

Housing development asks for utility discounts

By Tom Betz

ntbetz@nwkansas.com

A representative from the Northwest Kansas Housing, Inc. asked the city to consider possible utility discounts for the residents of the Westside Apartments, but the commissioners said they could not do that without offering discounts to the other housing developments.

Loyce Schamberger of the Northwest Kansas Housing from Hill City said she was asking on behalf of the residents of the Westside Apartment duplexes on Cattle Trail Ave. She said the high utility bills, especially last winter, caused her problems with trying to stay within the state established rent rates.

City Clerk Mary Volk said the only program the city offers is for low income people with annual

incomes of \$11,000 or less. She said the people have to apply for the program at the city office.

Schamberger asked if the city would consider a budget billing where the utility bills would be evened out over the year so the people could better handle the winter highs.

Volk said the city does not have a budget program.

Mayor Rick Billinger asked if it was possible for the city to do budget billing.

Volk said it might be possible to do budget billing, but did not know if the present computer system could handle such a system.

Schamberger said the problem is that the high utility bills cause problems because she has to stay within the state rent rates of \$287

for a single and \$325 for a double. The state has set the rent rates based on the repayment of the loan to build the housing complex she said. However if the bills remain high the state could adjust the rents, which would mean the project would fail.

She said the utility bills were as high as \$325 last year. To try to help she said the housing group has done some weatherization of the duplexes.

Billinger asked what the process was to rent one of the apartments.

Schamberger said it is income based, and the income level for one person is \$17,450, which is at the \$287 monthly rent rate.

Billinger asked who pays on top of that.

Schamberger said the state helped build the project with a loan that is in

place for 30 years. She said the housing group has projects throughout the 18 counties of northwest Kansas, and are finding it is hard to make a project work with a loan.

"Some of our landlords would have trouble competing with you," Billinger said.

Commissioner Dave Daniels asked what might happen if the utility bills keep going over the state maximum.

Schamberger said the state might make them lower the rents, would make it difficult to keep the project from failing.

Billinger asked Schamberger if she couldn't do a payment plan with the residents to help even out their bills.

Schamberger said that would not work with the rent program the state

requires.

Volk said the apartments are all electric.

Schamberger asked about doing a property wide discount.

Billinger said he did not feel that would work because the city does not offer a similar discount to any of the other housing programs in the city.

Daniels asked if Schamberger had looked into a property tax break.

Schamberger said the project has received a property tax break.

She asked again about the monthly billing program.

Volk said one of the reasons she does not like that program is that people sometimes take off and leave the city hanging with two months of bills.

Schamberger said she could un-

derstand from that point of view.

Billinger asked if the apartments are full.

Schamberger said they are full at this time.

"I am not full," said Daniels, who is a rental landlord, "so I am partly in sympathy, but I understand what you are facing. I would not feel comfortable voting on something like this if we were to give your tenants a break and my people don't get a break."

Schamberger thanked the city for listening. She said they considered changing over some of the utilities to gas, but cannot afford to do that.

Daniels suggested educating the residents into conserving electricity.



Cowboy Cowgirl Academy owner Jill Beringer helped 13-month-old Sarah Nemechek while her other students enjoyed a snack. They are (clockwise): Madison Studer, 6; Braelyn Hoelting, 8;

Titus Beringer, 5; and Grace Riedesel, 2.

Photo by Ramona C. Sanders/The Goodland Star-News.

Goodland gains non home-based daycare

By Ramona C. Sanders

rsanders@nwkansas.com

Twelve kids and the hard work of a daycare provider and mom has garnered Goodland its only non home-based daycare facility.

The Cowboy Cowgirl Academy is based in a house located on the corner of Colorado Avenue and 13th Street that is entirely dedicated to providing day and after-school care services. The center is owned and operated by Jill Beringer, who lives just across the way on 13th Street.

"The kids bought this house," said Beringer, referring to the clients she has served in her home until she opened the daycare facility in August 2006.

Beringer, 28, has been a daycare provider for seven years. She decided to open a daycare facility separate from her home when the nearby house remained vacant and went into foreclosure. She purchased the house for \$10,000.

"I used to do it in my home and this house came up," she said. "No one was buying it and it was getting rundown."

"And there was a huge need for a (larger) daycare."

Beringer and her husband, Brett, a machinist at Kyle Railroad, spent three months and \$20,000 renovating the three-bedroom, one-bathroom ranch-style home.

Today, the home's three bedrooms have been turned into an infant room with a crib and changing table, a nap room with several pallets and cribs, and a "big kid's room," with

a computer and television. Instead of a couch, the living room is full of toys and has an area sectioned off for infant and toddler playtime.

The house is decorated for the kids and by the kids with handprints, stenciled names and photos of the kids lining the walls. The only table in the eat-in kitchen is child-sized and the backyard has a rice box, sandbox and fenced-in playground.

The Cowboy Cowgirl Academy is a state-licensed group daycare home, Beringer said. It has passed several safety tests and inspections to meet state requirements.

The daycare center has a capacity of 12 infants, toddlers, pre-schoolers and school-aged children. Beringer said all of her clients have come through word-of-mouth and include parents who work at the hospital and technical college.

Beringer charges \$120 a week for children 18 months and younger and \$100 weekly for kids up to school age. The after-school rate is \$5 a day. The daycare center is open 7:15 a.m. to 5:10 p.m. Monday through Friday and children are served breakfast, lunch and a snack.

Beringer's students range from an 8-month-old infant to 8-year-old Braelyn Hoelting, a third-grader at Central School.

"I come after school and then in the summer, I come all day," Braelyn said of her daily activities at the center. "We play games and work on the computer. Jill reads to us, we watch movies sometimes and we go

to the park."

Beringer said being a daycare provider is not just about owning a business. It gives her a chance to spend time with her two sons, Titus, 5, and Zekke, 7. And she enjoys the relationship she forms with her students.

"I've had this one since she was

five-weeks-old," Beringer said as she cuddles 13-month-old Sarah Nemechek, "so you look forward to seeing them on Monday."

Beringer said there is one opening available for an infant or toddler. To find out more about The Cowboy Cowgirl Academy, call 890-KIDS.

<p>November 9-16 MR. WOODCOCK PG-13: Crude and sexual content; thematic material; language; a mild drug reference</p>	<p>Bring this AD to the theatre for \$1 OFF on a large popcorn & 2 med. drinks Expires 12/31/07</p>	<p>Nightly 7:00 Sunday Matinee - 1:30 Movie Bucks Make Great Gifts! www.goodlandnet.com/movies</p>
--	---	--

Like sports?

Sports, news reporter full-time

The Goodland Star-News is looking for a full time person to cover sports, some general news, make-up pages and do other work in the newsroom, about 40 hours per week. Job will include going to events, rewriting statistics, taking pictures, working on computers in the office. Pay commensurate with experience. Can train, but experience with InDesign and Photoshop a help. Apply to Tom Betz or Steve Haynes, 1205 Main, Goodland, Kan. 67735, e-mail to ntbetz@nwkansas.com. eoe m/f/h/v

The Goodland Star-News, 1205 Main, Goodland, Kan. 67735, 785-899-2338

Farm Equipment AUCTION

LEWIS AND WANDA HOFFMAN - OWNERS
TUESDAY, Nov. 13, 2007
Sale Time: 9 MT / 10 CT

Location: From Tribune, Kan., 2 3/4 miles east on Highway 96, 1/4 mile south.
Auctioneer's note: Large equipment to sell at 1 p.m. CT. We may run two rings at time.

Tractors 2005 Bugler Versatile 2425 tractor, 4-wheel drive, triple tires, 520-85-R42, 1362 original hours, 300 hrs. on engine overhaul, 12 spd. trans., QR, 425 hp, Warranty good until Sept. 30, 2008, very nice; 1985 Versatile 976 tractor, 4-wheel drive, 24.5-32 duals, 7800 hrs., 1000 hrs. on engine overhaul, 1300 hrs. on transmission overhaul; 1980 JD 4640 tractor, PS, 8780 hrs. 3pt., PTO, duals, Ser.#17334; Ford 8N tractor w/ 3 pt. post hole digger, PTO

Farm Equipment 1991 Sunflower Flex King 9x6 sweep plow, new style pickers, NH3 attach.; Flex King 9x6 sweep plow w/ new style pickers; Heiniker 1442 chisel, 42ft., good points; Krause 32ft. chisel plow; Bush Hog #1450 disk, 35ft.; 1998 Wylie 1000 gal. spray unit, tandem axle trailer, 60 ft. hydraulic booms.; foam markers, chemical inductors; Krause 27ft. tandem disk; JD 400 rotary hoe, 30ft, 3pt.; Woods folding shredder, 20ft, 1000 PTO; Crustbuster 60 ft. springtooth; (3) Shaeffer oneways, 18ft.; JD 20 ft. double diamond tool bar w/ tools; JD 6-section rotary hoe, pullytype; Several old oneways & drills; Krause 20 ft. oneway; J&J overhead machinery carrier; Bush Hog 5ft. mower, 3pt.

Trucks & Pickups 1974 GMC truck, 5000 mi. on rebuilt motor, 671 Detroit; motor, 13 spd. trans., 20ft. bed & hoist, twin screw, roll over tarp; 1966 IHC 1700 tandem truck, 345 motor, 5x2 spd. trans., 20ft, bed & hoist, roll over tarp; 1948 Chevy truck, 6 cyl. motor, 13ft. bed & hoist; 1951 GMC truck, 4 spd. trans., 6 cylinder, 1000 gal. water tank; 1976 Ford F-350 pickup, flatbed, 4 spd. trans., field pickup; 1971 Ford F-350 pickup, flatbed, 4 spd. trans.; 1985 Chevy pickup, auto., V-8 motor, field pickup

Collectibles 1944 Farmall Super M tractor, wide front, restorable; 1948 Massy Harris pony tractor, gas, belly mount mower; 1948 Massy Harris 44 tractor, diesel, 3pt., PTO, restorable; 1948 Massy Harris 44 tractor, gas w/ scoop; 1949 Massy Harris 55 tractor, gas; 1957 Ford F-100 pickup, 4spd.; 1949 Plymouth 2dr. sedan car, special deluxe, 60% restored; IHC corn sheller; Sears 90cc motorcycle; Cushman 3-wheel golf cart; Small Oliver manure spreader

LIVESTOCK ITEMS Older VVV cattle working chute; Dudry wire roller; Fencing supplies; Fence chargers; Windmill tower; Aluminum corral gates; Metal fence posts; LP tank heater; Stock tanks; Several miles barb wire; 800 wooden posts; 12 volt electric post hole digger

OTHER FARM ITEMS Pit auger, 20"x10"; Mayrauth 42ft. auger, 8", PTO; Mayrauth 30ft. auger, 6", electric motor; Mayrauth 10" swing auger, electric motor; 150, 250, 300 gal. pickup fuel tanks; (3) 12 volt pumps; Mayrauth hydraulic drill fill auger; Westfield hydraulic drill fill auger(3) poly auger boots; 12,000 gal. diesel tank; Fill-right 220 volt fuel pump, new; 1000 gal. diesel tank; 12 volt sprayer for 4-wheeler; Some scrap iron; 3pt. cement mixer; Hydraulic toolbar rods; Sun 9ft. pickup attach.; 8ft. dozer blade; Pearless metal sprayer for pickup, 4hp; (2) small Clipper seed cleaners; Sweeps, shovels, shanks; Several B&S motors, 2.5 hp & others; Used tires; (3) tow hitches; Several pickup tool boxes

IRRIGATION ITEMS 900 ft. Texflow 8" aluminum irrigation pipe, 30" gates; 300 ft. aluminum 8" irrigation pipe, flow line; 990 ft. PVC 8" irrigation pipe, 30" gates; Irrigation pipe fittings, 8"; Pipe trailer; Ford 460 irrigation motor, parts

SHOP EQUIPMENT Sioux valve grinding machine; Floor model drill press; Injector setting tool; Walker air bumper jack; Red Arrow hydraulic press; Lincoln electric grease gun; Several business band radios; B&D cut-off saw; Portable cut-off saw; Right angle grinder; Lincoln 225 amp welder; Electric hand tools; Air tools; 3/4" drive socket set & other socket sets; Large wrenches; Rigid pipe cutters & threaders; Yale 1-ton electric hoist; Air bubbles; JD battery charger; Tripod & transit; Several large gear pullers; Chains & booms; Large box roller chain, various sizes; 220 extension cords; Oil, grease, filters; Some field chemicals; (2) bulk oil tanks, approx. 300 gal.; Aluminum extension & step ladders; Lots of old parts & repairs, new; Ford 360 motor, overhauled; (3) metal utility cabinets; Bolts & bolt bin; Tow ropes; Atlas 6" metal lathe; 3-Phase Army generator; Electric motors; Infared LP heaters; Hand tools; Shovels, rakes, hoes, etc.; (4) Metal shop work benches; Lots of implement jacks, hydraulic jacks, etc.; (3) 20-gal. propane bottles; Ace pressure washer, hot water

OTHER ITEMS Club Car golf cart; JD front mount snowblower for lawn mower; Several sections of TV antennas; Lots of used lumber; Used oak flooring; JD F525 front deck mower, 48", 224 hrs.; Old Suzuki motorcycle; Old Windsor coal stove; Windows and doors; 12 x 60 mobile home & grain bins for salvage; Many other items.

TERMS: Cash or approved check day of sale. ID required. Not responsible for theft or accidents. Everything sold as is! No warranties expressed or implied. Announcements day of sale take precedence over printed material. Lunch served.

Sale Conducted By
Berning Auction, Inc.
Russell Berning
PO Drawer Q
Leoti, KS 67861
(620) 375-4130
"Don't Trust Your Auction To Just Anyone!"

Ed Simon
Marienthal, KS
Sage Davis
Scott City, KS
Russell Berning
Leoti, KS

www.berningauction.com

matters of record

District Traffic
The following fines have been paid in the Sherman County District Court:

Sept. 1: Jennifer R. Imre was fined \$120 for improper parking.

Kundun S. Risal was fined \$138 for improper parking.

Eboni S. Shelby was fined \$120 for speeding.

Molly S. Sires was fined \$150 for speeding.

Sept. 2: Jacob W. Bell was fined \$138 for speeding.

Memory L. Parsons was fined \$150 for speeding.

Sept. 3: Sateyendra Ameria was fined \$126 for speeding.

Brian A. Beauregard was fined \$126 for speeding.

Leora Brooks was fined \$144 for speeding.

Chad C. Brown was fined \$114 for improper parking.

Classified ads work!
Call 899-2338.