

AGENDA

BASEHOR CITY COUNCIL WORK SESSION

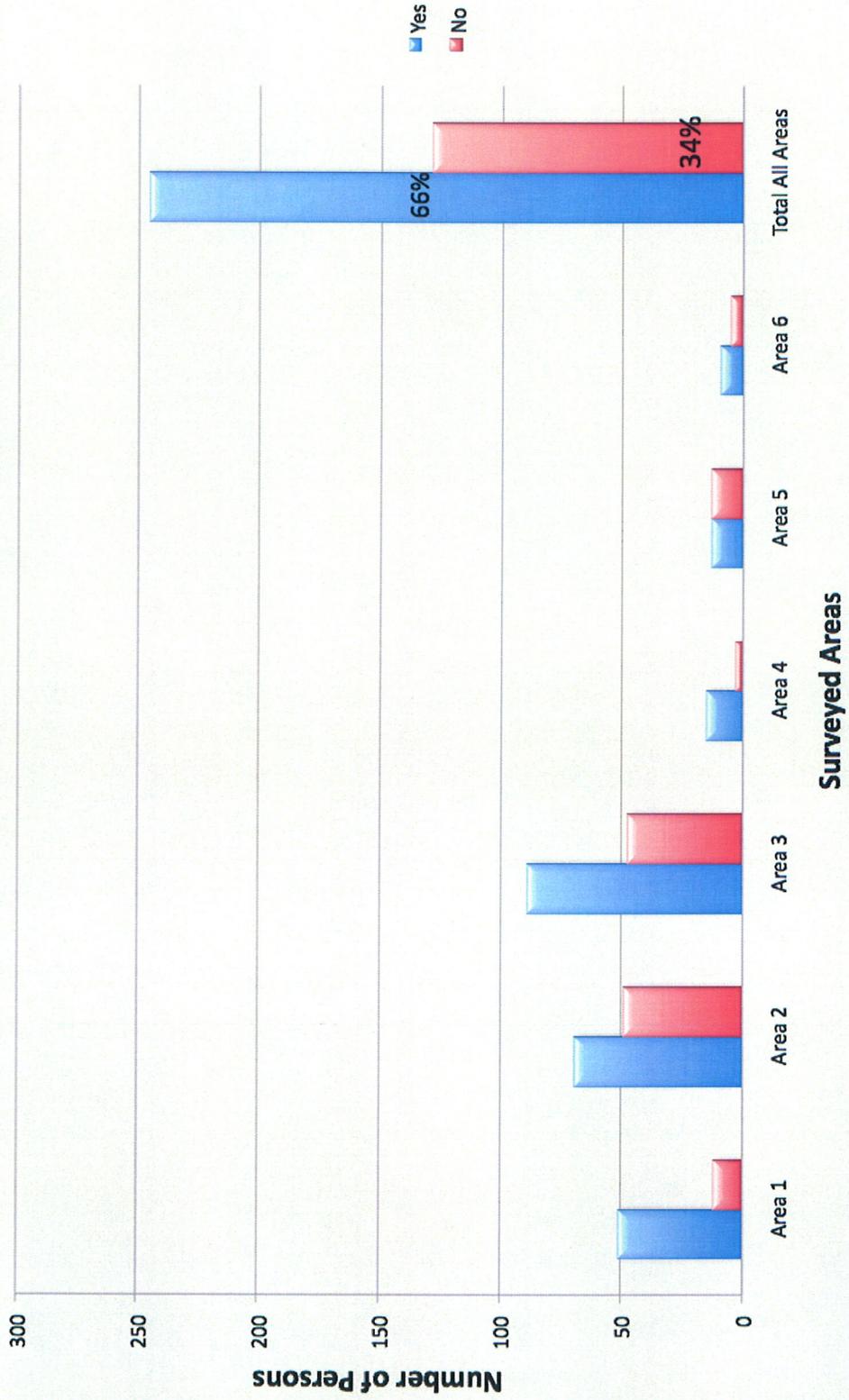
December 8, 2008

6:00 p.m.

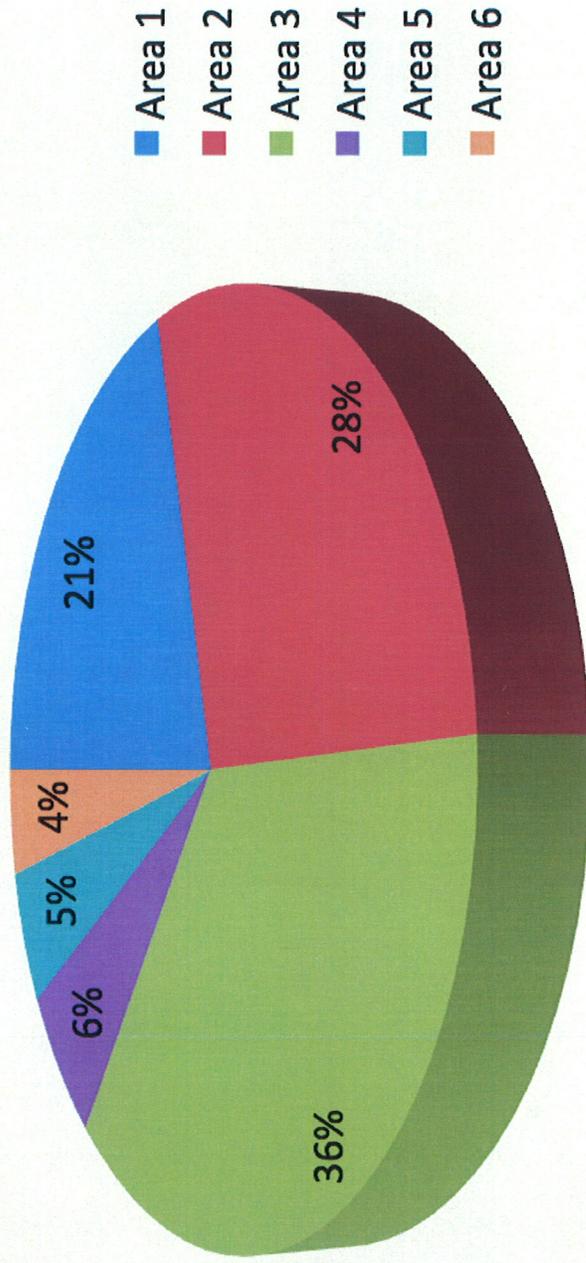
Basehor City Hall

1. Steve Collins, KCKCC – Students to present recycling survey results
2. Discuss business license procedures.
3. Discuss proposed revisions to the Neighborhood Revitalization Plan and incentives to stimulate commercial or industrial development.

Recycling: Yes or No By Area



8. Which area had the most residents favoring curbside recycling?





Curbside Recycling Attitudes in Basehor, Kansas

A Study Completed by the Greening Society Learning Community
at Kansas City Kansas Community College

December 8, 2008

Student Research Associates: ChazKantola, Michael Kelling, Cheyenne Pike, Mary Katherine Swabb, Jeremy Thomas and David Valles.

Faculty Advisors: Dr. Steve Collins, Coordinator of the Sociology Department, Division of Social and Behavioral Sciences; Instructor Elisabeth Kasckow, Department of Environmental Science, Division of Math, Science and Engineering.



Contents

Research Summary	3
Introduction	4
History of the Research Project	4
Research Method	5
Research Area Selection	6
Description of Research Areas	6
Data Analysis	8
Level of Confidence of Study Results	10
Conclusion	10
Acknowledgements	11
Appendix A - Basehor City Endorsement of Survey	12
Appendix B - <i>Basehor Sentinel</i> Article on Survey	
Appendix C - Survey Announcement Flyer	
Appendix D - Curbside Recycling Survey	
Appendix E - Map of Survey Areas	
Appendix F - Resident's Reasons for Opposing Recycling	
Appendix G - Not At Home Packet - Instructions to mail-in survey	
Appendix H - Basehor Park Recycling Program Usage	
Appendix I - Research Data	

Research Summary

1. The research sample consists of 375 surveys. They represent 9.5 percent of the 3,925 residents, and 27 percent of the 1,398 households* of Basehor, Kansas.
2. Sixty-six (66) percent of the sample participants would favor paying an estimated \$3.00 per month household fee to begin curbside recycling in Basehor.
3. Thirty-four (34) percent did not favor curbside recycling most often citing the cost being too high or that they already recycled monthly at Basehor Park. We estimate that 300 residents of Basehor either utilize Basehor's monthly recycling program (250 residents) or recycle elsewhere (50 residents).
4. Ninety percent (90) of those favoring curbside recycling requested their recycling bins be delivered to their homes to begin recycling, instead of picking them up at a central distribution center in the city.
5. Regardless of whether a participant favored curbside recycling in Basehor, 54 percent said they would attend a public information meeting concerning how to recycle and the importance of doing so.
6. There is general sentiment in favor of the greening of society with 89 percent of the participants agreeing that their community should encourage a greener environment. The remaining 11 percent remained unconvinced of the idea.
7. The 27 to 51 year old age group was most likely to favor curbside recycling.
8. Although 79 percent of renters favored recycling and had the largest percentage within any group to do so, 66 percent of homeowners favor curbside recycling, and homeowners made up 87 percent of all those favoring curbside recycling.
9. Based on the method of selecting sample areas for this survey and the large sample size, we believe that these results reflect the attitudes of the population of Basehor and feel that the 66 percent favorability measure would translate into a public adoption of the measure for the city of Basehor.
10. If Basehor adopted curbside recycling an estimated 2,591 residents representing 923 households would begin using curbside recycling immediately while peer pressure and continuing education would result in higher future usage levels.

*The Basehor households figure represents those who are currently billed for Deffenbaugh Waste Management Services.

Introduction

The purpose of this study was to determine whether or not Basehor, Kansas residents would favor adopting a program of curbside recycling for their community. The Deffenbaugh Recycling and Waste management Services Company reported an estimated \$3.00 per household per month charge would be required in order to provide this service to Basehor residents in addition to their current trash removal charge. Deffenbaugh services 1,398 households in Basehor each month. In order to discover resident's attitudes about this issue our research team contacted a sample of residents both bydoor-to-door canvass and mail-in survey.

History of the Research Project

The idea for this study emerged from a group of class projects that were presented to the Greening Society Learning Community of Kansas City Kansas Community College. One of these was an exploratory study of the degree of sustainable practices of Basehor by Basehor resident Mary Katherine Swabb. Through her project the learning community realized that although Basehor did have a monthly recycling program, there was potential to expand this service to households through a curbside recycling program. In order to measure this potential learning community faculty advisor Dr. Steve Collins approached Mr. Carl Slaugh, Basehor City Administrator to pursue permission to complete a survey of the city to measure the potential support for curbside recycling.

Mr. Slaugh expressed support for the plan of research. He subsequently contacted the city counsel and received permission to allow the study to proceed. Chief of Basehor Police Lloyd Martley Jr. was apprised of the proposed study and his office provided name tags for the researchers who would perform the door-to-door survey. Mr. Slaugh provided the survey team with a letter of endorsement identifying the bearer as a valid researcher conducting a study in the community under the authority of the City of Basehor (**Appendix A**). Laura Hastings, reporter for the local newspaper, *The Basehor Sentinel*, contacted the faculty advisors and published a story about the proposed research the week prior to its commencement (**Appendix B**). Flyers announcing the survey were placed in businesses and institutions throughout the city in advance of the study (**Appendix C**).

Research Method

Learning community students and advisors created a five question survey instrument to collect data for the research project. The survey has minimal demographic information to protect the privacy of the participants (**Appendix D**). Five sample areas of the city were randomly selected for survey which represent a broad range of income, geographic, and older/newer resident characteristics (**Appendix E**). Research associates were trained concerning appropriate surveyor behavior including: restriction from entering a residence under any circumstances, polite and respectful behavior to all residents, immediate contact of the Basehor Police in case of emergency, pleasant thanks and departure from all residences declining survey, and respect for all city laws during the research process. Faculty advisors accompanied the survey teams each day in the field.

The surveyors were instructed to briefly interview each survey participant concerning the five questions. When a participant answered "D. Other" when asked why they opposed recycling, the surveyor wrote down the participants comment. If the participant made general comments relevant to the study purpose, the surveyors also recorded those comments on the survey(**Appendix F**).

If there was no one home the surveyor left a packet of information containing a self addressed pre-paid envelope, a survey form, a flyer announcing the survey and instructions to fill out the survey and mail it by November 3, 2008 to the Social Science Department at Kansas City Kansas Community College(**Appendix G**).

Data collection occurred during the weekends of October 18-19 and 25-26, 2008. Weather conditions were favorable during both weekends and surveying proceeded with no incident. We note that one observant resident approached our research van asking our intention. The resident was presented our letter of endorsement which satisfied the resident who was concerned about residential burglary. Observational data were also collected at the monthly Basehor Park Recycling Program November 1, 2008 to establish some idea of usage of that program (**Appendix H**).

Once collected the data was entered into an Excel Workbook and calculations of the data were generated which are presented both by area and for the entire city sample(**Appendix I**).

Results of the study were presented to the Basehor City Counsel on December 8, 2008 both in a brief PowerPoint presentation and via this written report.

Research Areas Selection

The City of Basehor was first divided into random geographical areas which were distributed relatively evenly across the city limits. These areas were then visually evaluated in terms of estimated size and age of homes, estimated size of front yard, the neighborhood's status indicators (e.g. golf course or city park). There was an attempt to create representative samples of the socio-economic range of the city residents.

Once established, these areas were then re-visited to determine the portion of the areas in which there were the greatest number of homes which were physically most proximal to each other. This last characteristic was important to cover as many homes in as little time as possible while on foot canvassing door-to-door.

Description of Study Areas

Please review the map of the areas surveyed found in appendix E.

Area 1 is the housing addition of Falcon Lakes. The homes are all of recent origin, spacious, and built within and around the Falcon Lakes golf course. Our teams canvassed virtually every street and home in this area.

Area 2 included all the homes north of Leavenworth Road excluding Falcon Lakes. Surveyors canvassed homes on the both sides of the streets of Wellington Place Drive, Poplar Street, and N. 154th Street east of 155th Street.

West of 155th Street surveyors canvassed both sides of the street in the block surround by Poplar Street, 157th Street Terrace, Klamm Street and 157th Street; the block surrounded by Poplar Street, 157th Street, Klamm Street and 156th Street Terrace; and 156th Street Terrace north of Poplar Street to it's dead end. Surveyors also canvassed houses on both sides of 156th Street north of Poplar Street as it winds its way through Iron Creek housing addition northward (including all streets east and west of 156th Street) to 155th Street.

The homes in this section ranged from ranch style homes built in the 1970s and 1980s to present day single family dwellings in housing additions that are still expanding.

Area 3 was the largest of the study areas consisting of all the homes between State Avenue and Leavenworth Road and from the east to the western boundary of the city. Surveyors canvassed all of the residences on both sides of the streets of the Prairie Lake Estates housing addition; Elm Street east of 155th Street to 153rd Street, South Circle Drive from 153rd Street following this street as it curves northward becoming North Circle Drive to its termination at 153rd Street. Surveyors canvassed both sides of Ripley Street east of 155th Street as it curves north becoming 153rd Street terminating at Leavenworth Road.

Surveyors canvassed all the homes on both sides of Crestwood Drive from 155th Street west as it curves south, then east becoming Elm Street and finally north to it's

conjunction with 155th Street Terrace. They canvassed 156th Street south from Leavenworth Road for one half block; then canvassed both sides of the streets on the block surrounded by Hickory Street, 157th Street, Willow Street and 156th Street. Surveyors then moved to the Timber's Edge at Creek Ridge housing development canvassing both sides of the street and cul-de-sacs on both 150th Street and 156th Street from Parallel Avenue to Landauer Drive.

Due to time constraints our teams did not canvass the Prairie Garden's housing addition including the largest area of this addition off Parallel or the smaller area south and west of the Basehor Public Library. Also missed were numerous residences from Leavenworth Road to Crestwood Drive west of 155th Street, and residences east of 155th Street including Chestnut Street.

Homes in this area ranged from some of the oldest homes in Basehor to the newest constructions and included the original downtown area of the city and Basehor City Park.

Area 4 was the smallest area in the study. Our teams canvassed both sides of the streets surrounding the irregular block (including cul-de-sac) in the Pinehurst Estates housing addition bordered by 155th Street, Crimson Street, 154th Street and Juniper Streets. Area 4 represents one of the more recent housing additions with spacious new homes and homes currently still under construction.

Area 5, the Honey Creek Farms housing addition, was canvassed virtually in its entirety. These are new homes with safe rooms and only partial basements or structures constructed solely upon slab foundations. Honey Creek had not yet made 'Google Maps' when this report was completed and consequently the map of survey areas indicates no streets in the Honey Creek Farms housing addition.

Area 6 is a small number of surveys returned to us without identifying area numbers.

Data Analysis

The data upon which this study is based consists of 375 surveys representing 9.5 percent of the 3,925 residents of Basehor, Kansas. Of the 375 surveys, 192 were collected door-to-door, and 183 were filled out and mailed in by the residents themselves. The data also represent 27 percent of the 1398 households of the city. The large number of surveys means the study results are a truer reflection of the entire population of Basehor residents, especially with the sample's socio-economic characteristics reflecting the city characteristics as a whole.

Survey question 1: "Would you be willing to pay an estimated monthly cost of \$3.00 for curbside recycling in Basehor?"

The lowest favorable response was 61% reported for the mail-in surveys for area 3 while the highest favorable response rate was 89% reported for the house-to-house surveys from area 4. The total favorable responses from all areas were 246 or 66 percent of the survey population. (See Appendix I for all area data sets).

Survey question 2: "If you answered 'no' to question 1 above, why do you oppose curbside recycling?"

Forty-two(42) percent of those responding 'no' selected reason 'A', i.e. "Monthly charge too high". The next most often selected reason was response D, i.e. "Other". In appendix F containing resident written comments, the reader will notice that 56 percent of those comments were coded as economically related reasons. Clearly the cost of the service was the major reason for rejecting curbside recycling while a smaller number expressed a negative feeling about the "idea" of paying for the service that they perceived unfairly benefitted a waste management company.

One respondent outlined the feelings of some residents when he stated that "I do not oppose curbside recycling, what I oppose is being charged for something we now have that is free!" With 10 percent of those providing written responses participating in the monthly recycling program at Basehor City Park, and 20 percent of the same group indicating that they recycle at other locations, there is some sentiment about remaining loyal to the Basehor Community Pride Program begun several years ago, even though it may serve to constrain the growth of recycling in Basehor if no additional curbside option were presented to Basehor residents.

Our research team wanted an actual count of the extent of participation in the Basehor Park Program. Based on unobtrusive observations made at the Park on the first Saturday in November on a beautiful, clear, blue sky morning with mild temperatures, we observed 147 vehicles and one pedestrian arriving on foot, with an average time between arrivals of 1 minute 41 seconds from 8:50 A.M. till 12:10 P.M., utilizing the recycling service. A total of 148 persons had used the service at the park that day (Appendix H).

Some unknown number of these persons live outside the Basehor City limits, and another unknown number do not participate each Month. However, there is a tendency for those who do use the service to remember and use it regularly due to the piling-up effect of stored recyclables if monthly recycling dates are missed. Therefore,

considering the number of persons living outside the city limits, and those who do not always use the service monthly, we estimate that there are 250 Basehor residents who use the service. We also estimated that 50 other Basehor residents recycled at other locations outside of Basehor. Our total estimate for the number of Basehor residents who recycle somewhere is 300. Please remember that this number is based on only one day's observations and are subject to an unknown associated margin of error.

Question 3: "If you answered 'yes' to question number one above, would you prefer to have your bin delivered to your home instead of picking it up at a designated distribution center in Basehor?"

It was not surprising that a strong majority, 90 percent of those surveyed, would rather have their bins delivered to their homes rather than pick them up at a distribution center in Basehor.

Question 4: "Regardless of whether you favor curbside recycling now, would you be willing to attend a future public information meeting in Basehor concerning how to recycle your trash and why it is important to do so?"

Slightly more than half of those surveyed (54 percent) said that they would attend an information meeting concerning the benefits and methods of recycling.

Question 5: "Should your community do as much as possible to encourage a greener environment?"

A strong majority, (89 percent) believed Basehor should encourage a greener environment. Although one resident thought that "Question number five is a straw man question", 11 percent of those surveyed did not believe that the community of Basehor should encourage a greener environment.

Three additional queries were made of the data:

Query 1: "What age group is more likely to favor curbside recycling?"

It was the 27 to 50 year old age group that was both most likely to favor curbside recycling, and had the highest percentage of individuals favoring the service within within any of the three age groups.

Query 2: "Which home ownership group is more likely to favor curbside recycling?"

It was the renter's group *as a whole* who were most likely to favor this service with 79 percent of renters favoring curbside recycling. But there were only 19 renters in the sample. On the other hand, while within the homeowners group as a whole only 66 percent favored curbside recycling, compared to 79 percent of the renters group as a whole, it was the homeowners group who represented the largest single block of those favoring recycling, that is they represented 216 of the total of 247 who favored the service. These data suggest homeowners are very likely to favor curbside recycling in Basehor, Kansas.

Query 3: "Which area was most likely to favor curbside recycling?"

The smallest research area, area 4, favored curbside recycling the most with 83 percent in favor; area 1 was just slightly less with 81 percent. The area least favorable to curbside recycling was area 5 with 50 percent favorable. Please see the table summarizing the **area rankings on page 30**.

Level of Confidence of Study Results

As stated above, this survey resulted in a large number of respondents. In addition, there was an emphasis placed on selecting neighborhoods within the random areas selected for survey, that represented the socio-economic composition of Basehor residents as a whole. Although voting behavior sometimes contrasts with attitude studies such as ours, more often polling of attitudes is predictive of the outcome of the vote on a specific issue. Because of the large size of the population sample and the attempts to make our randomized areas neighborhoods reflective of the socio-economic status of the entire city population, we have high confidence that the study results reflect the current attitudes of a majority of the residents of Basehor, Kansas.

Conclusion

The data collected from this survey indicate that 66 percent of the residents of Basehor are likely to favor curbside recycling at a cost of \$3.00 per household per month. If Basehor adopted curbside recycling then an estimated 2,591 residents (66 percent of the total 3,925 residents) representing 923 households (66 percent of 1,398 residential units) would adopt recycling. Through neighbor peer pressure and the increasing general level of knowledge about the importance of recycling throughout our society, the number of household residents utilizing this service would certainly increase over time.

This research project has served both to educate student research associates in the process of community research, and simultaneously performed the function of providing valid information to elected officials who must make important decisions about their constituents future lives and the shape of their community.

Acknowledgements

This report was produced and presented to the Mayor and City Counsel of Basehor Kansas through the collaboration of city, college and business institutions in the area encompassing the cooperative efforts of many people. The research associates of the Greening Society Learning Community at Kansas City Kansas Community College wish to thank the residents of Basehor who graciously gave of their time to allow our survey team members to interview them, and to City Administrator Mr. Carl Slauch, Chief of Police Lloyd Martley Jr. , City Clerk Mary Ann Mogle, Assistant City Clerk Katherine Renn, Receptionist Carole Dickey, Treasurer Susan Adams all of the City of Basehor, Reporter Laura Hastings of the Basehor Sentinel and Dr. Charles Wilson, Dean of the Social and Behavioral Sciences Division of Kansas City Kansas Community College for their support in making this survey project possible.

Appendix A

Basehor City Endorsement of Survey

Appendix B

Basehor Sentinel Article on Survey

Appendix C

Survey Announcement Flyer

Appendix D

Basehor Curbside Recycling Survey

Area _____ Surveyor Initials _____

Please check one of the following: Home Owner ___ Resident of the home ___
Renter ___

Check your age group: 18-26 Years ___ 27-50 years ___ 51+ years ___

Curbside Recycling means Basehor residents would place a bin of recyclable materials on the curb in front of their homes on trash collection day.

1. Would you be willing to pay an estimated monthly cost of \$3.00 for curbside recycling in Basehor?

Yes ___ No ___

2. If you answered **no** to question number one above, why do you oppose curbside recycling? (otherwise skip to number three below).

- a. monthly charge is too high.
- b. recycling is too time consuming.
- c. not interested in recycling.
- d. Other _____

3. If you answered **yes** to question number one above, would you prefer to have your bin delivered to your home instead of picking it up at a designated distribution center in Basehor?

Yes ___ No ___

4. Regardless of whether you favor curbside recycling now, would you be willing to attend a future public information meeting in Basehor concerning how to recycle your trash and why it is important to do so?

Yes ___ No ___

5. Should your community do as much as possible to encourage a greener environment?

Yes ___ No ___

Comments:

Appendix E

Map of Survey Areas

Appendix F

Resident's Reasons for Opposing Recycling

The following list of statements constitute the total number of responses from participants who responded with the letter D under question two, i.e. "If you answered no to curbside recycling, why do you oppose recycling?"

The categories in the response code below were subjectively determined by researchers based on the content of participant responses. No attempt was made to correct the spelling or the grammatical structure of participant responses. Some of the comments were written down by surveyors in the house to house survey. The remaining responses were written by the participants themselves and are from the mailed in surveys.

Response Category Code:

E = Any mention of economic reasons including cost, price, paying, taxing, or reference to these.

DEF = Any written and specific reference to Deffenbaugh Waste Management.

CR = Currently recycle other than Basehor Park.

CRB = Currently recycle specifying Basehor Park.

FR = Any statement favoring curbside recycling at Basehor.

O = All other responses.

We have included an example to aid the reader in understanding the format of the responses. The example below is based on the first comment under "NO" responses:

24. (Survey Number) NO (Response to Question concerning desiring curbside recycling in Basehor) E (1) (Category code and the number of responses in that category to that point) Why should I pay to recycle when the company is benefiting from my efforts? (Participant comment).

The "no" responses are presented first, followed by the "yes" responses.

NO

- 24. NO. E (1)- Why should I pay to recycle when the company is benefiting from my efforts?
- 25. NO. E (2) - Companies are making money off of recycled materials. Need to make money off of citizens.
- 27. NO. E (3) DEF (1)- Don't think recycling is for her. Deffenbaugh is reaping benefits.
- 42. NO. E (4) - Why do we need another fee? It's my choice when I recycle, not yours! Don't you think we have common sense and knowledge about recyclable materials?
- 48. NO. E (5) - Recycling is good for environment, but sometimes the homeowner wants monetary rewards-not a fee. Someone is making money for the recycling process. Homeowners shouldn't have to pay the individuals who are already making a profit.

52. NO. E (6) - I believe in recycling, however I do not want to pay. I did not realize that we have a drop off for recyclables in Basehor. I would take them to site if I had known. I will call Basehor and get the information.
53. NO. E (7) CR (1) - I recycle at no cost to me and make money off of it.
66. NO. CRB (1) - Already recycle at park.
74. NO. CR (2) - Recycle Already.
77. NO. E (8) - If included in trash fee, we're already taxed to death!
80. NO. CR (3) - Already Recycle.
81. NO. CR (4) - Recycle stuff on own.
83. NO. E (9) - Recycling should bring trash and city get paid money.
86. NO. CRB (2) - Already recycle at park, don't have a lot of stuff.
87. NO. O (1) - Said they didn't have that much stuff to recycle.
90. NO. O (2) - Lazy.
92. NO. E (10) - Pay too much already.
98. NO. CRB (3) - Park recycling.
107. NO. CRB (4) - Doesn't mind taking materials to city park (Sat).
113. NO. E (11) CR (5) - Cheaper to take recycling elsewhere, i.e. Desoto. It is on her way to work and she spends gas money anyway.
117. NO. O (3) - Everyone has a different opinion.
119. NO. CRB (5) - Resident was involved in starting Saturday morning recycling and would prefer that. Part of Basehor Community Pride Group.
121. NO. CR (6) - We now always recycle soda cans, newspaper - we would like to recycle plastic and glass if handy.
124. NO. O (4) - This whole mania about greening and carbon data is a lot of "bilge".
129. NO. E (12) - Fixed income, do not need additional charges.
133. NO. E (13) - Why should we have to pay for it? We had it in Florida and there was no charge. Recycling should be free to Basehor Residents with no-charge.
134. NO. E (14) - I do not want to pay to recycle.
143. NO. O (5) - Keep things the way they are.
145. NO. E (15) CRB (6) - I do not oppose recycling, I oppose the fee. I take recycling to the park every month for free and can continue that for free. There should not be a fee to recycle.
148. NO. E (16) - Money will be made on recycled materials. Why pay monthly fee? If I am going to pay for recycling, I would pay myself by taking my materials to a recycling center.
164. NO. CR (7) - Already recycling paper and all cans.
175. NO. CR (8) - I take my papers to the Historical Museum. She doesn't personally wish to participate but she doesn't want to stop it for anyone else.
180. NO. E (17) DEF (2) - Deffenbaugh is making too much money off trash already - why should we pay so they can make even more?
182. NO. CR (9) - Already recycle.
183. NO. E (18) - Charge too much already.
195. NO. DEF (3) - Recycling program not run appropriately by Deffenbaugh.
197. NO. O (6) - I think it is just individual, make people aware.
200. NO. O (7) - I don't recycle.
205. NO. CR (10) - I take to another location.
207. NO. E (19) Not if it costs me money.
210. NO. O (7) - Its not part of what they should be doing.
215. NO. DEF (4) - Doesn't like Deffenbaugh.
224. NO. CR (11) - Already recycle.

225. NO. CR (12) - Already recycle.
228. NO. CR (13) - Recycle already.
235. NO. O (8) - Should be using glass not plastic, not using right materials.
242. NO. O (9) - Trash ends up in landfill.
244. NO. E (20) - Will do if there is no charge.
245. NO. O (10) - Don't have that much to recycle.
247. NO. E (21) CR (14) - Already recycle at Bonner Springs. Not if we have to pay , we already recycle.
248. NO. E (22) CRB (7) - Don't need to. Not when we have it for free in Basehor. Our grand kids are gonna need resources some day.
249. NO. CR (15) - We already recycle - papers at Tonganoxie. Tell Al Gore no thank you. I think its a lot of hype.
250. NO. E (23) - I don't see why I should pay for them to profit from the sale of cans. A little guy with a lot of power controls the process. That's what they are doing in Wyandotte County.
251. NO. O (11) - Questions number five is a straw man question.
259. NO. E (24) - This should be up to the individual and not forced on them. Let them elect to pay the \$3.00 and give them a bin if they show their bill has the charge.
268. NO. E (25) - Would make too many bins for us to stow. Something else to drag to the curb. We pay you and we do the work. We are tired of being drained of our financial resources!!! Now you want your hand in the pot too! \$3.00, that's a joke.
271. NO. E (26) - Monthly payment unheard of in other states!
276. NO. CR (16) - Already recycle on our own. In speaking to people who already have recycling it seems to be bothersome! (On envelope the resident had written: "Try using smaller print and reduce the paper to one sheet instead of three").
279. NO. E (27) CR (17) - Stupid to pay when you can do it yourself. I can recycle without paying the city.
285. NO. E (28) - Someone makes money from recycle materials so that should pay for bin. Recycling should be mandatory nationwide.
286. NO. E (29) - The monthly bill for city trash/sewer is way too high as it is. We would be interested in recycling but feel like we pay too much as it is. We already recycle paper.
293. NO. E (30) - This is just a money making project for a few. All this material is just dumped into a landfill. Shame on you.
295. NO. E (31) - Happy to do this at no additional cost.
297. NO. E (32) - Hard economic times, can not afford it!
298. NO. E (33) - Pay enough for trash removal.
299. NO. E (34) CR (18) - We already recycle aluminum cans for cash. We also recycle newspapers and cardboard.
303. NO. E (35) - Why should I pay when you make money on the recyclables?
309. NO. E (36) - I do not oppose curbside recycling. Who is getting the revenue from recycling? Why should we pay when generating revenue? The program should be volunteering process. There should not be a fee to anyone. The fee might be \$3.00 now, but could increase once started. Some residents can't afford anymore charges.
316. NO. E (37) - Want to know more about where the \$3.00 goes? Who gets the money for the recycled material?
317. NO. CRB (8) - Give to the City (Park).
322. NO. E (38) - I do not oppose curbside recycling - what I oppose to is being charged for something we now have that is free!
326. NO. O (12) - I'm 81 years old and not well.

327. NO. CR (19) - I recycle as needed.
328. NO. E (39) - I don't oppose curbside recycling just because I said no. I do oppose the charge to do it. I believe we pay too much for trash pick up and we have poor service. My trash cans are always rolling around in the street. I don't need another container to chase down. Why is there a charge to separate my trash?
334. NO. E (40) - Recycling is not worth the cost or time. The cost of extra trucks and fuel is not worth it. You spend more money than you save with recycling. I don't want to spend \$3.00 and I won't do it!
335. NO. O (13) - I work odd hours. I don't have time for meetings. Send info in mail.
338. NO. CR (20) DEF (5) - We recycle cans and papers. We've been told that Deffenbaugh takes recycling to land fill most of the time.
347. NO. E (41) - Should be no charge. We have no curbs. Trash collection is high enough. This is not Johnson County!
350. O (14) - NO. NO, NO, NO NO TO RECYCLING.
353. NO. CR (20) - I recycle my news papers.
367. NO. O (15) - Extremely steep driveway; Too risky.

“NO” Summary: Note that some participants had more than one code applicable to their response.

E	41	51%
DEF	5	6%
CR	20	25%
CRB	8	10%
O	15	19%
Total Responses	81	

YES

34. YES. Who's going to answer no to number 5? Vote yes as long they don't cut down the amount of normal (non/recycled) trash I can throw away.
35. YES. I think we should have it.
41. YES. CR (1) - Currently I take my recyclables to Lansing. I am strongly in support of curbside recycling. Hopefully items to be recycled will include glass, plastic, and cardboard paper.
51. YES. CR (2) - Already recycle and take it to the Leavenworth County recycle center off Gillen Rd.
54. YES. This service is past due!
56. YES. We love this idea!

57. YES. CRB (1) - I have been wanting curbside recycling ever since we moved here 3 years ago. I've been recycling plastics at the city park once a month, but sometimes it piles up, especially if I must skip a month.
123. YES. CR (3) - We actively recycle plastic, chipboard and aluminum weekly. Weekly curbside recycling would cut down on our storage of the recyclables. Patrons of Basehor deserve to be educated on what can be recycled and helpful tips for recycling.
125. YES. We as tenants on this planet must do alot more than just recycle. It should be demanded of town, county, state and Federal Governments that recycling is the norm and not the exception or a phase of living.
132. YES. CR (4) - I strongly support curbside recycling or recycling of any sort in Basehor. I currently drive 15 minutes with my recycling to Leavenworth. This is gas consuming and time consuming. Please do anything to bring recycling to Basehor. Stephanie Patelli 913-662-7030.
135. YES. Great idea because I can not go to the park on weekends to recycle. Thank you for doing this survey.
138. YES. We truly need this great service. It is about time!
153. YES. I know many of the surrounding towns provide curbside recycling. It is about time we caught up!
158. YES. Giving curbside recycling would make it easier and more efficient allowing more people to participate.
161. YES. Should cost less because you can get money from recycled items such as aluminum.
167. YES. CRB (2) - We use Basehor's recycling every month.
194. YES. Do we have waste drop off in Basehor?
201. YES. I have a hard time getting trash to recycling places.
209. YES. Yes, we all should recycle.
257. YES. CRB (3) - He takes his recycling to the park in Basehor.
265. YES. Question. Will all recycled materials be in separate bins?
273. YES. CRB (4) - We have lived in communities with curbside recycling and it has been great. If this does not happen, is it possible to have dropoff increased to twice per month, as our bins are always overflowing by month end?
280. YES. Great idea! Very excited about this opportunity coming to Basehor!
287. YES. CR (5) - Today I burn gasoline to drive to LV County recycling center. If recyclables were picked up curbside, would be much more efficient, and reduce total fuel usage. Easily worth \$3.00 month.
288. YES. Would prefer to get info mailed rather than have to attend a meeting.
290. YES. Thank you for doing this survey. I'd love Basehor to get curbside recycling.
291. YES. CRB (5) - I use the recyclable area once a month and would like to get rid of my recyclables more often, like once a week! Vicki Logsdon.
294. YES. I think everyone should do as much as possible to take the best care of Mother earth for future generations.
296. YES. For #5, "as much as possible" can often go too far.
300. YES. CRB (6) - We already take our recycling items to Basehor City Park, but it would be so much nicer to be able to set it out weekly.
302. YES. CRB (7) - I've been waiting for a curbside recycling program. I currently store in my garage and take to recycling center.
306. YES. Currently we do not recycle but we are interested in doing so if it becomes "curbside".
311. YES. CRB (8) - I have been recycling for as long as it was offered by Basehor. I would be thrilled if curbside were available.
313. YES. No more than \$3.00 per month!

321. YES. Its about time!

331. YES. Depends on how many different items will be accepted. If only a few, the same as drop off available currently in Basehor, then no.

343. YES. Definitely! My family moved here 2 months ago and I had been curious about the recycling program in Basehor. I am glad it is being addressed. Thank You!

348. YES. CRB (9) - Waiting a month to recycle is NOT convenient. It takes up room and takes room in the car to transport. I do it because it's the right thing to do for my children and the environment. Three dollars is a small price to pay. It is long overdue for Basehor. Everyone should be in favor of this proposal.

357. YES. I am 83 years old, simpler is better!

362. YES. CRB (10) - I now take my recycling to Basehor Park on the first Saturday of the Month. It would be nice to have it picked up at my front door.

363. YES. CRB (11) - Would love to keep our recyclables from piling up in the garage, worth the \$ as often miss Basehor recycle weekend and must take to Deffenbaugh @ 435 & Holiday.

369. YES. I'm happy that you provided this survey; Hope the program is initiated. I wonder if this might afford job opportunities for students who have (undecipherable word) and are enrolled in the work study program at BLHS?

372. YES. The fee of \$3.00 per month is OK if it includes all taxes and fee's.

“YES” Summary:

CR	5	12%
CRB	11	26%
All Others	27	62%
Total Responses	43	

Summary of both “YES” and “NO” For Categories CR and CRB: Note that some participants had more than one code applicable to their response.

CR	25	20%
CRB	19	23%
Total Responses	124	

AGENDA ITEM INFORMATION FORM

Agenda Item: Discuss business license enforcement.

Department: Administration

Background/Description of Item:

Ord. 445

5-301 (a) It shall be unlawful for any person, firm or corporation, either as principal or agent or employee, to conduct, pursue, carry on or operate any calling, trade, profession or occupation in the City without first making application to the city clerk for a license therefore, and paying a license fee prescribed and procuring such a license from the city clerk whenever the procuring of the license is required by the City. The requirement for a City license shall also apply to any in-house business and businesses outside the corporate city limit.

The administrative staff requests the Council address the following concerns:
(questions posed by Kathy Renn, Asst. City Clerk)

- Other than renewals, how do we know who to send applications to?
- Who decides if businesses need to purchase a business license if they decline?
(Examples: truck hauling, financial advisors, mowing/landscaping, Schwan's, Chem Lawn, Avon reps, etc.)
- Do we take those companies who do not feel they should apply for a business license to municipal court?

The people who declines to obtain a business license this year stated they do not have businesses within the city limits. They only DELIVER materials or make verbal contact with their customers.

I have contacted a couple of people who have declined in the past to see if they would appear before the city council to discuss their reasons for not obtaining a license.

Funding Source: No funding required.

Recommendation: Discussion item only.

Prepared by: Mary Mogle, City Clerk
Council Date: December 3, 2008

(Published in Basehor Sentinel 8/19/04)

ORDINANCE NO. 445

AN ORDINANCE AMENDING CHAPTER V, ARTICLE 3, BUSINESS REGULATIONS OF THE CODE OF BASEHOR, KANSAS.

WHEREAS, the Governing Body of the City of Basehor, Kansas determined that it would be in the best interest of the City to amend Section 5-301 and 5-305 regarding the issuance of a business license.

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

Section 1. LICENSE REQUIRED. Section 5-301 of the code of the City of Basehor is hereby amended to read as follows:

5-301 (a) It shall be unlawful for any person, firm or corporation, either as principal or agent or employee, to conduct, pursue, carry on or operate any calling, trade, profession or occupation in the City without first making application to the city clerk for a license therefore, and paying a license fee prescribed and procuring such a license from the city clerk whenever the procuring of the license is required by the City. The requirement for a City license shall also apply to any in-house business and businesses outside the corporate city limit.

(b) It shall be unlawful for any person, firm or corporation, either as principal or agent or employee, to conduct, pursue, carry on or operated any calling, trade, profession or occupation in the City without first meeting proper zoning classification. Upon receipt of business application, the City Clerk's office shall forward the application to the Planning and Zoning department for review. If the business is deemed to be located in a proper zoning classification the application shall be returned to the City Clerk's office for issuance of a business license. In the event, the business does not meet the current zoning requirements, the planning department, shall notify the applicant to cease all work and apply for a proper zoning through the rezoning process.

(c) Payment of fees do not constitute issuance of business license.

Section 2. LICENSE FEE; WHEN PAYABLE; TIME PERIOD; AND AMOUNT.

Section 5-305 of the code of the City of Basehor is hereby amended to read as follows:

5-305 All license fees shall be due and payable before the commencement of a trade, occupation, business or profession for which license fees are required. No license shall be issued until the fee is paid. The amount of the fee shall be \$50.00 per year. There shall be no proration of said fee.

Section 3. All sections of Ordinance 245 shall remain in effect unless explicitly
aforementioned in this ordinance.

Section 4. This ordinance shall be in full force and effective from and after its
passage and publication in the official city newspaper.

Passed and approved by the City Council this 9th day of August, 2004.

/s/

Joseph Scherer, Mayor

Approved For Content:

/s/

John F. Thompson, City Attorney

Attest:

/s/

Mary A. Mogle, CMC City Clerk

November 24, 2008

Business License Issues

- Other than renewals, how do we know who to send applications to? (new Builders- Mark puts on permits)
- Who decides if businesses need to purchase a business license if they decline
 - Brandt Trucking, Julian Espinoza and B & J Mowing for example.
- In fairness to those who do purchase a license, who and how do we enforce those who don't comply & do business in the city?

Schwan's
Chem Lawn

Sent applications last year

Christi Diggs, Agent *no*
Aflac Insurance *Response*
1905 159th Terr.
Basehor, KS 66007

Julian Espinoza *Declined*
AIG Financial Advisors, Inc.
7007 College Blvd., Ste. #410
Overland Park, KS 66211

Jerry Hardwick *NR*
B & J Lawn & Landscape Service
P. O. Box 520
Basehor, KS 66007

Roger & Linda Brandt *Declined*
Brandt Trucking
15525 Hollingsworth Rd.
Basehor, KS 66007

~~Casey L. Conus *NR*~~
~~C. L. Conus Builders, LLC~~
~~18090 Evans Road~~
~~Tonganoxie, KS 66007~~

D & J Auto *NR*
21882 155th St.
Basehor, KS 66007

Twila Heinen *NR*
Elegant Wedding Décor
3303 N. 154th Terr.
Basehor, KS 66007

~~Donald Stout, Jr. *NR*~~
~~S & H Inspection~~
~~4824 Augusta Dr.~~
~~Basehor, KS 66007~~

Scotts Lawn Care *NR*
1921 Foxridge Dr.
Kansas City, KS 66106

AGENDA ITEM INFORMATION FORM

Agenda Item: Discuss proposed revisions to Neighborhood Revitalization Plan and the possibility of an Economic Development Incentive Policy.

Department: Administration

Background/Description of Item:

1. Review Neighborhood Revitalization Plan; remove or reduce abatements for retail properties (see Plan).
2. Discuss year and percentage amount for property tax abatements (see chart).
3. Discuss the possibility of an Economic Development Incentive Policy; review draft.

Funding Source: No funding required.

Recommendation: Discussion item only.

Prepared by: Nickie Lee, Assistant to the City Administrator
Council Date: December 8, 2008

(See 2005-06 – Attachment “A” Amended 5/23/05)

RESOLUTION NO. 2005-04

A RESOLUTION REPEALING RES. 2001-10 AND ADOPTING THE AMENDED BASEHOR NEIGHBORHOOD REVITALIZATION PLAN PROVIDING FOR PROPERTY TAX REBATES AND DESIGNATING THE A PORTION OF THE CITY OF BASEHOR A NEIGHBORHOOD REVITALIZATION AREA

WHEREAS, K.S.A 1996 Supp. 12-17, 114 through 12-17-120, the Neighborhood Revitalization Act, provides that cities may prepare plans and designate Neighborhood Revitalization Areas; and

WHEREAS, the city of Basehor finds that one or more of the conditions as described in subsection (c) of K.S.A. 1996 Supp. 12-17-115 exist with the area; and,

WHEREAS, the rehabilitation, conservation or redevelopment of the area is necessary to protect the public health, safety or welfare of the residents of the city of Basehor; and

WHEREAS, the city of Basehor has prepared a Neighborhood Revitalization Plan for the designated area that meets the requirements of K.S.A. 1996 Supp. 12-17, 117; and,

WHEREAS, the Neighborhood Revitalization Plan provides incremental property tax rebates to encourage property owners to rehabilitate, conserve or redevelop the area; and

WHEREAS, public notice has been made and a public hearing held as required by subsection (c) of K.S.A. 1996 Supp. 12-17,117.

WHEREAS, Resolution 2001-10 has been repealed in its entirety; and

THEREFORE, BE IT RESOLVED THAT the Governing Body of the city of Basehor adopts the Neighborhood Revitalization Plan, which is attached hereto (Exhibit “A”) and by this reference made a part hereof.

BE IT FURTHER RESOLVED THAT all land described in the Neighborhood Revitalization Plan is hereby designated a Neighborhood Revitalization Area.

Passed by the Governing Body of the City of Basehor, Kansas this 9th day of May, 2005.

Mayor Chris Garcia

ATTEST:

Mary A. Mogle, City Clerk

Exhibit "A"

NEIGHBORHOOD REVITALIZATION PLAN

Pursuant to K.S.A. 12-17,114 et seq.

**LEGAL DESCRIPTION OF THE REAL ESTATE FROMING THE
BOUNDARIES OF THE PROPOSED AREA**

The Neighborhood Revitalization Area shall be all the area currently within the corporate limits of the city of Basehor excepting the area of the existing wastewater treatment plant as a Neighborhood Revitalization Area. The legal description of the Neighborhood Revitalization Area is attached hereto as Exhibit "B" and incorporated herein by reference.

**EXISTING ASSESSED VALUATION OF THE REAL ESTATE IN THE
PROPOSED AREA**

Each legally described parcel in the Neighborhood Revitalization Area is further described by address, value of land and value of improvements (buildings) thereon available in booklet form in the office of the Basehor City Clerk, 2620 North 155th Street, Basehor, Kansas 66007 and is incorporated herein by reference.

**NAMES AND ADDRESSES OF THE OWNERS OF RECORD OF REAL ESTATE
WITHIN THE NEIGHBORHOOD REVITALIZATION AREA**

Each owner of each legally described parcel of land is identified by mailing address (if different than the parcel) and name(s) appearing on the title or tax information as provided by the County Appraiser and is available in booklet form in the office of the Basehor City Clerk, 2620 North 155th Street, Basehor, Kansas 66007 and is incorporated herein by reference.

**EXISTING ZONING CLASSIFICATIONS AND DISTRICT BOUNDARIES
AND THE EXISTING AND PROPOSED LAND USES WITHIN THE
NEIGHBORHOOD REVITALIZATION AREA**

The map attachment (exhibit C) includes a map describing the exact zoning district boundaries for each zoning classification in the area. The existing zoning classifications in effect at this time in this area are: Central Business District, General Business District, Light Industrial District, Heavy Industrial District, Residential and Residential multi-family housing units.

PROPOSALS FOR IMPROVING OR EXPANDING MUNICIPAL SERVICES WITHIN THE AREA

The City of Basehor plans for its long-term capital improvement needs through the City's Comprehensive Plan and implements the plan with the approval of the City's annual budget. The City also provides trash service, sewer service, sidewalk repair, street improvements, law enforcement, community oriented policing and fire protection as established for the whole community.

PROPERTIES ELIGIBLE FOR REVITALIZATION

Residential: Projects shall include rehabilitation, additions and alterations to existing structures as well as new construction requiring a Building Permit on platted lots in an established neighborhood platted prior to July 1, 1991.

Commercial: Projects shall include rehabilitation, additions and alterations to existing structures as well as new construction requiring a Building Permit.

Mixed-Use Residential/Commercial: Projects shall include rehabilitation, additions and alterations to existing structures as well as new construction requiring a Building Permit on platted lots in an established neighborhood platted prior to July 1, 1991. Only the improvements assessed as commercial property shall be eligible on platted lots in an established neighborhood platted subsequent to July 1, 1991.

Industrial: Projects shall include rehabilitation, additions and alterations to existing structures as well as new construction requiring a Building Permit.

INELIGIBILITY

Existing garages, car ports and out buildings are not eligible for rebate unless upgraded as a part of an approved plan to improve the primary structure on the property.

Mixed-Use Residential/Industrial properties are not eligible for rebate.

Agricultural and All Other Property used after improvement for agricultural or any non-commercial, non-residential or non-industrial uses are not eligible for rebate.

CRITERIA TO BE USED BY THE BASEHOR CITY COUNCIL TO DETERMINE ELIGIBILITY FOR REVITALIZATION

1. Projects shall obtain a building permit and shall meet the minimum health and safety code requirements of the City of Basehor.
2. Applicants shall have all property taxes to Leavenworth County, both real and personal, paid through the current year.
3. Projects shall be within the prescribed geographic area.
4. Projects must be scheduled to be completed within one year from the date the

building permit was issued.

CONTENTS OF APPLICATION FOR REBATE OF PROPERTY TAX INCREMENT

The application shall ask the following questions which must be completed by the property owner or someone authorized by the property owner to make the request.

- a. Name.
- b. Phone number and Address.
- c. Social Security Number or Federal Employer Identification number.
- d. Most recent paid tax statement showing legal description and address of the property to be improved.
- e. Existing Property description, demolition plan (if proposed) and proposed improvement description (applicant may reference his attached development plan).
- f. Estimated cost of improvements.
- g. Names and status of tenant families or occupants.
- h. Initial estimate of time frame for completion.
- i. Building Permit Attached to application.

The following will be established by staff:

- a. Date application received.
- b. Eligible target area property confirmation.
- c. Appraised value of land and buildings before start of improvements.
- d. Determination of estimated cost of improvements and initial calculation of value added to the appraised value.
- e. Verification that the applicant does not have any delinquent real or personal property taxes.
- f. Other pertinent facts.
- g. Date of completion and reappraisal by County appraiser.
- h. Amount of new appraisal.
- i. Calculation of actual rebate based upon taxes generated by the improvements.
- j. Date of receipt of proof of tax payment.
- k. County Treasurer's calculation of rebate.

PROCEDURE FOR SUBMISSION OF AN APPLICATION FOR REBATE OF PROPERTY TAX INCREMENTS

An Application for Rebate of Property Tax Increment may be obtained from the Basehor City Clerk, Basehor City Hall, 2620 North 155th Street, Basehor, Kansas 66007. The property owner must apply for the rebate prior to starting any improvements and within 60 calendar days of receipt of a building permit for the improvement. Following submission of a completed application form, a copy of the building permit, a copy of the paid tax statement for the most recent tax year and an estimate of value of the improvements to be made, the City Council will review and reject or approve the application. Rejection shall be for the following reasons: incomplete application, ineligible property, unpaid real or personal property taxes, or the property is not located in the approved Revitalization district. Rejected applications shall be returned to the property owner. Upon approval, the application shall be certified by the City Council

and transmitted to the City Clerk, the County Clerk and the County Appraiser. The County Appraiser shall establish the "before" improvement value. The application shall be transmitted to the County Treasurer for computer notation that the property is subject to the rebate. The first year following completion of the project the County appraiser shall value the improvements to the property and certify the value to the County Treasurer. When property taxes are due, the property owner shall pay the entire tax bill. The County Treasurer shall then cause the rebate to be calculated and forwarded to the property owner at the appropriate time. Exceptions: Projects which will take more than one tax cycle may not be reappraised [for the purpose of neighborhood revitalization] until completion of all major work components: The City Council reserves the right to negotiate a lesser percentage rebate on projects where other tax incentives are applied. Neighborhood Revitalization shall not be combined with any Tax Increment Financing bond issuance.

GENERAL PROVISIONS APPLICABLE TO ALL REBATE APPLICATIONS ON ELIGIBLE PROPERTY

Property owners may appeal to the city council and the city council may approve an application for rebate after the deadline, but not later than when the substantially completed improvements are first assessed by the County Appraiser. Notwithstanding the foregoing if the city council finds that there was excusable neglect in the submission of an application for rebate, the council may allow for the submission of an application for rebate, provided that the substantial completion of the improvements occurred subsequent to December 31, 2003 and prior to December 31, 2004, and the subject property was otherwise eligible for participation in the city Neighborhood Revitalization Plan.

STANDARDS TO BE USED WHEN REVIEWING AND APPROVING APPLICATIONS FOR A REBATE OF PROPERTY TAX INCREMENTS

The Basehor City Council will review each application on an individual basis to insure that it meets the criteria and eligibility standards set forth in this plan and will treat each applicant equally with respect to approval or denial of his/her application without discrimination because of race, creed, color, religion, sex, age, national origin, or political affiliation.

MAXIMUM AMOUNT AND YEARS OF ELIGIBILITY OF PROPERTY FOR REBATE OF PROPERTY TAX INCREMENTS

Residential Properties: A 95% tax rebate shall be in effect each year for five years for normal rehabilitation, alteration, additions or new construction. Property improvements which increase total property appraised value, upon and after successful application, shall be deemed eligible for rebate of the ad valorem taxes generated by the incremental value added to the property tax improvements. The rebate shall be calculated by subtracting the "before" assessed value as determined by the County appraiser from the assessed value ascribed by the appraiser after the improvements are completed. The difference shall be multiplied by the mill levy which will establish the amount of the rebate. Five percent (5%) of the tax rebate or \$10.00 (whichever is

greater) will be retained by the County Treasurer for administrative handling.

Commercial Properties: A 50% tax rebate shall be in effect each year for five years for normal rehabilitation, alteration, additions or new construction. Property improvements which increase total property appraised value, upon and after successful application, shall be deemed eligible for rebate of the ad valorem taxes generated by the incremental value added to the property tax improvements. The rebate shall be calculated by subtracting the “before” assessed value as determined by the County appraiser from the assessed value ascribed by the appraiser after the improvements are completed. The difference shall be multiplied by the mill levy which will establish the amount of the rebate. Five percent (5%) of the tax rebate or \$10.00 (whichever is greater) will be retained by the County Treasurer for administrative handling.

Industrial Properties: A 50% tax rebate shall be in effect each year for ten years for normal rehabilitation, alteration, additions or new construction. Property improvements which increase total property appraised value, upon and after successful application, shall be deemed eligible for rebate of the ad valorem taxes generated by the incremental value added to the property tax improvements. The rebate shall be calculated by subtracting the “before” assessed value as determined by the County appraiser from the assessed value ascribed by the appraiser after the improvements are completed. The difference shall be multiplied by the mill levy which will establish the amount of the rebate. Five percent (5%) of the tax rebate or \$10.00 (whichever is greater) will be retained by the County Treasurer for administrative handling.

EFFECTIVE DATES OF PLAN

This Plan shall be effective upon the adoption of this Plan by Resolution of the City Council of the City of Basehor. This Plan and the Neighborhood Revitalization Area shall expire after five years from the date of adoption unless extended by resolution of the city council prior to its expiration. From time to time, this policy may be adjusted as deemed necessary by the Basehor City Council. Such adjustments will be made following public hearing pursuant to K.S.A. 12-17,118.

MISCELLANEOUS PROVISIONS

The Property Owner is responsible for contacting the county appraiser upon completion of improvements as described in the application for the rebate.

A property owner who plans to improve his/her property in phases may submit a new application for each new phase of improvement provided each phase has a discernible “finish point”.

Rebates may be transferred with title to new owners upon notice to the City of Basehor and to the County Appraiser, but shall not be extended beyond the five year period. No additional notice or application is required during the five year rebate period following completion of improvements.

Rebates shall be revoked upon a property owner's failure to pay the current or any previous tax bill or other assessments associated with the property.

Rebates shall be revoked if the property owner refuses to comply with other City property maintenance codes intended to improve neighborhood appearance and the quality of life in Basehor.

If this Plan is repealed or the rebate criteria is changed, any approved applications shall be eligible for rebates for the remaining term of the rebate originally provided in the Plan.

Exhibit "B"

Tract A

Beginning at the southwest corner of section 2, township 11 south, range 22 east of the 6th p.m., being the southeast corner of section 3 in township 11 south, range 22 east in Leavenworth county, Kansas; thence along the east line of the southeast quarter of said section 3, northerly to the northeast corner of the southeast quarter of the southeast quarter of said section 3; thence s.88°07'37"w. (being an assumed bearing along the south line of the northeast quarter of the southeast quarter) along the south line of the northeast quarter of the southeast quarter, 1060.00 feet thence n.01°43'19"w. 608.84 feet; thence in a northwesterly direction along a curve to the right with an initial tangent bearing of n.68°14'19"w., a radius of 773.02 feet and length of 592.10 feet; thence n.24°21'10"w. 112.12 feet; thence along a curve to the right with an initial tangent bearing of s.74°16'27"w., a radius of 200.00 feet and length of 602.09 feet; thence n.01°29'04"w. 325.73 feet; thence n.90°00'00"w. 495.24 feet; thence n.00°12'34"w. 171.71 feet; thence n.21°02'18"w. 338.14 feet; thence n.68°57'42"e. 20.50 feet; thence along a curve to the right with a radius of 530.00 feet and length of 109.23 feet; thence n.09°13'48"w. 306.01 feet; thence n.87°59'58"e. 450.00 feet; thence n.02°00'02"w. 500.00 feet to a point on the north line of said section 3, said point being 1705.19 feet s.87°59'58" w. Of the northeast corner of said section 3; thence along the north line of said section 3 and the south line of section 34, township 10 south, range 22 east, east to the south quarter corner of said section 34; thence along the west line of the southeast quarter of said section 34 and the west line of the northeast quarter of said section 34, n.0°09'00"e. (being an assumed bearing) 5290.97 feet to the north quarter corner of said section 34 being the south quarter corner of section 27, township 10 south, range 22 east; Thence west 391.0 feet; thence north 1320 to a point on the north line of the southeast quarter of the southwest quarter of said section 27; thence east 391.0 feet to the northwest corner of the southwest 1/4 of the southeast 1/4 of section 27; thence east along the north line of the southwest 1/4 of the southeast quarter of said section 27, 1327.26' to the northeast corner of the southwest quarter of the southeast quarter of said section 27, thence north 1322.90' along the west line of the northeast quarter of the southeast quarter of said section 27; thence east 937.22' along the north line of the southeast quarter of said section 27, to the southwest corner of Pouppirt subdivision; thence north 870.00' along the west line of Pouppirt subdivision to the north line of Meyer drive; thence east along the north line of Meyer drive 350.00' to the west line of 155th street; thence north along the west line of 155th street 116.60' to a point; thence east 1350.00' to a point, thence south 990.00' to the southeast corner of the southwest quarter of the northwest quarter of section 26, township 10, range 22; thence west 660.00' to a point; thence south 660.00' to a point; thence east 1980.00' to a point on the east line of the southwest quarter of section 26, township 10, range 22; thence south along the east line of the southwest quarter of said section 26 to the south quarter corner of said section 26, being the north quarter corner of section 35, township 10 south, range 22 east; thence along the east line of the northwest quarter of said section 35 s.0°26'w. 705.17 feet, to the centerline of the abandoned kansas city and northwestern

railroad; thence along the centerline of the said abandoned railroad, westerly to the southeast corner of lot 5 in e and m subdivision; thence continuing along the centerline of the said abandoned railroad, southwesterly on a curve to the left, with a radius of 1889.10' an arc distance 1030.36' to the southwest corner of lot 1, e & m subdivision, said point being on the centerline of the now abandoned kansas city northwestern railroad; thence southwesterly along said centerline 95.52' to a point; thence south 81.95' to the south right of way line of said abandoned railroad; thence southwesterly along said abandoned railroad right of way 375.00' more or less to a point; said point being 390.00' more or less, east of the west line of section 35, township 10, range 22; thence south parallel to the west section line to the northwest corner of lot 1 in block 2, Rickle's subdivision number one; thence east 3570.00' more or less; thence south to the center point of the southeast quarter of section 35, township 10, range 22; thence east 1320.00' to the eastern boundary of said quarter section being the west line of the southwest quarter of section 36, township 10 south, range 22 east; thence along the west line of the southwest quarter of said section 36, north (being an assumed bearing) to a point 1398.54 feet north of the southwest corner of said section 36; thence s.89°46'40"e. 1376.70 feet; thence south 858.18 feet; thence n.89°20'30"e. 1357.48 feet thence s.25°46'28"w. 574.53 feet to a point on the south line of the southwest quarter of said section 36 and the north line of section 1, township 11 south, range 22 east; thence east to the eastern boundary of section 1, township 11, range 22; thence south to the southeast corner of the southeast quarter of section 1, township 11, range 22; thence west along the south line of sections 1 and 2 to the point of beginning.

Except the following described tract located in section 3, township 11 south, range 22 east more particularly described as follows:

Commencing at the northeast corner of said section 3; thence along the east line of said section 3 s.0°08'28"e. (being an assumed bearing) 1858.28 feet to the point beginning, being the east quarter corner of said section 3; thence s.88°59'57"w. 435.94 feet; thence s.0°21'22"e. 299.76 feet; thence n.88°57'51"e. 436.11 feet a point on the east line of the southeast quarter of said section 3; thence along the east line of the southeast quarter of said section 3 n.0°21'22"w. to the point of beginning.

Tract B

Commencing at northeast corner of the northeast one-quarter of said section 24; thence north 89°57'20" west on the north line of said northeast one-quarter a distance of 423.91 feet to the point of beginning; thence south 11°03'04" west a distance of 307.67 feet to a point; thence south 27°24'24" west a distance of 1157.62 feet to a point; thence south 36°32'01" east a distance of 519.21 feet to a point of curvature; thence northeasterly on a curve to the right having a radius of 500.00 feet, an initial tangent bearing of north 68°07'08" east, a central angle of 03°30'52" and an arc length of 30.67 feet to a point of compound curvature; thence easterly on a curve to the right having a radius of 1990.79 feet, a central angle of 08°10'04" and an arc length of 283.80 feet to a point; thence south 11°03'44" east a distance of 1.00 foot to a point of curvature; thence easterly on a curve to the right having a radius of 1989.79 feet, an initial tangent bearing of north 79°48'06"

east, a central angle of $10^{\circ}59'51''$ and an arc length of 381.93 feet to a point on the east line of the above-described northeast one-quarter; thence south $00^{\circ}47'57''$ west on the said east line a distance of 100.00 feet to a point of curvature; thence westerly on a curve to the left having a radius of 1889.79 feet, an initial tangent bearing of north $89^{\circ}12'03''$ west, a central angle of $10^{\circ}57'07''$ and an arc length of 361.23 feet to a point; thence south $11^{\circ}03'44''$ east a distance of 1.00 foot to a point of curvature; thence westerly on a curve to the left having a radius of 1888.79 feet, an initial tangent bearing of south $79^{\circ}50'52''$ west, a central angle of $06^{\circ}49'32''$ and an arc length of 225.01 feet to a point of reverse curvature; thence southwest on a curve to the right having a radius of 500.00 feet, a central angle of $07^{\circ}40'38''$ and an arc length of 67.00 feet to a point; thence south $07^{\circ}58'50''$ west a distance of 942.75 feet to a point; thence south $24^{\circ}32'15''$ east a distance of 680.69 feet to a point; thence south $10^{\circ}47'32''$ west a distance of 1865.43 feet to a point on a curve; thence easterly on a curve to the right having a radius of 684.68 feet, an initial tangent bearing of south $83^{\circ}52'37''$ east, a central angle of $06^{\circ}31'44''$ and an arc length of 78.02 feet to a point of reverse curvature; thence easterly on a curve to the left having a radius of 1091.77 feet, a central angle of $07^{\circ}39'33''$ and an arc length of 145.95 feet to a point; thence south $89^{\circ}45'12''$ east a distance of 570.43 feet to a point on the east line of the southeast one quarter of said section 24; thence south $00^{\circ}47'57''$ west on the said east line a distance of 50.00 feet to the southeast corner of the said southeast one-quarter; thence north $89^{\circ}44'10''$ west on the south line of the said southeast one-quarter a distance of 2656.29 feet to the southeast corner of the southwest one-quarter of said section 24; thence north $89^{\circ}52'27''$ west on the south line of said southwest one-quarter a distance of 2653.40 feet to the southwest corner thereof; thence north $00^{\circ}57'49''$ east on the west line of the said southwest one-quarter a distance of 2645.86 feet to the southwest corner of the northwest one-quarter of said section 24; thence north $00^{\circ}56'54''$ east on the west line of the said northwest one-quarter a distance of 2645.78 feet to the northwest corner thereof; thence south $90^{\circ}00'00''$ east (assumed bearing for basis of this survey) on the north line of the said northwest one-quarter a distance of 2638.87 feet to the northwest corner of the northeast one-quarter of said section 24; thence south $89^{\circ}57'20''$ east on the north line of the said northeast one-quarter a distance of 687.14 feet to a point; thence south $00^{\circ}49'15''$ west a distance of 180.34 feet to a point; thence south $08^{\circ}43'04''$ west a distance of 381.23 feet to a point; thence south $78^{\circ}32'39''$ east a distance of 697.41 feet to a point; thence north $32^{\circ}50'05''$ east a distance of 247.42 feet to a point; thence north $01^{\circ}20'50''$ east a distance of 150.56 feet to a point; thence north $28^{\circ}07'02''$ east a distance of 145.86 feet to a point; thence north $04^{\circ}41'41''$ east a distance of 208.65 feet to a point on the said north line of the northeast one-quarter; thence south $89^{\circ}57'20''$ east on the said north line a distance of 698.82 feet to the point of beginning.

AND

A tract of land located in the Northwest Quarter of Section 11, Township 11 South, Range 22 East of the 6th P.M. Leavenworth County, Kansas .Described as follows: Commencing at the Northeast corner of said Northwest Quarter. Thence South $10^{\circ}39'53''$ East along the East line of said Northwest Quarter 396.70 feet to the True Point of

Beginning: Thence South 1o39'53" East along the East line of said Northwest Quarter 2266.79 feet to the Southeast corner of said Northwest Quarter. Thence South 88o55'57" West along the South line of said Northwest Quarter 1324.03 feet to a point North 88o55'57" East 1323.00 feet from the Southwest corner of said Northwest Quarter; thence North 1o57'17" West parallel to the West line of said Northwest Quarter 1450.00 feet; thence South 88o55'57" West parallel to the South line of said Northwest Quarter 283.00 feet; thence North 1o57'17" West parallel to the West line of said Northwest Quarter 438.00 feet; thence South 88o55'57" West parallel to the south line of said Northwest Quarter 1010.00 feet to a point 30.00 feet East of the West line of said Northwest Quarter; thence North 1o57'17" West parallel to the West line of said Northwest Quarter 457.03 feet to a point on the Southerly right-of-way of U.S. Highway 24-40; thence following said Southerly right-of-way the following courses: North 88o02'43" East 20.80 feet; thence North 43o22'46" East 267.17 feet; thence North 88o33'25" East 1744.82 feet; thence south 126'35" East 285.00 feet; thence North 88o33'25" East 675.20 feet to the POINT OF BEGINNING. Containing 95.050 acres.

DESCRIPTION TRACT 2:

A tract of land located in the Northwest Quarter of Section 11, Township 11 South, Range 22 East of the 6th P.M. Leavenworth County, Kansas, Described as follows: Commencing at the Northeast corner of said Northwest Quarter. Thence South 1o39'53" East along the East line of said Northwest Quarter 126.70 feet to the True Point of Beginning; thence South 1o39'53" East along the East line of said Northwest Quarter 190.00 feet; thence South 88o33'25" West 574.89 feet; thence North 1o26'35" West 190.00 feet; thence North 88o33'25" East 574.15 feet to the POINT OF BEGINNING. Containing 2.506 acres. And subject to any easement of record.

AND

Commencing at the Northeast corner of the northeast Quarter of section 3, Township 11 South Range 22 East of the 6th Principal Meridian: Thence South 87o59'58" West , On an assumed bearing along the North line of said section 3, A distance of 1630.28 feet to the city limits of the city of Basehor, As it now exists, Thence South 01o29'04" East , Along said city limits line, A distance of 40.00 feet to the point of beginning and Southerly right of way of Parallel Road, As now exists; Thence south 01o29'04" East, Continuing along said city limits line, A distance of 1303.65 feet; Thence North 90o00'00" West, Departing said existing city limits. A distance of 495.24 feet; Thence North 00o12'34" West a distance of 171.71 feet; Thence North 21o 02'18" West a distance of 338.14 feet; Thence North 68o57'42" East, A distance of 20.50 feet to a point of curvature; Thence Easterly along a curve to the right, said curve having a radius of 530.00 feet, an included angle of 11o48'30" and length of 109.23 feet; thence North 09o13'48' West a distance of 306.01 feet' Thence North 87o59'58" East, A distance of 450.00 feet; thence North 02o00'02" West, A distance of 500.00 feet, to the Southerly right of way of parallel road, as now exists; Thence North 87o59'58" East , Along said right of way, A distance of 74.55 feet to the POINT OF BEGINNING AND CONTAINING 466.474.09 square feet or 10.7088 acres, more or less

AND

Block 1

A tract of land lying in the Northeast One-Quarter of Section 24, Township 10 South , Range 22 East , Leavenworth County, Kansas, said tract more particularly described as follows:

Commencing at the Northwest corner of the said Northeast One-Quarter; thence South 89 57'20" East along the North line of said Northeast One-Quarter , a distance of 687.14 feet to the TRUE POINT OF BEGINNING; thence continuing South 89 57'20" East along said North line a distance of 846.66 feet to the point; thence South 04 41'41" West a distance of 208.65 feet to a point; thence South 28 07'02" West a distance of 145.86 feet to a point; thence South 01 20'50" West a distance of 150.56 feet to a point; thence South 32 50'05" West a distance of 247.42 feet to a point; thence North 78 32'39" West a distance of 697.41 feet to a point; thence North 08 43'04" East a distance of 381.23 feet to a point ; thence North 00 49'15" East a distance of 180.34 to a point; said point also being the POINT OF BEGINNING , and containing 11.66 acres more or less.

Block 7 and 8

A tract of land lying in the Northeast One-Quarter and Southeast One- Quarter of Section 24, Township 10 South, Range 22 East, Leavenworth County, Kansas , said tract more particularly described as follows;

Beginning at the Northeast corner of Section 24, Township 10 South , Range 22 East, Leavenworth County, Kansas; thence South 00 47'57" West along the East line of said Northeast One-Quarter a distance of 1735.90 feet to a point, said point being the POINT OF BEGINNING, Thence South 00 47'57" West along the said East line of the Northeast One-Quarter and Southeast One-Quarter of said Section 24 a distance of 3571.51 feet to Southeast corner of said Southeast One-Quarter; thence North 89 44'10" West on the South line of said Southeast One-Quarter a distance of 806.76 feet to a point; thence North 10 47'32" East a distance of 1950.76 feet to a point ; thence North 24 32'15" West a distance of 680.69 feet to a point; thence North 07 58'50" East a distance of 926.31 feet; thence North 69 23'16" East a distance of 144.00 feet to a point of curvature; thence along a curve to the right having a radius of 1888.79 feet, a central angle of 04 42'07" , a chord bearing of North 77 29'47" East , and a length of 155.00 feet to a point; thence North 10 09'10" West a distance of 1.00 feet to a point of curvature; thence along a curve to the right having a radius of 1889.79 feet, a central angle of 10 57'07", a chord bearing of North 85 19'24" East and a length of 361.23 feet to a point; said point being the POINT OF BEGINNING, and containing 52.7699 acres, more or less except that part taken for Highway purposes.

AND

A tract of land in the Northeast Quarter of Section 11, and the Northwest Quarter of Section 12, Township 11 South, Range 22 East of the 6th P.M., in Leavenworth County, Kansas more particularly described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section 12; thence on an assumed bearing of South 01°34'51" East along the East line of said Northwest Quarter a distance of 80.78 feet to a point on the South right of way line of US 24-40 Highway as shown on Kansas Department of Transportation Plans 24-52 K-4441-01, said point also being the point of beginning; thence continuing South 01°34'51" East along said East line a distance of 2475.71 feet to the Southeast corner of said Northwest Quarter; thence South 88°31'40" West along the South line of said Northwest Quarter a distance of 1321.85 feet to the Southwest corner of East Half of said Northwest Quarter; thence North 01°36'24" West along the West line of said East Half a distance of 1994.73 feet; thence South 88°32'00" West (described and measured) a distance of 1322.76 feet (measured) 1321.91 feet (described), to a point on the East line of the Northeast Quarter of said Section 11; thence North 01°37'58" West (measured), North 01°37'32" West (described) along said East line a distance of 77.69 feet (measured and described); thence Northwesterly along a curve to the left having a radius of 190.99 feet and a chord which bears North 32°55'57" West (measured), North 32°13'32" West (described), 198.45 feet, an arc distance of 208.67 feet (measured and described); thence North 64°13'57" West (measured), North 64°13'32" West (described) a distance of 313.39 feet; thence Northwesterly along a curve to the right having a radius of 272.84 feet and a chord which bears North 38°13'00" West, 239.35 feet an arc distance of 247.78 feet to a point on the South right of way line of said US 24-40 Highway; thence North 88°33'07" East along said right of way line a distance of 523.98 feet to a point on the West line of the Northwest Quarter of said Section 12, said point being 79.78 feet South of the Northwest corner of said Northwest Quarter; thence continuing along said right of way line North 88°33'07" East (measured), North 88°34'27" East (described) a distance of 174.72 feet (measured and described); thence continuing along said right of way line South 01°25'28" East a distance of 24.18 feet, (South 01°24'54" East, 23.15 feet described); thence continuing along said right of way line North 88°34'15" East a distance of 242.98 feet, (North 88°35'06" East, 242.95 feet described) thence continuing along said right of way line South 80°13'04" East a distance of 183.51 feet, (South 80°10'24" East, 183.53 feet described); thence continuing along said right of way line North 88°33'07" East (measured), North 88°34'30" East (described) a distance of 1500.01 feet; thence continuing along said right of way line South 80°08'17" East a distance of 203.96 feet; thence continuing along said right of way line North 88°33'07" East a distance of 348.57 feet to the point of beginning.

AND

The West one-half of the East one-half of the Northwest $\frac{1}{4}$ of Section 10, Township 11 South, Range 22 East of the Sixth P.M., in Leavenworth County, Kansas less that part taken for highway purposes, also described as; Commencing at a point 657.2 feet West of the center of said Section 10; thence, North 2566.3 feet; thence, West 658.7 feet to a point; thence, South 2568.2 feet to a point on the half section line; thence, East along the

half section line 657.3 feet to the point of beginning, according to the survey of W.R. Sachse, County Surveyor, dated July 28, 1960 and recorded in Survey Record J at page 188; also the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of section 10, Township 11, Range 22 East of the Sixth P.M., in Leavenworth County, Kansas, less that part taken for highway purposes.

Tract 2

All that part of the Southwest $\frac{1}{4}$ of section 10, township 11 South , Range 22 East , In Leavenworth County, Kansas, being more particularly described as follows: Beginning at the Northeast corner of said Southwest $\frac{1}{4}$; thence South 00 degree , 15 minutes, 46 seconds East, along the East line of said Southwest $\frac{1}{4}$, 2234.31 feet to a point being 420.00 feet North of the Southeast corner of said Southwest $\frac{1}{4}$; thence South 89 degrees , 40 minutes, 40 seconds West parallel to the South line of said Southwest $\frac{1}{4}$, 365.00 feet; thence South 00 degrees, 12 minutes, 22 seconds East. 200.00 feet; thence South 89 degrees, 40 minutes, 40 seconds West parallel to said South line of said Southwest $\frac{1}{4}$, 175.03 feet; thence South 00 degrees, 19 minutes 20 seconds East, 220.00 feet to a point on said South line of said Southwest $\frac{1}{4}$, said point being 539.95 feet from said Southeast corner of Southwest $\frac{1}{4}$; thence South 89 degrees, 40 minutes, 40 seconds West, along said South line of said Southwest $\frac{1}{4}$, 1098.79 feet; thence North 00 degrees, 00 minutes, 01 seconds West, 110.00 feet; thence North 19 degrees, 59 minutes, 50 seconds West, 204.68 feet; thence South 89 degrees, 59 minutes , 59 seconds West, 229.95 feet to a point on the East line of GINGER CREEK a subdivision of land in Leavenworth County, Kansas; thence North 90 degrees East, continuing along said East line of said GINGER CREEK, 30.00 feet; thence North 00 degrees West North 00 degrees West , along said East line of said GINGER CREEK, 100.00 feet; thence , continuing along said East line of said GINGER CREEK, 200.00 feet ; thence North 11 degrees, 18 minutes, 36 seconds West, continuing along side East line of said GINGER CREEK 101.98 feet; thence North 05 degrees, 42 minutes ,34 seconds West, continuing along said East line of said GINGER CREEK, 100.50 FEET; THENCE North 31 degrees, 43 minutes, 25 seconds West 129.32 feet; thence North 00 degrees West, along said East line of said GINGER CREEK,50.00 feet; thence North 90 degrees West, continuing along said East line of said GINGER CREEK, 82.00 feet; thence North 00 degrees East , continuing along said East line of said GINGER CREEK, 20.00 feet; thence North 90 degrees West, continuing along said East line of said GINGER CREEK, 10.00 feet; thence North 00 degrees, 00 minutes, 08 seconds East, continuing along said East line of said GINGER CREEK, 209.73 feet to the Northeast corner of said GINGER CREEK; thence South 90 degrees West, along the North line of said GINGER CREEK, 360.00 feet; thence South 84 degrees, 51 minutes, 34 seconds West, continuing along said North line of said GINGER CREEK, 172.37 feet to the Northwest corner of said GINGER CREEK, said corner being on the West line of said Southwest $\frac{1}{4}$; thence North 00 degrees, 03 minutes, 04 seconds West, along said West line of said Southwest $\frac{1}{4}$, 982.56 feet; thence North 89 degrees, 54 minutes, 30 seconds East , parallel to the North line of said Southwest $\frac{1}{4}$, 500.00 feet ; thence North 00 degrees, 03 minutes, 04 seconds West, parallel to said West line of said Southwest $\frac{1}{4}$, 499.85 feet to a point on said North line of said Southwest $\frac{1}{4}$; thence North 89 degrees, 54 minutes, 30 seconds East, along said North line of said Southwest $\frac{1}{4}$, 2119.54 feet to the Point of Beginning.

Containing 5,663,944 square feet or 130.026 acres, more or less, subject to that part in public road right-of-way.

AND

Beginning at the Northeast corner of Section 24, Township 10 south, Range 22 East, Leavenworth County, Kansas; thence South 00 47' 57" West, along the East line of said Section 24, a distance of 1,735.90 feet to a point, said point being the point of beginning ; thence South 00 47' 57" West, along the said East line distance of 3,521.51 feet to a point; thence along a curve to the right having a radius of 1,091.77 feet, a central angle of 07 39' 33", a chord bearing of North 81 10' 40" West, and a length of 145.95 feet to a point of curvature ; thence along a curve to the left having a radius of 684.68 feet, a central angle of 06 31' 44" , a chord bearing of 80 36' 46" East, a distance of 1,865.43 feet to a point; thence North 24 32' 15" West, a distance of 942.75 feet to a point of curvature; thence along a curve to the left having a radius of 500.00 feet, a central angle of 07 40' 38" , an initial tangent bearing of North 80 41' 58" East , and a length of 225.01 feet to a point; thence North 11 03' 44" West, a distance of 1.00 feet to a point of curvature ; thence along a curve to the right having a radius of 1,889.79 feet, a central angle of 10 57' 07", a chord bearing of North 85 19' 24" East , and a length of 361.23 feet to a point , said point being the Point of Beginning, and containing 51.7853 acres , more or less except that part taken for Highway purposes.

Beginning at the Northeast corner of Section 24, Township 10 south , Range 22 East, Leavenworth County, Kansas; also known as the Point of Beginning; thence South 00 47' 57" West, along the East line of said section 24, a distance of 1,635.90 feet to a point of curvature, thence along a curve to the left having a radius of 1,989.79 feet , a central angle of 10 59' 51" , an initial tangent bearing of North 89 12' 03" West and a length of 381.93 feet to a point; thence North 11 03' 44" West , a distance of 1.00 feet to a point of curvature, thence along a curve to the left having a radius of 1,990.79 feet , a central angle of 08 10' 04", a chord bearing of South 75 43' 02" West , and a length of 283.79 feet to a point of curvature ; thence along a curve to the left having a radius of 500.00 feet, a central angle of 03 30' 54" , a chord bearing of South 69 52' 33" West and a length of 30.67 feet to a point ; thence north 36 32' 01" West, a distance of 519.21 feet to a point ; thence North 27 24' 24" East, a distance of 1,157.62 feet to a point; thence North 11 03' 04" East, a distance of 307.67 feet to a point along the North line ; thence South 89 57' 20" East, a distance 423.91 feet to a point; said point being the Point of Beginning and containing 27.3857 acres, more or less except that part taken for Highway purposes.

AND

The North half of the Northeast Quarter of Section 9 , township 11 South , Range 22 East of the 6th P.M., excepting any part taken or used for road, Leavenworth County., Kansas.

AND

The North ½ of the South ½ of the Northeast of Section 9, township 11 , Range 22 less any part thereof taken or used for road purposes , in Leavenworth County, Kansas.

AND

The South 330 feet of the Southwest Quarter of the Northwest Quarter of Section 10, Township 11 South , Range 22 East of the 6th P.M , excluding any part taken of used for public road, Leavenworth County, Kansas.

AND

The Southwest Quarter of the Northwest Quarter of Section 10, Township 11 South, Range 22 East of the 6th P.M. , excluding the South 330 feet and any part taken or used for public road, Leavenworth County, Kansas.

AND

A tract of land in the Northwest and Northeast Quarters of Section 26, Township 10 South , Range 22 East of the sixth principal Meridian, in Leavenworth County, Kansas, described as follows:

Beginning at the Northwest corner of said Northwest Quarter Section; Thence North 87 56'24" East, along the North Line of said Northwest Quarter Section ,2654.24 feet to the Northeast corner thereof, said point being the Northwest corner of said Northeast Quarter section; thence North 87 56' 36" East, Along the North line of said Northeast Quarter Section , 994.27 feet; thence South 01 33" 45" East , 2648.89 feet to the South line of said Northeast Quarter section, 997.05 feet to the Southwest corner thereof, said point being the Southeast corner of said Northwest Quarter Section: thence South 87 54' 06" West, along the South line of said Northwest Quarter section 1328.52 feet, thence North 01 37'23" West , 985.03 feet; thence; South 87 58'10" West, 1320.00 feet to the West line of said quarter section, thence North 01 37'30" West, along said West line, 1664.59 feet to the point of beginning . Contains 191.985 acres, more or less.

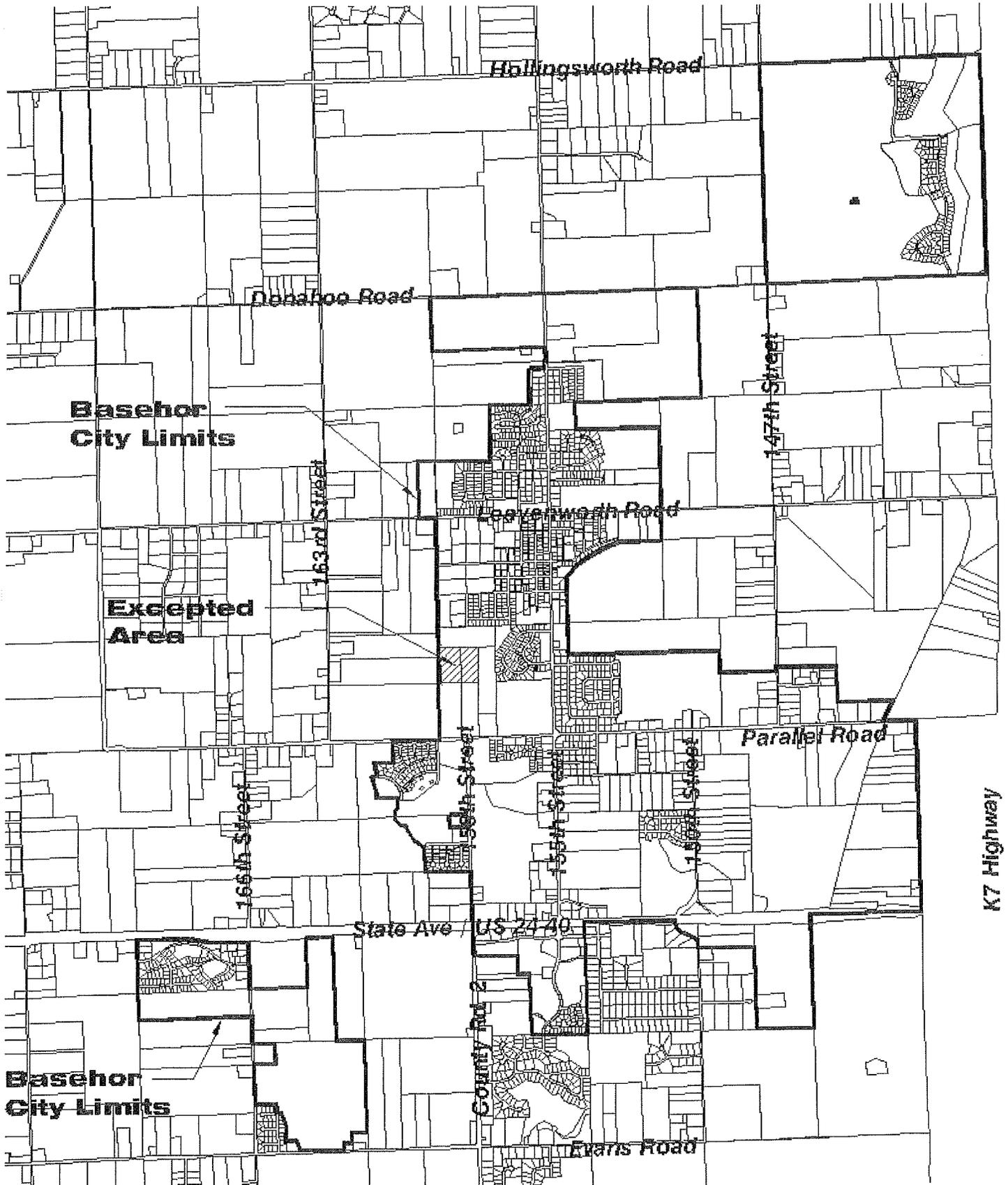
AND

The north one-half of the northeast quarter of Section 27, Township 10 South, Range 22 East of the Sixth Principal Meridian, in Leavenworth County, Kansas. Contains 80 acres, more or less.

EXCEPTING the tract of land known as the wastewater treatment facility.

Exhibit 'C'

Neighborhood Revitalization Plan



Neighborhood Revitalization Plans

City	Eligible Property Types	Rebate Period	Rebate Percentage
Basehor	Residential, Commercial, Mixed-Use Residential/Commercial, Industrial	5 for Commercial and Residential, 10 for Industrial	95% Residential, 50% Commercial, 50% Industrial
Bonner Springs, Plan 1	Residential, Commercial, Industrial, Historical	10 years for new developments, 5 years for rehab	95% Residential, Commercial, Industrial; 100% Historical
Bonner Springs, Plan 2	NEW Single Family and Multi-Family Residential, Commercial, Industrial (appraised at least \$140,000)	2 or 3 years	75% or 50%
Lansing	Residential, Commercial & Industry	5 years for Residential, 10 years for Commercial & Industry	95%
Lenexa	Residential, Commercial	10 years	85% Residential, 75% Commercial
Olathe	Residential, Commercial	10 years	90% Residential, 80% Commercial
Shawnee	Residential, Commercial	10 years	90% remodel, 50% new construction

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CITY OF BASEHOR POLICY DRAFT

Economic Development Incentive Policy

I. General

It is the goal of the City of Basehor to promote and foster quality community and economic development in the City. The City's objectives are: retention and expansion of existing businesses; attraction of new commercial/retail and industrial businesses; addition of new jobs within the community; stimulate additional private investment and to improve the overall quality of life for its citizens.

The granting of certain incentives is one of the approaches used by the City to help attain these goals and objectives. This list of possible incentives is provided for the benefit of industries, commercial developers and residence developers as well as the City's economic development growth. The criteria which are established under Section III of this policy are designed to help guide City staff and the Governing Body in determining the appropriate level of incentives to be provided and to insure the fair, effective and judicious use of such incentives, based on the community's overall benefit.

II. Incentives

Upon request, the City Council may consider and/or negotiate on a case by case basis any of the following incentives or amenities to attract housing, commercial and industrial developments to the community. Other reasonable requests may also be considered by the City Council. Consideration will be given to incentives that do not conflict with one another.

A. Financial

1. Neighborhood Revitalization Property Tax Rebate Plan — Certain areas of the City have been designated for property tax rebates for improvements to existing property or new development of residential, commercial, mixed-use residential and commercial, and industrial properties. The plan was amended in 2005 and provides a 95% property tax rebate for 5 years on residential properties; 50% property tax rebate for 5 years on commercial properties; and 50% property tax rebate for 10 years on industrial properties. The plan expires on May 9, 2010. Maps are available that show the boundaries of the plan.
2. Tax Increment Financing (TIF) — TIF is a real estate redevelopment technique applicable to industrial, commercial and residential projects. TIF uses the anticipated increases in real estate tax revenues to retire the bonds sold to finance qualifying redevelopment costs. Qualifying costs can include: public improvements (streets; sanitary sewers; storm sewers; drainage improvements; gas, electrical services in public right of way); site preparation; parking facilities; landscaping and decorative amenities and land acquisition costs. It cannot be used for the construction of buildings or other structures to be owned or leased by a developer.
3. Transportation Development District Financing (TDD) — Transportation Development Districts may be created for the purpose of financing certain projects, including bridges, streets,

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interchanges, intersections, signage, signalization, parking lots, parking garages, bus stops and stations, airports, docks, lake or river ports, railroad, light rail, mass transit facilities and any other transportation related project or infrastructure, including the acquisition of real property necessary in connection with a development.

4. Industrial Revenue Bonds (IRB) — This is a cost-efficient method that finances up to 100% of the purchase of land and costs for constructing and equipping new facilities or the costs of acquiring, remodeling and expanding existing facilities. IRBs are securities issued by cities, counties and the Kansas Development Finance Authority. There are tax-exempt and taxable bonds, depending upon what is being financed. Other benefits of an TRB include eligibility for a property tax exemption for financing facilities of up to 100% for up to ten years and a sales tax exemption for labor and materials purchased for new facilities.
5. Abatement of Property Taxes — Abatement of property taxes up to the Kansas State maximum of two 100% abatement for 5-years with a Payment in Lieu of Taxes (PILOT) — This usually ties in with an Industrial Revenue Bond.
6. Special Benefit District (sewer, streets, drainage) — State law allows benefit districts to be established when all of the property owners benefit fairly/equally from the improvement and are assessed an amount based upon the square footage or front lineal foot for their property.
7. Sponsoring or co-sponsoring grant requests to state and/or federal agencies.
8. Paying all, or a portion, of moving or relocation costs of building and/or equipment.
9. Assisting, or causing assistance to be provided, in applying for revolving loan funds from other agencies, and applying for state incentives or assistance (i.e. training, sales tax exemptions, child day care tax credits, enterprise zone incentives, and/or applying for Small Business Administration loans for purchase of equipment, business expansion and working capital).
10. Providing public funded assistance using existing City funds.

B. Infrastructure (non-utility)

1. Purchasing real property on which a new facility is to be constructed or to which an existing facility is to be relocated.
2. Causing infrastructure to be constructed, renovated, improved, or otherwise altered or added, such as roads, storm sewers, drainage waterways, curb cuts, access routes, etc.
3. Providing maps and information indicating location of existing utilities, zoning, streets, flood plain, and other landmarks.
4. Assisting with activities necessary for extension of railroad service to a specific property.
5. Assisting with funding and/or coordinating site preparation, engineering and/or construction of a building to specification.

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C. Fees and Charges

1. Waiving all, or portions of, City permit fees, inspection fees, and/or City utility connection fees.
2. Assessing a Street Impact Fee if City finances street improvements.

D. City Utilities

1. Extending City owned utilities (sewer) to the property line or a location on the property.
2. Providing special utility rates for a specific period of time.
3. Paying for all or a portion of the extension of utilities.
4. Paying for all or a portion of over sizing utility improvements.

E. Work Force

1. Providing demographic information, including population, work force, and labor market statistics.
2. Assisting in locating appropriate work force training funds, and/or educational opportunities.

III. Criteria

The City of Basehor will consider granting incentives or providing amenities only upon a clear and factual showing of positive economic benefit to the City through advancement of its economic development goals and objectives. The Governing Body, in determining the viability, amount and terms of an incentive, will consider various factors including, but not limited to the following:

1. The volume and load factor of the utility usage, as well as the condition of the utility fund, compared to the reduction in a specific utility rate for a specific period of time.
2. Appraised value of the property in relation to the economic benefit to the City of Basehor in increased employment.
3. The gain in tax revenues that may result from the new or expanded business, including the increase in the property tax base, upon the expiration of a property tax abatement.
4. The gain in sales tax revenues that may result from the new or expanded business.
5. The political, social and/or environmental standards and conditions within the community as they relate to the industry.
6. The contribution that the new or expanded business will make towards increased employment and earnings within the community.
7. The number and quality of new jobs created directly by the business in relation to the amount of incentive granted.
8. The kind of jobs created in relation to the type of skills available from the local labor market.

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9. The use by the business of labor skills and abilities of unemployed persons in the community.
10. The degree to which the business improves the diversification of the economy of the City of Basehor and its environs.
11. The degree to which the ultimate market for the manufactured products is outside the community, recognizing that outside markets bring in “new money” to the local economy.
12. Potential of the business for further expansion and additional job creation.
13. The beneficial impacts the business may have by creating other new jobs and businesses, including the use of local products or other materials and substances in manufacturing.
14. The beneficial economic impact the business and/or development may have on a particular area of the City of Basehor, including designated enterprise zones and areas needing revitalization or redevelopment.
15. The compatibility of the location of the business and/or development with land use and development plans of the City and the availability of existing infrastructure facilities and essential public services.
16. The extent to which additional direct or indirect public costs to the City and to other local units would be necessary, such as the cost of the extension of public facilities.
17. The extent to which the economic and employment benefits of the incentive accrue to the residents and taxpayers of those taxing subdivisions which indirectly “subsidize” the business as a result of the forgone tax revenue.
18. The improvement to the quality of life for the citizens of Basehor.

IV. Development Fees

The following policy is established to determine what fees and charges are applicable for new development.

Effective DATE, if the Basehor Governing Body establishes or amends fees and charges associated with development, including but not limited to planning fees, inspection fees, sewer system impact fees, park fees, permit fees and utility connection fees, the following conditions shall apply:

1. The fees that are in effect on the date of final approval of a Site Plan and/or Final Plat, whichever is last, shall apply to all building permits that are issued within 12 months of the approval date or as specified in a separate Development Agreement as approved by the Governing Body.
2. For permits that do not require Governing Body approval, fees that are in effect on the date a building permit is issued will remain in effect until expiration of that building permit.

Governing Body approval is required for any variations from these items.