

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

A Study Session is scheduled for **February 20, 2012 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. An ordinance to rezone an area in the Urban Growth Area from Franklin County zoning to City zoning. Addresses in this Phase 26 rezone include: 2730, 2641, 2804, 2340, 2550, 2530, 2441, 2740, 2410, 2739, 2450, 2640, 2510, 2715, 2729, 2316, 2341, 2435, 2621, 2720, 2631, 2427, 2719, 2710, 2449, 2411, 2315 Greenwood Dr., 2721, 2736, 2740, 2726, 2716, 2711 Maple Terrace, 2446, 2439, 2440, 2435 Autumn Court, and 2350 Labette Road. The Planning Commission recommends approval of these rezones with a 6-0 vote. *pp. 1-11*
- b. An ordinance to rezone an area in the Urban Growth Area from Franklin County zoning to City zoning. Addresses in this Phase 27 rezone include: 2615 Louisiana Road, 2679 Louisiana Road, 2671 Louisiana Road, 2350 Labette Road, 2326 Labette Road, 2635 Louisiana Road, 2354 Labette Road, 2320 Labette Road, 2663 Louisiana Road, 2641 Louisiana Road and 2344 Labette Road. The Planning Commission recommends approval of these rezones with a 6-0 vote. *pp. 12-20*
- c. A resolution approving the final plat and accepting the dedication of all easements within the NCCC property located at 900 E. Logan. *pp.21-25*
- d. A resolution accepting public improvements within the NCCC property located at 900 E. Logan. *p. 23*
- e. A request to approve the annual updates to the recommended list of priorities for improvements to the Ottawa Municipal Airport in order for these projects to be considered for funding from the Federal Aviation Administration. *pp. 26-38*

**III. Items for Presentation and Discussion**

- a. A presentation from Michael Scott, AT&T.
- b. Discussion continues regarding additional grant funds available in the Neighborhood Stabilization Program. Susan Galemore with Southeast Kansas Regional Planning Commission will be present for any further questions. *p. 39*
- c. A discussion of the OFCED 2012 goals.
- d. City Manager's Report
- e. Commissioners' Reports
- f. Mayor's Report

**IV. Announcements**

- February 27, 2012 Study Session, 4:00 pm
- March 5, 2012 Study Session, 4:00 pm
- March 7, 2012 **NEXT REGULAR MEETING**, 7:00 pm
- March 12, 2012 Study Session, 4:00 pm
- March 19, 2012 Study Session, 4:00 pm
- March 21, 2012 Regular Meeting, 9:30 am
- March 26, 2012 Study Session, 4:00 pm
- March 27, 2012 Mayor's Prayer Breakfast, 7:30 am Westminster Presbyterian Church, 401 W. 13<sup>th</sup> St.

**V. Adjourn**

## STAFF MEMORANDUM

Target Meeting Date: March 7, 2012

**TO:** Richard U. Nienstedt, City Manager

**FROM:** Wynndee S. Lee, AICP, Director of Planning & Codes Administration

**DATE:** February 9, 2012

**SUBJECT:** **An Ordinance** to rezone Greenwood Estates (UGA) from Franklin County Zoning to City Zoning.

**Comments:** The City of Ottawa's Planning Commission reviewed the proposed Urban Growth Area rezone (Phase 26) and held a public hearing beginning in December. Several of the property owners asked for the rezoning of their properties to be continued so they could obtain more information concerning the rezoning of their properties. Staff sent out letters reviewing the questions brought up during the meeting. One of the property owners had some general questions which staff responded to as well.

The proposed rezones in the Urban Growth Area are:

Rezone from Franklin County R-3A, Single Family Residential 3-Acre District, to City CS, Countryside District, Lots 1 through 7, Block 1, Lots 1 through 25, Block 2, Lots 1 through 6, Block 3, Greenwood Estates, Section 15, Township 17, Range 19 East. Located at 2730, 2641, 2804, 2340, 2550, 2530, 2441, 2740, 2410, 2739, 2450, 2640, 2510, 2715, 2729, 2316, 2341, 2435, 2621, 2720, 2631, 2427, 2719, 2710, 2449, 2411, 2315 Greenwood Dr., 2721, 2736, 2740, 2726, 2716, 2711 Maple Terrace, 2446, 2439, 2440, 2435 Autumn Court, and 2350 Labette Road.

It is the recommendation of staff to approve the requested rezoning of those properties in the Urban Growth area. The Planning Commission recommends to the City Commission by a vote of 6-0 to approve the rezone requests.

Attachments: Ordinance  
Letter  
Staff Findings  
Location Map

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

AN ORDINANCE RE-ZONING AN AREA WITHIN THE URBAN GROWTH AREA, FRANKLIN COUNTY, KANSAS, AND UPDATING THE SECTION OF THE ZONING MAP WHICH IS A PART OF ORDINANCE NO. 3501-05 OF THE CITY OF OTTAWA, KANSAS.

NOW THEREFORE, BE IT ORDAINED by the Governing Body of the City of Ottawa, Kansas, as follows:

**Section 1:** RE-ZONING WITHIN THE URBAN GROWTH AREA. Pursuant to recommendations issued by the City Planning Commission of the City of Ottawa, Kansas, after a public hearing, notice of which was duly given; the following described parcel of land, situated within Franklin County, Kansas is hereby re-zoned.

CHANGE from Franklin County R-3A, Single Family Residential 3-Acre District, to City CS, Countryside District on the following described real estate:

Lots 1 through 7, Block 1, Lots 1 through 25, Block 2, Lots 1 through 6, Block 3, Greenwood Estates, Section 15, Township 17, Range 19 East. Located at 2730, 2641, 2804, 2340, 2550, 2530, 2441, 2740, 2410, 2739, 2450, 2640, 2510, 2715, 2729, 2316, 2341, 2435, 2621, 2720, 2631, 2427, 2719, 2710, 2449, 2411, 2315 Greenwood Dr., 2721, 2736, 2740, 2726, 2716, 2711 Maple Terrace, 2446, 2439, 2440, 2435 Autumn Court, and 2350 Labette Road.

**Section 2:** UPDATING A SECTION OF THE ZONING MAP. The above-described parcels of land as shown on the county zoning maps as Franklin County Zoning R-3A, is hereby added to the official zoning map of the City of Ottawa as CS, Countryside District.

**Section 3:** EFFECTIVE DATE; PUBLICATION. This ordinance shall take effect after its publication in the official city newspaper.

PASSED AND ADOPTED by the Governing Body of the City of Ottawa, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

ATTEST:

\_\_\_\_\_  
Mayor

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

January 13, 2012

«PartyName»  
«Address1»  
«City», «State» «ZIP»

Re: Rezoning and Public Hearing

Dear «Dear»:

Wednesday night, January 11, 2012, the Ottawa Planning Commission held a public hearing on the re-zoning of the properties in Greenwood Estates. As you know, the current zoning is County R-3A (residential 3 acre) and the hearing purpose is to hear from the public on the proposed rezone to City CS (countryside, for rural, large residential lots). At the hearing the Planning Commission heard from a number of residents, and ultimately decided to **continue** the public hearing to **February 8, 2012 at 7:00 p.m. at City Hall**.

At the hearing a number of concerns were raised, and I thought I would inform you of some of the concerns raised and the responses from the Commissioners and staff (Wynndee Lee and myself). This is meant to be informational, and as we are all members of the same community, also an invitation to ask any questions and concerns that you may have. The hearing lasted perhaps an hour, and the only topic of discussion was the re-zoning and its implications to the residents of Greenwood.

Annexation. Many in the audience were concerned that the re-zoning was a prelude by the City to annex the subdivision. This is often raised, and thus an understandable concern. Staff's response was that annexation is not contemplated by the City, has not been in the past, and the re-zoning is not related in any way to annexation. There are no plans of any kind to annex Greenwood, and the cost of extending City services (a huge cost under any analysis) would make any plan cost prohibitive if the subject were even broached. So, annexation is not an issue, thus no change in taxes either.

Covenants and Deed Restrictions. The concern raised here is that the rezone would affect, in some manner, the deed restrictions and covenants in your subdivision. The simple answer is that there is no change to your deed restrictions or covenants, or your homeowners association and its operations. Actually there are a number of subdivisions in the city with similar restrictions that you have in Greenwood, and the City has nothing to do with those as well. Your agreements with each other, such as the association restrictions, covenants, and the like are yours to control, and the City has no ability to change any of these documents, and has no desire to try.

Inclusion in the Urban Growth Area (UGA). Some in the audience thought that the City Planning Commission had the ability to change the UGA map and leave their property out of this process. The map was negotiated between the City staff, planning commission and City Commission and the County staff, planning commission and the County Commission generally between 2001 and 2006. In 2006 the County Commission and the City Commission executed the interlocal agreement, and adopted the map that defines the UGA (which includes Greenwood). The City Planning Commission has no ability to change the map. The sole issue that is before the City

Planning Commission now is the re-zoning of property (in this case R-3A to CS, or whatever city residential zoning you would recommend).

City regulation, not County regulation. The issue here seemed to be that the City was seeking to extend City regulations and laws into the County. As to any matter in the City Municipal Code, the City does not, has not and cannot do anything outside of City limits regarding the Municipal Code. So, fireworks, shooting guns, animal licensing, burning, municipal traffic violations, and anything else in the Municipal Code are for inside the City only. The interlocal agreement only allows the City to deal with zoning, building code and subdivision regulation. Actually, that has been the case since June, 2006. This generally means that if there is something that you would have gone to the County to get a permit (new garage, re-build, etc.) you would now (and since 2006 would have) go to the City to obtain the permit.

Why now? This issue was raised by many, and the answer requires a little explanation. The interlocal agreement was passed in June, 2006. The City Planning Commission, consistent with what was agreed to with the County, started rezoning properties in 2009. The City and the County could have done a blanket rezone of all properties in the UGA in 2006, but all parties thought at the time that a blanket rezone was too impersonal, rushed and subject to mistakes. All believed that rezones should happen in a systemic, personal way that allows each owner to participate in the zoning process considering what is best for their property. So, the Planning Commission decided to start at the north side of Eisenhower and moved clockwise around the City ten to twenty properties at a time, to where we are now. To date there have been 26 hearings with about 300 properties rezoned. The process is almost over, with only one set of properties left to the west of Greenwood, with a hearing in February as well.

What is my benefit? There are a number of benefits to the interlocal agreement and the rezones, but as with any issue this is subject to your own perspective. As to the interlocal agreement, all residents of Franklin County benefit from thoughtful planning and efficient use of scarce resource, such as the costs of infrastructure, roads, utilities and the like. Planning devices such as the interlocal agreement are meant to deal with planning for growth, looking decades in the future. As the zoning proposed is similar, indeed almost identical to County zoning, and the 'regulation' in the zoning code is again similar, (a requirement of the County in the interlocal) there will be little difference that you will notice on a day to day basis. One big difference is that for the development that occurs around you, on land that adjoins your development, you will have the ability to understand, evaluate and perhaps challenge that development in a way that you cannot under current County rules. For instance, the City requires a site plan, landscape plans, lighting plans, and much more 'pre-construction' planning, all of which is available to neighbors who wish to know such details. The level of detail and ability to be part of the discussion of what is happening on land close to yours is typical of the City process and less so from the County process. If you are the neighbor to a commercial development, you probably will appreciate the ability to participate in a meaningful way on development next to you. If you are the developer, your perspective might be different. However, as each of you is a part of a very nice residential development, I would think that this protection of your property would be a comfort.

I am sure that other issues were raised, and I do not want you to think that this is an effort to deal with all issues. This is an effort to discuss some of the issues and concerns that were raised at the public hearing. As with many issues, the more we listen, the more we learn. And I am certain that the Planning Commission and the City staff are listening to everyone who speaks at the public hearing. If you have a question or concern, please feel free to call me or

Wynndee Lee, or just come and participate at the hearing set for **Wednesday, February 8, 2012 at City Hall, starting at 7:00 p.m.**

Sincerely,

Bob Bezek, City Attorney

## STAFF & PLANNING COMMISSION REPORT

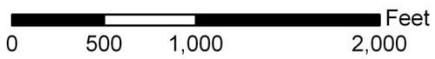
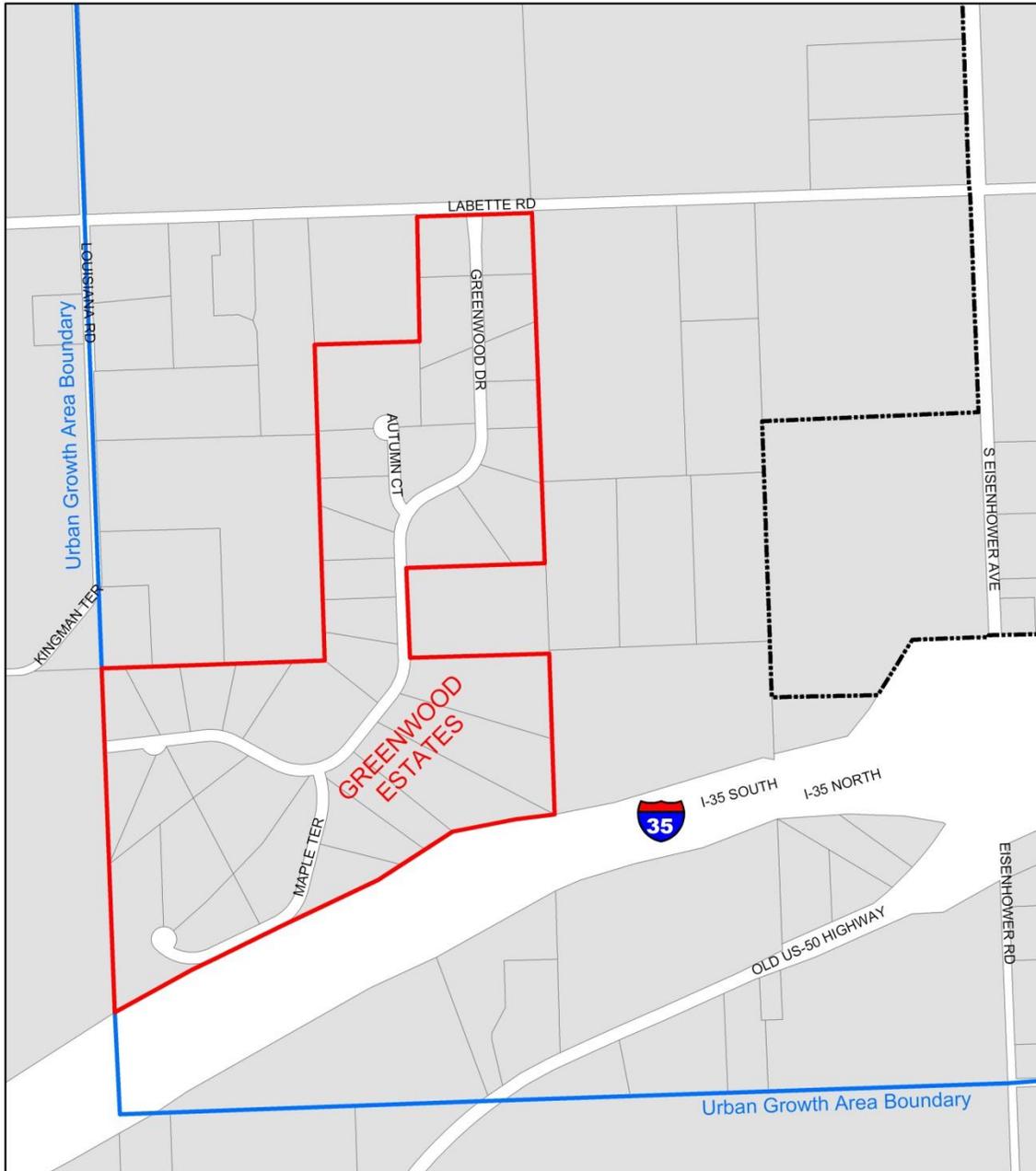
TO: City Commission  
FROM: Staff & Planning Commission  
MEETING DATE: January 11, 2012  
SUBJECT: Urban Growth Area Rezoning

Attached is a set of findings for property located in the Urban Growth Area along Labette Road, west of the City limits of Ottawa. The findings recommend changing the zoning of the Greenwood Estates Subdivision from Franklin County R-3A to City CS district. The subject area is developed as a residential subdivision, and the proposed zoning is consistent with the current use of each.

Findings are attached that provide affirmative recommendations for this case. It was concluded that the change would not have any impact on the surrounding area.

Letters, along with copies of both the City's and County's zoning regulations and the frequently asked questions, were sent to all affected property owners. Staff has had discussion with a number of the property owners as well, including Dale Dietrich and Steve Anderson and Gary Jones, both who were former Planning Commission members. Mr. Maxwell is a property owner in this phase.

# Location Map



## STAFF & PLANNING COMMISSION REPORT

**TO:** City Commission

**FROM:** Staff & Planning Commission

**MEETING DATE:** January 11, 2012

**SUBJECT:** Request filed by staff to rezone property located in the Urban Growth Area from Franklin County R-3A, Residential Three Acre District, to the City CS, Countryside District.

**Summary:** The area under consideration is the Greenwood Estates subdivision, which is a single family residential development. The neighborhood consists of 38 lots, ranging in size between 2 and 7.5 acres. The average lot size is 3.5 acres. All but two are developed with single family uses. The subject properties are located in the Urban Growth Area, designated under the interlocal planning agreement with Franklin County.

It is the recommendation of staff that the rezoning requests be approved.

### Findings

When a proposed amendment would result in a change of the zoning classification of any specific property, the recommendation of the Planning Commission, accompanied by a copy of the record of the hearing, shall contain statements as to the present classification, the classification under the proposed amendment, the reasons for seeking such reclassification, a summary of the facts presented, and a statement of the factors upon which the recommendation of the Planning Commission is based, using the following guidelines. Note that all references to agriculture in this report also include associated residential uses.

**1. Whether the change in classification would be consistent with the intent and purpose of these regulations;**

The intent of the CS district is to provide area to accommodate a rural residential lifestyle, with limited future residential development which will provide adequate open space even after full development. The district is intended for one-family detached dwellings and limited related residential and agricultural uses.

**Staff & Planning Commission Finding:**

The change in classifications is consistent with this intent.

**2. The character and condition of the surrounding neighborhood and its effect on the proposed change;**

The surrounding area is a mix of agricultural and residential uses. The area to the north is primarily agricultural. East and west are smaller rural residential tracts. To the south is interstate 35, beyond which are a number of residential uses.

**Staff & Planning Commission Finding:**

The character of the surrounding area is consistent with the proposed change. The neighborhood and its condition will have no effect on the change as the uses permitted on the property will altered.

**3. Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions;**

The subject properties are located within the Urban Growth Area approved through the agreement for interlocal control between the City of Ottawa and Franklin County. The agreement was established with the understanding that the properties within the growth area would be rezoned to the City's regulations.

**Staff & Planning Commission Finding:**

The amendment is made necessary as a legislative action.

**4. The current zoning and uses of nearby properties, and the effect on existing nearby land uses upon such a change in classification;**

The agricultural uses to the north are currently zoned under the City's A district. The properties to the east, west and south are a mix of the County's A-2 and R-E districts. The areas to the east and south are under consideration to change to the City's CS district.

**Staff & Planning Commission Finding:**

As the change is consistent with the current zoning of the subject properties it will not create any negative impacts on surrounding properties.

**5. Whether every use that would be permitted on the property as reclassified would be compatible with the uses permitted on other property in the immediate vicinity;**

The uses permitted in the County's residential district are very similar to those permitted by the City's CS regulations.

**Staff & Planning Commission Finding:**

The uses permitted as reclassified will be compatible with those in the surrounding area.

**6. The suitability of the applicants property for the uses to which it has been restricted;**

The properties in this area have been restricted to residential or related use as zoned.

**Staff & Planning Commission Finding:**

If changed, the properties will continue to be restricted to residential uses.

**7. The length of time the subject property has remained vacant or undeveloped as zoned;**

All but two of the properties in the subdivision have been developed with residential uses. Records from the Franklin County appraiser's office show the subdivision developed between 1992 and 2001.

**Staff & Planning Commission Finding:**

The change will allow these properties to be used as they have been for many years.

8. **Whether adequate sewer and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on the property if it were reclassified;**

The subject area is served by Rural Water District #4, and is provided electric service by KCPL. The streets within the subdivision are improved with a chip and seal surface. Street and all other public services are provided by Franklin County.

**Staff & Planning Commission Finding:**

The change will allow for continued residential use, for which existing services are adequate.

9. **The general amount of vacant land that currently has the same zoning classification proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances that make a substantial part of such vacant land available or not available for development;**

There are only a small number of properties, mostly in the Urban Growth Area, zoned under the City's CS district. This area is the twenty-sixth phase of staff rezoning in the Urban Growth Area.

**Staff & Planning Commission Finding:**

These properties and most around them are zoned and used for residential use, and this change will confirm that pattern.

10. **Whether the proposed amendment would be in conformance to and further enhance the implementation of the City's Comprehensive Plan;**

Both the City's Future Land Use Map and the County's Future Development Plan show this area as residential.

**Staff & Planning Commission Finding:**

The change is consistent with the City's Future Land Use Map and the County's Future Development Plan.

11. **Whether the relative gain to the public health, safety, and general welfare outweighs the hardship imposed upon the applicant by not upgrading the value of the property by such reclassification; and,**

**Staff & Planning Commission Finding:**

In this case, the City's motive as applicant is based solely on the public interest. There will be no tangible costs from the action, despite the outcome.

12. **Such other factors as the Planning Commission may deem relevant from the facts and evidence presented in the application**

13. **The recommendations of professional staff;**

It is the recommendation of staff that the rezoning from County zoning R-3A, Residential Three Acre District, to CS, Countryside District, be **approved**, based on the following conclusions:

- The surrounding neighborhood will have no impact on the proposed change and, conversely, the change will have no impact on the neighborhood
- The property is most suited for continued residential use.
- Public services available to the site are not adequate for more intense development.
- The proposed amendment is in conformance with the City's Comprehensive Plan.

## STAFF MEMORANDUM

Target Meeting Date: March 7, 2012

**TO:** Richard U. Nienstedt, City Manager

**FROM:** Wynndee S. Lee, AICP, Director of Planning & Codes Administration

**DATE:** February 9, 2012

**SUBJECT:** **An Ordinance** to rezone an area in the Urban Growth Area (UGA) from Franklin County Zoning to City Zoning.

**Comments:** The City of Ottawa's Planning Commission reviewed the proposed Urban Growth Area rezone (Phase 27) and held a public hearing. Three property owners spoke, one had some general questions, which staff responded to, two others indicated they did not want to be under city regulations, but had no comments regarding their proposed zoning classification.

The proposed rezones in the Urban Growth Area are:

Rezone from Franklin County R-3A, Single Family Residential 3-Acre District, to City CS, Countryside District, 2615 Louisiana Road, 2679 Louisiana Road, 2671 Louisiana Road, 2350 Labette Road, 2326 Labette Road.

Rezone from Franklin County R-E, Residential Estate District, to City CS, Countryside District, 2635 Louisiana Road, 2354 Labette Road, 2320 Labette Road, 2663 Louisiana Road, 2641 Louisiana Road, 2344 Labette Road.

It is the recommendation of staff to approve the requested rezoning of those properties in the Urban Growth area. The Planning Commission recommends to the City Commission by a vote of 6-0 to approve the rezone requests.

Attachments: Ordinance  
Staff Findings  
Location Map

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

AN ORDINANCE RE-ZONING AN AREA WITHIN THE URBAN GROWTH AREA, FRANKLIN COUNTY, KANSAS, AND UPDATING THE SECTION OF THE ZONING MAP WHICH IS A PART OF ORDINANCE NO. 3501-05 OF THE CITY OF OTTAWA, KANSAS.

NOW THEREFORE, BE IT ORDAINED by the Governing Body of the City of Ottawa, Kansas, as follows:

**Section 1:** RE-ZONING WITHIN THE URBAN GROWTH AREA. Pursuant to recommendations issued by the City Planning Commission of the City of Ottawa, Kansas, after a public hearing, notice of which was duly given; the following described parcel of land, situated within Franklin County, Kansas is hereby re-zoned.

CHANGE from Franklin County R-3A, Single Family Residential 3-Acre District, to City CS, Countryside District on the following described real estate:

A tract beginning in the Southwest corner of the Northwest  $\frac{1}{4}$ , thence West 398.7 feet, thence Northeasterly, 643.7 feet, thence East 280 feet, thence South 480 feet, thence West, 300 feet to point of beginning, less right-of-way, Section 15, Township 17, Range 19 East. Located at 2615 Louisiana Road.

AND

Lot 1, Foltz-Kitterman Subdivision, Section 15, Township 17, Range 19 East. Located at 2679 Louisiana Road.

AND

Lot 2, Foltz-Kitterman Subdivision, Section 15, Township 17, Range 19 East. Located at 2671 Louisiana Road.

AND

A tract beginning in the Southeast corner of the Northwest  $\frac{1}{4}$ , thence North 528 feet, thence West 825 feet, thence South 528 feet, thence East 825 feet to point of beginning, Section 15, Township 17, Range 19 East. Located at 2350 Labette Road.

AND

Lot 4, Foltz-Kitterman Subdivision, Section 15, Township 17, Range 19 East. Located at 2326 Labette Road.

CHANGE from Franklin County R-E, Residential Estate District, to City CS, Countryside District on the following described real estate:

A tract beginning 293 feet East of the Southwest corner of the Northwest  $\frac{1}{4}$ , thence East 447.2 feet, thence North 775.9 feet, thence West 740.3 feet, thence South 300.2 feet, thence East 293 feet, thence South 480 feet to point of beginning, less right-of-way, Section 15, Township 17, Range 19 East. Located at 2635 Louisiana Road.

AND

The North 780 feet of the West 670 feet of the East  $\frac{1}{2}$  of the West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$ , less right-of-way. Located at 2354 Labette Road.

AND

Lot 3, Foltz-Kitterman Subdivision, Section 15, Township 17, Range 19 East. Located at 2320 Labette Road.

AND

The South 436 feet of the West 998 feet of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , less right-of-way, Section 15, Township 17, Range 19 East. Located at 2663 Louisiana Road.

AND

The Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  except the South 775.9 feet and the West 740.3 feet, less right-of-way, Section 15, Township 17, Range 19 East. Located at 2641 Louisiana Road.

AND

The East 990 feet of the Northwest ¼ of the Northwest ¼, less right-of-way, Section 15, Township 17, Range 19 East. Located at 2344 Labette Road.

**Section 2:** UPDATING A SECTION OF THE ZONING MAP. The above-described parcels of land as shown on the county zoning maps as Franklin County Zoning R-3A and R-E, is hereby added to the official zoning map of the City of Ottawa as CS, Countryside District.

**Section 3:** EFFECTIVE DATE; PUBLICATION. This ordinance shall take effect after its publication in the official city newspaper.

PASSED AND ADOPTED by the Governing Body of the City of Ottawa, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

ATTEST:

\_\_\_\_\_  
Mayor

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

## STAFF & PLANNING COMMISSION REPORT

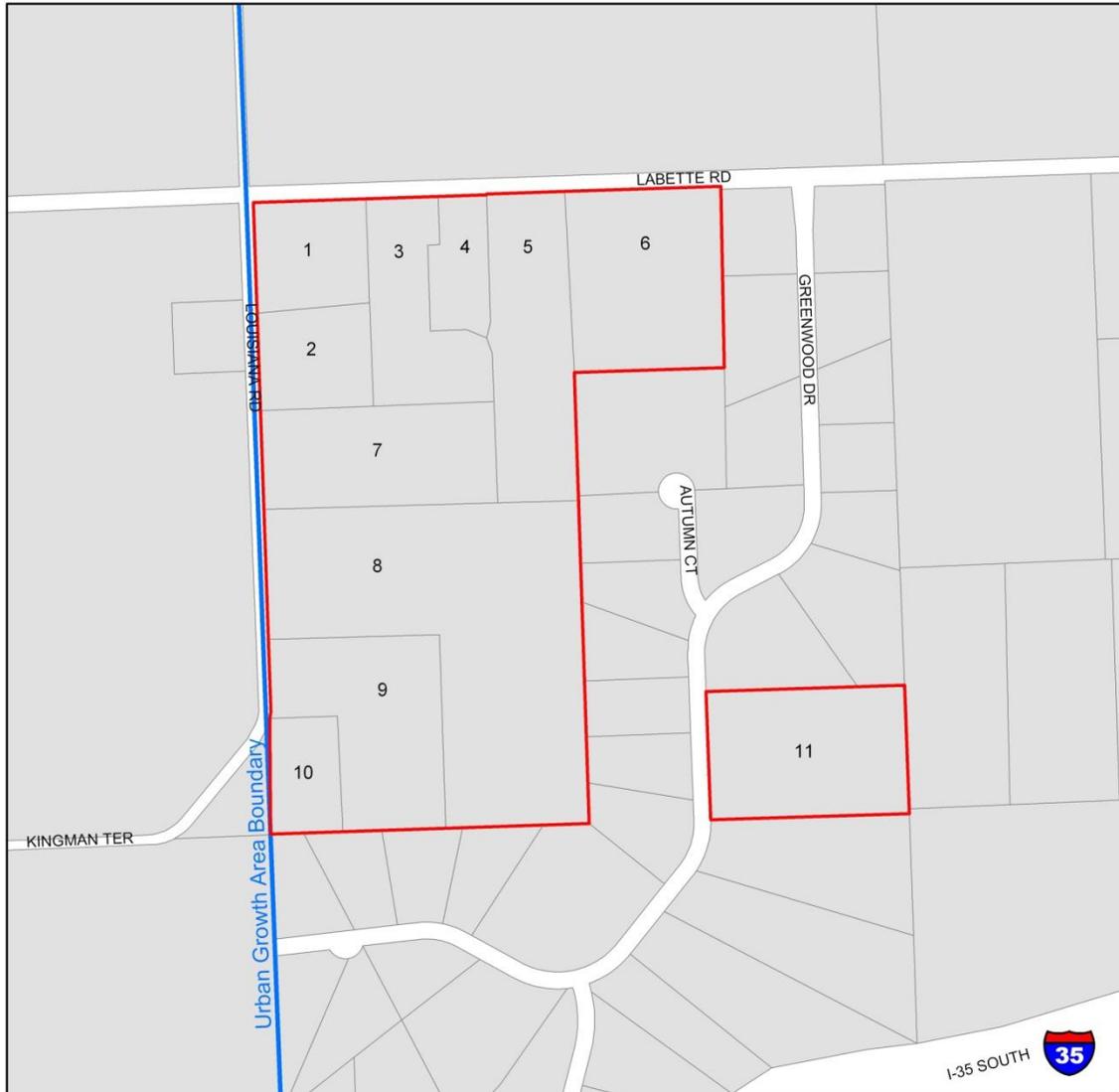
TO: City Commission  
FROM: Staff & Planning Commission  
MEETING DATE: February 8, 2012  
SUBJECT: Urban Growth Area Rezoning

Attached is a set of findings for property located in the Urban Growth Area along Labette and Louisiana roads, west of the City limits of Ottawa. The findings recommend changing the zoning of the area from a mix of R-E and R-3A to CS. The subject area is developed with residential uses and associated agricultural activities, and the proposed zoning is consistent with the current use of each.

Findings are attached that provide affirmative recommendations for this case. It was concluded that the change would not have any impact on the surrounding area.

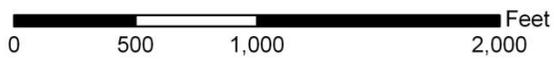
Letters, along with copies of both the City's and County's zoning regulations and the frequently asked questions, were sent to all affected property owners. Staff has had discussion with Dean Goodell, who expressed a desire to have his 11 acre tract changed to the City's A district. Mr. Goodell keeps a varying number of heads of cattle on the property. No other property owners have responded to correspondence from City staff.

## Location Map



- 1. 2671 Louisiana Road, Foltz, R-3A to CS
- 2. 2679 Louisiana Road, Foltz, R-3A to CS
- 3. 2320 Labette Road, Knight, R-E to CS
- 4. 2326 Labette Road, Meredith, R-3A to CS
- 5. 2344 Labette Road, Turner, R-E to CS
- 6. 2354 Labette Road, Goodell, R-E to CS

- 7. 2663 Louisiana Road, Ludwick, R-E to CS
- 8. 2461 Louisiana Road, Thrall, R-E to CS
- 9. 2635 Louisiana Road, Fahnestock, R-E to CS
- 10. 2615 Louisiana Road, Davids, R-3A to CS
- 11. 2350 Labette Road, Gaynor, R-3A to CS



## STAFF & PLANNING COMMISSION REPORT

**TO:** City Commission

**FROM:** Staff & Planning Commission

**MEETING DATE:** February 8, 2012

**SUBJECT:** Request filed by staff to rezone property located in the Urban Growth Area from Franklin County R-E, Residential Estate District, and R-3A, Residential Three Acre District, to the City CS, Countryside District.

**Summary:** The area under consideration is located along the south side of Labette Road and the east side of Louisiana Road, west of Greenwood Estates. One tract is located on the east side of Greenwood Drive. This phase consists of 11 tracts, ranging in size between 3 and 27 acres. All but two, numbers 1 and 11 on the Location Map, of the tracts are developed with single family uses. The subject properties are located in the Urban Growth Area, designated under the interlocal planning agreement with Franklin County.

It is the recommendation of staff that the rezoning requests be approved.

### Findings

When a proposed amendment would result in a change of the zoning classification of any specific property, the recommendation of the Planning Commission, accompanied by a copy of the record of the hearing, shall contain statements as to the present classification, the classification under the proposed amendment, the reasons for seeking such reclassification, a summary of the facts presented, and a statement of the factors upon which the recommendation of the Planning Commission is based, using the following guidelines. Note that all references to agriculture in this report also include associated residential uses.

**1. Whether the change in classification would be consistent with the intent and purpose of these regulations;**

The intent of the CS district is to provide area to accommodate a rural residential lifestyle, with limited future residential development which will provide adequate open space even after full development. The district is intended for one-family detached dwellings and limited related residential and agricultural uses.

**Staff & Planning Commission Finding:**

The change in classifications is consistent with this intent.

**2. The character and condition of the surrounding neighborhood and its effect on the proposed change;**

The surrounding area is a mix of agricultural and residential uses. The areas to the north and west are primarily agricultural. South and east is a residential development, Greenwood Estates.

**Staff & Planning Commission Finding:**

The character of the surrounding area is consistent with the proposed change. The neighborhood and its condition will have no effect on the change as the uses permitted on the property will altered.

**3. Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions;**

The subject properties are located within the Urban Growth Area approved through the agreement for interlocal control between the City of Ottawa and Franklin County. The agreement was established with the understanding that the properties within the growth area would be rezoned to the City's regulations.

**Staff & Planning Commission Finding:**

The amendment is made necessary as a legislative action.

**4. The current zoning and uses of nearby properties, and the effect on existing nearby land uses upon such a change in classification;**

The agricultural uses to the north are currently zoned under the City's A district. The properties to the west are mostly the County's A-1 district, with a few smaller parcels zoned R-3A. The area to the east and south, Greenwood Estates, are under consideration to change to the City's CS district.

**Staff & Planning Commission Finding:**

As the changes proposed are consistent with the current zoning of the subject properties it will not create any negative impacts on surrounding properties.

**5. Whether every use that would be permitted on the property as reclassified would be compatible with the uses permitted on other property in the immediate vicinity;**

The uses permitted in the County's residential districts are very similar to those permitted by the City's CS regulations.

**Staff & Planning Commission Finding:**

The uses permitted as reclassified will be compatible with those in the surrounding area.

**6. The suitability of the applicants property for the uses to which it has been restricted;**

The properties in this area have been restricted to residential or related use as zoned.

**Staff & Planning Commission Finding:**

If changed, the properties will continue to be restricted to residential uses.

**7. The length of time the subject property has remained vacant or undeveloped as zoned;**

The first farmstead developed in this area was constructed in 1971. Two others were built in the late 1960's. The remaining residences were constructed in the mid 1990's.

**Staff & Planning Commission Finding:**

The change will allow these properties to be used as they have been for many years.

8. **Whether adequate sewer and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on the property if it were reclassified;**

The subject area is served by Rural Water District #4, and is provided electric service by KCPL. Labette Road is improved with a chip and seal surface while Louisiana Road is a gravel road. Street and all other public services are provided by Franklin County.

**Staff & Planning Commission Finding:**

The change will allow for continued residential use, for which existing services are adequate.

9. **The general amount of vacant land that currently has the same zoning classification proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances that make a substantial part of such vacant land available or not available for development;**

Currently, there are approximately 50 properties, mostly in the Urban Growth Area, zoned under the City's CS district with another 35 pending in this general area. This area is the twenty-seventh phase of staff rezoning in the Urban Growth Area.

**Staff & Planning Commission Finding:**

These properties and most around them are zoned and used for residential use, and this change will confirm that pattern.

10. **Whether the proposed amendment would be in conformance to and further enhance the implementation of the City's Comprehensive Plan;**

Both the City's Future Land use map and the County's Future Development Plan show this area as residential.

**Staff & Planning Commission Finding:**

The change is consistent with the future land use map and the County's Future Development Plan.

11. **Whether the relative gain to the public health, safety, and general welfare outweighs the hardship imposed upon the applicant by not upgrading the value of the property by such reclassification; and,**

**Staff & Planning Commission Finding:**

In this case, the City's motive as applicant is based solely on the public interest. There will be no tangible costs from the action, despite the outcome.

12. **Such other factors as the Planning Commission may deem relevant from the facts and evidence presented in the application**

13. **The recommendations of professional staff;**

It is the recommendation of staff that the rezoning from County zoning R-E, Residential Estate District, and R-3A, Residential Three Acre District, to CS, Countryside District, be **approved**, based on the following conclusions:

- The surrounding neighborhood will have no impact on the proposed change and, conversely, the change will have no impact on the neighborhood
- The property is most suited for continued residential use.
- Public services available to the site are not adequate for more intense development.
- The proposed amendment is in conformance with the City's Comprehensive Plan.

# Memorandum

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**To:** Richard Nienstedt  
**From:** Wynndee S. Lee, Director of Planning and Codes Administration  
**Date:** February 14, 2012  
**Re:** Final Plat & Public Improvements for Neosho County Community College

The Neosho County Community College is located at 900 E. Logan. The preliminary plat was approved in May of 2010 and showed combining two lots to create the single lot the college now occupies. When developing, the owners can either install infrastructure or provide performance bonds prior to the plat being approved and filed. In this case, Neosho County Community College elected to wait on the final plat until the infrastructure was complete. The developer was responsible for the development of the right turn lane, along with storm drainage and sidewalks. KDOT's inspector has informed staff the infrastructure is installed properly and ready for acceptance by the city and the city engineer has reviewed as well. A one year warranty bond for the infrastructure has been received as required prior to acceptance.

The final plat dedicates new utility, storm water, and pedestrian easements along with street right-of-way. The Planning Commission approved the final plat on February 8, 2012 by a vote of 6-0.

There are two resolutions that we have included; one for acceptance of the public improvements and one for the acceptance of the dedication of easements and rights-of-way for the plat. Staff recommends City Commission adopt both.



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION APPROVING THE FINAL PLAT AND ACCEPTING THE DEDICATION OF ALL EASEMENTS WITHIN THE NEOSHO COUNTY COMMUNITY COLLEGE IN THE CITY OF OTTAWA, KANSAS.**

**BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF OTTAWA, KANSAS,**

**SECTION 1.** That the Mayor and City Clerk are hereby authorized and directed to execute this resolution, for the purpose of approving the final plat and accepting all utility, storm drainage and pedestrian easements, and all rights-of-way, as approved and recommended by the City Engineer, and approved by the Planning Commission, all located within Neosho County Community College, City of Ottawa, Franklin County, Kansas.

**SECTION 2.** This resolution shall be in full force and effect from its adoption.

**SECTION 3.** PASSED AND ADOPTED by the Governing body of the City of Ottawa, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Mayor

ATTEST:

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

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS WITHIN NEOSHO COUNTY COMMUNITY COLLEGE IN THE CITY OF OTTAWA, KANSAS.**

**BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF OTTAWA, KANSAS,**

**SECTION 1.** That the Mayor and City Clerk are hereby authorized and directed to execute this resolution, for the purpose of accepting the public improvements associated with all public streets, storm drainage system, sanitary sewer system, water lines, and electrical as approved by the City Engineer's, all located within Neosho County Community College, City of Ottawa, Franklin County, Kansas.

**SECTION 2.** This resolution shall be in full force and effect from its adoption.

**SECTION 3.** PASSED AND ADOPTED by the Governing body of the City of Ottawa, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Mayor

ATTEST:

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





CITY OF OTTAWA, KANSAS  
MEMORANDUM

TO: City Commission  
 FROM: Andy Haney  
 SUBJECT: Recommended Airport Improvement Program (AIP)  
 COPY TO: Airport Advisory Board  
 DATE: February 16, 2012

Attached are forms prepared by Lochner Engineers to submit the City of Ottawa request for project funding to the Federal Aviation Administration, Central Region. The requested funding is summarized in the table below. Updating this status is an annual requirement of the FAA.

The Airport Advisory Board considered the recommendation made by Lochner during their meeting, and recommended adjustments to priorities as listed here. The Airport Board requested that this be submitted for approval by the City Commission, and then submitted to the FAA.

This annual submittal serves to assist the FAA in their (federal) budget requests, and to program how funds will be allocated to local airports around the country. The schedule is updated annually by every airport, including adjustments to priorities according to local desires. Listing these projects here does not commit the City of Ottawa to making the improvements according to the schedule stated. The schedule is intended to reflect to current priorities of the City of Ottawa.

LOCAL PRIORITY (FAA)	PROJECT DESCRIPTION	FEDERAL FISCAL YEAR	COST ESTIMATE		
			FEDERAL	LOCAL	TOTAL
1	Master Plan Update	2013	\$ 135,000	\$ 15,000	\$ 150,000
2	Environmental Assessment: R/W 35 & Parallel T/W Extension	2014	\$ 45,000	\$ 5,000	\$ 50,000
3	Purchase Property - Runway 35 Extension RPZ/BRL	2015	\$ 145,296	\$ 16,144	\$ 161,440
	Purchase Property - Runway 17 RPZ/BRL				
4	Design & Construct Runway 35 (S end) Extension to 5,000 (+)	2016	\$ 946,332	\$ 105,148	\$ 1,051,480
5	Install Taxiway Lights - Parallel & Connecting	2017	\$ 351,088	\$ 39,010	\$ 390,098
6	Install AWOS	2018	\$ 45,000	\$ 5,000	\$ 50,000

Upon approval of this recommended list of priorities by the City Commission, staff will sign and submit the forms to the FAA.

**Sponsor Identification**  
**Federal Airport Improvement**  
**Program (AIP) Pre-application**  
**Federal Fiscal Year 2013**  
**Please make any changes/updates on this sheet**

Airport Name: Ottawa Municipal Airport

Airport Sponsor Name: City of Ottawa, KS

Contact Person: Andy Haney Title: Director of Public Works

Complete Mailing Address: P.O. Box 60

Ottawa      KS      66067      Daytime Phone: (785) 229-3630  
City              State              Postal Code

Email Address: ahaney@ottawaks.gov Fax Number: (785) 229-3639

U.S. Congressional District Number: Two

ECHO Control Number: 69-AA-3065

Tax Identification Number: 48-6037972

Dun and Bradstreet Number (DUNS): 068616452

Please mail application and supporting documentation to:

FAA  
Airports Division, ACE-611G  
Attn: Mark M. Sedarous  
901 Locust, Room 364  
Kansas City, MO 64106

# Five-Year Capital Improvement Program (CIP)

**Airport Name:** Ottawa Municipal Airport

**Telephone:** (785) 229-3630

**Program Prepared By:** City of Ottawa, Kansas

**Date Approved:** \_\_\_\_\_

**Date Prepared:** February 10, 2012

Project Description	Funding Source	FY 2013*	FY 2014*	FY 2015*	FY 2016	FY 2017
Update Airport Master Plan	<b>Federal</b>	<b>\$ 135,000</b>				
	<b>State</b>					
	<b>Local</b>	<b>\$ 15,000</b>				
Environmental Assessment for Runway 35 and Parallel Taxiway Extension	<b>Total</b>	<b>\$ 150,000</b>				
	<b>Federal</b>		<b>\$ 45,000</b>			
	<b>State</b>					
Land Acquisition for Runway 17 and Runway 35 Extension RPZ/BRL	<b>Local</b>		<b>\$ 5,000</b>			
	<b>Total</b>		<b>\$ 50,000</b>			
	<b>Federal</b>			<b>\$ 145,296</b>		
Runway 17-35 and Parallel Taxiway Extension	<b>State</b>			<b>\$ 16,144</b>		
	<b>Local</b>			<b>\$ 161,440</b>		
	<b>Total</b>				<b>\$ 946,332</b>	
Install Medium Intensity Taxiway Lighting System for Parallel and Connecting Taxiways	<b>Federal</b>				<b>\$ 105,148</b>	<b>\$ 351,088</b>
	<b>State</b>				<b>\$ 1,051,480</b>	<b>\$ 39,010</b>
	<b>Local</b>					<b>\$ 390,098</b>
	<b>Total</b>					

\*ACIP Data Sheet(s) needed for projects requested in these fiscal years

# Long Range Needs Assessment

**FFY 2018 – FFY 2022**

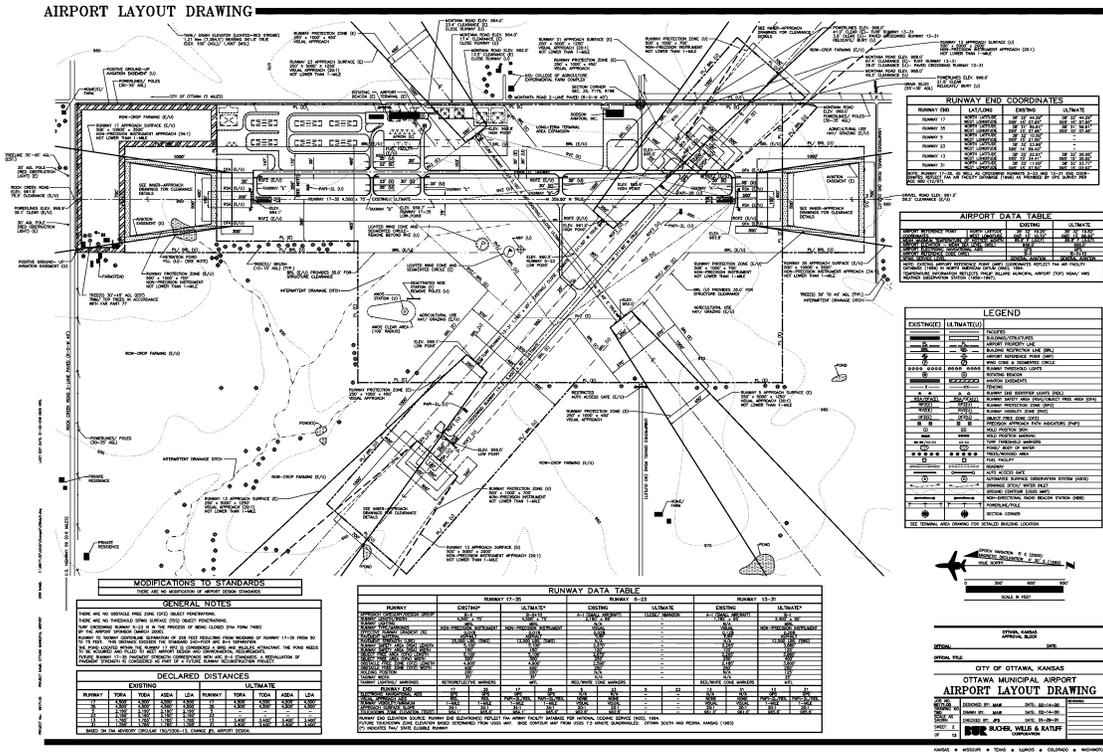
Airport Name: Ottawa Municipal Airport

Description of Project (include estimated FAA fiscal year)	Funding Source	Total Estimated Cost
Install Automated Weather Observing System (AWOS) (2018)	Federal: State: Local: Total:	\$ 45,000 \$ \$ 5,000 \$ 50,000

# ACIP DATA SHEET

<b>AIRPORT</b>	OTTAWA MUNICIPAL AIRPORT	LOCID	OWI	LOCAL PRIORITY	1
<b>PROJECT DESCRIPTION</b>	Update Airport Master Plan			Identify FFY that you desire to construct (FFY: Oct. 1-Sept. 30)	FY-2013

SKETCH:



JUSTIFICATION:

It is necessary to update the Airport Master Plan in order to incorporate any changes to the FAA Advisory Circular and to better define the future development at the Airport.

COST ESTIMATE: (Attach detailed cost estimate)

Federal (90%)	\$ 135,000	State	\$ 0	Local (10%)	\$ 15,000	Total	\$ 150,000
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SPONSOR'S VERIFICATION:

For each and every project as applicable

Date	(see instruction sheet)
_____	-- Date of Approved ALP with project shown
_____	-- Date of environmental determination (ROD, FONSI, CE), or cite CE paragraph # (307-312) in Order 1050.1E
_____	-- Date of land acquisition or signed purchase agreement
_____	-- Date of pavement maintenance program
_____	-- Snow removal equipment inventory & sizing worksheet (for SRE acquisition)
_____	-- Apron sizing worksheet (for apron projects)
_____	----- Revenue producing facilities (for fuel farms, hangars, etc.)
_____	-- Date statement submitted for completed airside development
_____	-- Date statement submitted for runway approaches are clear of obstructions

<b>FAA USE ONLY</b>
FAA Verification: (initial/date)

SPONSOR'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

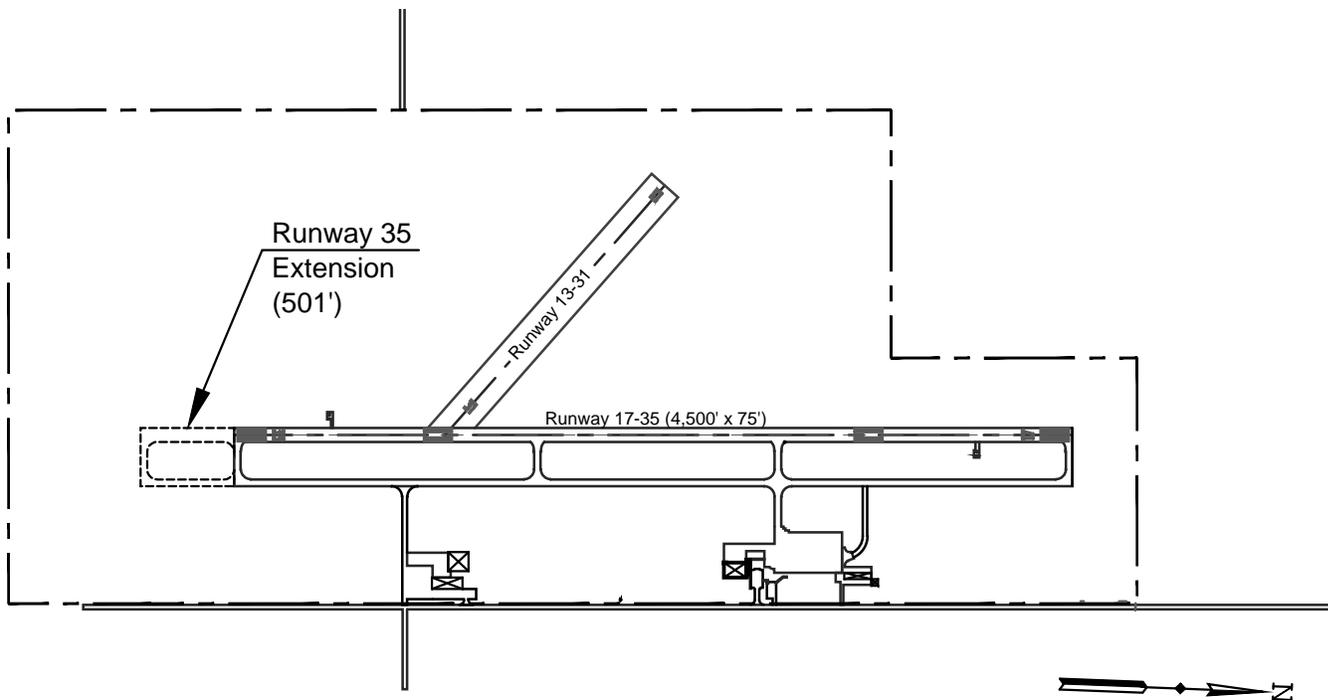
**FAA USE ONLY**

PREAPP NUMBER	GRANT NUMBER	NPIAS CODE	WORK CODE	FAA PRIORITY	FEDERAL \$

## ACIP DATA SHEET

<b>AIRPORT</b>	OTTAWA MUNICIPAL AIRPORT	<b>LOCID</b>	<b>OWI</b>	<b>LOCAL PRIORITY</b>	2
<b>PROJECT DESCRIPTION</b>	Environmental Assessment for Runway 35 and Parallel Taxiway Extension			Identify FFY that you desire to construct (FFY: Oct. 1-Sept. 30)	FY-2014

SKETCH:



JUSTIFICATION:

An Environmental Assessment will be required for the runway and parallel taxiway extension.

COST ESTIMATE: (Attach detailed cost estimate)

Federal (90%)    \$ 45,000                      State    \$ 0                      Local (10%)    \$ 5,000                      Total    \$ 50,000

SPONSOR'S VERIFICATION:  
For each and every project as applicable

Date (see instruction sheet)

- \_\_\_\_\_ -- Date of Approved ALP with project shown
- \_\_\_\_\_ -- Date of environmental determination (ROD, FONSI, CE), or cite CE paragraph # (307-312) in Order 1050.1E
- \_\_\_\_\_ -- Date of land acquisition or signed purchase agreement
- \_\_\_\_\_ -- Date of pavement maintenance program
- \_\_\_\_\_ -- Snow removal equipment inventory & sizing worksheet (for SRE acquisition)
- \_\_\_\_\_ -- Apron sizing worksheet (for apron projects)
- \_\_\_\_\_ ----- Revenue producing facilities (for fuel farms, hangars, etc.)
- \_\_\_\_\_ -- Date statement submitted for completed airside development
- \_\_\_\_\_ -- Date statement submitted for runway approaches are clear of obstructions

FAA USE ONLY

FAA Verification: (initial/date)

SPONSOR'S SIGNATURE: \_\_\_\_\_  
 PRINTED NAME: \_\_\_\_\_  
 PHONE NUMBER: \_\_\_\_\_

DATE: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

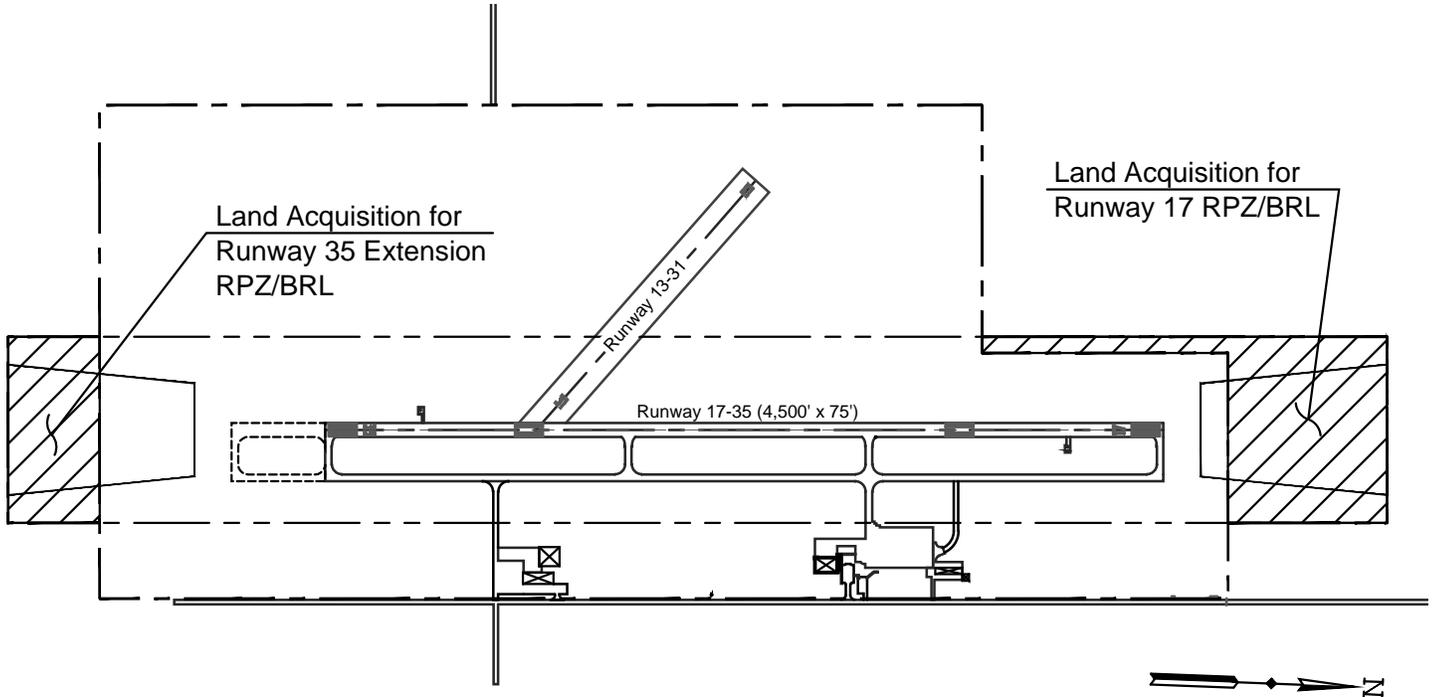
FAA USE ONLY

PREAPP NUMBER	GRANT NUMBER	NPIAS CODE	WORK CODE	FAA PRIORITY	FEDERAL \$

## ACIP DATA SHEET

<b>AIRPORT</b>	OTTAWA MUNICIPAL AIRPORT	<b>LOCID</b>	OWI	<b>LOCAL PRIORITY</b>	3
<b>PROJECT DESCRIPTION</b>	Land Acquisition for Runway 17 and Runway 35 Extension RPZ/BRL			Identify FFY that you desire to construct (FFY: Oct. 1-Sept. 30)	FY-2015

SKETCH:



JUSTIFICATION:

Land acquisition is needed to have adequate land use control for the ultimate development as shown on the Airport Master Plan.

COST ESTIMATE: (Attach detailed cost estimate)

Federal (90%)	\$ 145,296	State	\$ 0	Local (10%)	\$ 16,144	Total	\$ 161,440
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SPONSOR'S VERIFICATION:  
For each and every project as applicable

Date (see instruction sheet)

- \_\_\_\_\_ -- Date of Approved ALP with project shown
- \_\_\_\_\_ -- Date of environmental determination (ROD, FONSI, CE), or cite CE paragraph # (307-312) in Order 1050.1E
- \_\_\_\_\_ -- Date of land acquisition or signed purchase agreement
- \_\_\_\_\_ -- Date of pavement maintenance program
- \_\_\_\_\_ -- Snow removal equipment inventory & sizing worksheet (for SRE acquisition)
- \_\_\_\_\_ -- Apron sizing worksheet (for apron projects)
- \_\_\_\_\_ ----- Revenue producing facilities (for fuel farms, hangars, etc.)
- \_\_\_\_\_ -- Date statement submitted for completed airside development
- \_\_\_\_\_ -- Date statement submitted for runway approaches are clear of obstructions

FAA USE ONLY

FAA Verification: (initial/date)

SPONSOR'S SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

FAA USE ONLY

PREAPP NUMBER	GRANT NUMBER	NPIAS CODE	WORK CODE	FAA PRIORITY	FEDERAL \$

**OTTAWA MUNICIPAL AIRPORT**

**OTTAWA, KANSAS**

**ENGINEERS OPINION OF PROBABLE COST**

**LAND ACQUISITION FOR RUNWAY 17 AND RUNWAY 35 EXTENSION RPZ/BRL**

February 10, 2012

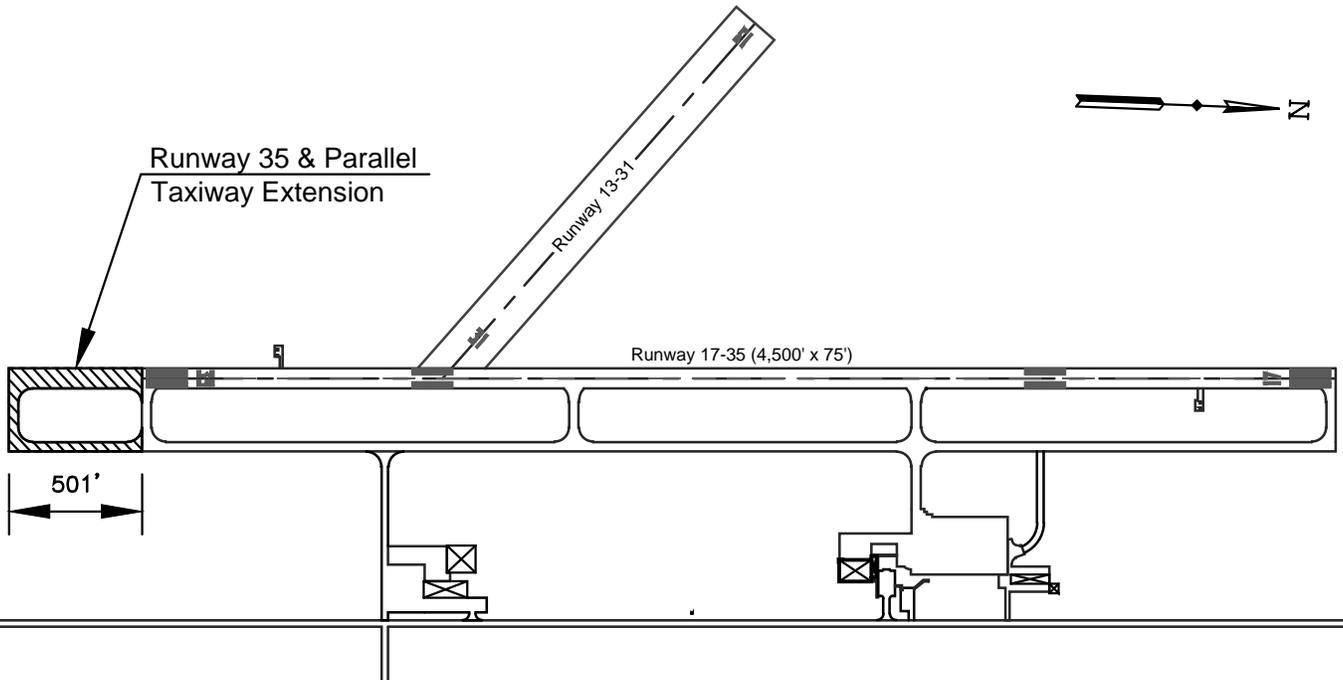
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ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
1	Easement Acquisitions				
	Runway 17 RPZ/BRL Parcel	Acre	22.21	\$ 3,000.00	\$ 66,630.00
	Runway 35 RPZ/BRL Parcel	Acre	11.27	\$ 3,000.00	\$ 33,810.00
				Subtotal	\$ 100,440
2	Acquisition Fees				
	Preliminary Phase Services	L.S.	1	\$ 5,000.00	\$ 5,000.00
	Project Management Services	L.S.	1	\$ 5,000.00	\$ 5,000.00
	Property Survey	Each	2	\$ 8,000.00	\$ 16,000.00
	Phase I Environmental Site Assessment	Each	2	\$ 6,000.00	\$ 12,000.00
	Update Exhibit "A" Property Map	L.S.	1	\$ 4,000.00	\$ 4,000.00
	Prepare Project App. and Misc. Forms	L.S.	1	\$ 3,000.00	\$ 3,000.00
	Appraisal	Each	2	\$ 6,000.00	\$ 12,000.00
	Review Appraisal	Each	2	\$ 2,000.00	\$ 4,000.00
				Subtotal	\$ 61,000
<b>TOTAL PROJECT COSTS</b>					<b>\$ 161,440</b>

# ACIP DATA SHEET

<b>AIRPORT</b>	OTTAWA MUNICIPAL AIRPORT	<b>LOCID</b>	OWI	<b>LOCAL PRIORITY</b>	4
<b>PROJECT DESCRIPTION</b>	Runway 17-35 and Parallel Taxiway Extension			Identify FFY that you desire to construct (FFY: Oct. 1-Sept. 30)	FY-2016

SKETCH:



**JUSTIFICATION:**

This ACIP Data Sheet is for the extension of Runway 35 and the associated parallel and connecting taxiways. Runway 35 is to be extended 501' to the south and will be 75' wide. The parallel and connecting taxiways will be 35' wide. The extension will accommodate commercial aircraft.

**COST ESTIMATE:** (Attach detailed cost estimate)

Federal (90%)    \$ 946,332                      State    \$ 0                      Local (10%)    \$ 105,148                      Total    \$ 1,051,480

**SPONSOR'S VERIFICATION:**  
For each and every project as applicable

- | Date  | (see instruction sheet)  |
|-------|--|
| _____ | -- Date of Approved ALP with project shown   |
| _____ | -- Date of environmental determination (ROD, FONSI, CE), or cite CE paragraph # (307-312) in Order 1050.1E |
| _____ | -- Date of land acquisition or signed purchase agreement   |
| _____ | -- Date of pavement maintenance program  |
| _____ | -- Snow removal equipment inventory & sizing worksheet (for SRE acquisition)                               |
| _____ | -- Apron sizing worksheet (for apron projects)   |
| _____ | ----- Revenue producing facilities (for fuel farms, hangars, etc.)   |
| _____ | -- Date statement submitted for completed airside development  |
| _____ | -- Date statement submitted for runway approaches are clear of obstructions                                |

<b>FAA USE ONLY</b>
FAA Verification: (initial/date)

SPONSOR'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PRINTED NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_  
 PHONE NUMBER: \_\_\_\_\_

**FAA USE ONLY**

PREAPP NUMBER	GRANT NUMBER	NPIAS CODE	WORK CODE	FAA PRIORITY	FEDERAL \$

**OTTAWA MUNICIPAL AIRPORT**

**OTTAWA, KANSAS**

**ENGINEERS OPINION OF PROBABLE CONSTRUCTION COST  
RUNWAY 17-35 AND PARALLEL TAXIWAY EXTENSION**

February 10, 2012

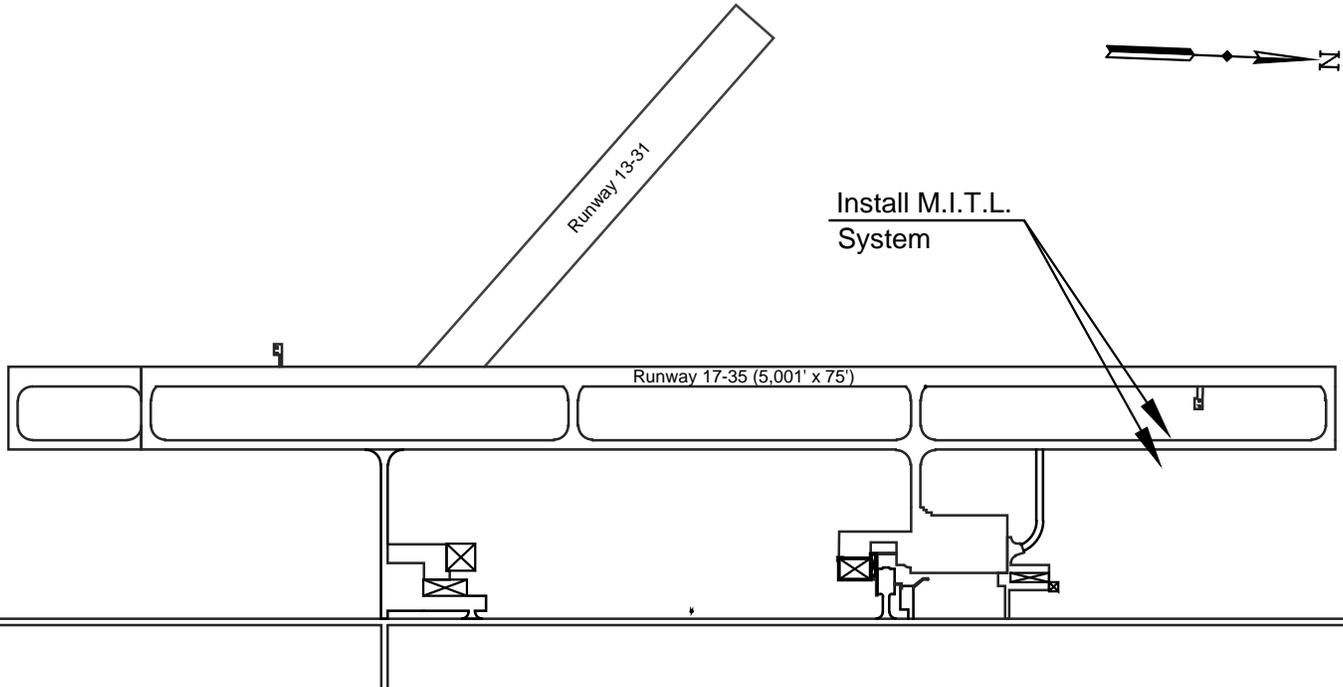
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ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
1	Mobilization	L.S.	1	\$50,000.00	\$50,000.00
2	Temporary Marking, Lighting and Barricade:	L.S.	1	\$5,000.00	\$5,000.00
3	Unclassified Excavation	C.Y.	10,000	\$8.00	\$80,000.00
4	Erosion Control	L.S.	1	\$5,000.00	\$5,000.00
5	Aggregate Base Course (4")	S.Y.	7,500	\$8.00	\$60,000.00
6	P.C.C. Pavement (6")	Each	7,200	\$55.00	\$396,000.00
7	Fly Ash Manipulation	S.Y.	7,500	\$5.00	\$37,500.00
8	Fly Ash	Ton	380	\$55.00	\$20,900.00
9	Pavement Marking	S.F.	16,500	\$2.00	\$33,000.00
10	Pavement Marking Removal	S.F.	16,000	\$2.00	\$32,000.00
11	Drainage Pipe	L.S.	1	\$15,000.00	\$15,000.00
12	MIRL Stake Mounted (Clear/Yellow Lens)	Each	5	\$750.00	\$3,750.00
13	MITL Stake Mounted (Blue Lens)	Each	8	\$550.00	\$4,400.00
14	Underground Cable	L.F.	1,300	\$2.00	\$2,600.00
15	Cable Trench	L.F.	1,300	\$4.00	\$5,200.00
16	Bare Counterpoise in Separate Trench	L.F.	1,200	\$4.00	\$4,800.00
17	Electrical Duct	L.F.	50	\$55.00	\$2,750.00
18	Lighted Holding Position Sign	Each	1	\$3,500.00	\$3,500.00
19	Relocate Threshold Lights	L.S.	1	\$7,500.00	\$7,500.00
20	Relocate PAPIs	L.S.	1	\$15,000.00	\$15,000.00
21	Seeding and Mulching	Acre	3	\$3,000.00	\$9,000.00
				<b>Construction Subtotal</b>	<b>\$ 792,900</b>
				<b>Engineering, Construction Services &amp; Administrative Costs (20%)</b>	<b>\$ 158,580</b>
				<b>Aeronautical Survey for Approach Development</b>	<b>\$ 100,000</b>
				<b>PROJECT TOTAL</b>	<b>\$ 1,051,480</b>

# ACIP DATA SHEET

<b>AIRPORT</b>	OTTAWA MUNICIPAL AIRPORT	<b>LOCID</b>	<b>OWI</b>	<b>LOCAL PRIORITY</b>	5
<b>PROJECT DESCRIPTION</b>	Install Medium Intensity Taxiway Lighting System for Parallel and Connecting Taxiways			Identify FFY that you desire to construct (FFY: Oct. 1-Sept. 30)	FY-2017

SKETCH:



**JUSTIFICATION:**

A taxiway edge lighting system is needed for the parallel taxiway to increase safety during nighttime operations at the Airport.

**COST ESTIMATE:** (Attach detailed cost estimate)

Federal (90%)	\$ 351,088	State	\$ 0	Local (10%)	\$ 39,010	Total	\$ 390,098
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**SPONSOR'S VERIFICATION:**  
For each and every project as applicable

Date (see instruction sheet)

- \_\_\_\_\_ -- Date of Approved ALP with project shown
- \_\_\_\_\_ -- Date of environmental determination (ROD, FONSI, CE), or cite CE paragraph # (307-312) in Order 1050.1E
- \_\_\_\_\_ -- Date of land acquisition or signed purchase agreement
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- \_\_\_\_\_ -- Snow removal equipment inventory & sizing worksheet (for SRE acquisition)
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- \_\_\_\_\_ -- Date statement submitted for completed airside development
- \_\_\_\_\_ -- Date statement submitted for runway approaches are clear of obstructions

**FAA USE ONLY**

**FAA Verification: (initial/date)**

SPONSOR'S SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

**FAA USE ONLY**

PREAPP NUMBER	GRANT NUMBER	NPIAS CODE	WORK CODE	FAA PRIORITY	FEDERAL \$

**OTTAWA MUNICIPAL AIRPORT**

**OTTAWA, KANSAS**

**ENGINEERS OPINION OF PROBABLE CONSTRUCTION COST  
INSTALL MEDIUM INTENSITY TAXIWAY LIGHTING SYSTEM  
FOR PARALLEL AND CONNECTING TAXIWAYS**

February 10, 2012

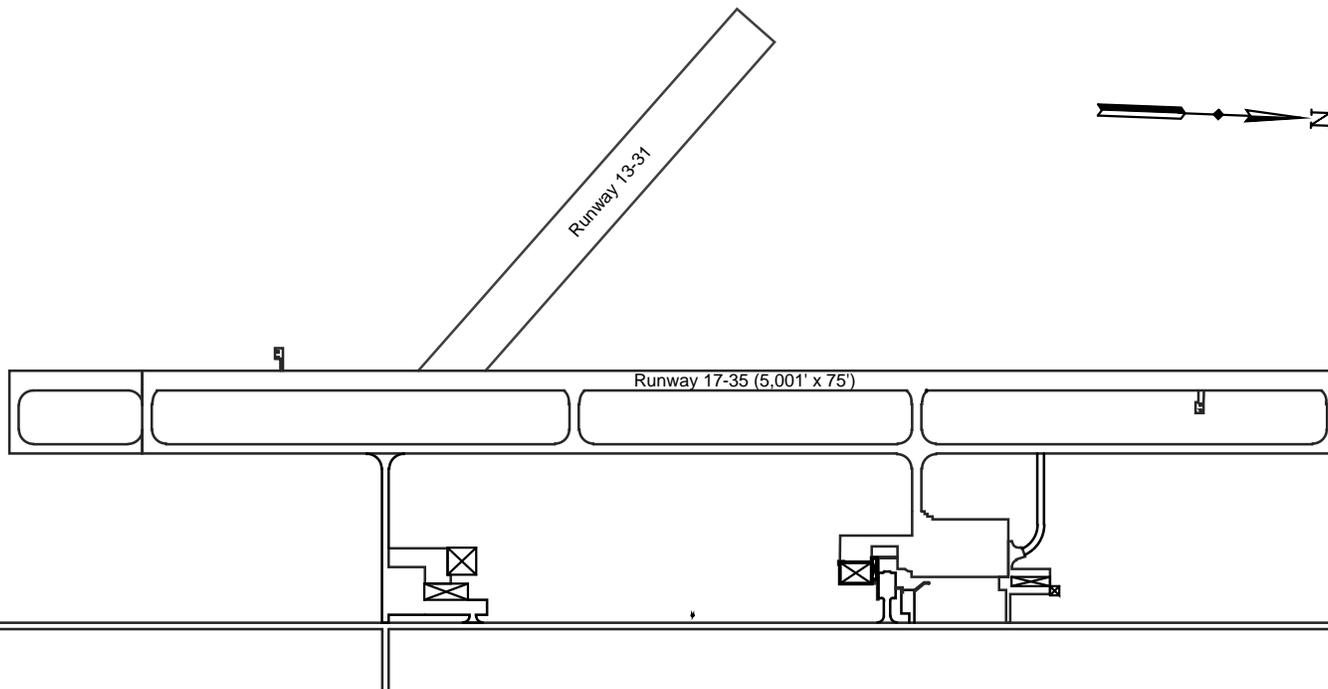
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ITEM NO.	ITEM DESCRIPTION	Unit	QUANTITY	UNIT COST	TOTAL
1	Mobilization	L.S.	1	\$ 20,000.00	\$ 20,000.00
2	Temporary Marking, Lighting and Barricade	L.S.	1	\$ 5,000.00	\$ 5,000.00
3	Underground Cable	L.F.	13,300	\$ 2.00	\$ 26,600.00
4	Bare Counterpoise Wire in Separate Trench	L.F.	10,100	\$ 4.00	\$ 40,400.00
5	Cable Trench	L.F.	12,500	\$ 4.00	\$ 50,000.00
6	Electrical Duct Bore	L.F.	135	\$ 55.00	\$ 7,425.00
7	L-867 Junction Box	Each	4	\$ 600.00	\$ 2,400.00
8	MITL Stake Mounted (Blue Lens)	Each	113	\$ 750.00	\$ 84,750.00
9	Lighted Guidance Sign	Each	17	\$ 3,000.00	\$ 51,000.00
10	Constant Current Regulator (CCR)	Each	1	\$ 12,500.00	\$ 12,500.00
<b>Construction Subtotal</b>					<b>\$ 300,075</b>
<b>Engineering, Construction Services &amp; Administrative Costs (30%)</b>					<b>\$ 90,023</b>
<b>TOTAL PROJECT COSTS</b>					<b>\$ 390,098</b>

## ACIP DATA SHEET

<b>AIRPORT</b>	OTTAWA MUNICIPAL AIRPORT	<b>LOCID</b>	<b>OWI</b>	<b>LOCAL PRIORITY</b>	6
<b>PROJECT DESCRIPTION</b>	Install Automated Weather Observing System (AWOS)			Identify FFY that you desire to construct (FFY: Oct. 1-Sept. 30)	FY-2018

SKETCH:



**JUSTIFICATION:**

Accurate and up-to-date weather information is essential to the safe operation of the Airport.

**COST ESTIMATE:** (Attach detailed cost estimate)

Federal (90%)    \$ 45,000                      State    \$ 0                      Local (10%)    \$ 5,000                      Total    \$ 50,000

**SPONSOR'S VERIFICATION:**  
For each and every project as applicable

Date (see instruction sheet)

- \_\_\_\_\_ -- Date of Approved ALP with project shown
- \_\_\_\_\_ -- Date of environmental determination (ROD, FONSI, CE), or cite CE paragraph # (307-312) in Order 1050.1E
- \_\_\_\_\_ -- Date of land acquisition or signed purchase agreement
- \_\_\_\_\_ -- Date of pavement maintenance program
- \_\_\_\_\_ -- Snow removal equipment inventory & sizing worksheet (for SRE acquisition)
- \_\_\_\_\_ -- Apron sizing worksheet (for apron projects)
- \_\_\_\_\_ ----- Revenue producing facilities (for fuel farms, hangars, etc.)
- \_\_\_\_\_ -- Date statement submitted for completed airside development
- \_\_\_\_\_ -- Date statement submitted for runway approaches are clear of obstructions

**FAA USE ONLY**

**FAA Verification: (initial/date)**

SPONSOR'S SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

**FAA USE ONLY**

PREAPP NUMBER	GRANT NUMBER	NPIAS CODE	WORK CODE	FAA PRIORITY	FEDERAL \$

## STAFF MEMORANDUM

**TO:** Richard U. Nienstedt, City Manager

**FROM:** Wynndee S. Lee, AICP, Director of Planning & Codes Administration

**DATE:** February 8, 2012

**SUBJECT:** **NSP Grant** funds - Updated

On Monday the 13<sup>th</sup>, this item was discussed, but there were a few questions asked that we now have answers for including financing, marketing, and income guidelines. First, the properties are financed through private lenders, but can include First Time Homebuyer programs. The properties can be marketed using local real estate professionals. Lastly, Susan Galemore, the SE Kansas Regional Planning Commission grant administrator, indicated the city could designate the properties be sold to the very low income (<50% area median income), but she recommends doing one of each (<120% ami). There are several reasons for this recommendation, one is that at that level it is very difficult to get financing, so the loan has to be “written down” much further to get the loan. In addition, not writing it down that far allows for more repayment, sustaining the funds in a cycle longer (program income back in to be granted back out) and improve our ability to get funds again in the future. Grant administration cost is 7% of the grant award/amendment. City staff would still have some responsibilities including document management, code inspection, plan review and selection, processing pay requests, etc. The City Commission would have to approve buyer proposals and authorize signature of necessary documents.

**History:** In 2009 the City of Ottawa received a Neighborhood Stabilization Program Grant (NSP) in partnership with ECKAN. The funds were used to purchase properties that were in foreclosure and to make any necessary repairs to make the structures habitable. The city purchased two single-family and three duplexes which were deeded to ECKAN for low to middle income rental housing. The total grant amount received was \$730,000, which was used to pay contractors and suppliers in our area. Through the NSP Grant, additional funds have become available (program income) that the city could utilize. If the city wants to amend the current NSP agreement to include new construction, we can request funds. These new dollars are limited to new construction of single-family structures on city owned properties. Once the amount of funds needed is determined, staff will submit a request to the state. If the funds are granted, the state will submit an amendment for signature by the mayor. This would create some income opportunities for contractors and building supply businesses, which would be valuable in this market.

It seemed that the city commissioners were comfortable with the donation of the land to the program, but asked other questions regarding the program itself. Staff is requesting some direction as to whether to submit an application for amendment for construction of two new single-family homes.