

**EXCERPT OF MINUTES OF A MEETING
OF THE CITY COUNCIL OF
CITY OF GOODLAND, KANSAS
HELD ON NOVEMBER 18, 2019**

The governing body met in regular session at the usual meeting place in the City, at 5:00 p.m., the following Commissioners being present and participating, to-wit:

Absent:

The Mayor declared that a quorum was present and called the meeting to order.

(Other Proceedings)

Thereupon, there was a presentation outlining certain information regarding the creation of a Community Improvement District in the City pursuant to a petition received by the City in accordance with K.S.A. 12-6a26 *et seq.* (the "Act"). Thereafter, pursuant to a Resolution of the City, duly published in *The Goodland Star-News*, the Mayor announced that anyone desiring to be heard in connection with the advisability of creating the proposed Community Improvement District, as described in the published Resolution, would now be heard.

Thereupon, after hearing the comments of persons desiring to speak with respect to the above matters, the Mayor adjourned the public hearing.

Thereupon, there was presented an Ordinance entitled:

AN ORDINANCE CREATING A COMMUNITY IMPROVEMENT DISTRICT IN THE CITY OF GOODLAND, KANSAS; AUTHORIZING CERTAIN IMPROVEMENT PROJECT THEREIN; APPROVING THE ESTIMATED COSTS OF SUCH IMPROVEMENT PROJECT; CONTAINING THE LEGAL DESCRIPTION AND MAP OF THE BOUNDARIES OF THE DISTRICT; LEVYING A COMMUNITY IMPROVEMENT DISTRICT SALES TAX; AND APPROVING THE METHOD OF FINANCING THE IMPROVEMENT PROJECT.

The Ordinance was considered and discussed; and thereupon on motion of Commissioner _____, seconded by Commissioner _____, the Ordinance was adopted by the following roll call vote:

Yes: _____.

No: _____.

* * * * *

(Other Proceedings)

Thereupon, the Ordinance having been adopted by majority vote of the members of the governing body, it was given No. 1729, was directed to be published one time in the official City newspaper and recorded with the County register of deeds.

(Seal)

City Clerk

(Published in *The Goodland Star-News* on November __, 2019.)

ORDINANCE NO. 1729

AN ORDINANCE CREATING A COMMUNITY IMPROVEMENT DISTRICT IN THE CITY OF GOODLAND, KANSAS; AUTHORIZING CERTAIN IMPROVEMENT PROJECT THEREIN; APPROVING THE ESTIMATED COSTS OF SUCH IMPROVEMENT PROJECT; CONTAINING THE LEGAL DESCRIPTION AND MAP OF THE BOUNDARIES OF THE DISTRICT; LEVYING A COMMUNITY IMPROVEMENT DISTRICT SALES TAX; AND APPROVING THE METHOD OF FINANCING THE IMPROVEMENT PROJECT.

WHEREAS, the governing body of the City of Goodland, Kansas (the "City"), has heretofore received a Petition pursuant to K.S.A. 12-6a26 *et seq.* (the "Act") and adopted Resolution No. 1554 of the City, containing the time and place of a public hearing on the advisability of creating a community improvement district (the "Community Improvement District"), the general nature of proposed improvement project within the Community Improvement District (the "Project"), the estimated costs of the Project, the proposed method of financing the Project, the proposed amount a sales tax within the Community Improvement District, the proposed method of assessment, if any, and a map and legal description of the proposed Community Improvement District; and

WHEREAS, Resolution No. 1554 was published twice in *The Goodland Star-News*, the official City newspaper, on October 29 and November 5, 2019; and

WHEREAS, the governing body has heretofore on this date conducted a public hearing on advisability of creating the Community Improvement District; and

WHEREAS, the governing body hereby finds and determines it to be advisable to adopt this Ordinance to create the Community Improvement District, authorize the Project therein, approve the estimated costs of such improvement Project, contain the legal description and map of the boundaries of the Community Improvement District, levy a community improvement district sales tax and approve the method of financing the improvement Project, all in accordance with the provisions of the Act.

THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF GOODLAND, KANSAS:

SECTION 1. Creation of Community Improvement District; Legal Description and Map.

The governing body hereby finds and determines that it is advisable to create, in accordance with the provisions of the Act, the Community Improvement District. The legal description of the Community Improvement District is as follows: Lots 1 and 2, Block 2, Goodland Truck Stop Addition to the City of Goodland, Kansas.

A map of the property contained in the Community Improvement District is set forth on *Schedule I* attached hereto and incorporated by reference herein.

SECTION 2. Authorization of Community Improvement District Project; Estimated Costs.

The governing body hereby authorizes the improvement Project within the Community Improvement District, as more fully described below: Raze and rebuild of an existing travel store facility, to include:

- Site development and paving
- New approximately 8,100 square feet 24-7 travel store incorporating:
- 2,100 square feet dedicated to a nationally recognized food concept
- 6,000 square feet Travel Store, including petroleum equipment and canopies, dog park and rest area and signs

The *estimated* acquisition and construction costs of the proposed Project are \$4,955,000.

SECTION 3. Method of Financing.

(a) The costs of the proposed Project are proposed to be financed by “Pay-as-you-go financing,” as defined in K.S.A. 12-6a27, and paid from the fund of the City identified in K.S.A. 12-6a34. It is estimated that the City will pay \$1,000,000 to the petitioner/property owner, or its successor(s) or a related business entity, which amount shall not be limited in amount by this Ordinance authorizing the Project.

(b) There will be **no** special assessments levied on property within the boundaries of the Community Improvement District.

SECTION 4. Levy of Sales Tax. In order to provide funds to finance the costs of the Project, the levy, in accordance the provisions of the Act, of a community improvement district sales tax within the Community Improvement District, in an amount of 2% on the selling of tangible personal property at retail or rendering or furnishing services within the Community Improvement District (the "Sales Tax"), is authorized and directed. The collection of the Sales Tax shall commence on January 1, 2021, or as soon as possible thereafter, and shall expire 22 years from such commencement date. The Sales Tax shall be administered, collected and subject to the provisions of K.S.A. 12-187 *et seq.* The City Clerk, upon adoption of this Ordinance, shall provide a certified copy of the same to the State Director of Taxation pursuant to K.S.A. 12-189.

SECTION 5. Effective Date. This Ordinance shall take effect and be in full force from and after its adoption by the governing body of the City and publication in the official City newspaper.

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PASSED by the governing body of the City of Goodland, Kansas, on November 18, 2019 and **SIGNED** by the Mayor.

(Seal)

Mayor

ATTEST:

City Clerk

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of Ordinance No. 1729 of the City of Goodland, Kansas adopted by the governing body on November 18, 2019, as the same appears of record in my office, and that it was published in *The Goodland Star-News* on November __, 2019

DATED: November __, 2019.

City Clerk

SCHEDULE I

MAP OF COMMUNITY IMPROVEMENT DISTRICT

