

ABILENE CITY COMMISSION - STUDY SESSION AGENDA
ABILENE PUBLIC LIBRARY - 209 NW FOURTH STREET
April 7, 2015 - 7:00 pm

1. **PUBLIC COMMENTS.** Persons who wish to address the City Commission may do so when called upon by the Mayor. Comments on personnel matters and matters pending before court are not permitted. Speakers are limited to three minutes. Any presentation is for informational purposes only. No action will be taken.

2. **ITEMS TO BE PLACED ON THE REGULAR AGENDA**
 - a. **An Ordinance rezoning certain property, generally described as 800 Van Buren Street, from “C-2, Restricted Commercial District” to “R-3, High Density Residential District” and amending the Zoning Map of the City of Abilene, Kansas.**

 - b. **A Resolution of Support for a Housing Tax Credit Application to be submitted to the Kansas Housing Resources Corporation by Neighborhood Housing Services of Kansas City, Inc.**

 - c. **A Resolution amending the Business Investment Grant Program of the City of Abilene, Kansas.**

 - d. **A Resolution establishing the Residential Incentive Program of the City of Abilene, Kansas.**

 - e. **A Motion to Approve the Final Plat of the Abilene USD 435 Subdivision in the City of Abilene, Kansas.**

3. **ITEMS PROPOSED FOR THE CONSENT AGENDA**
 - a. **Meeting Minutes: March 23, 2015 regular meeting**

4. **ITEMS FOR PRESENTATION AND DISCUSSION**
 - a. **City Commission Installation**

 - b. **2016 Budget Development Process**

5. **REPORTS**
 - a. **City Manager’s Report**

 - b. **January Sales Tax Report**

6. **ANNOUNCEMENTS** *(Meetings at Abilene Public Library unless otherwise provided)*
 - a. **Eisenhower Marathon, April 11**
 - b. **City Commission meeting, April 13 at 4:00 pm**
 - c. **Planning Commission, April 14 at 4:30 pm**
 - d. **Sister City Committee, April 14 7:00 pm (Civic Center)**
 - e. **Heritage Commission, April 16, 4:00 pm**

STAFF REPORT

PC 15-1 Rezoning of a parcel of land located in the northeast quarter of Section 18, Township 13 South, Range 2 East of the 6th Principal Meridian, more particularly known as 800 N. Van Buren from "C-2, Restricted Commercial District" to "R-3, High Density Residential District".

GENERAL INFORMATION

| | |
|---|--|
| Date: | March 5, 2015 |
| Owner: | Cedar Ridge Estates, LLC. |
| Applicant: | Ryan Wedel. |
| Requested Action: | Amend the zoning of the property. |
| Purpose: | To develop an age restricted residential subdivision. |
| Location address: | 800 N. Van Buren. |
| Comprehensive Plan: | Comprehensive Plan Shows this property as Neighborhood Commercial potential. |
| Sites Existing Zoning: | "C-2, Restricted Commercial District". |
| Surrounding Zoning and Land Use: | North: "R-3, High Density Residential District"; Residential uses (Cedar Ridge Estates, Phase 1). South: Dickinson County; Undeveloped land. East: "A, Agricultural District"; Residential use. West: "R-3 High Density Residential District"; Undeveloped. |
| Land Area: | Contains 27.58 Acres. |
| Notice Date: | This project was published and noticed by mail as required by code. |

COMMENTS

1. This property is currently zoned "C-2, Restricted Commercial District", and abuts Cedar Ridge Estates which is currently zoned "R-3, High Density Residential District".
2. The Applicant is applying for a State tax credit which will aid in the funding of age-restricted residential development.
3. On March 10th, the Planning Commission unanimously recommended approval of the rezoning of the parcel as requested.
4. The Planning Commission also approved the Preliminary Plat for Cedar Ridge Estates #2.
5. The Planning Commission will render a recommendation on the Final Plat of this project once the Developer submits engineered plans, and provides necessary surety and performance bond prior to Final Plat approval.

RECOMMENDATION AND FINDINGS

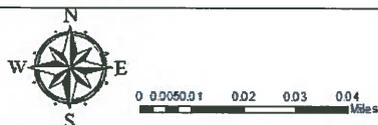
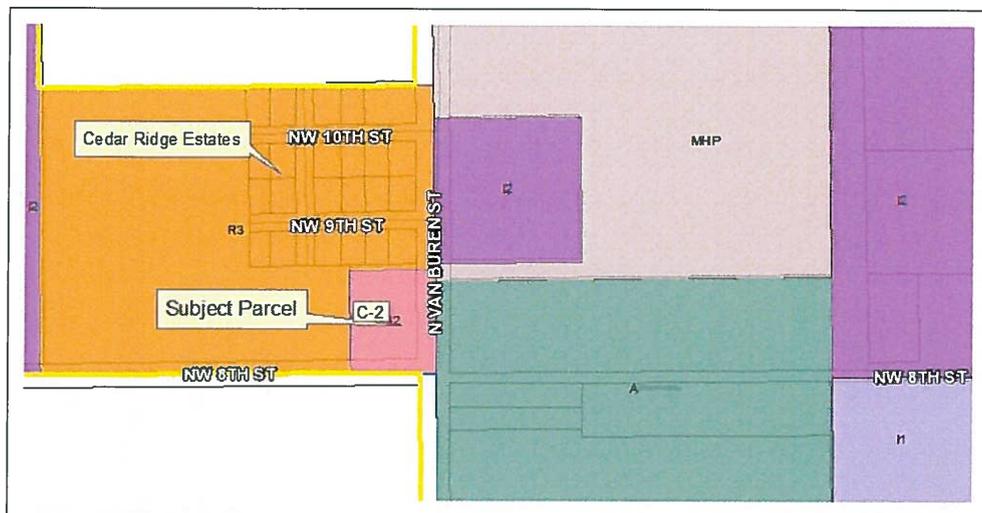
Rezoning: Due to the distance of the proposed development from medical and other facilities frequented by individuals 55 years and older, staff is unable to recommend including this subdivision within the "EH, Elderly Housing Overlay". Therefore all building setbacks must meet the requirements of the "R-3" District. Staff recommends approval of the rezoning to "R-3, High Density Residential District" based on the following considerations outlined in Article 26-108:

- a. A change in District classification may be consistent with the intent and purpose of these regulations.
- b. The surrounding conditions and character of the neighborhood would not have an impact on the proposed development, since residential uses are consistent with this area.
- c. Changed Conditions – Although the future land use map shows this lot as Commercial Potential, the residential development within the surrounding area has increased, with no additional commercial uses in the vicinity over the past 8 years.
- d. Staff is of the opinion that the change in classification from Restricted Commercial to High Density Residential will not have a negative impact on the surrounding area with regard to traffic counts or drainage. However, should a commercial use locate on the subject property (as it is currently zoned), the surrounding area might be impacted by both increased traffic counts and drainage.
- e. Other uses allowed in the proposed district, such as public facilities and churches, may have a similar traffic pattern to the lower intensity Restricted Commercial district. But such uses are already allowed since the surrounding zoning is also R-3.
- f., g., i.& l. The subject property has remained vacant under its current zoning due to market conditions which dictate the location of commercial facilities. Therefore, the subject parcel may be inadequate and unsuitable for a commercial uses. The amount of vacant land available currently zoned R-3 has been developing as residential for several years.
- h. All public utilities are within the vicinity of the subject parcel. Sewer, water and storm sewer will be extended from existing lines located in Cedar Ridge Estates.
- k. Although the Comprehensive Plan shows this parcel as "Neighborhood Commercial Potential", the development in this area since 2007 has been predominantly residential. Therefore the future land use map is outdated, and does not reflect the current trends for the area.

Commission Options:

1. Approve the rezoning with staff findings.
2. Deny the rezoning based on any of the criteria outlined in 26-108.

2. Recommend approval of the rezoning of the subject parcel, and approve the Preliminary plat with conditions or additional changes as deemed necessary by the Commission.
3. Recommend denial of the rezoning of the subject parcel. If this option is chosen, the Preliminary plat is automatically denied.



Staff Report:

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY, GENERALLY DESCRIBED AS 800 N. VAN BUREN STREET, FROM "C-2, RESTRICTED COMMERCIAL DISTRICT" TO "R-3, HIGH DENSITY RESIDENTIAL DISTRICT," AND AMENDING THE ZONING MAP OF THE CITY OF ABILENE, KANSAS

WHEREAS, the property owners of record have requested the City consider rezoning certain property more commonly described as 800 N. Van Buren Street, and as provided in **Exhibit A** as attached hereto, from "C-2, Restricted Commercial District" to R-3, High Density Residential District";

WHEREAS, the Planning Commission conducted a public hearing on March 10, 2014, and comments were received from the public both in support of an in opposition to the proposed rezoning; and

WHEREAS, the Planning Commission recommended the Governing Body approve the rezoning of the above referenced property.

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

SECTION ONE. Property Rezoned. That property legally described as follows is hereby rezoned from "C-2, Restricted Commercial District" to "R-3, High Density Residential District":

A parcel of land located in the Northeast Quarter of Section 18, Township 13 South, Range 2 East, of the 6th Principal Meridian in the City of Abilene, Dickinson County, Kansas, more particularly described as follows:

Commencing at the Southeast corner of said Northeast Quarter, thence on an assumed bearing of N 89°58'11"W, along the South line of said Quarter a distance of 284.99 feet to the Point of Beginning of the parcel to be described; thence continuing N 89°58'11"W, along said South line a distance of 120.00 feet; thence N 00°00'00" E, a distance of 172.20 feet; thence N 90°00'00"W, a distance of 60.00 feet; thence N 00°00'00"E, a distance of 192.38 feet; thence S 90°00'00" E, a distance of 404.99 feet; thence S 00°00'00" W, a distance of 324.76 feet; thence N 89°58'11" W, a distance of 224.99 feet; thence S 00°00'00" E, a distance of 40.00 feet to the Point of Beginning, said parcel contains 2.95 acres, more or less, as is subject to easements, reservations, and restrictions of record.

SECTION TWO. Zoning Map: Amended. That the Zoning Map of the City of Abilene, Kansas, as adopted by Ordinance No. 2796, and amendments thereto, is hereby amended to be consistent with the amendments described herein.

SECTION THREE. Effective Date. This Ordinance shall become effective and in full force from and after its passage, adoption and publication in the official City newspaper.

PASSED AND ADOPTED by the Governing Body of the City of Abilene, Kansas this 13th day of April, 2015.

CITY OF ABILENE, KANSAS

By: _____
Dennis Weishaar, Mayor

ATTEST:

Penny Soukup, CMC

APPROVED AS TO FORM:

Mark Guilfoyle, P.A.
City Attorney

EXHIBIT A

Rezoning Map and Application

for

800 N. Van Buren Street

City of Abilene, Kansas

April 13, 2015

CITY OF ABILENE, KANSAS
DEVELOPMENT APPROVAL APPLICATION FORM

419 N. Broadway · Abilene, Kansas 67410 · Tel: (785) 263-2550 · Fax: (785) 263-2552 · www.abilenecityhall.com

INSTRUCTIONS: This Application and all required fees and information must be submitted in accordance with the Code of the City of Abilene and the City of Abilene Zoning and Subdivision Regulations. All information requested in this application must be provided and answered completely.

| PART I. TO BE COMPLETED BY APPLICANT | | |
|---|---|---|
| APPLICATION INFORMATION | | |
| APPLICATION FOR (CHECK APPROPRIATE BOX): | | |
| <input type="checkbox"/> ADMINISTRATIVE APPEAL <input type="checkbox"/> ANNEXATION <input type="checkbox"/> CERTIFICATE OF APPROPRIATENESS <input type="checkbox"/> COMPREHENSIVE PLAN AMENDMENT <input type="checkbox"/> CONDITIONAL USE PERMIT <input type="checkbox"/> DEVELOPMENT CODE AMENDMENT <input checked="" type="checkbox"/> FINAL PLAT <input type="checkbox"/> HOME OCCUPATION PERMIT <input type="checkbox"/> LANDMARK DESIGNATION <input type="checkbox"/> LOT SPLIT | <input type="checkbox"/> LOT SPLIT <input type="checkbox"/> NON-CONFORMING USE CERTIFICATE <input checked="" type="checkbox"/> PRELIMINARY PLAT <input type="checkbox"/> PLANNED DEVELOPMENT <input checked="" type="checkbox"/> REPLAT <input checked="" type="checkbox"/> REZONING / ZONING MAP AMENDMENT <input type="checkbox"/> SITE PLAN <input type="checkbox"/> VACATION (PLAT, STREET, EASEMENT) <input type="checkbox"/> VARIANCE | FOR OFFICIAL USE ONLY Appn Number: <u>PC15-1</u> Date Received: <u>2/6/15</u> Received By: <u>[Signature]</u> |
| BRIEF DESCRIPTION OF APPLICATION PURPOSE: <div style="border: 1px solid black; height: 20px; width: 100%;"></div> | | |
| <div style="border: 1px solid black; padding: 5px; display: inline-block;"> FEB 06 2015 CITY OF ABILENE </div> | | |

| APPLICANT INFORMATION | | |
|--|--------------------------|------------------------|
| APPLICANT/AGENT (If Not Property Owner): | | |
| Name: <u>Ryan Wedel</u> | Tel: <u>785 550-1429</u> | |
| Business Name: <u>Abilene Housing I, LLC</u> | Fax: () | |
| Address: <u>4105 Wimbledon Dr.</u> | | |
| City: <u>Lawrence</u> | State: <u>KS</u> | Zip Code: <u>66047</u> |
| E-mail: <u>rbwedel@gmail.com</u> | | |
| PROPERTY OWNER (If Different from Applicant/Agent): | | |
| Name: <u>Cedar Ridge Estates LLC</u> | Tel: <u>785 550-1429</u> | |
| Business Name: <u>same</u> | Fax: () | |
| Address: <u>4105 Wimbledon Dr.</u> | | |
| City: <u>Lawrence</u> | State: <u>KS</u> | Zip Code: <u>66047</u> |
| E-mail: <u>rbwedel@gmail.com</u> | | |
| ENGINEER/ARCHITECT/SURVEYOR: | | |
| Name: <u>THAD Reynolds</u> | Tel: <u>785 263-5523</u> | |
| Business Name: <u>Earles Engineering & Inspection</u> | Fax: () | |
| Address: <u>211 N. Kansas Ave.</u> | | |
| City: <u>Liberal</u> | State: <u>KS</u> | Zip Code: <u>67901</u> |
| E-mail: <u>earles inc@earles eng.com</u> | | |

PROPERTY INFORMATION

PROPERTY ADDRESS OR GENERAL LOCATION (IN RELATION TO NEAREST STREETS):

800 N. Van Buren St., Abilene, KS 67410

PROPERTY TAX IDENTIFICATION

NUMBER: 21141801001002040

ZONING: Existing: C2 B-2 Proposed: R3 R3

LAND USE: Existing: Vacant Proposed: Residential Housing

GROSS SIZE OF PLAT/LOT:

Residential: 2.95 Ac. Commercial: _____ Industrial: _____ Other: _____ Total: 2.95 Ac.
128,502 sq. ft.

NUMBER OF LOTS:

Residential: 8 Commercial: _____ Industrial: _____ Other: _____ Total: 8

IMPROVEMENT CHARACTERISTICS:

Number of Buildings or Structures: 8 Total Building Area: 93,350
 Maximum Height of Buildings or Structures: 30' Total Impervious Area: 22,400

EXISTING PUBLIC FACILITIES:

| | Public | Private | Other (Describe) |
|---------------------|-------------------------------------|--------------------------|--------------------------|
| Water Service: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Wastewater Service: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Roadway Access: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

FLOODPLAIN INFORMATION:

Floodway: Yes No FIRM Map-Panel Number: 20041L0070L
 Floodway Fringe: Yes No Zone: X

ARE ANY OTHER PERMITS OR DEVELOPMENT APPROVALS REQUIRED, APPLIED FOR OR RECEIVED FOR THE APPLICATION PROPERTY BY THE CITY OR ANY OTHER JURISDICTION OR AGENCY?

Yes No If Yes, Describe Briefly and Attach a Copy of Each Permit, Approval or Application

APPLICANT/PROPERTY OWNER CERTIFICATION

I/we acknowledge receipt of the instruction sheet explaining the method of submitting this application. I/we realize that this application cannot be processed unless it is completely filled in; is accompanied by a current abstractor's certificate as required in the instruction sheet; and is accompanied by the appropriate fee. I/we further certify that the foregoing information is true and correct to the best of our knowledge. I/we acknowledge that the City of Abilene Planning Commission, Board of Zoning Appeals or City Commission shall have authority to impose such conditions as it deems necessary in order to serve the public interest and welfare.

| | | |
|--------------------------|------------------------------------|---------------|
| <u>Rob Wood</u> | <u>Abilene Housing, LLC</u> | <u>2-3-15</u> |
| Applicant Signature | | Date |
| <u>Rob Wood</u> | <u>Cedar Rock Investments, LLC</u> | <u>2-3-15</u> |
| Property Owner Signature | | Date |

* This Application must bear the signature(s) of the property owner(s). If an authorized agent signs on the owner's behalf, the agent shall sign his own name and attach the owner's written notarized authorization to this Application.

PART II - TO BE COMPLETED BY STAFF

DOCUMENTS TO BE SUBMITTED WITH APPLICATION

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Copy of Deed | <input type="checkbox"/> Easements and Covenants | <input type="checkbox"/> Location Map |
| <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Preliminary Plat | <input checked="" type="checkbox"/> Final Plat |
| <input type="checkbox"/> Infrastructure Plans | <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Grading and Stormwater Plans |
| <input type="checkbox"/> Elevation Survey | <input type="checkbox"/> Traffic Impact Study | <input type="checkbox"/> Construction Plans |
| <input type="checkbox"/> Performance Agreement | <input type="checkbox"/> Proof of Notification | <input type="checkbox"/> Utility Plans |
| <input type="checkbox"/> Text Amendment Language | <input type="checkbox"/> Property Owner List | <input type="checkbox"/> Comprehensive Plan Amendment Justification |
| <input type="checkbox"/> Annexation Boundary Map | <input type="checkbox"/> Operating Characteristics Report | <input type="checkbox"/> Administrative Appeal Justification |
| <input type="checkbox"/> Variance Justification | <input type="checkbox"/> Other _____ | |

Additional document requirements provided to applicant on _____. The applicant is advised that the application is not accepted for public review until such time as the above identified documents are submitted and a Determination of Complete Application is certified.



Name

Comm Dir.

Title

Signature

Date

**** Number of copies for submission determined by Zoning Administrator. The Zoning Administrator may request additional information as deemed necessary to properly evaluate the permit application.**

APPLICATION REVIEW

DECISION-MAKING BODY: Staff Planning Commission Board of Zoning Appeals City Commission
 Heritage Commission Other (specify): _____

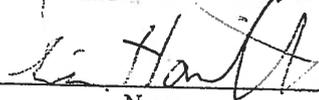
DATE OF INITIAL HEARING(S): PC Mtg 3/10/15 CC Mtg 4/13/15

FEE AMOUNT: \$100.00

DATE FEE PAID: 1/6/15

DETERMINATION OF COMPLETE APPLICATION:

I certify that the Development Approval Application and attached documents are sufficient in form and content for review and recommendation by the decision-making bodies of the City of Abilene. As such, all required notifications and hearings may proceed pursuant to City regulations and procedures. This certification does not preclude the review, recommendation and/or decision-making bodies from requesting additional information as deemed necessary to serve the public interest.



Name

2/6/15

Title

Signature

Date

DEED BOOK: 236
PAGE: 797

AB 3068 BK25
114-18-0-10-01-002



STATE OF KANSAS }
Dickinson County }

SS. 001321
Filed for record this

APR 14 2006

Entered in Transfer Record
In my office this 14 day of April, 2006
Janet E. Emig Co. Clerk
By Martha Koelling Deputy Clerk



at 12 noon o'clock M. and recorded
in book 236 page 797
Janet E. Emig Register of Deeds
By Martha Koelling Deputy

WARRANTY DEED

THIS INDENTURE, Made this 12th day of April, 2006, between, Timberline Investors, LLC, a Kansas limited liability company and Kelly Dunn Construction, Inc., a Kansas corporation, parties of the first part, and Cedar Ridge Estates, a Kansas limited liability company, party of the second part, / LLC

WITNESSETH, That said part of the first part, for and in consideration of the sum of One Dollar and Other Valuable Consideration----- to it duly paid, the receipt whereof is hereby acknowledged, has sold and by these presents does grant, bargain, sell and convey to said party of the second part, its successors and assigns, all the following described tract, piece, and parcel of land situated in the County of Dickinson and the State of Kansas to wit:

See attached Exhibit A

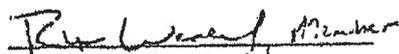
Pursuant to K.S.A. 79-1437e, a
real estate questionnaire is not
required due to Exemption No.
4

with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said party of the first part does hereby covenant and agree that at the delivery hereof it is the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all encumbrances and that it will warrant and defend the same in the quiet and peaceable possession of said parties of the second part, their successors and assigns forever, against all persons lawfully claiming the same.

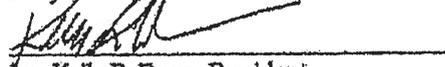
DEED BOOK: 236
PAGE: 798

IN WITNESS WHEREOF, The parties of the first part have caused these presents to be signed by their authorized Member and President, the day and year first above written.

Timberline Investors, LLC


By: Ryan Wedel, Member

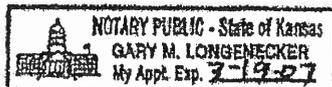
Kelly Dunn Construction, Inc.

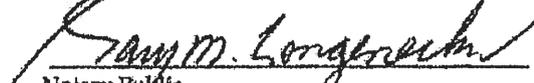

by: Kelly R. Dunn, President

State of Kansas, County of Dickinson, ss.

BE IT REMEMBERED, That on this 12th day of April, 2006, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Ryan Wedel, Member of Timberline Investors, LLC, a Kansas limited liability company, who is personally known to me, or proved to me, to be the authorized member of Timberline Investors, LLC, and the same person who executed the within instrument of writing, and duly acknowledged the execution of the same to be the voluntary act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.



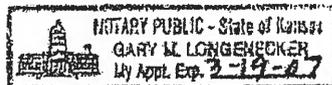

Notary Public
Print Name Gary M. Longenecker

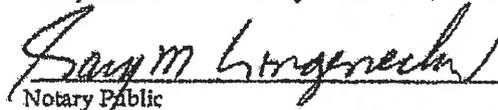
My Commission Expires:

State of Kansas, County of Dickinson, ss

BE IT REMEMBERED, That on this 12th day of April, 2006, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Kelly R. Dunn, President of Kelly Dunn Construction, Inc., a Kansas corporation, who is personally known to me to be, or proved to me to be, the President of Kelly Dunn Construction, Inc., and the same person who executed the within instrument of writing, and duly acknowledged the execution of the same to be the voluntary act and deed of said corporation

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.




Notary Public
Print Name Gary M. Longenecker

My Commission Expires:

DEED BOOK: 236
 PAGE: 799

Exhibit A

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION EIGHTEEN (18), TOWNSHIP THIRTEEN (13) SOUTH, RANGE TWO (2) EAST OF THE 6TH PRINCIPAL MERIDIAN IN CITY OF ABILENE, DICKINSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF N00°00'00"E ALONG SAID EAST LINE A DISTANCE OF 40.00 FEET; THENCE N89°58'11"W A DISTANCE OF 60.00 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF VAN BUREN STREET AND THE NORTH RIGHT-OF-WAY LINE OF THE NORTHWEST EIGHTH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE N89°58'11"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 1265.91 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE N00°05'27"E ALONG SAID WEST LINE A DISTANCE OF 949.86 FEET; THENCE S89°57'15"E A DISTANCE OF 1264.44 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE; THENCE S00°00'00"E ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 949.52 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 27.58 ACRES, MORE OR LESS, AND IS SUBJECT TO EASEMENT, RESERVATIONS AND RESTRICTIONS OF RECORD.

RESOLUTION NO. ____

A RESOLUTION OF SUPPORT FOR A HOUSING TAX CREDIT APPLICATION TO BE SUBMITTED TO THE KANSAS HOUSING RESOURCES CORPORATION BY NEIGHBORHOOD HOUSING SERVICES OF KANSAS CITY, INC.

WHEREAS, the City of Abilene, Kansas has been informed by Neighborhood Housing Services of Kansas City, Inc. (“Developer”) that a housing tax credit application, attached hereto as **Exhibit A**, has been filed with the Kansas Housing Resources Corporation (“KHRC”) for the development of affordable rental housing to be located at property generally described as 800 N. Van Buren Street, Abilene, Kansas, with a legal description as follows:

A parcel of land located in the Northeast Quarter of Section 18, Township 13 South, Range 2 East, of the 6th Principal Meridian in the City of Abilene, Dickinson County, Kansas, more particularly described as follows:

Commencing at the Southeast corner of said Northeast Quarter, thence on an assumed bearing of N 89°58'11" W, along the South line of said Quarter a distance of 284.99 feet to the Point of Beginning of the parcel to be described; thence continuing N 89°58'11" W, along said South line a distance of 120.00 feet; thence N 00°00'00" E, a distance of 172.20 feet; thence N 90°00'00" W, a distance of 60.00 feet; thence N 00°00'00" E, a distance of 192.38 feet; thence S 90°00'00" E, a distance of 404.99 feet; thence S 00°00'00" W, a distance of 324.76 feet; thence N 89°58'11" W, a distance of 224.99 feet; thence S 00°00'00" E, a distance of 40.00 feet to the Point of Beginning, said parcel contains 2.95 acres, more or less, as is subject to easements, reservations, and restrictions of record.

WHEREAS, the Developer desires to re-plat a portion of the Cedar Ridge development currently zoned as “C-2, Highway Business District” to provide affordable housing to the Abilene community as recommended by the Planning Commission and as attached hereto in **Exhibit B**;

WHEREAS, the Housing Development is anticipated to include the new construction of sixteen units to be developed as eight duplexes planned to be marketed to the population aged 55 and over, which are anticipated to include appliances and a safe room as amenities; and

NOW, THEREFORE BE IT RESOLVED, by the City Commission of the City of Abilene, as follows:

SECTION ONE. Support. The City supports the Developer’s application for the Housing Tax Credit Program administered by the KHRC for the Housing Development. The City reserves approval of the Project subject to the Developer providing the City with all information necessary for a thorough evaluation of the Project, and any regulatory approvals required by City ordinances and policies.

SECTION TWO. Rent Rates. The Developer acknowledges that the rental rates for the Housing Development shall not exceed the Fair Market Rent, as defined by the KHRC and as amended.

SECTION THREE. Non-Binding. Nothing in this Resolution shall be considered binding upon the governing body, or any appointive boards and commissions, that may have consideration of the proposed Development.

SECTION FOUR. Effective Date. That the effects of this Resolution shall be in full force after its approval by the City Commission and shall remain in effect until December 31, 2015.

PASSED AND APPROVED by the Governing Body of the City of Abilene, Kansas this 13th day of April, 2015.

CITY OF ABILENE, KANSAS

By: _____
Dennis Weishaar, Mayor

ATTEST:

Penny Soukup, CMC
City Clerk

EXHIBIT A

**2015 KHRC Housing Tax Credit Application
Neighborhood Housing Services of Kansas City, Inc.**

April 13, 2015

KANSAS HOUSING



RESOURCES CORPORATION
APPLICATION

for

2015 HOUSING TAX CREDIT PROGRAM

PROJECT NAME AND ADDRESS: Complete the information listed below.

Name(s) Bradley Square Homes Census Tract 843
Address 800 Van Buren & NW 8th St County Dickinson
City Abilene State KS Zip Code 67410
Metropolitan Statistical Area (MSA), if applicable _____ Congressional District 1
State Senate District 24 State House District 70

APPLICANT INFORMATION:

For-Profit Nonprofit (Complete information on page 4)*
Name(s) Neighborhood Housing Services of Kansas City, Inc.
Address 616 E. 63rd St., Suite 200
City Kansas City State MO Zip Code 64110
Telephone Number (816) 822-7703 x 216 Fax Number _____
Contact Person Andrew L. Bias E-mail abias@nhsofkcmo.org

PARTNERSHIP INFORMATION:

For-Profit Nonprofit (Complete information on page 4)
Name Bradley Square Homes, LLC Federal ID No. Will apply for

RECEIVED

FEB 06 2015

KHRC

SYNDICATION INFORMATION: Provide information below concerning syndication and estimated proceeds from sale of tax credits.

Housing Tax Credits Historic Rehabilitation Tax Credits

When are these funds paid? at construction completion

Amount of estimated proceeds \$2,213,598

Type of Offering Public Private

Type of Investors Individuals Corporations

Name of Fund _____

Name of Syndicator Midwest Housing Equity Group

Address 701 S Kansas Ave

City Topeka State KS Zip Code 66603

Telephone Number 785-267-1901 Fax Number 785-267-1903

NOTIFICATION OF LOCAL OFFICIALS: Provide the name of the local political jurisdiction (governing body) in which the project shall be located and include the name and address of the mayor of the political jurisdiction.

Name of Political Jurisdiction City of Abilene

Name of Mayor Brenda Finn Bowers

Address PO Box 519

City Abilene State KS Zip Code 67410

Telephone Number 785-263-2550

NONPROFIT DETERMINATION: If this project is to be considered for the nonprofit set-aside, the following information must be completed.

NOTE: Articles of Incorporation and IRS documentation of status must be attached with application.

To qualify for the nonprofit set-aside, the applicant must materially participate in the development and operation of the project throughout the compliance period on a regular, continuous, and substantial basis, as defined in Section 469(h) of the Internal Revenue Code.

NONPROFIT DETERMINATION (Continued):

501 (c) (3) Organization

501 (c) (4) Organization

Exempt purposes includes fostering of Low-Income Housing

Exempt from tax under Section 501(a)

Other: _____

Describe the nonprofit's participation in the development and operation of the project.

NHS of KC will serve as developer, and general partner of the project during the compliance period.

List the names of board members for the nonprofit organization.

Attached

Describe the past experience in managing a low-income project.

NHS of KC owns and operates three LIHTC projects in the KC area. One is out of the 15 yr compliance period the other is mid way thur

yet performing fine and the last one is a new property that is fully occupied and a compliment to the community. NHS is the managing member

of all three properties.

Identify all paid, full-time staff and sources of funds for annual operating expenses and current programs.

Attached

TYPE OF HOUSING TAX CREDIT REQUESTED:

New Construction without federal subsidies

New Construction with federal subsidies

Acquisition/Rehabilitation without federal subsidies

Acquisition/Rehabilitation with federal subsidies

Acquisition with 10-year waiver from federal agency

Project is in a Qualified Census Tract or High-Cost Area

PROJECT ASSISTANCE INFORMATION:

Do any low-income units receive or will receive rental assistance? Yes No

If yes, check the type of rental assistance:

- | | |
|--|---|
| <input type="checkbox"/> Section 8 New Construction Substantial Rehabilitation | <input type="checkbox"/> Section 8 Project Based Assistance |
| <input type="checkbox"/> State Assistance | <input type="checkbox"/> RD 515 Rental Assistance |
| <input type="checkbox"/> Section 8 Certificates | <input type="checkbox"/> Section 8 Vouchers |

Number of units receiving assistance _____

Number of years in the rental assistance contract _____

NOTE: If any type of assistance is to be received, documentation from the appropriate agency must be included with the application.

MINIMUM SET-ASIDE ELECTION: NOTE: The owner irrevocably elects one of the Minimum Set-Aside requirements (check one only).

- At least 20% of the rental residential units in this development are rent-restricted and to be occupied by individuals whose income is 50% or less of area median income.
- At least 40% of the rental residential units in this development are rent-restricted and to be occupied by individuals whose income is 60% or less of area median income.
- Deep-rent skewing option is elected, as defined in Section 42 of the Internal Revenue Code.

TARGETING OF UNITS: -- The project has:

| # Units | % Units | |
|-----------|--------------|--|
| _____ | _____ | Units exclusively set-aside to provide temporary, transitional, or single room occupancy (SRO) units for the homeless. |
| _____ | _____ | Units exclusively set-aside for persons who are age 55 or older, and/or to persons with disabilities. |
| <u>10</u> | <u>62.5%</u> | Maintains a 20/50 targeting within the minimum set-aside elected above. |
| _____ | _____ | Maintains a 20/40 targeting within the minimum set-aside elected above. |
| <u>6</u> | <u>37.5%</u> | Maintains a <u>40/60</u> targeting within the minimum set-aside elected above. |
| _____ | _____ | Maintains a _____ targeting within the minimum set-aside elected above. |
| _____ | _____ | Unit set aside for manager or maintenance personnel. |

PROJECT INFORMATION:

New Construction

Historic Rehabilitation

Acquisition & Rehabilitation

Rehabilitation

Total Number of Units **16**

Number of Low-Income Units: **16**

Percent of Low-Income Units:
(total number of units/number of Low-Income Units)

%

Row House/Townhouse

Detached Single Family

Detached 2 Family

Garden Apartments

Elevator

Stories **16**

Slab on Grade

Crawl Space

Partial Basement

Full Basement

Amenities provided include:

Concrete Storm Room, All Appliances,

Services provided include:

Lawn Care, snow removal, and related common area maintenance

Accessory Building(s) & Area NA

List Recreation Facilities, if any NA

Commercial Facilities, if any NA

Number of Buildings (Do not include office/clubhouse unless it has living space.)

8

Total Number of Parking Spaces 48

Gross Floor Area of All Buildings

17872

(square feet)

Non-residential Floor Area:

3872

(square feet)

Residential Floor Area:

14000

(square feet)

YES Development will provide a HERS rating of 85-78____; 77-71____; 70 and below YES.

YES Development will exceed 2006 IECC.

NO Development is located in a Neighborhood Revitalization Area.

YES Owner will waive the qualified contract.

YES Development is eligible for a real estate tax exemption.

SITE INFORMATION: Provide information concerning the proposed site(s)

Control is the form of: X Deed _____ Option _____ Purchase Contract
X Other _____ owned by related party currently - Cedar Ridge Estates, LLC - Timberline Investors is 60% owner

Expiration date of contract or option _____

_____ Total Cost of Land \$1.00

Exact Area of Site in Acres 1.677 and Square Feet 73070

Name of Seller NA

Address _____

City _____ State _____ Zip Code _____

Telephone Number _____ Fax Number _____

Is site properly zoned for the proposed development? Yes No

Are all utilities presently available to the site? Yes No

PLEASE NOTE: The following information must be included with the application: proof of site control, proper zoning or application for proper zoning, a sketch plan and a legal description of site. (Proof of proper zoning must include legal description.)

ACQUISITION OF EXISTING BUILDINGS:

How many buildings will be acquired for the project? NA

Are buildings currently under control for the project? _____

If no, how many buildings are under control for the project? _____

What date will the rest of the buildings be under control for acquisition? _____

| List Buildings Under Control of the Project Address(es) of Buildings | Type of Control Document | Expiration Date of Control Document | Number of Units | Acquisition Cost of Building |
|---|--------------------------|-------------------------------------|-----------------|------------------------------|
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |

Acquisition Information:

Provide the information listed below concerning the acquisition of building(s) for the project.

Building(s) acquired or to be acquired from related party? No Yes

Building(s) acquired or to be acquired with Buyer's Basis:

Determined with reference to Seller's Basis Not Determined with reference to Seller's Basis

List below, by building address, the date the building was placed in service, date the building was or is planned for acquisition, and the number of years between the date the building was placed in service and date of acquisition.

| Address of Building(s) | Place in Service Date of Building by the most recent owner | Proposed Date of Acquisition by Applicant | Number of years between placed in Service and Acquisition |
|------------------------|--|---|---|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

Relocation Information:

Does this project involve any relocation of tenants? Yes No
 If yes, please describe the proposed relocation assistance, if any.

ENERGY & EQUIPMENT INFORMATION:

Equipment Included with Unit (Low-Income Units)

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Range | <input checked="" type="checkbox"/> Refrigerator | <input checked="" type="checkbox"/> Disposal |
| <input checked="" type="checkbox"/> Dishwasher | <input checked="" type="checkbox"/> Air Conditioner | <input checked="" type="checkbox"/> Kitchen Exhaust Fan |
| <input checked="" type="checkbox"/> On-Site Laundry | <input checked="" type="checkbox"/> Washer/Dryer Hook-up | <input checked="" type="checkbox"/> Other <u>Concrete Storm Room in each unit</u> |

Equipment Included with Unit (Market Rate Units)

- | | | |
|--|---|--|
| <input type="checkbox"/> Range | <input type="checkbox"/> Refrigerator | <input type="checkbox"/> Disposal |
| <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Air Conditioner | <input type="checkbox"/> Kitchen Exhaust Fan |
| <input type="checkbox"/> On-Site Laundry | <input type="checkbox"/> Washer/Dryer Hook-up | <input type="checkbox"/> Other _____ |

Type of Unit

- | | |
|--|--|
| <input type="checkbox"/> Family | <input type="checkbox"/> Elderly |
| <input type="checkbox"/> Single Family | <input type="checkbox"/> Single Room Occupancy Housing |
| <input type="checkbox"/> Other _____ | |

MONTHLY UTILITY ALLOWANCE CALCULATIONS:

| Utilities | Type of Utility (Gas/Electric) | Utilities Paid By | | Enter Allowances by Bedroom Size | | | | |
|--|-----------------------------------|---|--|----------------------------------|-------|-------|-------|--------|
| | | | | 0-Bdr | 1-Bdr | 2-Bdr | 3-Bdr | __ Bdr |
| Heating | _____ | <input type="checkbox"/> Owner | <input checked="" type="checkbox"/> Tenant | _____ | _____ | 27 | _____ | _____ |
| A/C | _____ | <input type="checkbox"/> Owner | <input checked="" type="checkbox"/> Tenant | _____ | _____ | 14 | _____ | _____ |
| Cooking | _____ | <input type="checkbox"/> Owner | <input checked="" type="checkbox"/> Tenant | _____ | _____ | 7 | _____ | _____ |
| Lighting | _____ | <input type="checkbox"/> Owner | <input checked="" type="checkbox"/> Tenant | _____ | _____ | 18 | _____ | _____ |
| Hot Water | _____ | <input type="checkbox"/> Owner | <input checked="" type="checkbox"/> Tenant | _____ | _____ | 9 | _____ | _____ |
| Water | _____ | <input type="checkbox"/> Owner | <input checked="" type="checkbox"/> Tenant | _____ | _____ | 13 | _____ | _____ |
| Sewer | _____ | <input type="checkbox"/> Owner | <input checked="" type="checkbox"/> Tenant | _____ | _____ | 16 | _____ | _____ |
| Trash | _____ | <input checked="" type="checkbox"/> Owner | <input type="checkbox"/> Tenant | _____ | _____ | _____ | _____ | _____ |
| Total Utility Allowance for Units | | | | | | 104 | _____ | _____ |

NOTE: Documentation of all utility calculations must be included with application. Sources of documentation must be from HUD, RD, PHA or utility company.

- | | |
|--|-----------------------------|
| <input checked="" type="checkbox"/> HUD | <input type="checkbox"/> RD |
| <input type="checkbox"/> Utility Company | Name _____ |
| <input type="checkbox"/> Local PHA | Name _____ |

SOURCE OF FUNDS (Construction & Permanent Financing):

Construction -- List individually the source of construction financing.

| Source of Funds | Amount of Funds | Name and Telephone Number of Contact Person |
|---------------------------------|--------------------|---|
| Andover State Bank | \$2,310,736 | Brian Chamberlin 316.733.1375 |
| HOME | \$300,000 | Barry McMurphy 785-217-2024 |
| FHLB | \$112,000 | Mike Borchert 785-233-0507 |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| Total Construction Funds | \$2,722,736 | |

EXHIBIT B

Proposed Cedar Ridge Re-Plat

April 13, 2015

RESOLUTION NO. _____

A RESOLUTION AMENDING THE BUSINESS INVESTMENT GRANT PROGRAM FOR THE CITY OF ABILENE, KANSAS

WHEREAS, the Economic Development Council is charged with developing policies for the City Commission's review and consideration for the purposes of retaining and expanding existing businesses and seek to increase the number of small firms through entrepreneurship;

WHEREAS, the Economic Development Council has review and recommended approval of various amendments to the Business Investment Grant Program to provide financial assistance to small businesses and entrepreneurs in Abilene; and

WHEREAS, the City of Abilene desires to re-authorize its Abilene Business Investment Grant Program as a means to providing support to local business endeavors and entrepreneurs interested in starting new business enterprises in Abilene.

NOW, THEREFORE BE IT RESOLVED, by the City Commission of the City of Abilene, as follows:

Section 1. Business Investment Grant Program. That the Business Investment Grant Program ("Program") of the City of Abilene, Kansas, is hereby authorized and funded for 2015 as provided herein. The Economic Development Council shall be charged with awarding grants through this Program, provided sufficient funds are available.

Section 2. Appropriation of Funds. That the Program shall be funded with \$54,710 from the General Fund cash balance as allowed by policy, and grant proceeds in the amount of \$11,000 received from the Community Foundation of Dickinson County. Following expenditure of the funds dedicated to this purpose, the Program shall be discontinued until such time as the City Commission may evaluate the Program and decide to appropriate additional fund to the Program.

Section 3. Reporting. That all participants in the Program shall provide an accounting of the use of funds to the City Manager in order for a report to be presented to the City Commission so that funds may be accounted for and to assist the City Commission in determining if the Program should be continued.

Section 4. Implementation. The City Manager, or designee, shall be authorized to implement the aforementioned program in compliance with the guidelines as attached hereto as **Exhibit A**, and as provided in applicable resolutions, ordinances, and laws.

Section 5. Effective Date. That the effects of this Resolution shall be in full force after its approval by the City Commission.

PASSED AND APPROVED by the Governing Body of the City of Abilene, Kansas this 13th day of April, 2015.

CITY OF ABILENE, KANSAS

By: _____
Dennis Weishaar, Mayor

ATTEST:

Penny Soukup, City Clerk

EXHIBIT A

Business Investment Grant Program

City of Abilene, Kansas

April 13, 2015



ABILENE BUSINESS INVESTMENT GRANTS

City of Abilene, Kansas

Authorized by Resolution No. _____

The City of Abilene would like to invite entrepreneurs, existing businesses, or commercial property owners to submit proposals for consideration in its Abilene Business Investment Grant program. The City has appropriated funds for this program as a way to promote economic growth and investment.

The program is intended to provide some financial assistance to individuals or businesses within the community who wish to invest in a business enterprise. Grants through the program are not intended to fully fund proposals; grant recipients will be required to demonstrate a financial commitment from other parties in order to be considered.

All interested individuals, businesses, and other nonprofits located within the City of Abilene are encouraged to apply.

The City Commission has authorized \$54,710 for Business Investment Grants to be administered in 2015. In addition, the Community Foundation of Dickinson County has provided the City with a grant of \$11,000 for the program. The total amount available for award is \$65,710.

Grants, of up to \$15,000 per applicant, will be competitively awarded to eligible proposals demonstrating a clear business case for investment. Applicants shall demonstrate an investment, beyond the City's grant, equal to or in excess of three times the grant request. For example, if an applicant is requesting \$15,000, the applicant will have to demonstrate an investment above and beyond the grant of at least \$45,000 to qualify for grant funds. Grant applications showing private or leveraged investment greater than this minimum requirement is encouraged.

The Economic Development Council will review proposals each month to determine if grant funds will be awarded. Funding of grants is subject to the availability of funds; once the total allocated funds have been awarded, the program will be closed for the year. Therefore, interested parties are encouraged to submit proposals as soon as possible to be considered for funding.

Program Eligibility

Proposals eligible to receive an Abilene Business Investment Grant must meet the following criteria:

- Grant funds must be invested in a business enterprise located within the corporate limits of the City of Abilene.

- Grant recipients shall not be delinquent on any federal, state, or local taxes, including delinquency on any special assessments, and shall provide a signed affidavit as evidence of this requirement.
- Priority will be given to proposals that
 - Leverage additional public or private programs or funds such as programs through the North Central Kansas Small Business Development Center, the Kansas Department of Commerce, USDA Rural Development, US Small Business Administration, and NetWork Kansas. Participation does not require the receipt of funds from these agencies, but participation in educational programs that add value to a business enterprise also qualify;
 - Demonstrate an innovative approach to doing business by leveraging existing community assets such as the downtown wireless network or community partnerships;
 - Improve existing buildings that are eligible to participate in the Abilene Revitalization Program in the Downtown Revitalization District or the North Revitalization District;
 - Increase the amount of property and/or sales taxes the City will receive as a result of the investment; and
 - Demonstrate the creation of new jobs for the business and community.
- Proposals must demonstrate clear and measurable outcomes and provide a reasonable analysis of the projected Return on Investment (ROI) expected from the activities implemented as a result of the grant.
- Applicants awarded funds will be required to provide a report to the City accounting for the use of funds and describing how the grant assisted with the applicant's business.
- If the proposal includes construction-related activities, such activity must begin within 180 days of the Notice of Grant Award. The applicant will be required to obtain all applicable permits prior to commencing work.
- Proposals that have been previously submitted and that are not awarded funds may not resubmit the same proposal without substantive changes to the proposal. The Economic Development Council or staff will not provide feedback or recommendations for rejected proposals.

Pre-Application Conference

Interested parties may attend a pre-application conference to learn more about the program. The conference will be held at the Abilene Public Library on April 28th at 5:30 pm. Applicants will have the opportunity to ask questions about the program, although the City will not answer questions about a specific project or proposal.

Applicants are asked to be as specific as possible in preparing their proposal, and should provide information that assists in making their best business case to the Economic Development Council. All information submitted with an application is subject to public disclosure.

Application Process

The deadline for interested parties to submit an application is June 1st. The Economic Development Council will review applications and consider awards at its July 21st meeting. Applicants are encouraged to attend the June 16th Economic Development Council meeting when proposals will be reviewed and discussed. Applicants should be prepared to answer questions concerning their proposal at this meeting.

Proposals shall include the following information:

1. Proposal Details, to include:
 - a. Clear statement indicating the link to business investment and growth in Abilene;
 - b. Description of business enterprise;
 - c. Description of what the grant is intended to accomplish;
 - d. Demonstration of financial feasibility;
 - e. Identify work phases of proposal, if applicable;
 - f. Detailed cost estimate (breakdown by the types of work and materials); and
 - g. Specific measurable outcomes expected within the next 12 months.

2. Supplemental Information and Materials:
 - a. Photos of existing structures, preliminary sketches or plans, if applicable;
 - b. Historical significance of structures, if applicable;
 - c. Safety concerns/impediments to development, if applicable; and
 - d. Other supporting documentation as may be deemed appropriate by applicant.

3. Please be sure to clearly identify the following information in the application narrative: 1) Individual or firm name; 2) Primary contact name; 3) Contact's phone number; and 4) Contact's email address.

Proposals should be submitted to the City of Abilene as follows:

By mail:

City of Abilene, Kansas
Attn: City Manager - ED Grants
PO Box 519
Abilene, KS 67410

By email:

Proposals may be submitted in a .pdf format to citymgr@abilenecityhall.com. Please include **ED Grants** in the subject line.

Personal delivery:

Applicants may hand-deliver proposals to the Dwight D. Eisenhower Municipal Building located at 419 N. Broadway Street, Abilene, Kansas between 8:00 am and 5:00 pm, Monday through Friday.

The City will not be responsible for failure of delivery or late proposals, so applicants should take whatever steps are deemed appropriate to ensure timely delivery. Proposals received after the submittal deadline for each month will not be considered. Proposals will not be returned to the applicant. The Economic Development Council has the final decision with respect to grant awards. The Council is not required to award any funds appropriated for the Abilene Business Investment Grant program, and may reject any and all proposals.

This program will be administered in compliance with the City's Code of Ethics, as defined by Section 1-309 of the City Code.



ABILENE HOUSING INCENTIVE PROGRAM

City of Abilene, Kansas

Authorized by Resolution No. _____

The Housing Incentive Program is designed to encourage home ownership of new houses within the City of Abilene.

- Any person purchasing a new house with the intent of living in the house will be eligible to receive an incentive equal to the City's share of ad valorem property taxes paid on the property for one year.
- All newly constructed houses, including infill construction, constructed prior to the adoption of this program are eligible for the incentive program.
- The incentive will be paid by the City to the property owner of record, and will be paid in "Abilene Bucks."
- Since the incentive is paid in "Abilene Bucks," property owners will be required to spend it locally with merchants who accept "Abilene Bucks."
- Developers, builders, and landlords are not eligible to receive the incentive; only individuals purchasing a house with the purpose of actually living in the unit are eligible to receive the incentive.
- The City will provide the incentive within thirty days of the new property converting the utilities into their name.
- The incentive will be authorized for one year from the date of its adoption by the City Commission. Following the initial year, the City Commission will review the incentive and determine whether to continue the incentive or allow it to expire.



ABILENE HOUSING INCENTIVE PROGRAM

Example

| Govt Entity | Mill Levy | \$150,000 | \$180,000 | \$210,000 | \$250,000 |
|--------------------|------------------|------------------|------------------|------------------|------------------|
| USD 435 | 51.070 | \$881 | \$1,057 | \$1,233 | \$1,468 |
| County | 48.758 | \$841 | \$1,009 | \$1,178 | \$1,402 |
| Abilene | 45.438 | \$784 | \$941 | \$1,097 | \$1,306 |
| Hospital #1 | 1.994 | \$34 | \$41 | \$48 | \$57 |
| State | 1.500 | \$26 | \$31 | \$36 | \$43 |
| Cemetery #1 | 1.198 | \$21 | \$25 | \$29 | \$34 |
| TOTAL | 149.958 | \$2,587 | \$3,104 | \$3,621 | \$4,310 |

TO: Department Directors
CC: City Commission
FROM: David Dillner, City Manager
SUBJ: Budget Development Process for the 2016 Budget
DATE: April 1, 2015

The 2016 Budget will be developed using the following calendar. The City will conduct three budget forums (April 23 and May 14) to provide the public with an opportunity to get involved early in the budget process and also stay involved throughout the process. These forums will be held at different times to make it more accessible for the public to attend. In addition, the City Manager will present the recommended 2016 Budget to the City Commission at the City Commission's July 27th regular meeting, and again on August 6th in a stand alone presentation.

Budget work sessions will also be held throughout the budget process. These meetings are opportunities for the City Commission to review specific areas of the budget, and will be organized by department/function to provide the public with a general idea of what is planned for discussion. The public is invited to attend budget work sessions that may interest them. Such meetings will be held beginning at 7:00 pm at the Abilene Public Library.

APRIL

- Publication of Budget Calendar - April 8
- External Agency information distributed - April 9
- Revenue Projections - April 17
- Development of 5-Year Capital Improvement Program - April 21
- Development of 5-Year Financial Plan - April 21
- Preliminary Commission Budget Work Session - April 21
- Department Budget Meetings - April 22 through May 15
- **Budget Forum** - April 23 (Abilene Public Library, 6:30 pm)

MAY

- 5-Year CIP presented to City Commission - May 5
- Vehicle and Equipment Replacement Plan presented to Commission - May 5
- **Budget Forum** - May 14 (Abilene Public Library, 6:30 pm)
- Department Budget Proposals finalized - May 20
- External Agency Requests due - May 22

JUNE

- Budget material to City Commission - June 2
- **Budget Work Session** - June 8 at 5:00 pm (to incl. Debt Service, Library, Airport, Fire Apparatus, Capital Improvement, Special Revenue Library/Pool, Special Revenue Streets, and Special Revenue Community Center Funds)
- **Budget Work Session** - June 18 at 7:00 pm (to incl. Special Highway, Special Parks and Recreation, Recreation Commission, Convention and Tourism, and Special Alcohol and Drug Funds)
- **Budget Work Session** - June 23 at 7:00 pm (to incl. Water, Sewer, Stormwater, Recycling, Equipment Reserve Water and Equipment Reserve Sewer Funds)
- **Budget Work Session** - June 30 at 7:00 pm (to incl. General Fund and Equipment Reserve Fund)

JULY

- Receive Assessed Valuation from Dickinson County - July 1
- **Budget Work Session** - July 7 (*if necessary*)
- **Budget Work Session** - July 21 (*if necessary*)
- City Manager recommends Budget to City Commission - July 27
- City Commission authorizes publication of Budget Hearing - July 27
- Publish Notice of Budget Hearing - July 31 (to newspaper by 11:00 am on July 30)

AUGUST

- **City Manager Budget Presentation** - August 6 (Abilene Public Library, 6:30 pm)
- Budget Hearing - August 10
- Budget Adoption - August 24
- Certified Budget to County Clerk - August 25

Staff Report for PC 15-2

Date: March 6, 2015

Agenda Item: PC 15-2 Final Plat - Abilene U.S.D. 435 Subdivision

Applicant: U.S.D. 435

Comments

1. U.S.D. 435 is proposing new Right of way and utility easements, as well as vacating portions of right-of-way incidental to their property.
2. The purpose is to resolve long standing issues with regard to both property line location, and establish new utility easements associated with proposed construction projects.
3. The Development Review Committee consisting of City staff and utility companies reviewed the proposed Preliminary Plat, and all comments have been addressed.
4. Both the Preliminary and Final Plats meet the information requirements as stipulated in Article 4 of the Subdivision Regulations.
5. The Planning Commission at their March 10th meeting approved the Preliminary Plat, and is recommending approval of the submitted Final Plat.
6. Recommendation: Staff is recommending approval of the Final Plat.

City Commission options

1. Approve the plat as submitted.
2. Approve with any corrections as deemed necessary.
3. Deny if it is determined the document does not meet the requirements of Article 4 of the Subdivision Regulations.

TO: Department Directors
CC: City Commission
FROM: David Dillner, City Manager
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STATE OF KANSAS
Ron Estes
TREASURER

900 SW Jackson St. Suite 201
Topeka, Kansas 66612-1235

TELEPHON
(785) 296-415

KARLA EFURD
419 N BROADWAY
P O BOX 519
ABILENE, KS 67410

March 25, 2015

Dear Ms Efurd

This is notice of a distribution from the State Treasurer for Abilene, City Of. Our system sends email notices as soon as a distribution has been completed. You may have the emails sent to as many contacts as you like. Please call Lucinda at 785.296.4151 to add or modify email addresses for your notifications.

You will receive an EFT to settle 03/30/2015. The details are as follows:

| Detail Description | County | Amount |
|---|-----------|---------------------|
| Mar 2015 Compensating Use Tax | | |
| City Tax File | Dickinson | 38,366.44 |
| City Share From County Tax | Dickinson | 13,240.52 |
| Total for Mar 2015 Compensating Use Tax: | | \$51,606.96 |
| Mar 2015 Sales Tax | | |
| City Tax File | Dickinson | 99,169.76 |
| City Share From County Tax | Dickinson | 43,431.38 |
| Total for Mar 2015 Sales Tax: | | \$142,601.14 |
| Grand Total Amount: | | \$194,208.10 |

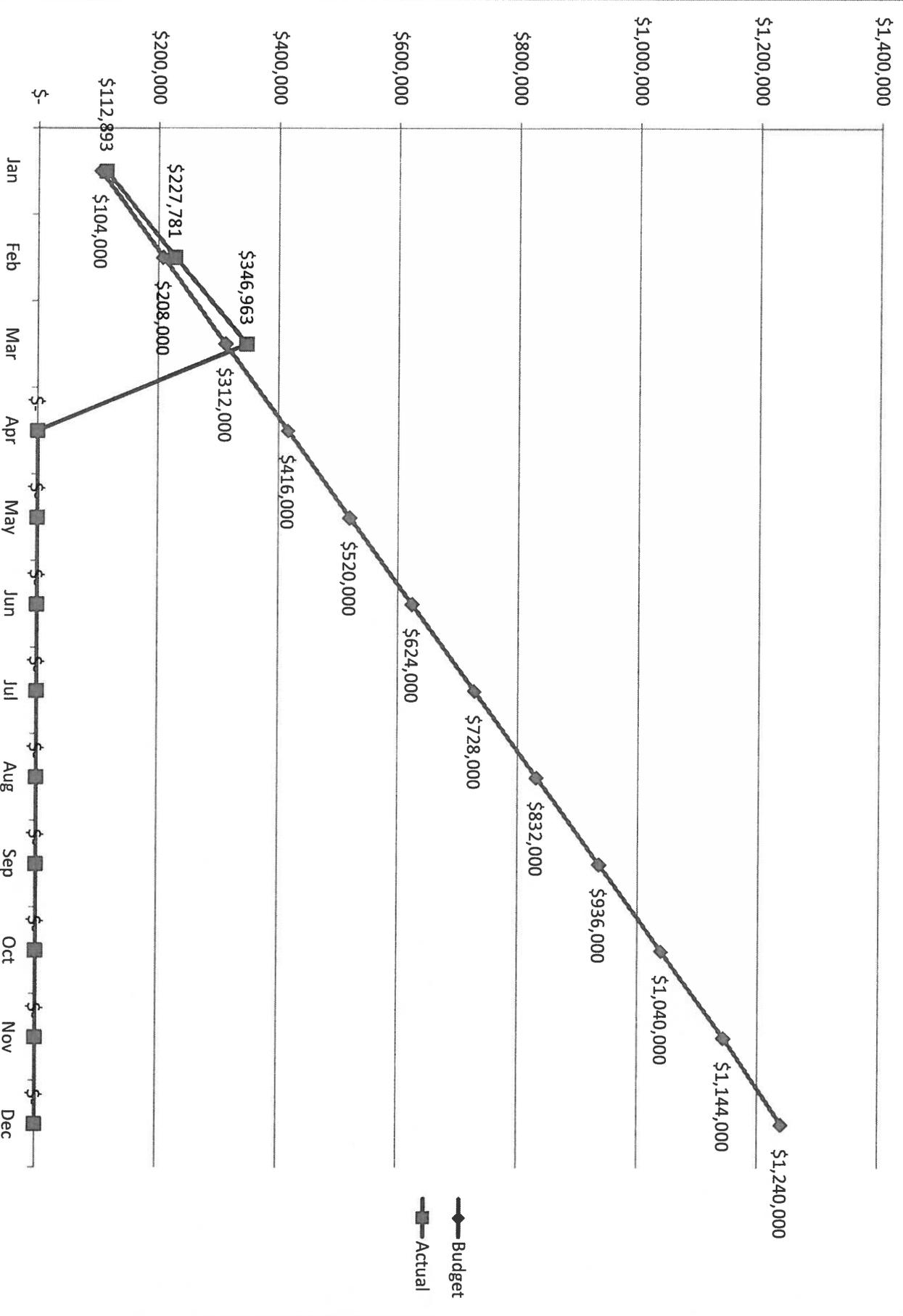
Additional information can be found at <http://kansasstatetreasurer.com/prodweb/dist> or contact Lucinda Anstaett at 785.296.4151 or lucinda@treasurer.state.ks.us.

Sincerely,

Lucinda Anstaett
Director Of Cash Management

| SALES TAX WORKSHEET 2015 | | | | | | |
|---|---------------------|------------------------------|-----------------------------|---|---------------|--|
| | SALES (CITY) | SALES (CITY SHARE OF COUNTY) | COMPENSATION USE TAX (CITY) | COMPENSATION USE TAX (CITY SHARE OF COUNTY) | TOTAL | |
| TOTAL | \$ 99,169.76 | \$ 43,431.38 | \$ 38,366.44 | \$ 13,240.52 | \$ 194,208.10 | |
| GENERAL FUND (58.82% OF CITY SALES AND CITY CU TAX) 001 430070 | 45.45% \$ 45,072.66 | \$ 43,431.38 | \$ 17,437.55 | \$ 13,240.52 | \$ 119,182.10 | |
| GENERAL FUND STREET (22.73% OF CITY SALES AND CITY CU TAX) 037 430070 | 22.73% \$ 22,541.29 | | \$ 8,720.69 | | \$ 31,261.98 | |
| LIBRARY/POOL PROJECT (41.18% OF CITY SALES AND CITY CU TAX) 036 430070 | 31.82% \$ 31,555.82 | | \$ 12,208.20 | | \$ 43,764.02 | |
| | \$ 99,169.76 | \$ 43,431.38 | \$ 38,366.44 | \$ 13,240.52 | \$ 194,208.10 | |

2015 SALES TAX COLLECTIONS VS. BUDGET



CITY OF ABILENE
SALES TAX COLLECTIONS
POOL & LIBRARY PROJECTS
2015

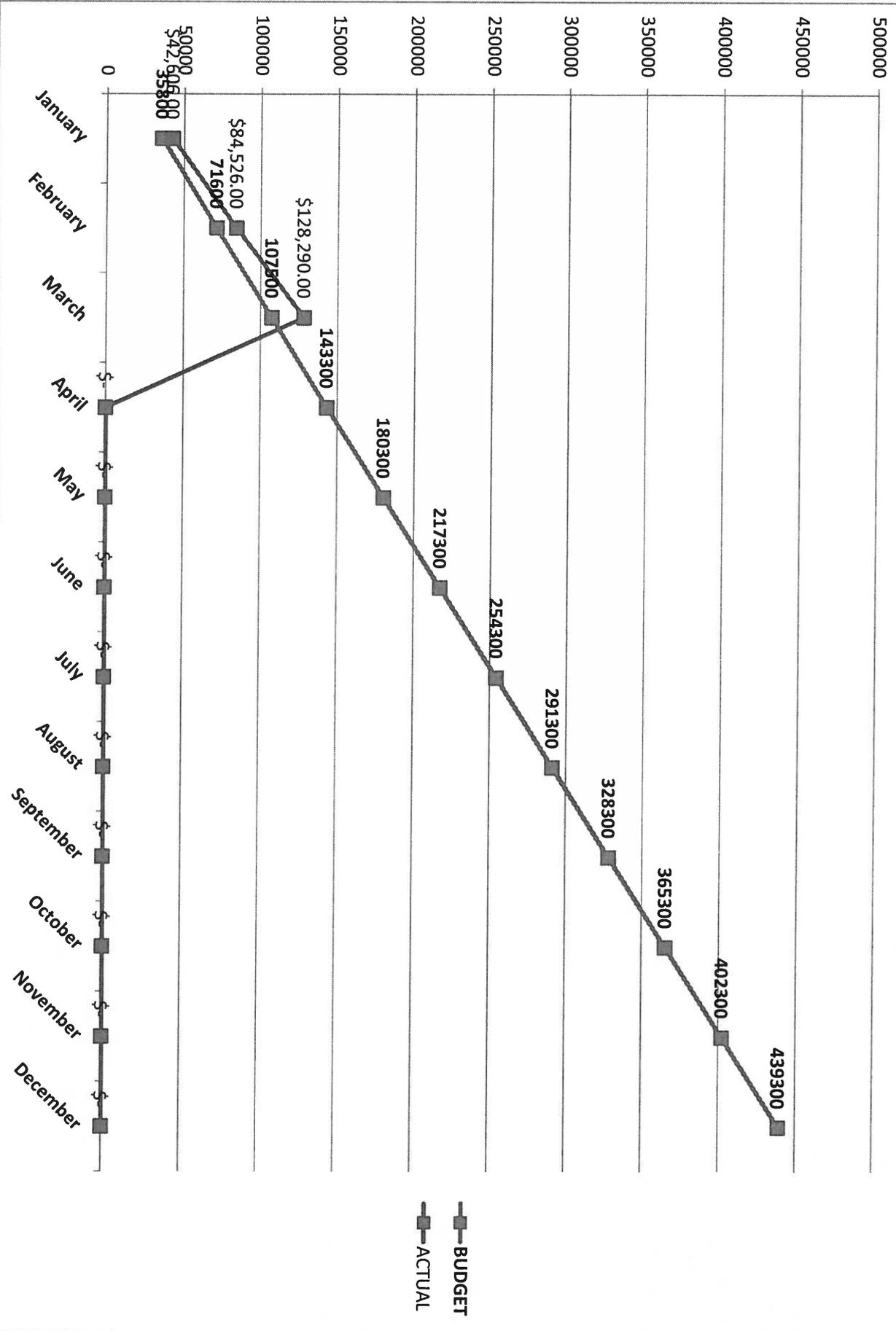
.35% SALES TAX (PASSED NOV 2007) COLLECTIONS STARTED APRIL 1, 2008 (Sunsets in 2018)

| 2015 | DATE | MONTH | 2015 | 2015 | DATE | 2014 | 2014 | % |
|-------|---------------|----------------------|---------------|--------|-------|-------------------|---------------|----------|
| REC'D | COLLECTED | AMOUNT | YEAR | TOTALS | REC'D | AMOUNT | YEAR | OF PRIOR |
| | FOR | COLLECTED | | | | COLLECTED | TOTALS | YEAR |
| 1/30 | November | \$ 42,606.78 | \$ 42,606.78 | | 1/31 | \$ 36,184.85 | \$ 36,184.85 | 117.75% |
| 2/27 | December | \$ 41,919.32 | \$ 84,526.10 | | 2/25 | \$ 37,304.41 | \$ 73,489.26 | 115.02% |
| 3/30 | January | \$ 43,764.02 | \$ 128,290.12 | | 3/25 | \$ 41,673.68 | \$ 115,162.94 | 111.40% |
| 4/28 | February | \$ - | \$ - | | 4/26 | \$ 38,052.33 | \$ 153,215.27 | 0.00% |
| 5/27 | March | \$ - | \$ - | | 5/30 | \$ 37,365.76 | \$ 190,581.03 | 0.00% |
| 6/26 | April | \$ - | \$ - | | 6/25 | \$ 37,644.26 | \$ 228,225.29 | 0.00% |
| 7/23 | May | \$ - | \$ - | | 7/29 | \$ 39,304.70 | \$ 267,529.99 | 0.00% |
| 8/28 | June | \$ - | \$ - | | 8/29 | \$ 37,830.63 | \$ 305,360.62 | 0.00% |
| 9/24 | July | \$ - | \$ - | | 9/26 | \$ 35,463.39 | \$ 340,824.01 | 0.00% |
| 10/27 | August | \$ - | \$ - | | 10/30 | \$ 43,008.70 | \$ 383,832.71 | 0.00% |
| 11/28 | September | \$ - | \$ - | | 11/25 | \$ 36,203.33 | \$ 420,036.04 | 0.00% |
| 12/24 | October | \$ - | \$ - | | 12/30 | \$ 38,518.35 | \$ 458,554.39 | 0.00% |
| | TOTALS | \$ 128,290.12 | | | | 458,554.39 | | |

ANNUAL BUDGET **\$ 454,325.00**
 PERCENTAGE OF BUDGET RECEIVED **28.24%**
 PERCENTAGE OF BUDGET YEAR **25.00%**

NOTE: Sales tax collections and distributions lag behind by 2 months. Businesses have until the 25th of the following month to send in the sales tax report and money. The Kansas Department of Revenue has until the following month to distribute the money.

2015 SALES TAX LIBRARY/POOL PROJECT ACTURAL vs. BUDGET



**CITY OF ABILENE
SALES TAX COLLECTIONS SPECIAL STREET PROGRAM**

2015

April 2013 .25-Street (Sunsets in 2023)

| 2015 | | | CURRENT | | 2014 | % | | |
|--------------|--------------------------------------|--------------------|-------------------|--|---------------------|---------------|-----------------|--|
| DATE | MONTH | 2015 | YEAR | | 2014 | YEAR | OF PRIOR | |
| REC'D | COLLECT | CITY | TOTALS | | CITY | TOTALS | YEAR | |
| 1/30 | November | \$30,435.33 | \$30,435.33 | | \$25,847.94 | \$25,847.94 | 117.748% | |
| 2/27 | December | \$29,944.25 | \$60,379.58 | | \$26,647.68 | \$52,495.62 | 115.018% | |
| 3/30 | January | \$31,261.98 | \$91,641.56 | | \$29,768.78 | \$82,264.40 | 111.399% | |
| 4/28 | February | \$0.00 | \$0.00 | | \$27,181.94 | \$109,446.34 | 0.000% | |
| 5/27 | March | \$0.00 | \$0.00 | | \$26,691.51 | \$136,137.85 | 0.000% | |
| 6/26 | April | \$0.00 | \$0.00 | | \$26,890.45 | \$163,028.30 | 0.000% | |
| 7/23 | May | \$0.00 | \$0.00 | | \$28,076.55 | \$191,104.85 | 0.000% | |
| 8/28 | June | \$0.00 | \$0.00 | | \$27,023.58 | \$218,128.43 | 0.000% | |
| 9/24 | July | \$0.00 | \$0.00 | | \$25,332.59 | \$243,461.02 | 0.000% | |
| 10/27 | August | \$0.00 | \$0.00 | | \$30,722.43 | \$274,183.45 | 0.000% | |
| 11/28 | September | \$0.00 | \$0.00 | | \$25,861.15 | \$300,044.60 | 0.000% | |
| | October | | | | \$27,514.83 | \$327,559.43 | 0.000% | |
| | TOTALS | \$91,641.56 | | | \$327,559.43 | | | |
| | ANNUAL BUDGET | | \$ 300,000 | | | | | |
| | PERCENTAGE OF BUDGET RECEIVED | | 30.55% | | | | | |
| | PERCENTAGE OF BUDGET YEAR | | 25.00% | | | | | |

NOTE: Sales tax collections and distributions lag behind by 2 months. Businesses have until the 25th of the following month to send in the sales tax report and money. The Kansas Department of Revenue has until the following month to distribute the money.