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**101 S. Hickory**  
**PO Box 60**  
**Ottawa, KS 66067-0060**  
Phone: 785-229-3600  
Fax: 785-229-3639  
www.ottawaks.gov  
www.facebook.com/ottawaks

**TO:** Mayor and City Commissioners  
**RE:** **Study Session Agenda**  
**FROM:** Richard U. Nienstedt, City Manager

A Study Session is scheduled for **October 1, 2012 at 4:00 pm** in the Commission Chambers 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 September 17, 2012 Study Session. *pp. 3-5*
- b. A proclamation recognizing October 16, 2012 as Light On! Afterschool Day. *p. 6*
- c. A proclamation recognizing October 27, 2012 as Make A Difference Day. *p. 7*
- d. An application for a Cereal Malt Beverage License for the year 2012 for Jeremy Clevenger, DBA Smoked Creations BBQ. *pp. 8-10*
- e. An ordinance approving and adopting a redevelopment plan (Ford Project Area 2) for the South 59 Redevelopment TIF District. *pp. 11-16*

**III. Items for Presentation and Discussion**

- a. Becci Shisler, Ottawa Main Street Association Program Director, will provide an update regarding the status of the Kansas Main Street program.
- b. City Manager's Report
  - Proposed City/County Compensation Study
  - Update on Stormwater Utility program
- c. Commissioners' Reports
- d. Mayor's Report

**IV. Announcements**

- |                  |                          |
|------------------|--------------------------|
| October 1, 2012  | Study Session, 4:00 pm   |
| October 3, 2012  | Regular Meeting, 7:00 pm |
| October 8, 2012  | Study Session CANCELED   |
| October 15, 2012 | Study Session, 4:00 pm   |
| October 17, 2012 | Regular Meeting, 9:30 am |
| October 22, 2012 | Study Session, 4:00 pm   |
| October 29, 2012 | Study Session, 4:00 pm   |
| November 5, 2012 | Study Session, 4:00 pm   |
| November 7, 2012 | Regular Meeting, 7:00 pm |

**2012 Priorities**

Streets & Sidewalk Improvements • Economic Development • Parks • Business Development • Citizen Relations

**V. Adjourn**

**VI. Items Already Placed**

- a. A public meeting to be held at 7:00 pm on October 3, 2012 for the consideration of adoption of the redevelopment plan for a redevelopment district.
- b. A proclamation recognizing October 2012 as Domestic Violence Awareness Month.
- c. A proclamation recognizing October 2012 as Breast Cancer Awareness Month.
- d. A proclamation recognizing October 7-13, 2012 as Fire Prevention Week.
- e. An ordinance rezoning the property located at 2025 Princeton Street from R-1, Low Density Residential District to C-3, General Commercial District.
- f. An ordinance annexing land located at 2040 Montana Road to the City of Ottawa, Kansas.
- g. A resolution to waive the statutory requirement to use GAAP-based accounting for fiscal 2012.

**STUDY SESSION MINUTES  
OTTAWA, KANSAS  
Minutes of  
September 17, 2012**

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

Mayor Jorgensen called the meeting to order.

**Public Comments**

None offered at this time.

**Review of Minutes**

The Governing Body reviewed minutes from the September 5, 2012 Regular Meeting and the September 10, 2012 Study Session and agreed by consensus to place these items on the next Regular Meeting Agenda on September 19, 2012.

**Proclamation-National Community Planning Month**

The Governing Body reviewed a proclamation recognizing October 2012 as National Community Planning Month and agreed to place this item on the next Regular Meeting Agenda.

**Quarterly Recognition**

The Governing Body reviewed a request to place the quarterly recognition of City employees recently completing professional development programs and introduction of new employees on the next Regular Meeting Agenda. The Governing Body agreed to place this item on the next Regular Meeting Agenda.

**Ordinance-License Fees for Itinerant Businesses**

The Governing Body reviewed an ordinance establishing the license fees for itinerant businesses and heard from Director of Finance Scott Bird who provided an overview of the proposed change in fees from \$25 annually per individual to \$100 daily per individual. Mr. Bird explained City Attorney Bob Bezek reviewed the proposed ordinance and will be involved in future discussions. Mr. Bird will bring additional information back to the Governing Body. The Governing Body agreed by consensus to place this item on the next Regular Meeting Agenda.

*Commissioner Reed arrived at 4:03 pm.*

**Neighborhood Revitalization Program-603 S Hickory & 504 N Mulberry**

The Governing Body reviewed a request for consideration of two properties for the Neighborhood Revitalization Program located at 603 S Hickory and 504 N Mulberry.

September 17, 2012

Unofficial Until Approved

The Governing Body heard from Director of Planning/Codes/Inspections Wynndee Lee who provided an overview of the Neighborhood Revitalization Program and explained the Neighborhood Revitalization Committee is conducting research to present suggested program changes to the Governing Body. The Governing Body agreed to place these items on the next Regular Meeting Agenda.

### **Proposed Project-Fiber Optic Broadband Network**

The Governing Body reviewed financial information for a proposed Fiber Optic Broadband Network utility and heard from Franklin County Development Council Interim Director Blaine Finch who provided a brief overview of the proposed project.

City Manager Richard Nienstedt asked for approval from the Governing Body to move forward with the utility and allow staff to begin talking to potential partners. The Governing Body agreed by consensus to place this item on the next Regular Meeting Agenda.

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

City Manager Richard Nienstedt reported on the following:

- Mayor Jorgensen and Commissioner Richards are registered for the upcoming League of Kansas Municipalities meeting.

Director of Planning/Codes/Inspections Wynndee Lee reported on the following:

- Letters are being mailed notifying citizens and businesses that the Stormwater Utility fees begin January 2013.
- Saturday, September 22, 2012: City of Ottawa and Middle Marais Des Cygnes WRAPS "Introduction to Rain Barrels and Rain Gardens" workshop by Sam Davis and Ryan Neises at Franklin County Annex building from 10 am – noon.
- Saturday, September 29, 2012: City of Ottawa and Middle Marais Des Cygnes WRAPS "Rain Barrel Construction Demonstration" workshop by Sam Davis, Ryan Neises, and Zach George at Franklin County Annex building from 10 am – noon.

### **Commissioners' Reports**

Commissioner Ramsey reported on the following:

- He recently attended the Ottawa Recreation Commission (ORC) board meeting and reported the ORC board is holding a retreat on October 24, 2012 to discuss bylaws.

Commissioner Reed reported on the following:

- She attended a recent Ottawa Main Street emergency preparedness workshop and had hoped for better attendance from the business community.

Commissioner Richards reported on the following:

- The City Commission received emails regarding City employees being very cordial and fostering a great environment at the recent Ol' Marais River Run car show.

September 17, 2012

Unofficial Until Approved

Commissioner Caylor reported on the following:

- She asked Director of Planning/Codes/Inspections Wynndee Lee for clarification on the rebates for Neighborhood Revitalization Program.

### **Interviews-Open Position on Planning Commission**

The Governing Body conducted the following interviews for the open position on the Planning Commission expiring in May 2012:

1. Jason Berve
2. Rick Nunez

After discussion, the Governing Body agreed by a unanimous vote to appoint Rick Nunez to the Planning Commission. The Mayor declared the appointment unanimous.

### **Executive Session**

#### **Recess**

Commissioner Richards made a motion, seconded by Commissioner Caylor, to recess into executive session to discuss attorney-client privilege with City Manager Richard Nienstedt and City Attorney Bob Bezek present for a period of 5 minutes and to reconvene into open session at 5:21 pm. The motion was considered and upon being put, all present voted aye. The Mayor declared the meeting duly recessed.

#### **Reconvene**

Commissioner Caylor made a motion, seconded by Commissioner Reed, to reconvene into open session. The motion was considered and upon being put, all present voted aye. The Mayor declared the meeting duly reconvened at 5:21 pm.

### **Adjournment**

There being no further business to come before the Governing Body, Commissioner Richards made a motion, seconded by Commissioner Caylor, to adjourn the meeting. The motion was considered and upon being put, all present voted aye. The Mayor declared the meeting duly adjourned at 5:25 pm.

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Carolyn S. Snethen, City Clerk



# PROCLAMATION



WHEREAS, the City of Ottawa, Kansas stands firmly committed to quality afterschool programs because they:

- Provide safe, challenging, engaging and fun learning experiences to help children and youth develop their social, emotional, physical, cultural and academic skills.
- Support working families by ensuring their children are safe and productive after the regular school day ends.
- Build stronger communities by involving our students, parents, business leaders and adult volunteers in the lives of our young people, thereby promoting positive relationships among children, youth, families and adults.
- Engage families, schools and diverse community partners in advancing the welfare of our children.

WHEREAS, the elementary schools *Reach for the Stars After-School Program* and the middle school *Whirlwind After-School Program* have provided significant leadership in the area of community involvement in the education and well-being of our youth, grounded in the principle that quality afterschool programs help our children become successful adults.

WHEREAS, *Lights On Afterschool!*, a national celebration of afterschool programs on October 16 promotes the critical importance of quality afterschool programs in the lives of children, their families and their communities.

WHEREAS, more than 28 million children in the U.S. have parents who work outside the home, and 14.3 million children have no place to go after school.

WHEREAS, many afterschool programs across the country are facing funding shortfalls so severe that they are being forced to close their doors and turn off their lights.

NOW, THEREFORE, the Governing Body of the City of Ottawa does hereby proclaim October 16, 2012 as:

## LIGHTS ON AFTER SCHOOL! DAY

and encourages our community to engage in innovative afterschool programs and activities that ensure the lights stay on and the doors stay open for all children after school.

SIGNED this 3<sup>rd</sup> day of October 2012.

---

Blake Jorgensen, Mayor



# PROCLAMATION



WHEREAS, we, the American people and the citizens of Ottawa, Kansas have a tradition of philanthropy and volunteerism; and,

WHEREAS, working together to help others bridges the differences that separate Americans and strengthen the bonds that tie us together; and

WHEREAS, many citizens need the help of others to live happy and productive lives; and

WHEREAS, millions of individuals have already enhanced the lives of others on this annual day of doing good by giving where there was a need, rebuilding what had been torn down, teaching where there was a desire to learn, and inspiring those who had lost hope; and

WHEREAS, in 2011, three million people cared enough about their communities to volunteer on Make A Difference Day, accomplishing thousands of projects in every state; and,

WHEREAS, On October 27, 2012, millions of volunteers around the world will serve their neighbors through food drives, green space expansions, community building renovations and other invaluable projects.

WHEREAS, volunteer service is an investment in the future we all must share;

NOW, THEREFORE, we, the Governing Body of the City of Ottawa, Kansas, do hereby proclaim October 27, 2012

## MAKE A DIFFERENCE DAY

in Ottawa, and urge all citizens to participate in volunteer projects as we work together to meet the needs of our neighbors.

SIGNED this 3<sup>rd</sup> day of October 2012.

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Blake Jorgensen, Mayor

## MEMO

To: Richard Nienstedt, City Manager

From: Amy Finch, Assistant City Clerk

Re: Cereal Malt Beverage Application for License

Date: September 27, 2012

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An application for a Cereal Malt Beverage License for the year 2012 is included from Jeremy Clevenger DBA Smoked Creations BBQ. This application is a result of a new business opening at 306 S Main Street where CDs Diner was previously located. Jeremy Clevenger registered the business as a sole proprietor and will work in conjunction Chad Conus. The application has been approved by the Police Department and the City Attorney.

Please include this item on the agenda for the October 1, 2012 Study Session. Staff requests action be taken on this item at the October 3, 2012 Regular Meeting.

**INDIVIDUAL/SOLE PROPRIETOR  
APPLICATION FOR LICENSE TO SELL CEREAL MALT BEVERAGES**

(This form has been prepared by the Attorney General's Office)

City or  County of City of Ottawa, Franklin

<b>SECTION 1 - LICENSE TYPE</b>	
Check One: <input checked="" type="checkbox"/> New License <input type="checkbox"/> Renew License <input type="checkbox"/> Special Event Permit	
Check One:	
<input checked="" type="checkbox"/> License to sell cereal malt beverages for consumption on the premises.	
<input type="checkbox"/> License to sell cereal malt beverages in original and unopened containers and not for consumption on the licenses premises.	

<b>SECTION 2 - APPLICANT INFORMATION</b>		
Kansas Sales Tax Registration Number (required): <u>004-101898726F-01</u> ( <u>004-101898726F-01</u> )		
Name <u>Jeremy Cleverger</u>	Phone No. <u>785-229-2639</u>	Date of Birth <u>02/14/76</u>
Residence Street Address <u>820 N Birch Street</u>	City <u>Ottawa</u>	Zip Code <u>66067</u>
<b>Applicant Spousal Information</b>		
Spouse Name <u>Lisa Cleverger</u>	Phone No. <u>785-229-2639</u>	Date of Birth <u>01/12/72</u>
Residence Street Address <u>820 N Birch</u>	City <u>Ottawa</u>	Zip Code <u>66067</u>

<b>SECTION 3 - LICENSED PREMISE</b>		
Licensed Premise (Business Location or Location of Special Event)	Mailing Address (If different from business address)	
DBA Name <u>Smoked Creations BBQ</u>	Name <u><del>306 S Main Street</del> Same</u>	
Business Location Address <u>306 S Main Street</u>	Address	
City <u>Ottawa</u> State <u>KS</u> Zip <u>66067</u>	City	State      Zip
Business Phone No. <u>785-229-2639</u>	<input checked="" type="checkbox"/> I own the proposed business or special event location. <input type="checkbox"/> I do not own the proposed business or event location.	
Business Location Owner Name(s) <u>Jeremy Cleverger Business Owner</u>		

<b>SECTION 4 - APPLICANT QUALIFICATION</b>	
I am a U.S. Citizen	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
I have been a resident of Kansas for at least one year prior to application.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
I have resided within the state of Kansas for <u>36</u> years.	
I am at least 21 years old.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
I have been a resident of this county for at least 6 months.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Within 2 years immediately preceding the date of this application, neither I nor my spouse <sup>1</sup> has been convicted of, released from incarceration for or released from probation or parole for any of the following crimes: (1) Any felony; (2) a crime involving moral turpitude; (3) drunkenness; (4) driving a motor vehicle while under the influence of alcohol (DUI); or (5) violation of any state or federal intoxicating liquor law.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
My spouse has previously held a CMB license.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
My spouse has never been convicted of one of the crimes mentioned above while licensed.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

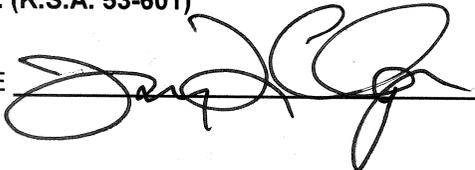
**INDIVIDUAL/SOLE PROPRIETOR  
APPLICATION FOR LICENSE TO SELL CEREAL MALT BEVERAGES**

(This form prepared by the Attorney General's Office)

SECTION 5 - MANAGER OR AGENT QUALIFICATION			
My place of business or special event will be conducted by a manager or agent.			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, provide the following:			
Manager/Agent Name <i>Jeremy Clevenzer</i>	Phone No. <i>785-229-2439</i>	Date of Birth <i>02/14/76</i>	
Residence Street Address <i>820 N Birch Street</i>	City <i>OTTAWA</i>	Zip Code <i>66067</i>	
Manager or Agent Spousal Information			
Spouse Name <i>Lisa Clevenzer</i>	Phone No. <i>785-229-2439</i>	Date of Birth <i>02/14/72</i>	
Residence Street Address <i>820 N Birch</i>	City <i>OTTAWA</i>	Zip Code <i>66067</i>	
Qualification Statement			
My manager/agent and his/her spouse <sup>2</sup> meets all of the qualifications in Section 4.			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

SECTION 6 - DURATION OF SPECIAL EVENT		
Start Date	Time	<input type="checkbox"/> AM <input type="checkbox"/> PM
End Date	Time	<input type="checkbox"/> AM <input type="checkbox"/> PM

I declare under penalty of perjury under the laws of the State of Kansas that the foregoing is true and correct. (K.S.A. 53-601)

SIGNATURE  DATE 09/24/12

FOR CITY/COUNTY OFFICE USE ONLY:			
<input checked="" type="checkbox"/> License Fee Received	Amount \$ <u>125.00</u>	Date <u>9-24-12</u>	
<small>(\$25 - \$50 for Off-Premise license or \$25-200 On-Premise license)</small>			
<input checked="" type="checkbox"/> \$25 CMB Stamp Fee Received	Date <u>9-24-12</u>		
<input checked="" type="checkbox"/> Background Investigation	<input checked="" type="checkbox"/> Completed Date <u>9-26-12</u>	<input checked="" type="checkbox"/> Qualified	<input type="checkbox"/> Disqualified
<input type="checkbox"/> New License Approved	Valid From Date _____ to _____	By: _____	
<input type="checkbox"/> License Renewed	Valid From Date _____ to _____	By: _____	
<input type="checkbox"/> Special Event Permit Approved	Valid From Date _____ to _____	By: _____	

A PHOTOCOPY OF THE COMPLETED FORM, TOGETHER WITH THE STAMP FEE REQUIRED BY K.S.A. 41-2702(e), MUST BE SUBMITTED WITH YOUR QUARTERLY REPORT (ABC-301) TO THE ALCOHOLIC BEVERAGE CONTROL, 915 SW HARRISON STREET ROOM 214, TOPEKA, KS 66625-3512.

<sup>1</sup> If renewal application, applicant's spouse not required to meet the no criminal history requirement. K.S.A. 41-2703(b)(9)  
<sup>2</sup> Spouse not required to be U.S. citizen, Kansas resident or over 21 years of age. K.S.A. 41-2703(b)(9)

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING AND ADOPTING A REDEVELOPMENT PLAN (FORD PROJECT AREA 2) FOR THE SOUTH 59 REDEVELOPMENT TIF DISTRICT IN THE CITY OF OTTAWA, KANSAS.**

**WHEREAS**, pursuant to K.S.A. 12-1770 *et seq.*, as amended (the "Act") and Ordinance No. 3711-08 of the City of Ottawa, Kansas (the "City"), passed on November 24, 2008, and in order to promote, stimulate and develop the general and economic welfare of the City, the Governing Body of the City has established a redevelopment district (the "South 59 Redevelopment TIF District"); and

**WHEREAS**, pursuant to the Act and Resolution No. 1589-12 of the City, adopted on August 27, 2012, the City has declared its intention to consider a redevelopment plan for the South 59 Redevelopment TIF District (such redevelopment plan is referred to herein as the "Ford Redevelopment Project Plan – South 59 TIF District, Area 2") and has provided for a public hearing to consider adoption of the Ford Redevelopment Project Plan - South 59 TIF District, Area 2; and

**WHEREAS**, pursuant to the Act and Resolution No. 1589-12 and after providing notice of a public hearing as required by the Act, a public hearing was held on October 3, 2012, by the Governing Body of the City to consider adoption of the Ford Redevelopment Project Plan - South 59 TIF District, Area 2, a representative of the City presented the proposed Ford Redevelopment Project Plan - South 59 TIF District, Area 2 and all interested parties were given an opportunity to be heard;

**NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF OTTAWA, KANSAS, AS FOLLOWS:**

**Section 1.** Pursuant to the Act, the Ford Redevelopment Project Plan - South 59 TIF District, Area 2 for the South 59 Redevelopment TIF District established by Ordinance No. 3711-08 of the City is hereby adopted and approved. Such Project Plan is on file in the office of the City Clerk.

**Section 2.** This Ordinance shall be in full force and effect from and after its passage and publication once in the official newspaper of the City. In accordance with the Act, following publication of this Ordinance, the City Clerk is authorized and directed to send a copy of the description of the land within the South 59 Redevelopment TIF District, a copy of this Ordinance and a map indicating the boundaries of the South 59 Redevelopment TIF District to the County Clerk, County Assessor, County Treasurer and Board of County Commissioners of the Franklin County, Kansas, and the Board of Education of Unified School District No. 290 of Franklin County, Kansas.

PASSED by two thirds vote of the City Commission of the City of Ottawa, Kansas, and approved by the Mayor on October 3, 2012.

\_\_\_\_\_  
Mayor

ATTEST:

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

DRAFT

## Legal Description South 59 Redevelopment TIF District

A tract of land located in Section 12 and Section 13 both in Township 17 South, Range 19, East of the 6<sup>th</sup> P.M. Franklin County, Kansas, more particularly described as follows:

Beginning at the Southeast corner of TFDM Addition platted in said Section 12, said point of beginning being 1350.00 feet N.89°49'23"E. (bearing based on the final plat of said TFDM Addition) and 40.00 feet N.0°16'18"W. of the Southwest corner of said Section 12; thence along the East line of said TFDM Addition N.0°16'18"W. 1285.30 feet to the Northeast corner of said TFDM Addition thence N.2°10'21"W. (bearing based on City of Ottawa annexation Ordinance No. 3496-05) 1816.09 feet; thence along the Westerly Northerly and Easterly lines of said Ordinance No. 3496-05, the following courses: S.87°49'41"W. 709.42 feet, thence parallel to the West line of the Southwest quarter of the Northwest of said Section 12 N.2°10'19"W. 835.16 feet; N.87°51'29"E. 906.79 feet to the Southeast corner of the replat Highland Heights Addition; thence N.0°26'37"W. 506.16 feet to the Southwest corner of Birzer Addition; thence N.87°48'48"E. 130.08 feet to the Southeast corner of said Birzer Addition; thence N.0°23'25"E. 616.94 feet; thence parallel to the North line of the Northwest quarter of said Section 12 N.87°52'57"E. 673.76 feet; thence N.2°07'03"W. 200.00 feet to a point on the North line; thence N.87°52'57"E. 244.63 feet to the Northeast corner of said Northwest quarter; thence N.87°52'57"E. 328.75 feet to the Northwest corner of Orchard Heights Addition; thence S.2°13'08"E. 1322.10 feet to the Southwest corner of said Orchard Heights Addition; thence N.87°57'50"E. 989.09 feet to the Southeast corner of said Orchard Heights Addition; thence S.2°10'43"E. 1329.16 feet to the Southwest corner of the Southeast quarter of the Northeast quarter of said Section 12 thence N.87°59'18"E. 1318.05 feet to the Southeast corner of said Northeast quarter; thence S.2°18'13"E. 1175.80 feet to the North right-of-way line of U.S. Highway I-35; thence along the North right-of-way line of said I-35 the following ten courses: (1) S.62°18'37"W. 22.14 feet; thence (2) S.2°18'14"E. 144.39 feet; thence (3) S.19°28'33"W. 53.90 feet; thence (4) S.52°03'54"W. 611.33 feet; thence (5) S.62°16'45"W. 1801.19 feet; thence (6) on a curve to the right with a radius of 917.43 feet an arc length of 410.72 feet (chord of said curve bears S.74°58'51"W. 407.30 feet); thence (7) N.73°48'56"W. 71.81 feet; thence (8) S.87°54'57"W. 11.86 feet to a point on the East line of the Southwest quarter of said Section 12; thence along the East line of the Southwest quarter of said Section 12 (9) S.2°11'40"E. 60.00 feet to the South quarter corner of said Section 12; thence along the East line of the Northwest quarter of said Section 13 (10) S.2°02'47"E. 183.50 feet to a point on the North right-of-way line of said I-35; thence along the East line of the Northwest quarter of said Section 13 (the following bearings based on right-of-way acquisitions by Kansas Department of Transportation) S.2°02'47"E. 328.60 feet to a point on the South right-of-way line of said I-35; thence along the East line of the Northwest quarter of said Section 13 S.2°02'47"E. 2024.96 feet to a point 109.99 feet (6 2/3 rods) North of the center of said Section 13; thence parallel to and 109.99 feet North of the South line of the Northwest quarter of said Section 13 S.87°58'35"W. 396.00 feet (24 rods); thence parallel to the East line of the Northwest quarter of said Section 13 S.2°02'47"E. 109.99 feet to a point on the South line of the Northwest quarter of said Section 13; thence along the South line of the Northwest quarter of said Section 13 S.87°58'35"W. 2175.85 feet to the South right-of-way line of said I-35; thence along the South right-of-way line of said I-35 N.1°53'46"W. 74.63 feet; thence along the South right-of-way line of said I-35 N.36°10'32"E. 1902.07 feet; thence N.10°08'24"W. 302.66 feet to the Southeast corner of Lot 6 in Bob Granger Subdivision; thence along the East line of said Lot 6 N.1°53'48"W. 14.73 feet to the Northeast corner of said Lot 6 and the Southeast corner of Lot 1 in said Bob Granger Subdivision and to the North right-of-way line of said I-35 thence along a North line of said

Lot 6, the South line of said Lot 1, the South line of Lot 2 and the North right-of-way line of said I-35 S.75°39'22"W. 250.22 feet; thence along the South line of said Lot 2, the South line of said Lot 3, and the North right-of-way line of said I-35 S.88°28'52"W. 226.18 feet; thence along a South line of said Lot 3 and the North right-of-way line of said I-35 N.57°04'51"W. 67.74 feet to the Southwest corner of said Lot 3; thence along the West line of said Lot 3 and the West line of Lot 4 and Lot 5 in said Bob Granger subdivision N.1°54'20"W. 733.86 feet to the Northwest corner of said Lot 5 and the South right-of-way line of Twenty Third Street; thence along the North line of said Lot 5 the South right-of-way line of said Twenty Third Street and the North line of Super 8 Subdivision N.87°55'03"E. 526.25 feet to the Northeast corner of said Super 8 Subdivision; thence N.1°54'20"W. 40.00 feet to a point on the South line of the Southwest quarter of said Section 12, said point being 1205.50 feet N.87°55'03"E. of the Southwest quarter of said section 12; thence N.1°54'20"W. 40.00 feet to a point on the North right-of-way line of said Twenty Third Street; thence along the North right-of-way line of said Twenty Third Street N.87°55'03"E. 144.31 feet to the point of beginning containing 451.3 acres except all of Lot 2 in said Bob Granger Subdivision which contains 1.23 acres.

AND:

A tract of land in the Southwest quarter of Section 13 and the Northwest quarter of Section 24, Township 17 South, Range 19 East of the 6<sup>th</sup> P.M. in Franklin County, Kansas, more particularly described as follows:

Beginning at the center (Northeast corner of the Southwest quarter) of said Section 13 thence along the North line of the Southwest quarter of said Section 13 S.87°58'35"W. (being an assumed bearing) 421.00 feet; thence S.2°01'25"E. 25.00 feet; thence parallel to and 25.00 feet Southerly of the North line of the Southwest quarter of said Section 13 N.87°58'35"E. 271 feet (more or less) to a point 150.00 feet Westerly of (measured perpendicular to) the East line of the Southwest quarter of said Section 13; thence parallel to the East line of the Southwest quarter of said Section 13 S.1°56'49"E. to a point on the South line of the North half of the North half of the Southwest quarter of said Section 13; thence along the South line of the North half of the North half of the Southwest quarter of said Section 13 Westerly to the East right-of-way line of US Highway 59; thence along the East right-of way line of said US 59 the following eight courses S.1°55'35"E. 100.21 feet; thence S.88°04'25"W. 35.00 feet; thence S.43°04'25"W. 84.85 feet; thence S.1°55'35"E. 475.00 feet; thence S.0°29'39"E. 200.06 feet; thence S.1°55'35"E. 1089.99 feet; thence S.86°29'36"E. 100.34 feet; thence S.2°04'06"E. 45.55 feet to a point on the South line of the Southwest quarter of said Section 13 and the North line of the Northwest quarter of said Section 24; thence S.2°04'06"E. 35.00 feet to a point on the South right-of-way line of Kingman Road; thence along the South right-of-way line of said Kingman Road, being the North line of Lot 1 and Lot 2 in Mohr Estates Subdivision and parallel with the North line of the Northwest quarter of said Section 24 N.87°55'54"E. 1118.69 feet to the Northeast corner of said Lot 2; thence along the East line of said Mohr Estates Subdivision N.2°07'43"W. 10 feet to a point 25.00 feet Southerly of (measured perpendicular to) the North line of the Northwest quarter of said Section 24; thence parallel to and 25.00 feet Southerly of the North line of the Northwest quarter of said Section 24 N.87°55'54"E. to the East line of the Northwest quarter of said Section 24; thence along the East line of the Northwest quarter of said Section 24 Northerly 25.00 feet to the North quarter corner of said Section 24 and the South quarter corner of said Section 13; thence along the East line of the Southwest quarter of said Section 13 Northerly to the point of beginning, containing 119.26 acres.

DRAFT

TIF District Map

