

weather report

41°
at noon

Today
Sunset, 5:47 p.m.
Tomorrow
Sunrise, 6:06 a.m.
Sunset, 5:48 p.m.

Midday Conditions
•Soil Temp. 34 degrees
•Humidity 70 percent
•Sky Partly cloudy
•Winds calm
•Barometer 29.96 inches and rising
•Record High 87° (1989)
•Record Low -20° (1948)

Yesterday's Data
High 45°
Low 12°
Precipitation none

Northwest Kansas
Tonight: Becoming cloudy; areas of fog and drizzle developing; low near 25; winds E 5-15. Tomorrow: Cloudy with areas of fog, freezing drizzle and flurries. High near 30; winds E 10-20 and gusty.
Extended Forecast
Friday and Saturday: Snow likely; lows in the 20s; highs in the 30s. Sunday: dry; low in the 20s; high around 40.
24-hour weather information is broadcast at 162.400 MHz.

local markets

Noon
Wheat — \$2.48 bu.
Posted county price — \$2.29
Loan deficiency payment — 16¢
Corn — \$1.83 bu.
Posted county price — \$1.80
Loan deficiency payment — 19¢
Milo — \$2.77 cwt.
Soybeans — \$4.05 bu.
Posted county price — \$3.98
Loan deficiency payment — 91¢
Millet — \$4.25 cwt.
Sunflowers
oil current — \$7.65 cwt.
loan deficiency payment — \$2.27
oil 1999 crop — \$8.40 cwt.
conf. current — \$18/\$11 cwt.
Pintos - \$13 (new crop)
Local markets courtesy of Mueller Grain, Sigo Sun and Collingwood Grain
Local bean market courtesy of Prairie Pea and Bean

afternoon wire

Late news from the Associated Press
1 p.m.

Dole appeals to better nature

DES MOINES, Iowa (AP) — Elizabeth Dole, taking a first formal step toward a possible run for president, says it's high time that the nation's leaders restore voters' faith in their government — to "call America to her better nature."

That was among the themes the former U.S. labor and transportation secretary touted in a television ad that was to accompany her announcement that she was forming an exploratory committee for the 2000 GOP nomination.

Today's announcement at a rally here moves Mrs. Dole to the first tier of potential Republican contenders. Most polls have shown her and Texas Gov. George W. Bush far ahead of lesser-known potential Republican rivals.

In making her announcement, Mrs. Dole pointed to her experiences serving under five presidents but maintained a distance between herself and any rivals.

House tries again to repeal food tax

By Lew Ferguson
Associated Press Writer

TOPEKA — It's try, try again for the Kansas House when it comes to the biggest tax relief proposal before the 1999 Legislature.

The House planned to take a final vote today on a bill that would eliminate the 4.9 percent state sales tax on groceries. It would be the third time the House had tried to advance the proposal.

The House voted 87-36 on Tuesday to amend it to another sales tax bill. The amendment would phase out the state sales tax on food by June 2002.

Also on Tuesday, a plan changing the way higher education is managed was conditionally

endorsed by two key leaders, and a committee forwarded to the House for debate a bill that would prohibit cities and counties from suing gun manufacturers.

Removing the sales tax on food would cost the state treasury \$270 million a year once it was fully implemented, a loss Gov. Bill Graves and legislative leaders say the state cannot afford.

The House first adopted an amendment to a sales tax bill on Feb. 4, by a vote of 86-36, that would remove the sales tax on food. The Senate rejected it the next day, 17-22.

On Feb. 24, the House again adopted an amendment, 82-42, to phase out the sales tax on food.

That tax relief bill became so loaded up with costly amendments that it sank under its own weight. The House rejected it the following day, 53-67.

The most recent plan would phase out the food sales tax by dropping the rate to 3.3 percent on June 1 this year, to 2.2 percent on June 1, 2001, and eliminate it June 1, 2002.

Even Rep. Troy Findley, D-Lawrence, who offered the food tax amendment, conceded there may be no major tax relief this session, but he added, "If we do, it should be in the food sales tax."

House Democratic Leader Jim Garner said the

House "has sent another very strong message to the Senate and the governor that we are serious about ending this burdensome tax."

Regents Chairman Bill Docking and Washburn University President Jerry Farley gave conditional endorsements to a new Senate plan for restructuring the way higher education institutions are managed in Kansas. Both said changes are needed to win their full support, however.

Docking questioned the increased workload the plan would impose on a restructured nine-member Board of Regents; expressed doubt that dividing the board into three-member sub-boards would work, and said any plan needs to address

Center gets new partner

Developer takes over plan to build center for retirement living

By Tom Betz
Goodland Daily News

A non-profit effort to bring an "assisted living" project to Goodland took a step forward Tuesday when Brenda McCants announced that the Senior Housing Corp. has signed an agreement with developer David Beardsley to build a facility on the group's property on Eighth Street west of Kansas Avenue.

"Our goal has been to provide the facility because we have been losing too many people to other communities," McCants said during an interview with Beardsley and board member Julie Diehl. "We have an agreement with Beardsley to sell about half of the 25 acres to build an assisted living development."

McCants said the corporation has been working on the development for over 18 months, and had plans drawn up last year to begin seeking investors to build the project, known as Wheat Ridge Acres.

"We felt after our surveys and feasibility study that the community would buy into the plan, and we began a capital campaign to raise the funding," she said.

However, the money has not come in at the rate they had hoped, and last fall the board began talking to several development companies who might be interested in joining the project.

"The board decided Beardsley was the best, and that with his expertise the project would not only be built, but it will be a better project," McCants said. "We want the people who have invested in Wheat Ridge Acres to know that they will have first rights to be involved in the new project, or they may get a refund when we close on the land."

Assisted living units will include meals and varying levels of help for residents, who will be people not needing nursing home care, while associ-



Senior Housing Corp. board member Julie Diehl (left) and chairman Brenda McCants reviewed the site plan Tuesday for the new Wheat Ridge Acres assisted living development with David Beardsley of Heritage Healthcare Management Inc.

Photo by Tom Betz / Goodland Daily News

ated "independent living" duplexes will house people who can live on their own but want to be in a retirement community setting.

Unrolling a site plan, Beardsley said he would continue to work with Lyle Smith, who has been helping with the marketing of the original Wheat Ridge Acres.

He said the project will retain the Wheat Ridge Acres name, and said a limited liability corporation will be formed to own the property, which will be managed by Heritage Healthcare Management Inc. of Cleveland, Tenn.

The Goodland project would be the first for his company in Kansas, but Beardsley said he currently has assisted living projects in Burlington, Lamar, Lafayette, Pueblo West and Monte Vista, Colo.

The main building will have 30 units with room to expand, and will include small studio to two-bedroom units.

According to the plans, the main building will have 19,546 square feet, and include a common dining room, living room, laundry and beauty shop.

The surrounding land will contain 19 "independent living" duplexes, with plans eventually for 38 of the two-bedroom units. The main building for the assisted living and three duplexes will be built in the first phase.

"We will then build the other duplexes as they are rented," the developer said, "and when we reach 10 we, will build the community center."

The site plan, lot plan and utility plan were to be reviewed by the City Planning Commission at a meeting Tuesday evening. Beardsley said he expects the review process to take about 60 days.

"Once the plans have been approved, we can break ground and begin construction," he said. "It will take about nine months from then to occupancy."

"We know there are people who will

be concerned about the money which has been donated," McCants said. "We can give the money back after we close on the land, and that includes the money from the city and the county."

"The reason we went this way is that he (Beardsley) could bring a better project to our town and do it faster than we could," said Diehl.

"We did not have the expertise that was needed, and even if we had been able to build the project, we needed the management," McCants said.

"It is through a similar effort that I got into the Burlington facility," Beardsley said. "They had a group who had been trying to develop an assisted-living facility there and I was to them."

He expects the monthly rates for the assisted living to be in the range of \$1,250 to \$2,600 per month depending on the level of care needed.

"It is sad to be losing these people from the community," Beardsley said,

"they have the least impact on services but have money to spend."

"Security is the main reason for moving into this type of facility. Secondly, we know that when they are out on their own, they do not eat right. And the third reason is socialization, which is very important for those who can't get out much."

"They find plenty of activity and opportunities in our home-like atmosphere."

"I was impressed when we visited the Lafayette facility and got to talk to some of the residents," McCants said. "They were happy to be living there, and were very comfortable with the arrangements."

This is one of two assisted-living projects in Goodland. The other one is being proposed on a site about six blocks north of the Wheat Ridge Acres on the property owned by the Goodland School District.

County restates real estate listing contract

By Tom Betz
Goodland Daily News

Questions about a "non-exclusive" real estate contract with Homestead Realty to sell the Goodland Medical Arts Building caused the Sherman County commissioners to revise their approval Tuesday.

Commissioner Gary Townsend said that the agreement is "an exclusive agreement with multiple listings."

"This means that any other Realtor in Goodland can list and sell the property, but the commission from the sale would be split between Homestead and the other Realtor," Townsend said.

The previous motion made March 2, was rescinded and restated to approve the "exclusive" agreement with Homestead.

On another matter, Commissioner Kenny Davis also said he had been approached by a citizen who seemed confused about the matter of having the rural fire department assist in the burning of the Conservation Reserve Program lands. He said the person thought the county had made it mandatory to have the rural fire districts handle the burning of the grass land.

Davis said the rural fire department has permission to do the burns if an landowner asks them to assist. The only mandatory part of the process is having a permit from the Conservation District to allow the burning of the ground.

Most of the meeting was spent behind closed doors, including sessions with a dispatcher, Rhonda Allen; central dispatch director Mary Messamore; and Sheriff Doug Whitson.

The first closed session was held with Allen and County Attorney Mike Irvin. Messamore said she should be allowed to attend the session, and wanted her objection to be on the record.

A second closed session was held with Messamore present with the commissioners and the county attorney.

The third session included Messamore and Allen with the commissioners and attorney. No official action was taken following the third closed session.

Sheriff Whitson said a bid on the wireless communication setup had not arrived from Kevin Schukman. The commissioners tabled this until the next meeting.

The commissioners then went into a

closed session with Whitson on personnel matters; again, no official action was taken.

Closing little-used county roads has been under discussion for several months, and Road and Bridge Supervisor Curt Way reported an investigation of the state law, with the assistance of Commissioner Chuck Frankenfeld, shows the county can close as many miles as needed. A publication needs to be made and the landowners on each side of the road to be closed must be notified.

Townsend made a motion to proceed with the road closings. It was seconded by Davis and approved unanimously.

There was discussion of a meeting with Chriss McDiffett, district engineer for the state Transportation Department in Norton, and Townsend said the state is willing to provide money to help chip seal Eighth Street west of the city limits to Road 14.

The commissioners discussed which route would be used as a local access road when K-27 is closed. Way recommended the county chip seal Eighth Street west to Road 14, then south on Road 14 to I-70, and gravel Road 15

from Eighth Street north to Road 72, then west to Road 14, and then north to the Cheyenne County line, giving access to St. Francis.

The recommendation was approved unanimously. The commissioners asked Way to get something in writing from the Department of Transportation stating they will approve the cost of the chip seal, and committing that amount to the county.

The board spent the next hour in executive session discussing salaries for non-elected officials. When they returned to open session, the commissioners tabled further salary discussion until Tuesday.

In their previous meeting March 2, the commissioners approved a contract between the Goodland Regional Medical Center and Cesar Miller of the Goodland Medical Arts Pharmacy, to sell part of a lot north of the hospital to the pharmacy for \$12,000. The hospital board had approved the sale, but commissioners pointed out that the county may own the land.

The next regular commission meeting will be 8 a.m. Tuesday in the commission room at the courthouse.

Ex-senator says Russia a danger

MANHATTAN, Kan. (AP) — Former Tennessee Sen. Howard Baker warned of a rudderless Russia and described qualities American presidents should possess during a speech at Kansas State University.

Baker, addressing about 600 people Tuesday at the 113th Landon Lecture, painted a bleak picture of a world threatened by instability in Russia and the proliferation of nuclear weapons.

There may be as many as 15 countries that have nuclear weapons, Baker said.

"It is perhaps not an overstatement to say that the world today is a more dangerous place since the end of the Cold War than it was before," he said.

Baker said he is particularly concerned about Russia, which has a large debt and poorly guarded nuclear weapons and lacks a credible ideology and strong leader.