

OTTAWA CITY COMMISSION

Monday, March 8, 2021



STUDY SESSION AGENDA

4:00 pm, Via Zoom

Due to efforts to mitigate the spread of COVID-19, physical access to the City Commission meeting will be restricted.

In accordance with Kansas Open Meetings Act (KOMA), the meeting can be viewed live on Channel 23 and via Facebook Live or listened to by dialing: 1-312-626-6799 and entering meeting ID 919 2144 9005#.

If you need this information in another format or require a reasonable accommodation to attend this meeting, contact the City's ADA Coordinator at 785-229-3621. Please provide advance notice of at least two (2) working days. TTY users please call 711.

Citizens may submit comments (300 words or less) for the City Commission to be read during public comment or during discussion on an agenda item. Submit your comment to publiccomments@ottawaks.gov no later than **2:00 pm on March 8, 2021**; all emails must include your name and address.

Participants who generate unwanted or distracting noises may be muted by the meeting host. If this happens, unmute yourself when you wish to speak.

PUBLIC COMMENTS

Subject to the above restrictions, persons who wish to address the City Commission regarding items on the agenda may do so as that agenda item is called. Persons who wish to address the City Commission regarding items not on the agenda and that are under the jurisdiction of the City Commission may do so at this time when called upon by the Mayor. Comments on personnel matters and matters pending in court or with other outside tribunals are not permitted. Speakers are limited to three minutes. Any presentation is for information purposes only. No action will be taken.

1. Receiving comments from Mr. Larry Skeet, owner of Our House Runneth Over Antiques, via the City Clerk if he is unable to attend in person

ITEMS TO BE PLACED ON THE REGULAR CITY COMMISSION AGENDA

1. Minutes (Pp. 2-8)
 - A. March 1, 2021 Study Session
 - B. March 3, 2021 Regular Meeting

ITEMS FOR PRESENTATION AND DISCUSSION

1. Ottawa Memorial Auditorium 100th Anniversary - Tiffany Evans
2. Recommendation to Add Six Residential Structures and One Commercial Building to the Neighborhood Revitalization Program - Wynndee Lee (Pp. 9-31)
3. Storm Recovery Cost Update and Resolution Finding the Advisability of and Ordering the Adoption of a Surcharge Related to Extreme Weather Event and Services Rendered by the Electric Department - Dennis Tharp / Wynndee Lee (Pp. 32-34)
4. Report by City Manager
 - A. Westwood Impact Fee Modification Request
5. Reports by City Commissioners
6. Report by Mayor
 - A. Commission Meetings

ANNOUNCEMENTS

1. March 15, 2021 Study Session - 4:00 pm, via Zoom
2. March 17, 2021 Regular Meeting - 10:00 am, via Zoom
3. March 17, 2021 Joint City/County/USD 290 Meeting - 12:00 pm, Hosted by Franklin County

ITEMS ALREADY PLACED

**Study Session Minutes
Ottawa, Kansas
Minutes of March 1, 2021**

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

Mayor Caylor called the meeting to order.

Opening statement was read by City Clerk Melissa Reed who provided information on accessing the meeting remotely and guidelines that were followed for this meeting.

Public Comments

None offered at this time.

Minutes to Review

The Governing Body reviewed minutes from the February 22, 2021 Study Session. The Governing Body agreed by consensus to place these items on the next Regular Meeting agenda on March 3, 2021.

Refinancing – Interest Rates

The Governing Body heard from David Arteberry with Stifel Nicolaus & Company who reviewed the refinancing interest options on bonds and discussed:

- The interest rate market has stabilized
- The City of Ottawa planned on issuing general obligation bonds and using proceeds from those bonds to pay off three outstanding loans
- Scheduled to have a rating call with Moody's but interest rates started to go up in the municipal bond market
- When interest rates go up the estimated amount of savings through refinancing goes down
- Before the rating call wanted to discuss with the Governing Body the new savings level
- Prior estimate savings \$375,627.96 with true interest cost being 1.187%. Interest rates have gone up 3/10 of a percentage point. Current estimate savings are \$204,636.45 with true interest cost being 1.475%.
- Savings are net costs
- Estimated 8-9 years to recoup the issuance costs
- Present value of the savings relative to the amount of debt that is being refinanced has an industry standard of 2-5% present value savings to the amount of debt refinancing
- Originally presented value savings was over 6% and current present value savings is 3.56%
- Sale date is scheduled for March 16th and rates could change by then

The Governing Body agreed by consensus to have a \$100,000 savings floor. The rating call will proceed on March 3rd at noon. The bond sale will occur on March 16th. David will give an update on rates and savings to the Governing Body at the Study Session on March 15, 2021.

Funding Agreement with Ottawa Main Street Association

The Governing Body heard from Richard U. Nienstedt and Mary Raley who reviewed the funding agreement for 2021 for Ottawa Main Street Association and discussed:

- Presented a revised funding agreement for 6-month term for \$15,000
- Added language about Kansas Open Meetings Act (KOMA) training
- Moving forward with changes on the Board and Committees
- Given out 11 IWW loans, 4 grants, working with chamber on co-hosting events, corner committee active and board had training two weeks ago
- Actively looking for a new director
- Annual meeting is the 2nd Monday in June

The Governing Body agreed by consensus to place this agreement on the next Regular Meeting agenda on March 3, 2021.

Winter Weather update

Utility Director Dennis Tharp presented to the Governing Body the effects of the latest winter weather and the financial impact. February 12th gas prices rose from about \$9 to close at over \$44. February 13th-14th started to see the impact on electric prices as high gas prices and cold temperatures affected the market. February 15th electric prices rose to unprecedented levels due to curtailment of gas to generation and the inability of wind to provide megawatts to the grid. February 15th-19th municipal diesel generation across Kansas was called on to help with the shortfall. Ottawa units ran through this period and helped to offset escalating pricing along with providing a measure of reliability. He explained the City was able to reduce exposure to the market but still have around \$1,200,000 in costs from this extended winter event. Everyone sells into the market which has run low and has worked very well but during an event like this the market takes a turn. Energy costs would have been \$3.2 million if the City did not have generation. Instead costs were offset by \$2.3 million for about \$1 million in savings. Average costs for one week in February normally are around \$60,060.81. This one week with the weather event was \$3.2 million. Some costs were able to be mitigated but not all of them. The City has received the first bill from KMEA. This is the first of two extra weekly bills. From February 10th-16th it was \$537,025.64. The 17th – 23rd is going to be a little higher. The total bill will be about \$1.2 million to pass onto customers. In 2017 and 2018 the City saw a drop in the cash fund balance but began to regain in 2019 and 2020. 2022 was the year the utility department had discussed capital improvements such as new cooling tower, new truck on the electric distribution side and boost funds for the AML metering. Staff have been working on a plan to mitigate these costs to our customers. Dennis presented an option for \$1,200,000 to be recouped by customer class that would be spread out over 10 or 12-months bills. This would be \$9.36 over 10 months or \$7.80 over 12 months for Residential Urban. Staff believes that the City could cover \$500,000 of the expense and then spread out the \$700,000 to customers over their bills. This would represent \$5.46 over 10 months and \$4.55 over 12 months for Residential Urban customers. These are just estimates as the final bill has not been received. Dennis answered questions by the Governing Body:

- Utility reserve would pay the \$500,000
- KMEA does not socialize which is beneficial as the City only pays for actual usage instead of a combined pool of power with different municipalities

- Charges would show up as surcharge on bill
- Can't implement until April billing
- Check with city attorney to see if resolution is needed to approve
- Updated slides and estimates will be presented at the next regular meeting

The Governing Body agreed by consensus to place this item on their Regular Meeting agenda for March 3, 2021 for review.

City Manager's Reports

None given.

Commissioner's Reports

None given.

Mayor's Report

None given.

Announcements

Mayor Caylor made the following announcements:

- March 3, 2021 Regular Meeting – 7:00 pm, via Zoom
- March 8, 2021 Study Session – 4:00 pm, via Zoom
- March 15, 2021 Study Session – 4:00 pm, via Zoom
- March 17, 2021 Regular Meeting – 10:00 am, via Zoom
- March 17, 2021 Joint City/County/USD 290 Meeting – 12:00 pm, Hosted by Franklin County

Adjournment

There being no further business to come before the Governing Body, the Mayor declared the meeting duly adjourned at 5:54 pm.

Melissa Reed, City Clerk

**Regular Meeting Minutes
Commission Chambers (via Zoom)
101 S Hickory, Ottawa, Kansas
Minutes of March 3, 2021**

The City Governing Body met at 7:00 pm this date for the Regular City Commission Meeting with the following members present and participating to wit: Mayor Caylor, Commissioner Crowley and Commissioner Skidmore. Commissioner Weigand joined before the invocation. Commissioner Jorgensen was absent. A quorum was present.

Mayor Caylor called the meeting to order.

The Mayor welcomed the audience and led the Pledge of Allegiance to the American flag. The invocation was given by Pastor Todd Miller with Cherry Street Wesleyan Church.

Opening statement was read by City Clerk Melissa Reed providing information on accessing the meeting remotely and guidelines that will be followed for this meeting.

Consent Agenda

Commissioner Crowley made a motion, seconded by Commissioner Weigand, to approve this consent agenda, to include minutes from the January 6, 2021 Regular Meeting, February 15, 2021 Study Session, February 17, 2021 Regular Meeting and February 22, 2021 Study Session. The motion was considered and upon being put, all present voted aye. The Mayor declared the consent agenda duly approved.

Public Comments

None given.

Declaration

None given.

Regular Agenda

Commissioner Weigand made a motion, seconded by Commissioner Crowley, to approve this regular agenda. The motion was considered and upon being put, all present voted aye. The Mayor declared the regular agenda duly approved.

Request for Approval of Funding Agreement with Ottawa Main Street Association

The Governing Body reviewed the funding agreement for services for 2021 in the amount of \$15,000 for 6 months for Ottawa Main Street Association. This amended agreement includes the requested changes that include KOMA training for the OMSA Board of Directors. The Governing Body will review in early June to extend the agreement for the remaining 6 months and the \$15,000 budgeted for services. Commissioner Skidmore made a motion, seconded by Commissioner Weigand, to approve this agreement. The motion was considered and upon being put, all present voted aye. The Mayor declared this agreement duly approved.

Storm Recovery Cost Update

The Governing Body heard from Utilities Director Dennis Tharp regarding the effects of the latest winter weather event and the financial impact. Wynndee Lee, Acting Finance Director presented the public announcement that was sent out to citizens to inform them the City was addressing

their concerns. The City has several programs to work with utility customers who are concerned about their bill and have several referral sources to help citizens who are financially struggling. There will be direct mail, email communication along with social media posts to inform customers of the bill changes.

Utilities Director Dennis Tharp reviewed the presentation regarding the winter weather event financial impact. He explained this event didn't just effect Ottawa but the whole region from Texas to the Canadian border. February 12th gas prices rose from about \$9 to close at over \$44. February 13th-14th started to see the impact on electric prices as high gas prices and cold temperatures affected the market. February 15th electric prices rose to unprecedented levels due to curtailment of gas to generation and the inability of wind to provide megawatts to the grid. February 15th-19th municipal diesel generation across Kansas was called on to help with the shortfall. Ottawa units ran through this period and helped to offset escalating pricing along with providing a measure of reliability. Energy costs would have been \$3.2 million if the City did not have generation. Thus, the City was able to reduce exposure to the market to around \$1,200,000 in costs from this extended winter event. Average costs for one week in February normally are around \$60,060.81. This one week with the weather event was \$3.2 million.

The City has received the first bill from KMEA for \$537,025.64 which was due March 2nd. The second bill was received from KMEA for \$654,515.31 due March 9th for a total of \$1,191,540.95. The past 3-4 years the goal has been to raise the cash balances to between \$3.5 – 5 million dollars to ensure if an emergency happens funds are available to cover expenses. He presented one option of a surcharge per class for the \$1,200,000 for a 10-month period. After reviewing the cash balances staff feel like reserves could be used to cover \$500,000 and thus the remaining \$700,000 by divided per class over 10 months for customers reducing the customer impact. Citizens can find the presentations on the City's website and Facebook, or they can request a copy at City Hall.

Mayor Caylor reported on HB 2429 which was shelled into SB 88. Speaker Pro Tem Blaine Finch was instrumental in drafting this important legislation. This legislation provides \$100 million in loans at 2% below the market rate (.25% minimum) for up to 10 years for government organizations to help cover the extraordinary costs incurred with the winter weather event. She explained the bill was heard in committee at 8:30 am and was on the floor of the House by 11 am where it passed 124-0. The bill was passed by the Senate that afternoon with 1 dissenting vote. Mayor Caylor shared testimony that was received from different cities including Pratt that has a total of 4,500 citizens who reported their January bill was a total of \$366,000. In February their bill was \$4.1 million which was a significant increase. In Sabetha who has 1,800 customer their average for the same week in February is normally \$30,000 and they are estimating this week this year to be \$700,000-\$800,000.

Mayor Caylor asked the Governing Body to be watching their email as there may be a need for a Special Call meeting in the next couple of days to discuss submitting a loan application. If any federal funds become available, they will go back to repayment of the loan.

The Governing Body reviewed the two proposals for the addition of surcharge on utility customers bill to help cover this additional expense from KMEA. The first proposed plan was \$1,200,000

over 10 months which would result in \$9.36 per bill for residential urban customers. The second proposed plan was \$700,000 over 10 months would be \$5.46 for residential customers. Commissioner Weigand made a motion, seconded by Commissioner Crowley, to approve the \$700,000 to be divided per customer class as a surcharge over 10 months and \$500,000 of reserves to be used to cover the additional KMEA expenses due to the winter weather event. The motion was considered and upon being put, all present voted aye. The Mayor declared this surcharge duly approved.

City Manager's Report

City Manager Richard U. Nienstedt stated he appreciated the discussion on the winter weather event and the financial impact. He stated it is a complicated subject and that the staff have worked very hard to refine a plan that helps preserve our cash reserve but more importantly helps our citizens through these tough times. He thanked Speaker Pro Tem Blaine Finch for his representation and explained how difficult it is to get a bill passed through committee and both Houses in one day. The City of Ottawa is very lucky to have his representation at the State. He also thanked Mayor Caylor for her work on this important legislation. Mayor Caylor is the President of the Kansas League of Municipalities and has been instrumental in providing testimony and helping to answer questions.

City Manager Richard U. Nienstedt updated the Governing Body on the bond rating meeting that was held today. This important meeting reviews our qualifications of all facets of the organization and our community. It was a very productive meeting.

He encouraged the community to get their Covid vaccine as soon as they are eligible and to wear their masks. Vaccinations are happening now and there are more places that will be offering it. He encouraged citizens to call the Franklin County Health Department to get placed on the waiting list as well as calling local pharmacies. He received his first vaccination and will receive the second on March 20th. He stated the importance so that we can get back to normal.

Commissioner's Reports

Commissioner Crowley thanked Wynndee Lee, Dennis Tharp, the Finance Department and IT Department for their work on the presentation on the winter weather event. The presentation clarified the situation and assisted in explaining to citizens the impact of the event.

Mayor's Report

Mayor Caylor reminded the community that the \$1,200,000 bill would have been almost doubled if the City did not have the ability to generate electricity. She thanked the Utility Department for their work during the cold spell to ensure the City didn't have any blackouts or unfortunate events. Their work provided a huge cost savings for utility customers. She thanked the City Manager for ensuring the last 48 hours the City was well represented in the State legislation. She reported she found the Moody's rating call very interesting and was thankful for the opportunity to be a part of this important call. Mayor Caylor sent a speedy recovery to Commissioner Jorgensen. She also reiterated the important work Speaker Pro Tem Blaine Finch did on SB 88. This important legislation will not only impact Ottawa but municipalities across Kansas. She thanked him for his hard work for his community and the entire State of Kansas.

Announcements

Mayor Caylor made the following announcements:

- March 8, 2021 Study Session, 4:00 pm, via Zoom
- March 15, 2021 Study Session, 4:00 pm, via Zoom
- March 17, 2021 Regular Meeting, 10:00 am, via Zoom
- March 17, 2021 Joint City/County/USD 290 Meeting, 12:00 pm, hosted by Franklin County

Adjournment

There being no further business to come before the Governing Body, the Mayor declared the meeting duly adjourned at 8:59 pm.

Melissa Reed, City Clerk



Memorandum

To: Richard U. Nienstedt, City Manager
From: Charlotte Newkirk, Administrative Assistant
Date: March 2, 2021
Re: Neighborhood Revitalization

The Neighborhood Revitalization Program Review Committee has recommended six residential structures and 1 commercial building to be included into the Neighborhood Revitalization Program. The properties are within the established Neighborhood Revitalization District and meet the criteria to be eligible for the full rebate the properties are listed below under the correct rebate.

Residential New (Selling) Address

604 S. Locust St.
739 S. Pine St.
508 W. 10th St.

Maximum Rebate Available

95% for 10 years

Residential Remodel (Rental) Address

525 S. Ash St.

Maximum Rebate Available

95% for 5 years

Residential Remodel (Selling) Address

804 S. Willow St.

Maximum Rebate Available

95% for 5 years

Residential Remodel Address

204 E. Wilson St.

Maximum Rebate Available

95% for 5 years

Commercial Remodel

118 N. Poplar St.

Maximum Rebate Available

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

Attachments:

Approval Form
Application
Summary Sheet

Neighborhood Revitalization Program
Governing Body Approval of an Application



On _____, 2021 the City of Ottawa City Commission passed a motion with a _____ vote to include the following applications into the Neighborhood Revitalization Program.

Residential New (Selling) Address

604 S. Locust St.
739 S. Pine St.
508 W. 10th St.

Maximum Rebate Available

95% for 10 years

Residential Remodel (Rental) Address

525 S. Ash St.

Maximum Rebate Available

95% for 5 years

Residential Remodel (Selling) Address

804 S. Willow St.

Maximum Rebate Available

95% for 5 years

Residential Remodel Address

204 E. Wilson St.

Maximum Rebate Available

95% for 5 years

Commercial Remodel

118 N. Poplar St.

Maximum Rebate Available

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

The properties listed above will receive a rebate of property tax increments, authorized by K.S.A. 12-17,118 the next five or 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 the established program criteria.

ATTEST:

City Clerk



Neighborhood Revitalization Plan Application – Part 1



Date: 11-18-20 Application Fee: \$25.00 Date Received: 11-18-20

Owner/Contractor Name: Vanknight Homes, LLC

Owner/Contractor Mailing Address: PO Box 614 Ottawa, IL 66067

Phone #: 913 980 4880 E-Mail: Slide6vanknight.com

Address of Property: 604 S. Locust

Zoning District: R-1 Tax ID #: OTC1273

Tax ID, Parcel Number, Legal Description can be obtained from the Franklin Co. Web page – www.franklinco.org; click on "Departments" then "Appraiser" then "Parcel Search" then "Public Access"

Parcel Identification Number: 030-087-35-0-40-31-001.00-0

Legal Description of Property: Ottawa Original Town E80 LTS 246 BLK 121 Section 35 Township 16 Range 19E

Type of Structure: Single-Family ☒ Duplex ☐ Multi-Family ☐ Commercial ☐

Type of Usage: Homeowner/Occupied ☐ Rental ☐ Selling ☒ Commercial ☐

List of Buildings proposed to be demolished: _____

Detail Description of work to be done: new 3 bed 2 bath 2 car garage on slab to be built

Commencement of Construction – Part 2

Estimated Cost of Improvements: 145,000

Construction Estimated to Begin On: 11-24-20

Estimated Date of Completion of Construction: 6-1-21

Signature: [Signature]

Date: 11-18-20

Owner/Contractor



Part 3 – City Use Only

Franklin County Appraisal: As of January 1, 2020 the certified appraised valuation is:

Land: \$ 16,600 Improvements: \$ 0 Total: 16,600

Percent (%) to be met: 25 Dollar amount that must be met: 4,150

By: _____ **Information obtained from Franklin County Web Site** _____ Date: 11-23-20

Franklin County Treasurer's Information: As of 11-23-20 taxes on this parcel ARE ☒ or ARE NOT ☐ current.

By: _____ **Information obtained from Franklin County Web Site** _____ r's Office Date: 11-23-20

Review Committee Approval: _____ Date: 12-28-20

City of Ottawa: _____

Franklin Count **See Signature Sheet** _____
U.S.D. 290: **See Signature Sheet** _____

Governing Body Approval:

City Commission approval date: _____

Franklin County Commission approval date: _____

U.S.D. 290 School Board approval date: _____

Franklin County Appraisal: As of January 1, _____ 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 19% increase in assessed valuation for commercial or industrial property.
☐ DOES not meet the percentage increase needed.

By: _____ Date: _____
Franklin County Web Page

Franklin County Treasurer's Information: As of _____ taxes on this parcel ARE ☐ or ARE NOT ☐ current.

By: _____ Date: _____
Franklin County Web Page

NRP Summary Sheet

Meeting Date: December 28, 2020

Property Address: 604 S. Locust

Owner Name: VanKnight Homes, LLC

Legal Description: The East 80 feet of Lots 2, 4, & 6, Block 121, Ottawa Original Town, Section 35, Township 16, Range 19 East, in the City of Ottawa, Franklin County, Kansas.

Parcel I.D. #: 030-087-35-0-40-31-001.00-0

Description of property improvements: New Single-family Residence.

Estimated Value of improvement: 145,000

Date Project to start: 11-2020

Appraised Date: 1-2020

Appraisal: Land 16,600

Improvement

Total 16,600

Estimated Date Completed: 6-2021

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: 95% for 5 years.





Neighborhood Revitalization Plan Application – Part 1



Date: 12-21-20 Application Fee: \$25.00 Date Received: 12-21-20
Owner/Contractor Name: Home Star Builders LLC
Owner/Contractor Mailing Address: 1523 S. Main Ottawa, K 66067
Phone #: 785-248-6062 E-Mail: Shawn@myauconcepts.com

Address of Property: 739 S. Pine

Zoning District: R-1 Tax ID #: _____

Tax ID, Parcel Number, Legal Description can be obtained from the Franklin Co. Web page – www.franklincoks.org; click on "Departments" then "Appraiser" then "Parcel Search" then "Public Access"

Parcel Identification Number: _____

Legal Description of Property: All of Lots 39 & 41 & S 1/2 Lot 37
Lathrops Add. S-02 T-17 R-19E

Type of Structure: Single-Family ☒ Duplex ☐ Multi-Family ☐ Commercial ☐

Type of Usage: Homeowner/Occupied ☐ Rental ☐ Selling ☒ Commercial ☐

List of Buildings proposed to be demolished: NA

Detail Description of work to be done: Construct new 3 Bedroom, 2 Bath
Single Family Residence.

Commencement of Construction – Part 2

Estimated Cost of Improvements: 119,000

Construction Estimated to Begin On: 1-10-21

Estimated Date of Completion of Construction: 5-10-21

Signature: _____

Owner/Contractor

Date: 12-21-20



Part 3 – City Use Only

Franklin County Appraisal: As of January 1, 2020 the certified appraised valuation is:

Land: \$ 13,290 Improvements: \$ — Total: 13,290

Percent (%) to be met: 25 Dollar amount that must be met: 3,323

By: Information obtained from Franklin County Web Site Date: 1-27-21

Franklin County Treasurer's Information: As of 1-27-21 taxes on this parcel ARE ☒ or ARE NOT ☐ current.

By: Information obtained from Franklin County Web Site Date: 1-27-21
Treasurer's Office

Review Committee Approval: Date: 2-08-21

City of Ottawa: _____
Franklin County **See Signature Sheet**
U.S.D. 290: **See Signature Sheet**

Governing Body Approval:

City Commission approval date: _____

Franklin County Commission approval date: _____

U.S.D. 290 School Board approval date: _____

Franklin County Appraisal: As of January 1, _____ 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 19% increase in assessed valuation for commercial or industrial property.
☐ DOES not meet the percentage increase needed.

By: _____ Date: _____
Franklin County Web Page

Franklin County Treasurer's Information: As of _____ taxes on this parcel ARE ☐ or ARE NOT ☐ current.

By: _____ Date: _____
Franklin County Web Page

NRP Summary Sheet

Meeting Date: February 8, 2021

Property Address: 739 S. Pine St.

Owner Name: Home Star Builders, LLC

Legal Description: All of Lots 39 & 40, and the South ½ of Lot 37, Lathrops Addition, Section 02, Township 17, Range 19 East, in the City of Ottawa, Franklin County, Kansas.

Parcel I.D. #:

Description of property improvements: New single-family residence

Estimated Value of improvement: \$119,000

Date Project to start: 12-2020

Appraised Date: 1-2020

Appraisal: Land \$13,290

Improvement

Total \$13,290

Estimated Date Completed: 4-2021

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: 95 % for 10 Years





Neighborhood Revitalization Plan Application – Part 1



This section is to be filled out by the applicant. Make sure you date stamp the application when you received it or write the date in and initial it.

Date: 12/15/2020 Application Fee: **\$25.00** Date Received: 12/23/2020

Owner/Contractor Name: Legacy Homes of Ottawa LLC / George Eagle

Owner/Contractor Mailing Address: 1305 S. Elm St. Ottawa KS 66067

Phone #: 785 893 4457 E-Mail: georgeeagle53@qfloo.com

This section is to be filled out by the applicant. This is the information for the property they are requesting the program for. The zoning district is usually filled out by staff and sometimes the applicant does not get the parcel ID number which we can obtain from the County's web page. The legal description may be an attachment.

Address of Property: 508 W 10th St. Ottawa KS 66067

Zoning District: _____ Tax ID #: 0TU0141 Tax ID, Parcel Number, Legal Description can be obtained from the Franklin Co. Web page – www.franklincoks.org; click on "Departments" then "Appraiser" then "Parcel Search" then "Public Access"

Parcel Identification Number: 030-131-02-0-10-21-005.00-0

Legal Description of Property: S02, T17, R19E, TR B66
623E 6 700S NW/4 SW4 NE4 E73
S150 W73 N150 TO POB

Type of Structure: Single-Family ☒ Duplex [] Multi-Family [] Commercial []

Type of Usage: Homeowner/Occupied [] Rental ☒ Selling ☒ Commercial []

List of Buildings proposed to be demolished: N/A

Detail Description of work to be done: New construction 2 bed 1 bath
888 sq ft.

Commencement of Construction – Part 2

This section is filled out by the applicant. All information must be filled in. Make sure the applicant has signed and dated the application.

Estimated Cost of Improvements: \$88,000

Construction Estimated to Begin On: 12/28/2020

Estimated Date of Completion of Construction: 4/30/2020

Signature: [Signature] Date: 12/15/2020
Owner/Contractor



Part 3 – City Use Only

Franklin County Appraisal: As of January 1, 2020 the certified appraised valuation is:

Land: \$ 21,520 Improvements: \$ — Total: 21,520

Percent (%) to be met: 25 Dollar amount that must be met: 5,380

By: Information obtained from Franklin County Web Site Date: 12-28-20

Franklin County Treasurer's Information: As of 12-28-20 taxes on this parcel ARE ☒ or ARE NOT ☐ current.

By: Information obtained from Franklin County Web Site Date: 12-28-20
Fra s Office

Review Committee Approval: Date: 2-08-21

City of Ottawa: _____
Franklin County **See Signature Sheet**
U.S.D. 290: **See Signature Sheet**

Governing Body Approval:

City Commission approval date: _____

Franklin County Commission approval date: _____

U.S.D. 290 School Board approval date: _____

Franklin County Appraisal: As of January 1, _____ 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 19% increase in assessed valuation for commercial or industrial property.
☐ DOES not meet the percentage increase needed.

By: _____ Date: _____
Franklin County Web Page

Franklin County Treasurer's Information: As of _____ taxes on this parcel ARE ☐ or ARE NOT ☐ current.

By: _____ Date: _____
Franklin County Web Page

NRP Summary Sheet

Meeting Date: February 8, 2021

Property Address: 508 W. 10th St.

Owner Name: Legacy Homes of Ottawa, LLC

Legal Description: A tract beginning 623 feet East and 700 feet South of the Northwest Corner of the Southwest ¼, of the Northeast ¼, thence East 73 feet, thence South 150 feet, thence West 73 feet, thence North 150 feet, to Point of Beginning, Section 02, Township 17, Range 19 East, in the City of Ottawa, Franklin County, Kansas.

Parcel I.D. #: 030-131-02-0-10-21-005.00-0

Description of property improvements: New single-family residence

Estimated Value of improvement: \$88,000

Date Project to start: 12-2020

Appraised Date: 1-2020

Appraisal:	Land	\$21,520
	Improvement	
	Total	\$21,520

Estimated Date Completed: 4-2021

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: 95 % for 10 Years





Neighborhood Revitalization Plan Application – Part 1



This section is to be filled out by the applicant. Make sure you date stamp the application when you received it or write the date in and initial it.

Date: 12-8-2020 Application Fee: \$25.00 Date Received: 12/8/2020
 Owner/Contractor Name: B-SQUARED PROPERTY, LLC
 Owner/Contractor Mailing Address: 1663 RICE RD Pomona, KS 66026
 Phone #: 785-248-6990 E-Mail: raymond@bellpark-construction.com

This section is to be filled out by the applicant. This is the information for the property they are requesting the program for. The zoning district is usually filled out by staff and sometimes the applicant does not get the parcel ID number which we can obtain from the County's web page. The legal description may be an attachment.

Address of Property: 525 S KH
 Zoning District: R1 Tax ID #: OTC 1069A
 Parcel Identification Number: 030-087-35-0-40-22-007.00-0

Legal Description of Property:

Ottawa Original Town, Block 105 Lot 25, 27, 29
Section 35 Township 16 Range 19E

Type of Structure: Single-Family ☒ Duplex ☐ Multi-Family ☐ Commercial ☐
 Type of Usage: Homeowner/Occupied ☐ Rental ☒ Selling ☐ Commercial ☐

List of Buildings proposed to be demolished: _____

Detail Description of work to be done:

Repair foundation, electrical upgrade, plumbing replacement, back yard porch rebuild w/ roof, paint, trim & HVAC replacement

Commencement of Construction – Part 2

This section is filled out by the applicant. All information must be filled in. Make sure the applicant has signed and dated the application.

Estimated Cost of Improvements: 30,000
 Construction Estimated to Begin On: 12-9-2020
 Estimated Date of Completion of Construction: 2-1-2021
 Signature: [Signature] Date: 12-8-2020
 Owner/Contractor



Part 3 – City Use Only

Franklin County Appraisal: As of January 1, 2020 the certified appraised valuation is:

Land: \$ 21,070 Improvements: \$ 22,690 Total: 43,760

Percent (%) to be met: 25 Dollar amount that must be met: 10,940

By: Information obtained from Franklin County Web Site Date: 12-16-20

Franklin County Treasurer's Information: As of 12-16-20 taxes on this parcel ARE ☒ or ARE NOT ☐ current.

By: Information obtained from Franklin County Web Site Date: 12-16-20
Frar s Office

Review Committee Approval: Date: 12-28-20

City of Ottawa: _____

Franklin County: **See Signature Sheet**
U.S.D. 290: **See Signature Sheet**

Governing Body Approval:

City Commission approval date: _____

Franklin County Commission approval date: _____

U.S.D. 290 School Board approval date: _____

Franklin County Appraisal: As of January 1, _____ 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 19% increase in assessed valuation for commercial or industrial property.
☐ DOES not meet the percentage increase needed.

By: _____ Date: _____
Franklin County Web Page

Franklin County Treasurer's Information: As of _____ taxes on this parcel ARE ☐ or ARE NOT ☐ current.

By: _____ Date: _____
Franklin County Web Page

NRP Summary Sheet

Meeting Date: December 29, 2020

Property Address: 525 S. Ash St.

Owner Name: B-Squared Property, LLC

Legal Description: Lots 25, 27, & 29, Block 105, Ottawa Original Town, Section 35, Township 16, Range 19 East, in the City of Ottawa, Franklin County, Kansas.

Parcel I.D. #: 030-087-35-0-40-22-007.00-0

Description of property improvements: Remodel Single-family Residence

Estimated Value of improvement: 30,000

Date Project to start: 12-2020

Appraised Date: 01-2020

Appraisal: Land 21,070

Improvement 22,690

Total 43,760

Estimated Date Completed:

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: 95% for 5 Years.





Neighborhood Revitalization Plan Application – Part 1



Date: 01/14/2021 Application Fee: **\$25.00** Date Received: 1-21-21
Owner/Contractor Name: Inside Out Remodeling (Home Renewal LLC)
Owner/Contractor Mailing Address: 800 Comet Ln, Suite C, Lawrence, KS 66049
Phone #: 785-727-2092 E-Mail: caleb@ioremolding.com

Address of Property: 804 S Willow St, Ottawa, KS 66067
Zoning District: R1 Tax ID #: 002 DTC-3448 Tax ID, Parcel Number, Legal Description can be obtained from the Franklin Co. Web page – www.franklinco.ks.org; click on "Departments" then "Appraiser" then "Parcel Search" then "Public Access"
Parcel Identification Number: 030-131-02-0-10-09-001.00-0
Legal Description of Property: Topping's, Block 10, Lot 56 58, Section 02 Township 17 Range 19E

Type of Structure: Single-Family ☒ Duplex ☐ Multi-Family ☐ Commercial ☐
Type of Usage: Homeowner/Occupied ☐ Rental ☐ Selling ☒ Commercial ☐
List of Buildings proposed to be demolished: None

Detail Description of work to be done: Complete rehab of interior of dwelling, new windows, new roof, new HVAC, exterior repairs.

Commencement of Construction – Part 2

Estimated Cost of Improvements: \$65,500
Construction Estimated to Begin On: 01/01/2021
Estimated Date of Completion of Construction: 03/15/2021

Signature: 

Owner/Contractor

Date: 01/14/2021



Part 3 – City Use Only

Franklin County Appraisal: As of January 1, 2020 the certified appraised valuation is:

Land: \$ 17,660 Improvements: \$ 18,560 Total: 36,220

Percent (%) to be met: 25% Dollar amount that must be met: 9,055

By: _____ **Information obtained from Franklin County Web Site** Date: 1-27-21

Franklin County Treasurer's Information: As of 1-27-21 taxes on this parcel ARE ☒ or ARE NOT ☐ current.

By: _____ **Information obtained from Franklin County Web Site** Date: 1-27-21

Review Committee Approval: Date: 2-08-21

City of Ottawa: _____

Franklin Coun **See Signature Sheet**

U.S.D. 290: **See Signature Sheet**

Governing Body Approval:

City Commission approval date: _____

Franklin County Commission approval date: _____

U.S.D. 290 School Board approval date: _____

Franklin County Appraisal: As of January 1, _____ 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 19% increase in assessed valuation for commercial or industrial property.
☐ DOES not meet the percentage increase needed.

By: _____ Date: _____
 Franklin County Web Page

Franklin County Treasurer's Information: As of _____ taxes on this parcel ARE ☐ or ARE NOT ☐ current.

By: _____ Date: _____
 Franklin County Web Page

NRP Summary Sheet

Meeting Date: February 8, 2021

Property Address: 804 S. Willow St.

Owner Name: Home Renewal, LLC – Inside Out Remodeling

Legal Description: Lots 56 & 58, Block 10, Topping's Addition, Section 02, Township 17, Range 19 East, in the City of Ottawa, Franklin County, Kansas.

Parcel I.D. #: 030-131-02-0-10-09-001.00-0

Description of property improvements: Remodel single-family residence

Estimated Value of improvement: \$65,500

Date Project to start: 1-2021

Appraised Date: 1-2020

Appraisal:	Land	\$17,660
	Improvement	\$18,560
	Total	\$36,220

Estimated Date Completed: 3-2021

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: 95 % for 5 Years





Neighborhood Revitalization Plan Application – Part 1



This section is to be filled out by the applicant. Make sure you date stamp the application when you received it or write the date in and initial it.

Date: 11-20-20 Application Fee: \$25.00 Date Received: 11-20-20
Owner/Contractor Name: QSI William & Linda Bishop
Owner/Contractor Mailing Address: Richmond, Kansas 804 E. Wilson
Phone #: 785-260-5128 E-Mail: _____

This section is to be filled out by the applicant. This is the information for the property they are requesting the program for. The zoning district is usually filled out by staff and sometimes the applicant does not get the parcel ID number which we can obtain from the County's web page. The legal description may be an attachment.

Address of Property: 204 E. WILSON OTTAWA

Zoning District: R2 Tax ID #: 07C1650
Tax ID, Parcel Number, Legal Description can be obtained from the Franklin Co. Web page – www.franklincoks.org; click on "Departments" then "Appraiser" then "Parcel Search" then "Public Access"

Parcel Identification Number: 030-087-25-0-30-06-003.00-0

Legal Description of Property:

Bowles Sheldon & Toppings, Block 1, Lot 1, 3, 5, 7, 9
Section 25 Township 16 Range 19E

Type of Structure: Single-Family ☒ Duplex ☐ Multi-Family ☐ Commercial ☐

Type of Usage: Homeowner/Occupied ☒ Rental ☐ Selling ☐ Commercial ☐

List of Buildings proposed to be demolished: Old garage

Detail Description of work to be done:

Build new garage with mud room attachment to house.

Commencement of Construction – Part 2

This section is filled out by the applicant. All information must be filled in. Make sure the applicant has signed and dated the application.

Estimated Cost of Improvements: \$60,000.00

Construction Estimated to Begin On: 1-1-2021

Estimated Date of Completion of Construction: Spring 2021

Signature: Linda Bishop Date: 11-20-20
Owner/Contractor



Part 3 – City Use Only

Franklin County Appraisal: As of January 1, 2020 the certified appraised valuation is:

Land: \$ 26,200 Improvements: \$ 62,050 Total: 88,670

Percent (%) to be met: 25 Dollar amount that must be met: 22,168

By: _____ **Information obtained from Franklin County Web Site** Date: 11-23-20

Franklin County Treasurer's Information: As of 11-23-20 taxes on this parcel ARE ☒ or ARE NOT ☐ current.

By: _____ **Information obtained from Franklin County Web Site** Date: 11-23-20
Fra _____'s Office

Review Committee Approval: Date: 12-28-20

City of Ottawa: _____
Franklin Cou **See Signature Sheet**
U.S.D. 290: **See Signature Sheet**

Governing Body Approval:

City Commission approval date: _____

Franklin County Commission approval date: _____

U.S.D. 290 School Board approval date: _____

Franklin County Appraisal: As of January 1, _____ 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 19% increase in assessed valuation for commercial or industrial property.
☐ DOES not meet the percentage increase needed.

By: _____ Date: _____
Franklin County Web Page

Franklin County Treasurer's Information: As of _____ taxes on this parcel ARE ☐ or ARE NOT ☐ current.

By: _____ Date: _____
Franklin County Web Page

NRP Summary Sheet

Meeting Date: December 28, 2020

Property Address: 204 E. Wilson

Owner Name: William & Linda Bishop

Legal Description: Lots 1, 3, 5, 7, & 9, Block 1, Bowles Sheldon Toppings Addition, Section 25, Township 16, Range 19 East, in the City of Ottawa, Franklin County, Kansas.

Parcel I.D. #: 030-087-25-0-30-06-003.00-0

Description of property improvements: Addition of a mud room and garage to house.

Estimated Value of improvement: 60,000

Date Project to start: 1-2021

Appraised Date: 1-2020

Appraisal:	Land	26,200
	Improvement	62,050
	Total	88,670

Estimated Date Completed: Spring 2021

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: 95% for 5 years.





Neighborhood Revitalization Plan Application – Part 1



Date: 12/31/20

Application Fee: **\$25.00**

Date Received: 12-31-20

Owner/Contractor Name: Josh Walker

Owner/Contractor Mailing Address: PO Box 266, Ottawa, KS 66067

Phone #: 785-418-9102

E-Mail: josh@loydbuildsbetter.com

Address of Property: 118 N. Poplar

Zoning District: l1 Tax ID #: OTC0249

Tax ID, Parcel Number, Legal Description can be obtained from the Franklin Co. Web page – www.franklincoks.org; click on "Departments" then "Appraiser" then "Parcel Search" then "Public Access"

Parcel Identification Number: 030-087-36-0-20-16-001.00-0

Legal Description of Property: _____

OTTAWA ORIGINAL TOWN , BLOCK 49 , Even Lots 14-24, SECTION 36 TOWNSHIP 16 RANGE 19E

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

Type of Usage: Homeowner/Occupied [] Rental [] Selling [] Commercial [X]

List of Buildings proposed to be demolished: N/A

Detail Description of work to be done: Building is to be renovated for potential lease or sale.

Commencement of Construction – Part 2

Estimated Cost of Improvements: Greater than \$100,000

Construction Estimated to Begin On: 4th Quarter 2020

Estimated Date of Completion of Construction: TBD

Signature:

Josh Walker
Owner/Contractor

Date: 12/31/20



Part 3 – City Use Only

Franklin County Appraisal: As of January 1, 2020 the certified appraised valuation is:

Land: \$ 26,680 Improvements: \$ 96,060 Total: 122,740

Percent (%) to be met: 10 to 19% Dollar amount that must be met: _____

20% or more

24,548

By: Information obtained from
Franklin County Web Site

Date: 12-31-20

Franklin County Treasurer's Information: As of 12-31-20 taxes on this parcel
ARE ☒ or ARE NOT ☐ current.

By: Frank Information obtained from
Franklin County Web Site

Office

Date: 12-31-20

Review Committee Approval:

Date: 2-08-21

City of Ottawa: _____

Franklin County: **See Signature Sheet**

U.S.D. 290: **See Signature Sheet**

Governing Body Approval:

City Commission approval date: _____

Franklin County Commission approval date: _____

U.S.D. 290 School Board approval date: _____

Franklin County Appraisal: As of January 1, _____ 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 19% increase in assessed valuation for commercial or industrial property.
☐ DOES not meet the percentage increase needed.

By: _____
Franklin County Web Page

Date: _____

Franklin County Treasurer's Information: As of _____ taxes on this parcel
ARE ☐ or ARE NOT ☐ current.

By: _____
Franklin County Web Page

Date: _____

NRP Summary Sheet

Meeting Date: February 8, 2021

Property Address: 118 N. Poplar St.

Owner Name: Josh Walker

Legal Description: Even Lots 14 to 24, Block 49, Ottawa Original Town, Section 36, Township 16, Range 19 East, in the City of Ottawa, Franklin County, Kansas.

Parcel I.D. #: 030-087-36-0-20-16-001.00-0

Description of property improvements: Remodel commercial building

Estimated Value of improvement: \$100,000

Date Project to start: 12-2020

Appraised Date: 1-2020

Appraisal: Land _____ \$ 26,680

Improvement _____ \$ 96,060

Total _____ \$122,740

Estimated Date Completed: 5-2021

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%



RESOLUTION NO. _____

A RESOLUTION FINDING THE ADVISABILITY OF AND ORDERING THE ADOPTION OF A SURCHARGE RELATED TO EXTREME WEATHER EVENT AND SERVICES RENDERED BY THE ELECTRIC DEPARTMENT OF THE CITY OF OTTAWA, KANSAS, AND AMENDING RESOLUTION 1817-19.

Whereas, Section 13-304, of the Code of the City of Ottawa, Kansas, 2015 edition, provides for the establishment of rates, conditions of service, rules and regulations pertaining to the availability of electrical service to be set by resolution of the Governing Body of the City of Ottawa.

Whereas, Resolution No. 1817-19, adopted the 18th day of September 2019 established the rates and enforcement.

Whereas, due to a unprecedented winter storm event in February of 2021, the Governing Body of the City of Ottawa, has determined that a surcharge is more appropriate way to collect the funds to offset the expense.

Now, therefore, be it resolved by the Governing Body of the City of Ottawa to add the following Section 8 to the aforesaid Resolution:

Section 8: Electrical service shall be grouped and identified by the following classifications evidenced by schedules so designated below to charge the average amount as a surcharge for ten (10) months beginning in April 2021 to enable repayment in the fund of \$700,000 per the attached spreadsheet to this resolution and incorporated herein, the same as if fully set out.

Residential – Urban	RU
Residential – Rural	RR
General Service/Small – Urban	GS/SU
General Service/Small – Rural	GS/SR
General Service/Large	GS/L
Special Contract Power	SCP
School and City Use	SC
Street Lighting	SL
Area Lighting	AL
Electric Service Fee	ESF
Energy Cost Adjustment Clause	ECA

Adopted this ____ day of March, 2021.

Mayor

ATTEST:

City Clerk

		\$700,000.00	\$ Per Acct	10 Months
Residential Urban	100-100	\$ 290,205.60	\$ 54.63	\$ 5.46
Rural Residential	100-105	\$ 301.37	\$ 43.05	\$ 4.31
Small Business	100-110	\$ 49,975.36	\$ 79.45	\$ 7.95
Rural Small Business	100-115	\$ 338.00	\$ 67.60	\$ 6.76
City & School	100-125	\$ 51,847.10	\$ 1,205.75	\$ 120.57
Street Light	100-130	\$ 77.84	\$ 77.84	\$ 7.78
Large Power	110-120	\$ 307,254.73	\$ 2,871.54	\$ 287.15
		\$700,000.00	\$ 4,399.86	\$ 439.99