

GOODLAND TOWN COUNCIL
JUNE 15, 2026

THOSE PRESENT: Clinton Grtavesen, Ryan Murphy, Tom Mattox, Dillon Hall, Mira Kindig, Jordan Rudisill, Rick Rascoe, Tina Goodman, Jud Barce, Julie Gravesen, Kay Babcock, Jake Rudisill, Bill Babcock, Gary Rheude, Jim Butler, John Schwartz, Joe Deal, Erica McFarlane, Nicole Hurd

Unsafe Building Hearings

502 S Newton St. – Joe Deal

Building Inspector John Schwartz reported on the status of required repairs. Mr. Deal confirmed he had removed the brush pile and addressed the yard, but acknowledged that the front porch steps, tuck pointing of the north wall, and several other items remained incomplete. He reported the east wall tuck pointing was approximately 95–98% complete, having worked on it only the prior two days. He estimated approximately 4 hours of work remaining on the north wall, 8 hours on the west wall, and 4 hours on the south wall. Garage shutters, garage roof patching, and porch roof replacement were also noted as outstanding items. Mr. Deal indicated he could complete all overdue items within one month.

The council acknowledged that Mr. Deal was making genuine effort despite waiting until the last minute and expressed willingness to continue working with him provided he maintained consistent progress.

Motion to continue the matter to the July 20th meeting without imposing a fine, contingent on Mr. Deal completing all previously assigned items by that date, was made by a council member and seconded. The motion carried unanimously.

129 W Union St. – Scott Davis

Building Inspector Schwartz reported that the property owner had completed approximately 90% of the required work, including removal of most debris and wood from the yard. The overhanging tree had not yet been addressed. A set of tires remained on the property, and discussion was held regarding disposal options; it was noted that tires may be taken to the Newton County Highway Department in Morocco, with a limit of approximately 25 per year per address. A council member offered to personally assist with tire removal at no cost. A vehicle that had previously been a concern had been relocated across the street and was being claimed by a third party.

Motion to continue the matter to the July 20th meeting was made by a council member and seconded. The motion carried unanimously.

222 E North St. – Tina Goodman

Building Inspector Schwartz confirmed that all required repairs to the siding on the south wall, north wall, west wall, and the dog pen area had been completed in full, satisfying the conditions of the order.

A resident present noted that the language in the enforcement letter had caused confusion, as it appeared to indicate an automatic \$5,000 fine. It was clarified that the letter contains standard

statutory language, and that fines are only imposed by a vote of the Town Council. The council noted it had no intention of changing its cooperative approach to enforcement.

Motion to release the property from the unsafe building order was made by a council member and seconded. The motion carried unanimously.

218 W Prairie St. – Steve McNelly

Building Inspector Schwartz reported that the yard was being maintained and mowed. However, the porch had not been repaired and still contained firewood and other objects. A red Chevy Blazer and an older Chevy pickup were noted as vehicles on the property. Discussion was held regarding whether the vehicles were properly plated and insured. It was noted that vehicles must be moved at minimum every 14 days under the applicable ordinance. The owner was not present. The council agreed to table the matter pending further verification of vehicle registration and insurance status and directed the owner to provide proof to either the Building Inspector or the Police Department.

Motion to table the matter to the July 20th meeting was made by a council member and seconded. The motion carried unanimously.

301 S Newton St – Rick Rasco, Manuel Moran

Rick Rasco appeared before the council. He expressed frustration with the tone of the initial certified letter he received, stating it felt threatening and did not reflect an effort to work collaboratively before escalating. Council members acknowledged his concern but explained that the notification process and language are prescribed by state law, and that the council's practice is to work with property owners rather than impose fines.

The substantive issue was identified as an uneven sidewalk on the north side of the building, where limestone slabs have shifted creating a tripping hazard. Mr. Rasco clarified that the structural concern—an open void underneath the sidewalk—had already been remediated; the remaining issue is uneven slab surfaces. Various remediation options were discussed informally, including concrete grinding, crack filler, and raising slabs with columns. Mr. Rasco noted that a concrete contractor would be visiting the property that evening to assess the situation. The council agreed to continue the matter to allow time for that assessment and further discussion.

Motion to table the matter to the July 20th meeting was made by a council member and seconded. The motion carried unanimously.

419 W Jasper

Building Inspector Schwartz noted he and Town Attorney Jud Barce had been unable to connect by phone prior to the meeting to confirm whether required work had been completed. Photos shared by the Inspector showed some cleanup had occurred around the garage area compared to the prior year, though more work remained.

Motion to continue the matter to the July 20th meeting was made by a council member and seconded. The motion carried unanimously.

Co Alliance Building

Building Inspector Schwartz reported that Co Alliance had begun removing equipment from the building, including a concrete mixer, but had not yet secured a crane to dismantle overhead components and bring the building down. The June 1st deadline had passed without completion.

Motion to continue the matter to the next meeting was made by a council member and seconded. The motion carried unanimously.

New Business

a. Park Plan – KIRPC Edwin Buswell

The council reviewed the status of the Terry Cooley Memorial Park improvement project and the associated DNR grant opportunity. It was reported that the community survey had concluded with the pond/lake restoration receiving approximately 50% of votes, Foster Park at 43%, and the ballpark at 7%, with roughly 171 total respondents.

The council had previously worked with its engineers to develop preliminary cost estimates. However, since those estimates were prepared, staff had sought real-world quotes from contractors and found the cost of silt excavation and removal alone ranged from \$500,000 to over \$1,200,000, significantly exceeding the earlier estimates. Including other project elements, the total project cost was estimated to potentially approach \$1,800,000 or more.

To apply for the DNR grant, the town would need to demonstrate committed matching funds—typically a 50/50 split—by the end of June. Considerable discussion was held about what constitutes committed funds, including whether volunteer labor and donated equipment time could be counted toward the match. It was confirmed that in-kind contributions—including volunteer hours and donated use of equipment—can be assigned a dollar value and applied toward the local match under DNR grant rules.

A council member expressed willingness to proceed, noting the town holds approximately \$2,300,000 in combined funds and that in a worst-case scenario, without any additional funding sources, the town's direct contribution might be approximately \$700,000. He also noted the town receives approximately \$14,000 per quarter in landfill good neighbor funds, which could be accumulated over the three-year grant performance period. Other council members expressed concern about the accuracy of cost figures, the tight two-week deadline to submit committed fund documentation, and the risk of committing to a project with unknown true costs.

Audience members raised questions about whether town taxpayer funds could lawfully be pledged as committed grant funds, and whether the money might be better directed toward addressing water quality issues. In response to water quality comments, a council member explained that the water system meets and exceeds state safety standards, that discoloration results from iron and sulfur reacting with aging pipes, and that replacing the town's entire pipe infrastructure would cost tens of millions of dollars and is not feasible. The council acknowledged the water concerns and distinguished them from the park grant, which is restricted to park use only.

The council ultimately concluded that proceeding this year without accurate cost estimates and without the ability to secure committed funds within the available two-week window was not advisable. It was noted that declining to apply this year does not end the effort, and that the time should be used to gather accurate contractor estimates, begin community fundraising, and build partnerships with Newton County Economic Development, the Jasper Newton Foundation, and other potential contributors. The uncertainty of the grant's future availability was acknowledged as a risk.

Motion to wait until next year to apply for the DNR park grant was made by a council member and seconded. The motion carried, with one dissenting vote.

b. Building Inspector – John Schwartz

Building Inspector Schwartz reported that two building permits were issued during the month.

c. Financial Report – Tina Ward

The following fund balances were reported as of the end of May:

- **General Fund:** \$648,340.12
- **Water Operating:** \$64,029.12
- **Sewer Operating:** \$326,332.08
- **Trash Fund:** \$48,190.30
- **Grand Total:** \$2,336,909.07

d. Fire Department Report – Joe Barton

No report was presented; the Fire Department was not in attendance.

e. Police Department Report – Dillon Hall

Officer Dillon Hall reported 61 calls for service during the month of May. Of those, 25 were handled by the county. There were 14 public service calls, 2 arrests, and no tickets or warnings were issued. It was noted that some calls in the report reflect medical calls dispatched through the shared CAD system and include fire department activity. Two vehicles were also removed from service during the past two weeks.

f. Street, Water & Sewer Department Report – Dustin Standish

Dustin Standish was not present. A council member requested that someone pressure wash or otherwise address mold growth on the masonry portion of the north side of the old fire station, noting it was visually unsightly. A volunteer offered to handle it. Two drainage concerns were also raised from the floor: an open or deteriorating drain near the corner of Newton Street described as a safety hazard, and a sinkhole near the library that had been coned off but appeared to still be settling. It was noted the sinkhole had been attributed to a sump pump drain line buried by an adjacent property owner. Staff were directed to follow up on both items.

g. Attorney's Report – Jud Barce

Attorney Barce reported on several matters:

Right Steps and Head Start Leases: Both leases had been reviewed and comments exchanged. The council indicated it was satisfied with the proposed language. It was noted that neither tenant had implemented the previously agreed-upon rent increases—Right Steps was paying \$1,200/month

and Head Start \$1,100/month, and one or both were to have increased to approximately \$1,400/month. The council directed that both tenants be informed of the increase and invited to attend the July 20th meeting to discuss the matter publicly rather than in executive session.

Town Lot / Mexican Restaurant Parcel: Attorney Barce reported that research into the ownership of a lot adjacent to the Mexican restaurant revealed that title records appear to have the town's parcel and the restaurant owner's patio parcel reversed. The restaurant owner is reportedly seeking to sell and wishes the title to be corrected. The council directed Attorney Barce to contact the restaurant owner—with assistance from Town Clerk Trisha for contact information—to arrange corrective deeds.

TIF District / New Subdivision: A question was raised about whether the town's Iroquois Street subdivision property was included in the existing TIF district. Attorney Barce indicated he believed the TIF area had been expanded to include it but directed staff to confirm. He noted there are two TIF areas, with Better Quail reported separately. Discussion also touched on whether TIF funds could be used for park improvements, and Attorney Barce indicated he would consult with TIF advisor Tom Pittman, but believed the answer was yes provided a resolution was adopted explaining the benefit to the TIF district.

Surplus Property Resolution: A resolution declaring surplus the town's salt spreader equipment and the associated vehicle/trailer, which was described as deteriorated and unusable, was presented for adoption.

Motion to adopt the surplus property resolution was made by a council member and seconded. The motion carried unanimously.

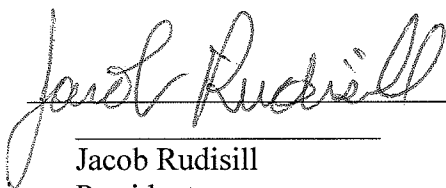
h. Leak Credits – Bill & Patti Lock & Bill & Kay Babcock

William Babcock, [address on file]: A pipe break under the house was found and repaired. It was confirmed the water did not enter the sewer system.

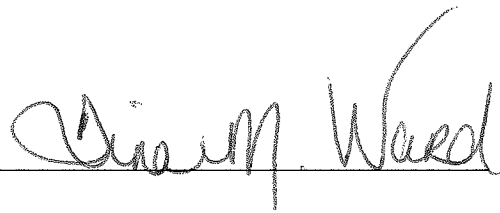
Motion to approve the leak credit for William Babcock was made by a council member and seconded. The motion carried unanimously.

Patricia Lock, 122 N Harrison St.: A leak occurred on May 17th resulting in approximately three inches of water in the crawl space. Town staff shut off the water; a plumber repaired the leak and restored service. It was confirmed the water did not enter the sewer system.

Motion to approve the leak credit for Patricia Lock was made by a council member and seconded. The motion carried unanimously.



Jacob Rudisill
President



Tina M Ward
Secretary