administration. 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. In the administration of property, the Board shall:

- (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 reutilization 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) No less than thirty (30) days prior to the sale of any property owned by the Bank, provide notice to the City Clerk's office and to publish a notice in the official City newspaper announcing such sale.

Section 7. Budget; Records; Report.

- 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.

1) 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 Harper 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.

Section 8. This Ordinance shall take effect upon its passage and publication in the official city newspaper.

Passed by the City Council on this 9th day of June, 2025.
Approved by the Mayor on this 9th day of June, 2025.

Eric Latta, Mayor
ATTEST
(SEAL)

Tiffany M. Cooperrider,
City Clerk
Approved as to form and legality:

/s/Phillip W. Unruh, City Attorney

Bank of Commerce

We live, work, & play here, too!

Harper's *only* locally owned bank

will be CLOSED **Thurs. June 19** for Juneteenth

www.bankofcommerce.ws FDIC
Wellington * Harper * Anthony * South Haven

the Harper Advocate

(USPS #235-740)

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