



If you need this information in another format or require a reasonable accommodation to attend this meeting, contact the City's ADA Coordinator at 785-229-3635. Please provide advance notice of at least two (2) working days. TTY users please call 711.

**101 S. Hickory  
PO Box 60  
Ottawa, KS 66067-0060**  
Phone: 785-229-3600  
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**TO:** Mayor and City Commissioners  
**RE:** Study Session Meeting Agenda  
**FROM:** Richard U. Nienstedt, City Manager

A Study Session is scheduled for **May 9, 2016 at 4:00 pm** in the conference room on the first floor of City Hall, 101 S. Hickory. The following items will be presented:

**I. Public Comments**

**II. Items to be Placed on the Regular City Commission Agenda**

- a. Minutes from the April 25, 2016 and May 2, 2016 Study Sessions *Pgs. 2-5*
- b. Conditional Use Permit for 419 S. Main - Wynndee Lee *Pgs. 6-8*
- c. Recommendation from Neighborhood Revitalization Program Review Committee - Wynndee Lee *Pgs. 9-22*

**III. Items for Presentation and Discussion**

- a. City Manager's Report
- b. Commissioner's Reports
- c. Mayor's Report

**IV. Announcements**

- May 11, 2016 Annual Memorial Service for Police Week, 6:00 pm, Faith Lutheran Church
- May 16, 2016 Commission & City Staff Active Shooter Training, Municipal Court
- May 16, 2016 Study Session, 4:00 pm, City Hall
- May 18, 2016 Commission Photo, 9:15 am, City Hall
- May 18, 2016 **Regular Meeting**, 9:30 am, City Hall
- May 18, 2016 Special Call City/County Commission Joint Meeting, 10:15 am, City Hall
- May 18, 2016 Joint City/County/USD 290 Luncheon, 12:00 pm, City Hall

**V. Adjourn**

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Time: \_\_\_\_\_

**VI. Items Already Placed**

**52 Tips for Successful Public Service by E.A. Mosher**

**#26. Don't let others bypass your system! Insist that people such as equipment service suppliers first work with your city staff. If direct contact with governing body members is necessary, this should be with the governing body as a whole or a committee and not on a one-on-one basis.**

**Study Session Minutes  
Ottawa, Kansas  
Minutes of April 25, 2016**

The Governing Body met at 4:00 pm this date with the following members present and participating to wit: Mayor Caylor, Commissioner Reed, Commissioner Graves, Commissioner Jorgensen, and Commissioner Skidmore. A quorum was present.

Mayor Caylor called the meeting to order.

**Public Comments**

None offered at this time.

**Interview- Airport Advisory Board**

The Governing Body interviewed Milton Scott for the Airport Advisory Board.

**Minutes to Review**

The Governing Body reviewed minutes from the April 18, 2016 Study Session and April 20, 2016 Regular Meeting. It was a consensus to place the minutes, with two changes, on the next regular meeting agenda, May 6, 2016.

**Kansas Department of Transportation for 2016- Federal Fund Exchange**

The Governing Body heard from Finance Director Scott Bird and Public Works Director Michael Haeffele regarding a recommendation to approve an agreement with the Kansas Department of Transportation for 2016 Federal Fund Exchange. It was agreed to place this item on the next regular meeting agenda.

**2016-2020 Capital Improvement Plan (CIP)**

The Governing Body heard from Community Development Director Wynndee Lee and Finance Director Scott Bird regarding the 2016-2020 Capital Improvement Plan (CIP). The city started using new software to create this CIP and is very pleased with it. There was discussion regarding community involvement with the CIP plan. City Staff will continue to add information and improve the CIP Plan for coming years. It was agreed to place this item on the next regular meeting agenda.

**Reappointments to Boards and Commissions**

The Governing Body reviewed a list of people who wish to continue serving on the community boards. It was agreed to place this list on the consent agenda of the next regular meeting agenda.

**Street Closure Request—Ottawa Library**

The Governing Body heard from Meg Dickinson and Terry Chartier with the Ottawa Library regarding a request for a street closure on Friday, May 13<sup>th</sup>. The street closure will include Hickory Street from 1<sup>st</sup> to 2<sup>nd</sup>. The Library will be showing a Family Friendly Movie, Inside Out, on a big inflated screen. The City is one of the partners for this event. The Governing Body gave a consensus of this event and the street closure request.

**March Monthly Reports**

The Governing Body reviewed the March Monthly Financial and Activity reports with City Staff.

April 25, 2016

Unofficial until Approved

### **Commissioners Reports**

Commissioner Reed stated she enjoyed the annual report and thanked the staff for putting this together.

Commissioner Skidmore stated he had a great time at the Communities in Schools BBQ contest.

### **Announcements**

Mayor Caylor announced:

- April 30, 2016: Arbor Day Celebration/Tree Planting, 10:00 am, 2<sup>nd</sup> & Walnut
- May 2, 2016: Study Session, 4:00 pm, City Hall
- May 6, 2016: Special Call Regular Meeting for Date & Location Change, 10:00 am, Neosho County Community College

### **Adjournment**

There being no further business to come before the Governing Body, Commissioner Skidmore made a motion, seconded by Commissioner Graves to adjourn the meeting. The motion was considered and upon being put, all present voted aye. The Mayor declared the meeting duly adjourned at 5:15 pm.

---

Carolyn S. Snethen, City Clerk

**Study Session Minutes  
Ottawa, Kansas  
Minutes of May 2, 2016**

The Governing Body met at 4:00 pm this date with the following members present and participating to wit: Mayor Caylor, Commissioner Reed, Commissioner Graves, Commissioner Jorgensen, and Commissioner Skidmore. A quorum was present.

Mayor Caylor called the meeting to order.

**Public Comments**

None offered at this time.

**Proclamation—Community Action Month**

The Governing Body reviewed a proclamation recognizing May 2016 as Community Action Month. It was agreed to place this item on the next regular meeting agenda, May 6, 2016.

**KMEA Transmission Letter of Understanding**

The Governing Body heard from Utilities Director Dennis Tharp regarding the Kansas Municipal Energy Agency (KMEA) Transmission Letter of Understanding for Marshall Wind Farm. This letter is to insure the understanding that the City will reimburse KMEA for the City's share of the transmission study cost incurred relating to the delivery of the power supply to the City. It was agreed to place this item on the next regular meeting agenda.

**Electric Service Contract—Western Area Power Administration**

The Governing Body heard from Utilities Director Dennis Tharp regarding a firm electric service contract with Kansas Municipal Energy Agency (KMEA) for Western Area Power Administration (WAPA) Allocation. This is for a 30 year extension for the City to receive power through 2054. The cost will remain the same during the entire term. It was agreed to place this item on the next regular meeting agenda.

**Citycode Financial—Change to Municipal Code**

The Governing Body heard from City Clerk Carolyn Snethen regarding a request for approval to allow Citycode Financial to rearrange the Articles of Chapter 5 of Municipal Code. Overall consensus was given by the Governing Body to proceed with this change.

**Conditional Use Permit—419 S Main**

The Governing Body heard from Community Development Director Wynndee Lee regarding a conditional use permit for 419 S Main Street to allow for indoor storage on the property. After discussion with the Governing Body, it was a consensus to bring this item back to the May 9<sup>th</sup> Study Session Meeting for more discussion with Thomas Weigand.

**Amendments for Zoning Regulations**

The Governing Body heard from Community Development Director Wynndee Lee regarding amendments to the zoning regulations to allow micro alcohol production facilities. The City recommendation included all forms of alcohol production including brewpub, microbrewery, microdistillery, farm winery, and other alcohol manufacturers. It was agreed to place this item on the next regular meeting agenda.

May 2, 2016

Unofficial until Approved

### **City Manager's Report**

City Manager Richard U. Nienstedt reported:

- Development Process Policy Review
- Utilities Director Dennis Tharp gave an update on the second street waterline project. The crew is working very well on this project. There have been no major issues with this project.
- Public Works Director Michael Haeffele gave an update regarding the Log jam on the Maris Des Cynes. An excavator company will be working starting tomorrow, May 2<sup>nd</sup>, to clear the logjam.
- Rock Creek Business Development Park Update
- May 6, 2016 City Commission Meeting

### **Commissioners Reports**

Commissioner Skidmore stated he attended the Life Care event on Saturday night at Ottawa University. This event had a great turnout from the community.

### **Mayor's Report**

Mayor Caylor spoke regarding the financial sheet received by Ottawa Main Street. Mayor Caylor requested a summary of activities from Ottawa Main Street for the past 6 months. Becci Shisler with Ottawa Main Street will work with Glora Mathews to get back on the Study Session Agenda in 2 weeks.

### **Announcements**

Mayor Caylor announced:

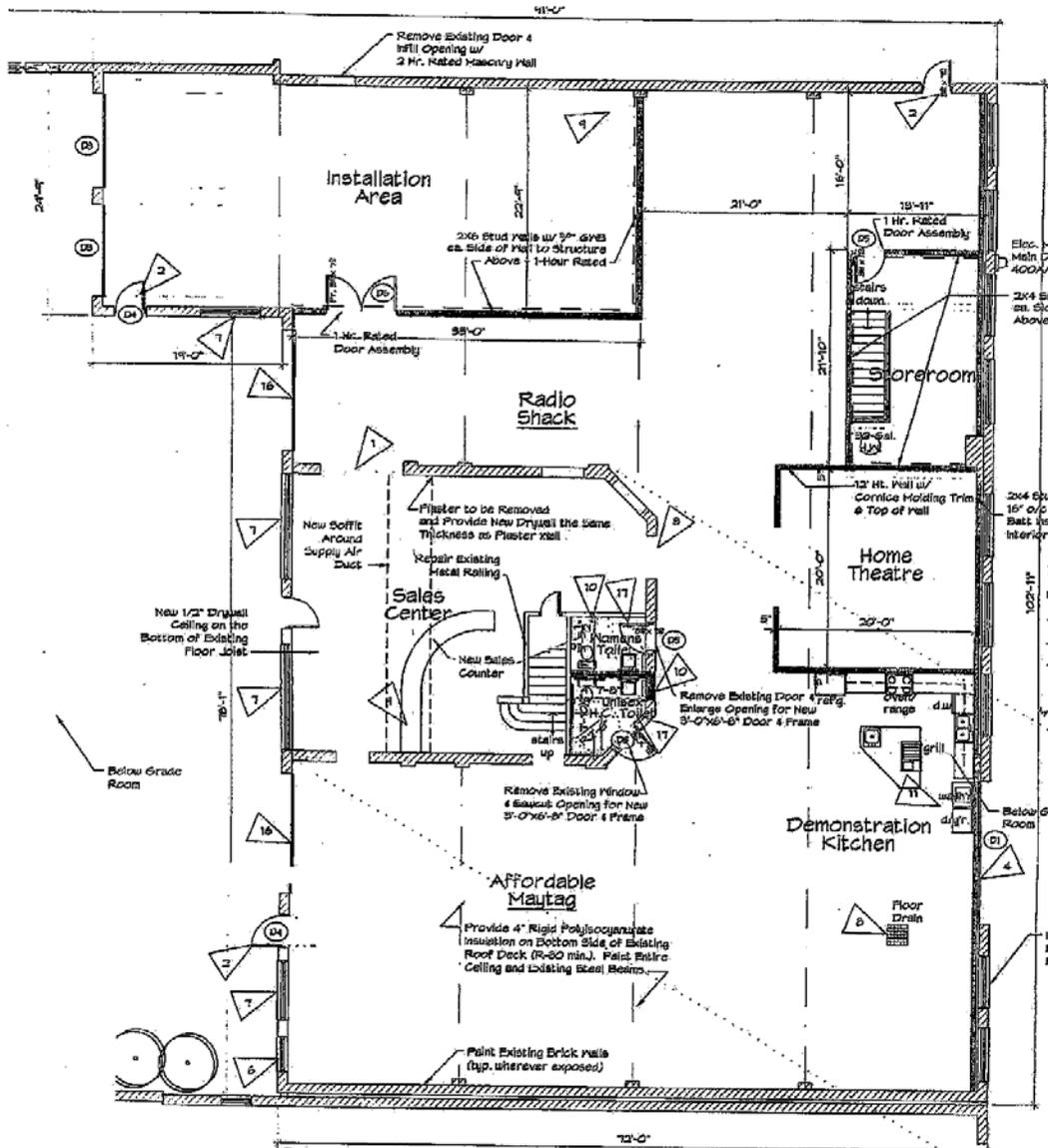
- May 6, 2016: Special Call Regular Meeting for Date & Location Change, 10:00 am, Neosho County Community College, 900 E Logan
- May 9, 2016: Commission & City Staff Active Shooter Training, Municipal Court
- May 9, 2016: Study Session, 4:00 pm, City Hall
- May 11, 2016: Annual Memorial Service for Police Week, 6:00 pm, Faith Lutheran Church

### **Adjournment**

There being no further business to come before the Governing Body, Commissioner Skidmore made a motion, seconded by Commissioner Graves to adjourn the meeting. The motion was considered and upon being put, all present voted aye. The Mayor declared the meeting duly adjourned at 5:13 pm.

---

Carolyn S. Snethen, City Clerk



**YOUT**

**Occupancy:**

Main Floor Level:	Upper Level:	Basement Area:
11 Occupancy	1,106 sq. ft. Office Area	870 Sq. Ft. Storage Area
8,204 sq. ft. Merchandise Area	10 Person Occupant Load	8 sq. ft. Storage Area
1,837 sq. ft. Storage Area		
212 Person Occupant Load		

3/20





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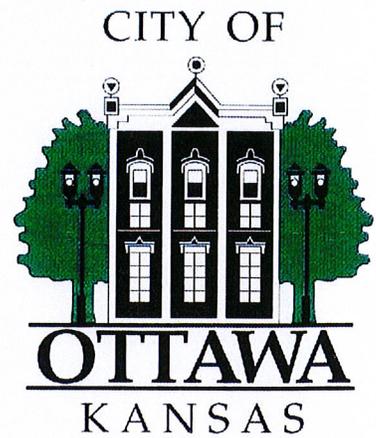


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# Memorandum



**To:** Richard U. Nienstedt, City Manager  
**From:** Charlotte Newkirk, Administrative Assistant  
**Date:** May 3, 2016  
**Re:** Neighborhood Revitalization

---

The Neighborhood Revitalization Program Review Committee has recommended two commercial and two residential structures to be included into the Neighborhood Revitalization Program. The properties are within the established Neighborhood Revitalization District and are located at 106 S. Main, 110 S. Main, 604 S. Cedar, and 535 S. Hickory.

All properties meet the criteria to be eligible for the full rebate for their districts and we have listed the property under the correct rebate.

**Commercial Address**

106 S. Main  
110 S. Main

**Maximum Rebate Available**

Years 1-5, 100%; Year 6, 50%; Year 7, 40%; Year 8, 30%;  
Year 9, 20%; Year 10, 10%

**Residential Address**

604 S. Cedar

**Maximum Rebate Available**

Year 1, 100%; Years 2-3, 75%; Years 4-5, 50%

535 S. Hickory

Year 1, 100%; Years 2-3, 50%; Years 4-5, 25%

**Attachments:**

Approval Form  
Application  
Summary Sheet

**Neighborhood Revitalization Program**  
Governing Body Approval of an Application

On \_\_\_\_\_, 2016 the City Of Ottawa City Commission passed a motion with a \_\_\_\_\_ vote to include the following applications into the Neighborhood Revitalization Program.

**Commercial Address**

106 S. Main  
110 S. Main

**Maximum Rebate Available**

Years 1-5, 100%; Year 6, 50%; Year 7, 40%; Year 8, 30%;  
Year 9, 20%; Year 10, 10%

**Residential Address**

604 S. Cedar

**Maximum Rebate Available**

Year 1, 100%; Years 2-3, 75%; Years 4-5, 50%

535 S. Hickory

Year 1, 100%; Years 2-3, 50%; Years 4-5, 25%

The properties listed above will receive a rebate of property tax increments, authorized by K.S.A. 12-17,118 the next five to ten years after completion. The rebates of property tax increments will only be given when the property owner successfully completes the project and meets all of the established criteria.

ATTEST:

\_\_\_\_\_  
City Clerk

PART 1  
APPLICATION FOR TAX REBATE UNDER THE CITY OF OTTAWA  
NEIGHBORHOOD REVITALIZATION PLAN

20160077  
2-12-16

Owner's Name DLD Landholding Co. LLC (Rick Deitz) <sup>cell</sup> → Day Phone No. 816-797-3067  
Owner's Mailing Address 4833 Nevada Rd Baldwin City, KS 66006  
Street City State Zip  
E-Mail Address rdeitz@embargmail.com

Address of Property 106 S Main, Ottawa, KS 66067 Zoning District C-4

Parcel Identification Number 087-35-0-10-19-018-00-0 Tax ID # 0TC0361  
(Take from your tax statement or call the County Clerk's Office)

Legal Description of Property Lots 6 + 8, Block 58 in the City of Ottawa,  
Franklin County, Kansas Ottawa Original Town  
(Use additional sheets if necessary)

Type of Structure – Single-Family [ ] Multi-Family [ ] Duplex [ ] Commercial [X]

Type of Usage – Homeowner [ ] Rental [ ] Selling [ ] Commercial [X]

Type of Improvements – All New [ ] Remodel – Exterior [ ] Interior [ ]

List of Buildings Proposed to be Demolished N/A

Description of work to be done: seperate retail front from west 4,000sq ft space -  
electric upgrade, offices painted, south hallway and front (east) door installed

A \$25 FEE TO BE PAID AT TIME OF APPLICATION FOR CITY EXPENSES. seperate HVAC pending  
tenant for east front

PART II  
COMMENCEMENT OF CONSTRUCTION

Estimated Cost of Improvements \$ 60,000-

Construction Estimated to Begin On: 2/6/16

Estimated Date of Completion of Construction: 3/31/16

By [Signature] manager for DLD landholding Date 2/6/16  
(Applicant's Signature)

A \$50 FEE WILL BE RETAINED FROM REBATE FOR COUNTY EXPENSES.

**PART III**

**FOR COUNTY APPRAISER USE ONLY**

As of 1-10-16 the certified appraised valuation is:

Land	\$	29,020	Percent (%) to be met:	<u>20</u>
Improvements	\$	71,380	Dollar Amount that must be met	<del>20,080</del> <u>20,080</u>
TOTAL	\$	100,400		

By Philip Dudley Date 3-25-16  
Franklin County Appraiser's Office

**FOR COUNTY TREASURER'S OFFICE ONLY**

As of 3-25-16 taxes on this parcel are  / are not  current.

By Denise Lee Date 3-25-16  
Franklin County Treasurer's Office

**REVIEW COMMITTEE APPROVAL**

Date 4-26-15 City [Signature]  
County Chas M Haynes U.S.D. 290 [Signature]

**GOVERNING BODY APPROVAL**

Date of City Approval: \_\_\_\_\_ . City approval form attached.

Date of County Approval: \_\_\_\_\_ . County approval form attached.

Date of U.S.D. 290 Approval: \_\_\_\_\_ . U.S.D. 290 approval form attached.

**FOR COUNTY APPRAISER USE ONLY**

As of \_\_\_\_\_, the certified appraised valuation is:

Land	\$	
Improvements	\$	
TOTAL	\$	

Improvements:

- Meets the 25% increase in assessed valuation for residential property.
- Meets the 20% increase in assessed valuation for commercial or industrial property.
- Meets the 10% to 15% increase in assessed valuation for commercial or industrial property.
- DOES not meet the percentage increase needed.

By \_\_\_\_\_ Date \_\_\_\_\_  
Franklin County Appraiser's Office

**FOR COUNTY TREASURER'S OFFICE ONLY**

As of \_\_\_\_\_, taxes on this parcel are  / are not  current.

By \_\_\_\_\_ Date \_\_\_\_\_  
Franklin County Treasurer's Office

# NRA Summary Sheet

**Meeting Date:** April 26, 2016

**Property Address:** 106 S. Main

**Owner Name:** DLD Land Holding Co. LLC

**Legal Description:** Lots 6 & 8, Block 58, Ottawa Original Town, in the City of Ottawa, Franklin County, Kansas.

**Parcel I.D. #:** 087-35-0-10-19-018-00-0

**Description of property improvements:** Remodel Commercial Structure

**Estimated Value of improvement:** 60,000

**Date Project to start:** 02-06-16

**Appraised Date:** 01-01-16

Appraisal:	Land	<u>20,020</u>
	Improvement	<u>71,380</u>
	Total	<u>100,400</u>

**Estimated Date Completed:** 03-31-16

**Appraised Date:**

Appraisal:	Land	_____
	Improvement	_____
	Total	_____

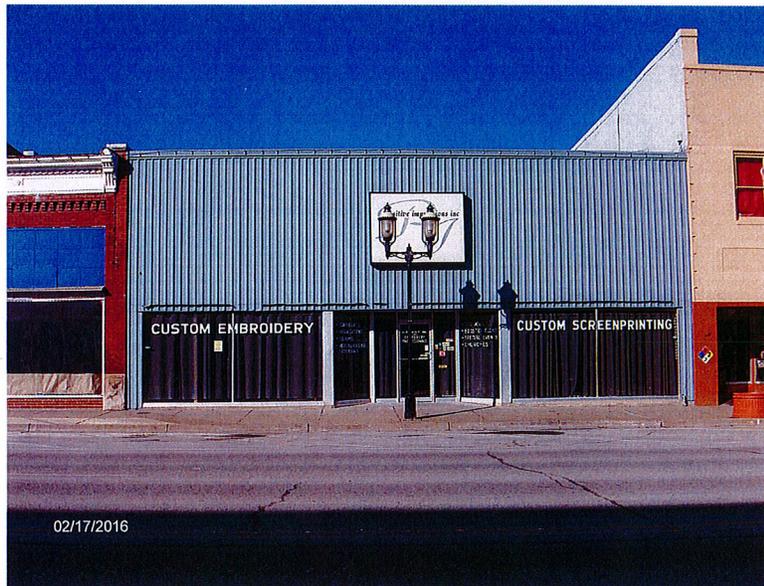
Type of Structure: Commercial Structure

Taxes Current: Yes

Property meets value improvement requirement: Yes

Property approved by Review Committee: *Yes*

**Rebate:** Years 1-5, 100%; Year 6, 50%; Year 7, 40%; Year 8, 30%; Year 9, 20%; Year 10, 10%



PART 1  
APPLICATION FOR TAX REBATE UNDER THE CITY OF OTTAWA  
NEIGHBORHOOD REVITALIZATION PLAN

20160074  
2-12-16

Owner's Name Decan Properties LLC Day Phone No. 816 797-3067 rick cell

Owner's Mailing Address 4833 Nevada Rd Baldwin City, KS 66006  
Street City State Zip

E-Mail Address rdeitz@embargmail.com

Address of Property 110 S. Main St Ottawa, KS Zoning District C-4

Parcel Identification Number 087.350.10.19.017.00-0 Tax ID # OTCO362  
(Take from your tax statement or call the County Clerk's Office)

Legal Description of Property "lots 10 and 12, in block 58, in the city of Ottawa, in Franklin County, Kansas, according to the recorded plat thereof"  
(Use additional sheets if necessary)

Type of Structure – Single-Family [ ] Multi-Family [ ] Duplex [ ] Commercial []

Type of Usage – Homeowner [ ] Rental [ ] Selling [ ] Commercial []

Type of Improvements – All New [ ] Remodel – Exterior [ ] Interior []

List of Buildings Proposed to be Demolished N/A

Description of work to be done: renovation west 1/3 of building into a coffee shop.  
keeping east 2/3 retail as it is currently - painting & repairs as needed  
electric upgrade, HVAC upgrade, plumbing as needed, handicaps access, roof repairs  
**A \$25 FEE TO BE PAID AT TIME OF APPLICATION FOR CITY EXPENSES.**

PART II  
COMMENCEMENT OF CONSTRUCTION

Estimated Cost of Improvements \$ 40,000-

Construction Estimated to Begin On: 2/15/16

Estimated Date of Completion of Construction: 3/31/16

By [Signature] as manager for DLD Landholding Date 2/6/16  
(Applicant's Signature)

**A \$50 FEE WILL BE RETAINED FROM REBATE FOR COUNTY EXPENSES.**

**PART III**

**FOR COUNTY APPRAISER USE ONLY**

As of 1-1-16 the certified appraised valuation is:

Land \$ 29,010  
Improvements \$ 55,990  
TOTAL \$ 85,000

Percent (%) to be met: 20

Dollar Amount that must be met 17,000

By [Signature]  
Franklin County Appraiser Office

Date 3-25-16

**FOR COUNTY TREASURER'S OFFICE ONLY**

As of 3-25-2016 taxes on this parcel are  / are not  current.

By [Signature]  
Franklin County Treasurer's Office

Date 3-25-2016

**REVIEW COMMITTEE APPROVAL**

Date 4-26-16

City [Signature]

County [Signature]

U.S.D. 290 [Signature]

**GOVERNING BODY APPROVAL**

Date of City Approval: \_\_\_\_\_ . City approval form attached.

Date of County Approval: \_\_\_\_\_ . County approval form attached.

Date of U.S.D. 290 Approval: \_\_\_\_\_ . U.S.D. 290 approval form attached.

**FOR COUNTY APPRAISER USE ONLY**

As of \_\_\_\_\_, the certified appraised valuation is:

Land \$  
Improvements \$  
TOTAL \$

Improvements:

- Meets the 25% increase in assessed valuation for residential property.
- Meets the 20% increase in assessed valuation for commercial or industrial property.
- Meets the 10% to 15% increase in assessed valuation for commercial or industrial property.
- DOES not meet the percentage increase needed.

By \_\_\_\_\_  
Franklin County Appraiser's Office

Date \_\_\_\_\_

**FOR COUNTY TREASURER'S OFFICE ONLY**

As of \_\_\_\_\_, taxes on this parcel are  / are not  current.

By \_\_\_\_\_  
Franklin County Treasurer's Office

Date \_\_\_\_\_

# NRA Summary Sheet

**Meeting Date: April 26, 2016**

**Property Address: 110 S. Main**

**Owner Name: Decan Properties LLC**

**Legal Description: Lots 10 & 12, Block 58, Ottawa Original Town, in the City of Ottawa, Franklin County, Kansas.**

**Parcel I.D. #: 087-35-0-10-19-017-00-0**

**Description of property improvements: Remodel Commercial Structure**

**Estimated Value of improvement: 40,000**

**Date Project to start: 02-15-16**

**Appraised Date: 01-01-16**

Appraisal:	Land	<u>29,010</u>
	Improvement	<u>55,990</u>
	Total	<u>85,000</u>

**Estimated Date Completed: 03-31-16**

**Appraised Date:**

Appraisal:	Land	<u>                    </u>
	Improvement	<u>                    </u>
	Total	<u>                    </u>

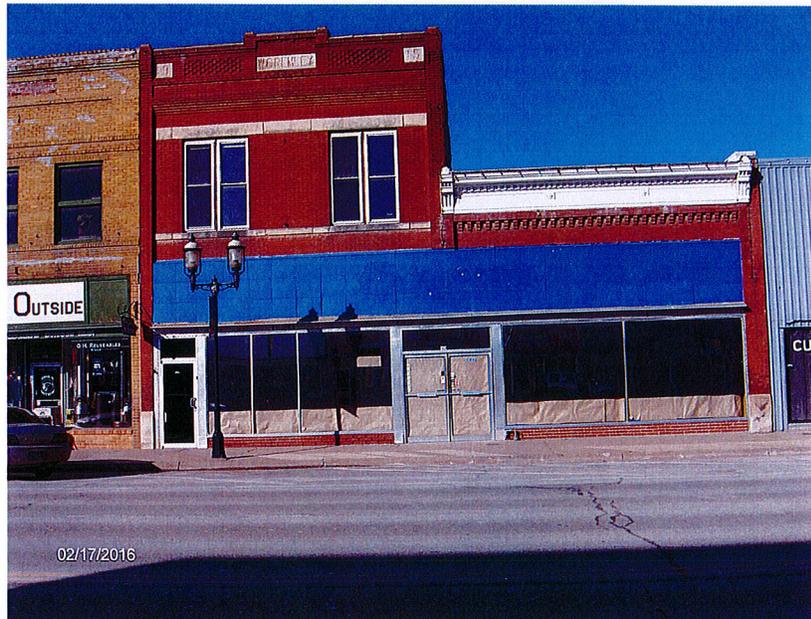
Type of Structure: Commercial Structure

Taxes Current: Yes

Property meets value improvement requirement: Yes

Property approved by Review Committee: *Yes*

**Rebate: Year 1-5, 100%; Year 6, 50%; Year 7, 40%; Year 8, 30%; Year 9, 20%; Year 10, 10%**



**PART 1**  
**APPLICATION FOR TAX REBATE UNDER THE CITY OF OTTAWA**  
**NEIGHBORHOOD REVITALIZATION PLAN**

Owner's Name Cecil + Bonnie Fish Day Phone No. 785-594-0595

Owner's Mailing Address 1101 CHAPEL ST. BALDWIN KANS. 66006  
Street City State Zip

E-Mail Address \_\_\_\_\_  
=====

Address of Property 604 S. CEDAR Zoning District R2

Parcel Identification Number 087-36-0-30-32-0001.00 Tax ID # 0711318  
(Take from your tax statement or call the County Clerk's Office)

Legal Description of Property OTTAWA ORIGINAL BLOCK 125 LOT 2468

(Use additional sheets if necessary)

Type of Structure – Single-Family [] Multi-Family [] Duplex [] Commercial []

Type of Usage – Homeowner [] Rental [] Selling [] Commercial []

Type of Improvements – All New [] Remodel – Exterior [] Interior []

List of Buildings Proposed to be Demolished NONE

Description of work to be done: NEW RESIDENCE FROM GROUND UP.

**A \$25 FEE TO BE PAID AT TIME OF APPLICATION FOR CITY EXPENSES.**  
=====

**PART II**  
**COMMENCEMENT OF CONSTRUCTION**

Estimated Cost of Improvements \$ 276K

Construction Estimated to Begin On: MARCH 1 2016

Estimated Date of Completion of Construction: AUG 15 2016

By Bonnie M. Fish Date FEB 17 / 2016  
(Applicant's Signature)

**A \$50 FEE WILL BE RETAINED FROM REBATE FOR COUNTY EXPENSES.**

**PART III**

**FOR COUNTY APPRAISER USE ONLY**

As of 1-1-16 the certified appraised valuation is:

Land	\$	<u>18,980</u>	Percent (%) to be met: <u>25</u>
Improvements	\$		
TOTAL	\$	<u>18,980</u>	Dollar Amount that must be met <u>4,745</u>

By [Signature] Date 3-25-16  
Franklin County Appraiser Office

**FOR COUNTY TREASURER'S OFFICE ONLY**

As of 3/25/2016 taxes on this parcel are  / are not  current.

By [Signature] Date 3-25-16  
Franklin County Treasurer's Office

**REVIEW COMMITTEE APPROVAL**

Date 4-26-16 City [Signature]

County Clinton M. Wagner U.S.D. 290 [Signature]

**GOVERNING BODY APPROVAL**

Date of City Approval: \_\_\_\_\_ . City approval form attached.

Date of County Approval: \_\_\_\_\_ . County approval form attached.

Date of U.S.D. 290 Approval: \_\_\_\_\_ . U.S.D. 290 approval form attached.

**FOR COUNTY APPRAISER USE ONLY**

As of \_\_\_\_\_, the certified appraised valuation is:

Land	\$	
Improvements	\$	
TOTAL	\$	

Improvements:

- Meets the 25% increase in assessed valuation for residential property.
- Meets the 20% increase in assessed valuation for commercial or industrial property.
- Meets the 10% to 15% increase in assessed valuation for commercial or industrial property.
- DOES not meet the percentage increase needed.

By \_\_\_\_\_ Date \_\_\_\_\_  
Franklin County Appraiser's Office

**FOR COUNTY TREASURER'S OFFICE ONLY**

As of \_\_\_\_\_, taxes on this parcel are  / are not  current.

By \_\_\_\_\_ Date \_\_\_\_\_  
Franklin County Treasurer's Office

# NRA Summary Sheet

**Meeting Date:** April 26, 2016

**Property Address:** 604 S. Cedar

**Owner Name:** Cecil & Bonnie Fish

**Legal Description:** Lots 2, 4, 6, & 8, Block 125, Ottawa Original Town, in the City of Ottawa, Franklin County, Kansas.

**Parcel I.D. #:** 087-36-0-30-32-001-00-0

**Description of property improvements:** New single-family residence

**Estimated Value of improvement:** 276,000

**Date Project to start:** 03-01-16

**Appraised Date:** 01-01-16

Appraisal:	Land	_____	18,980
	Improvement	_____	
	Total		18,980

**Estimated Date Completed:** 08-15-16

**Appraised Date:**

Appraisal:	Land	_____	
	Improvement	_____	
	Total		

Type of Structure: Single-family

Taxes Current: Yes

Property meets value improvement requirement: Yes

Property approved by Review Committee: *Yes*

**Rebate:** Year 1, 100%; Years 2-3, 75%; Years 4-5, 50%



PART 1  
APPLICATION FOR TAX REBATE UNDER THE CITY OF OTTAWA  
NEIGHBORHOOD REVITALIZATION PLAN

20140073  
2-12-16

Owner's Name DLD Landholding Co LLC Day Phone No. 816 797-3067 <sup>rick cell</sup>

Owner's Mailing Address 4833 Nevada Rd Baldwin City KS 66006  
Street City State Zip

E-Mail Address rdeitz@embargmail.com

Address of Property 535 S. Hickory St Ottawa Zoning District R-2

Parcel Identification Number 087-36-0-30-21-009.0000 Tax ID # OTC1145A  
(Take from your tax statement or call the County Clerk's Office)

Legal Description of Property S/2 LT 33 & LT 35 B116 112 Ottawa Original Town  
Section 36 TOWNSHIP 16 RANGE 19E  
(Use additional sheets if necessary)

Type of Structure – Single-Family  Multi-Family  Duplex  Commercial

Type of Usage – Homeowner  Rental  Selling  Commercial

Type of Improvements – All New  Remodel – Exterior  Interior

List of Buildings Proposed to be Demolished N/A

Description of work to be done: plumbing repaired/replaced, electric upgraded, kitchen remodel, walls ceilings + floors repaired + painted/refinished, garage repaired

**A \$25 FEE TO BE PAID AT TIME OF APPLICATION FOR CITY EXPENSES.**

PART II  
COMMENCEMENT OF CONSTRUCTION

Estimated Cost of Improvements \$ 35,000 -

Construction Estimated to Begin On: 2/15/16

Estimated Date of Completion of Construction: 5/30/16

By [Signature] as manager for DLD Landholding Co. Date 2/6/16  
(Applicant's Signature)

**A \$50 FEE WILL BE RETAINED FROM REBATE FOR COUNTY EXPENSES.**

**PART III**

**FOR COUNTY APPRAISER USE ONLY**

As of 1-1-16 the certified appraised valuation is:

Land \$ 11,480  
Improvements \$ 38,060  
TOTAL \$ 49,540

Percent (%) to be met: 25

Dollar Amount that must be met 12,385

By Philip Rudley Date 3-25-16  
*Franklin County Appraiser Office*

**FOR COUNTY TREASURER'S OFFICE ONLY**

As of 3-25-2016 taxes on this parcel  are / are not [ ] current.

By Janine Lee Date 3-25-16  
*Franklin County Treasurer's Office*

**REVIEW COMMITTEE APPROVAL**

Date 4-26-16 City [Signature]  
County Chas M. Wagner U.S.D. 290 [Signature]

**GOVERNING BODY APPROVAL**

Date of City Approval: \_\_\_\_\_ . City approval form attached.  
Date of County Approval: \_\_\_\_\_ . County approval form attached.  
Date of U.S.D. 290 Approval: \_\_\_\_\_ . U.S.D. 290 approval form attached.

**FOR COUNTY APPRAISER USE ONLY**

As of \_\_\_\_\_, the certified appraised valuation is:

Land \$ \_\_\_\_\_  
Improvements \$ \_\_\_\_\_  
TOTAL \$ \_\_\_\_\_

Improvements:

- [ ] Meets the 25% increase in assessed valuation for residential property.
- [ ] Meets the 20% increase in assessed valuation for commercial or industrial property.
- [ ] Meets the 10% to 15% increase in assessed valuation for commercial or industrial property.
- [ ] DOES not meet the percentage increase needed.

By \_\_\_\_\_ Date \_\_\_\_\_  
*Franklin County Appraiser's Office*

**FOR COUNTY TREASURER'S OFFICE ONLY**

As of \_\_\_\_\_, taxes on this parcel **are** [ ] / **are not** [ ] current.

By \_\_\_\_\_ Date \_\_\_\_\_  
*Franklin County Treasurer's Office*

# NRA Summary Sheet

**Meeting Date: April 26, 2016**

**Property Address: 535 S. Hickory**

**Owner Name: DLD Land Holding Co. LLC**

**Legal Description: The South 1/2 of Lots 33 & 35, Block 112, Ottawa Original Town, in the City of Ottawa, Franklin County, Kansas.**

**Parcel I.D. #: 087-36-0-30-19-009-00-0**

**Description of property improvements: Remodel Single-Family Residential Structure**

**Estimated Value of improvement: 35,000**

**Date Project to start: 02-15-16**

**Appraised Date: 01-01-16**

Appraisal: Land 11,480

Improvement 38,060

Total 49,540

**Estimated Date Completed: 03-31-16**

**Appraised Date:**

Appraisal: Land \_\_\_\_\_

Improvement \_\_\_\_\_

Total \_\_\_\_\_

Type of Structure: Single-Family Residential Structure

Taxes Current: Yes

Property meets value improvement requirement: Yes

Property approved by Review Committee: *Yes*

**Rebate: Year 1, 100%; Years 2-3, 50%; Years 4-5, 25%**

