



# City Commission Special Meeting

Tuesday, November 14, 2023 at 4:00 PM  
Commission Chambers, 124 S Bluff, Anthony, KS 67003

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## AGENDA

**CALL TO ORDER**

**ROLL CALL**

**PUBLIC COMMENT**

**ITEMS OF BUSINESS**

1. Untable Sunrise 2nd Electric Bid Opening
- [2.](#) Resolution No. 1137 Calling for Public Hearing to Establish RHID and Adopt a Plan for the Development of Housing and Public Facilities

**ADJOURNMENT**

**EXCERPT OF MINUTES OF A MEETING  
OF THE GOVERNING BODY OF  
THE CITY OF ANTHONY, KANSAS  
HELD ON NOVEMBER 14, 2023**

The governing body met in special session in the Commission Chambers at the City of Anthony at 4:00 P.M., the following members being present and participating, to-wit:

- Mayor Cleveland
- Commissioner Eaton
- Commissioner Hodson
- Commissioner Smith

Absent:  
Commissioner Lanie

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

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(Other Proceedings)

There was presented a Resolution entitled:

**A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF ANTHONY, KANSAS, DETERMINING THAT THE CITY IS CONSIDERING ESTABLISHING A REINVESTMENT HOUSING INCENTIVE DISTRICT WITHIN THE CITY AND ADOPTING A PLAN FOR THE DEVELOPMENT OF HOUSING AND PUBLIC FACILITIES IN SUCH PROPOSED DISTRICT; ESTABLISHING THE DATE AND TIME OF A PUBLIC HEARING ON SUCH MATTER, AND PROVIDING FOR THE GIVING OF NOTICE OF SUCH PUBLIC HEARING (SUNRISE 2ND ADDITION REINVESTMENT HOUSING INCENTIVE DISTRICT)**

Commissioner \_\_\_\_\_ moved that the Resolution be adopted. The motion was seconded by Commissioner \_\_\_\_\_. The Resolution was duly read and considered, and upon being put, the motion for the adoption of the Resolution was carried by the vote of the governing body as follows:

Yea: \_\_\_\_\_.

Nay: \_\_\_\_\_.

The Mayor declared the Resolution duly adopted and the Resolution was then duly numbered Resolution No. 1137 and was signed by the Mayor and attested by the Clerk. The Clerk was directed to arrange for the publication of the Resolution one time in the official newspaper of the City not less than one week or more than two weeks preceding the date fixed for the public hearing.

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(Other Proceedings)

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**CERTIFICATE**

I hereby certify that the foregoing Excerpt of Minutes is a true and correct excerpt of the proceedings of the governing body of the City of Anthony, Kansas held on the date stated therein, and that the official minutes of such proceedings are on file in my office.

(SEAL)

\_\_\_\_\_  
Cyndra Kastens, City Clerk/Administrator

(Published in *The Anthony Republican* on December 6<sup>th</sup>, 2023)

**RESOLUTION NO. 1137**

**A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF ANTHONY, KANSAS, DETERMINING THAT THE CITY IS CONSIDERING ESTABLISHING A REINVESTMENT HOUSING INCENTIVE DISTRICT WITHIN THE CITY AND ADOPTING A PLAN FOR THE DEVELOPMENT OF HOUSING AND PUBLIC FACILITIES IN SUCH PROPOSED DISTRICT; ESTABLISHING THE DATE AND TIME OF A PUBLIC HEARING ON SUCH MATTER, AND PROVIDING FOR THE GIVING OF NOTICE OF SUCH PUBLIC HEARING (SUNRISE 2ND ADDITION REINVESTMENT HOUSING INCENTIVE DISTRICT)**

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**WHEREAS**, K.S.A. 12-5241 *et seq.* (the “Act”) authorizes any city incorporated in accordance with the laws of the state of Kansas (the “State”) with a population of less than 60,000 to designate Reinvestment Housing incentive districts within such city; and

**WHEREAS**, the City of Anthony, Kansas (the “City”) has an estimated population of 2,033 and therefore constitutes a city as said term is defined in the Act; and

**WHEREAS**, the governing body of the City (the “Governing Body”) has performed a Housing Assessment Tool report in 2023 (the “Needs Analysis”), a copy of which is on file in the office of the City Clerk; and

**WHEREAS**, the Governing Body adopted Resolution No. 1132 on August 1, 2023, which made certain findings relating to the need for financial incentives relating to the construction of quality housing within the City, declared it advisable to establish a reinvestment housing incentive district pursuant to the Act, and authorized the submission of such resolution and the Needs Analysis to the Kansas Department of Commerce in accordance with the Act; and

**WHEREAS**, the Secretary of the Kansas Department of Commerce, pursuant to a letter dated August 23, 2023, authorized the City to proceed with the establishment of a Reinvestment Housing incentive district pursuant to the Act; and

**WHEREAS**, the City has caused to be prepared a plan (the “Plan”) for the development or redevelopment of housing and public facilities in the proposed Sunrise 2nd Addition Reinvestment Housing Incentive District (the “District”) in accordance with the provisions of the Act; and

**WHEREAS**, the Plan includes:

1. The legal description and map required by K.S.A. 12-5244(a).
2. The existing assessed valuation of the real estate in the proposed District listing the land and improvement value separately.
3. A list of the names and addresses of the owners of record of all real estate parcels within the proposed District.
4. A description of the housing and public facilities project or projects that are proposed to be constructed or improved in the proposed District, and the location thereof.

5. A listing of the names, addresses, and specific interests in real estate in the proposed District of the developers responsible for development of the housing and public facilities in the proposed District.
6. The contractual assurances, if any, the Governing Body has received from such developer or developers, guaranteeing the financial feasibility of specific housing tax incentive projects in the proposed District.
7. A comprehensive analysis of the feasibility of providing housing tax incentives in the proposed District as provided in the Act, which shows the public benefit derived from the District will exceed the costs and that the income therefrom, together with all public and private sources of funding, will be sufficient to pay for the public improvements that may be undertaken in the District.

**WHEREAS**, the Governing Body proposes to continue proceedings necessary to create the District, in accordance with the provisions of the Act, and adopt the Plan, by calling of a public hearing on such matters.

**THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF ANTHONY, KANSAS AS FOLLOWS:**

**Section 1. Proposed Reinvestment Housing Incentive District.** The Governing Body hereby declares an intent to establish within the City a reinvestment housing incentive district. The District is proposed to be formed within the boundaries of the real estate legally described in *Exhibit A* attached hereto, and shown on the map depicting the existing parcels of land attached hereto as *Exhibit B*. A list of the names and addresses of the owners of record of all real estate parcels within the proposed District and the existing assessed valuation of said real estate, listing the land and improvement values separately, is attached hereto as *Exhibit C*.

**Section 2. Proposed Plan; Development Agreement.** The Governing Body hereby further declares its intent to adopt the Plan in substantially the form presented to the Governing Body this date. A copy of the Plan shall be filed in the office of the City Clerk and be available for public inspection during normal business hours. A description of the housing and public facilities projects that are proposed to be constructed or improved in the proposed District, and the location thereof are described in *Exhibit D* attached hereto. A summary of the contractual assurances by the developer and the comprehensive feasibility analysis is contained in *Exhibit E* attached hereto.

**Section 3. Public Hearing.** Notice is hereby given that a public hearing will be held by the Governing Body of the City to consider the establishment of the District and adoption of the Plan on December 19, 2023, at City Hall, in the Commission Chambers, located at 124 S. Bluff Avenue, Anthony, Kansas 67003, with the public hearing to commence at 6:00 P.M. or as soon thereafter as the Governing Body can hear the matter. At the public hearing, the Governing Body will receive public comment on such matters, and may, after the conclusion of such public hearing, consider the findings necessary for establishment of the District and adoption of the Plan, all pursuant to the Act.

**Section 4. Notice of Public Hearing.** The City Clerk is hereby authorized and directed to provide for notice of the public hearing by taking the following actions:

1. A certified copy of this resolution shall be delivered to:
  - a. The Board of County Commissioners of Harper County, Kansas;
  - b. The Board of Education of Unified School District No. 361, Harper County, Kansas (Chaparral); and
  - c. The Planning Commission of the City of Anthony, Kansas.

2. This Resolution, specifically including *Exhibits A* through *E* attached hereto, shall be published at least once in the official newspaper of the City not less than one week nor more than two weeks preceding the date of the public hearing.
3. This Resolution, including *Exhibits A* through *E* attached hereto, shall be available for inspection at the office of the clerk of the City at normal business hours. Members of the public are invited to review the plan and attend the public hearing on the date announced in this Resolution.

**Section 5. Further Action.** The Mayor, City Clerk/Administrator, City officials and employees, including the City Attorney, and Gilmore & Bell, P.C., are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Resolution.

**Section 6. Effective Date.** This Resolution shall take effect after its adoption by the Governing Body.

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**ADOPTED** by the governing body of the City of Anthony, Kansas, on November 14, 2023.

(SEAL)

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Gregory L. Cleveland, Mayor

ATTEST:

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Cyndra Kastens, City Clerk

**CERTIFICATE**

I hereby certify that the above and foregoing is a true and correct copy of the Resolution No. 1137 adopted by the Governing Body of the City on November 14, 2023, as the same appear of record in my office.

DATED: November 14, 2023

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Cyndra Kastens, City Clerk



***EXHIBIT A***

**LEGAL DESCRIPTION OF PROPOSED  
SUNRISE 2ND ADDITION  
REINVESTMENT HOUSING INCENTIVE DISTRICT**

All of Sunrise 2nd Addition, to the City of Anthony; including all rights of way, easements, future public streets, detention areas

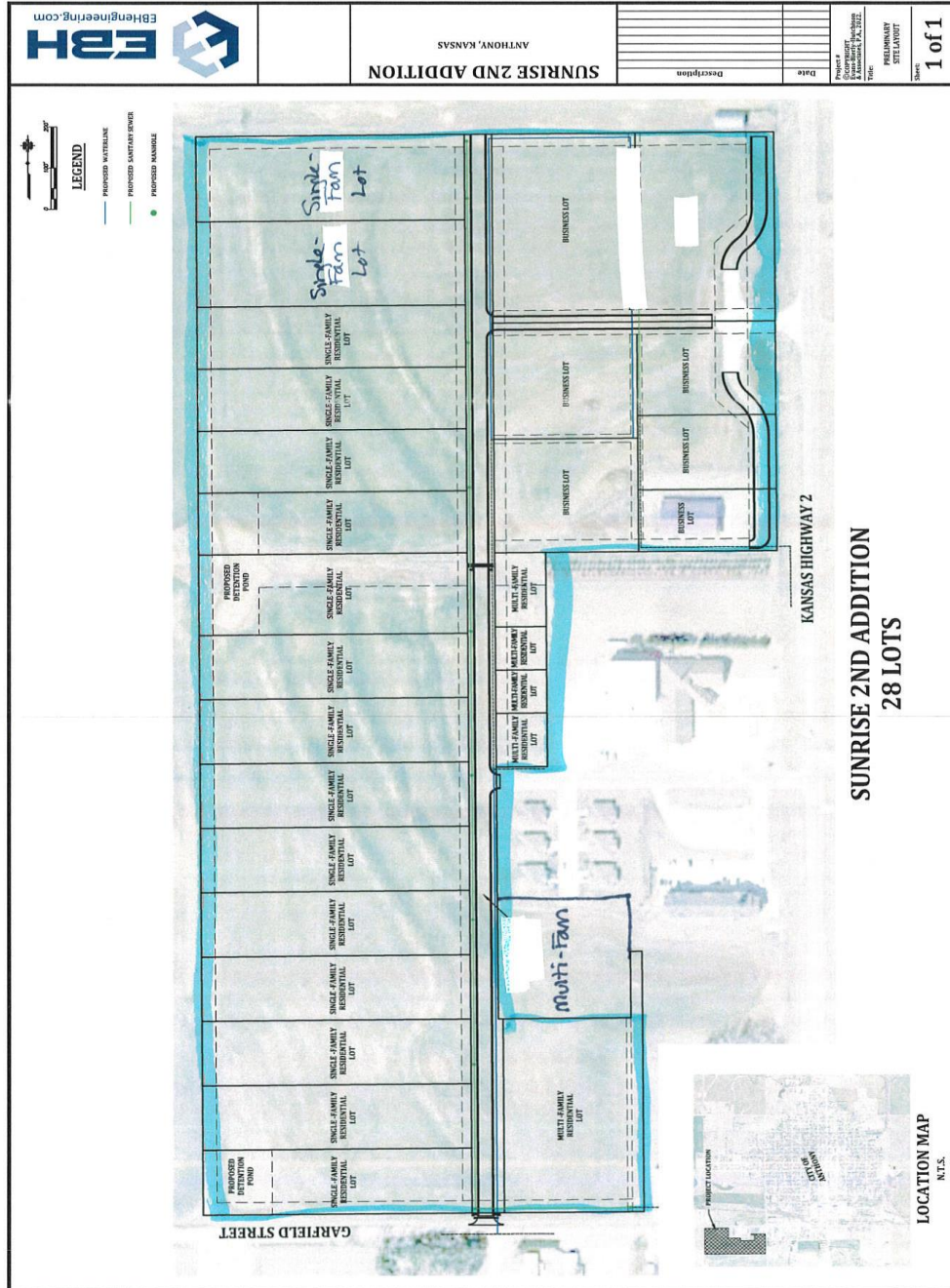
The foregoing description includes the following lots and blocks:

Sunrise 2nd Addition: Lot 1, Block 1; Lots 1, 2, 3, 4, 5, Block 2; Lots 1, 2, 3, 4, Block 3; Lot 1 Block 4;  
and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, Block 5

All rights of way, easements, future public streets, and detention areas lying within.

**EXHIBIT B**

**MAP OF PROPOSED  
SUNRISE 2ND ADDITION  
REINVESTMENT HOUSING INCENTIVE DISTRICT**



SUNRISE 2ND ADDITION  
ANTHONY, KANSAS

Description	Date

**SUNRISE 2ND ADDITION  
28 LOTS**

**LOCATION MAP  
K.Y.S.**

Sheet  
**1 of 1**

**EXHIBIT C**

**NAMES AND ADDRESSES OF THE OWNERS OF RECORD  
OF ALL REAL ESTATE PARCELS WITHIN THE PROPOSED  
SUNRISE 2ND ADDITION  
REINVESTMENT HOUSING INCENTIVE DISTRICT  
AND THE EXISTING ASSESSED VALUATION OF SAID REAL ESTATE PARCELS NAMES  
AND ADDRESSES OF THE DEVELOPERS**

<b><u>Owner of Real Property:</u></b>	<b><u>Address</u></b>	<b><u>City</u></b>	<b><u>State</u></b>	<b><u>Zip</u></b>
City of Anthony	P.O. Box 504	Anthony	KS	67003
McDermott Wootonn FLP	436 S Jennings	Anthony	KS	67003
NOVA II Properties, LLC	271 NW 160 Rd	Harper	KS	67058
Christian Church of Anthony KS	P.O. Box 445	Anthony	KS	67003

**Existing Assessed Valuation of the District: \$217,360**

***EXHIBIT D***

**DESCRIPTION OF THE HOUSING AND PUBLIC FACILITIES OR PROJECTS  
THAT ARE PROPOSED TO BE CONSTRUCTED OR IMPROVED IN THE PROPOSED  
SUNRISE 2ND ADDITION  
REINVESTMENT HOUSING INCENTIVE DISTRICT**

**Housing Facilities**

Development and construction of 16 moderate income houses (\$200,000 to \$350,000), as well as development of multi-family housing structures on several lots.

**Public Facilities**

Construction and installation of public street, water, sanitary sewer, storm sewer, gas and electric utility improvements, and other necessary infrastructure to serve new homes and housing structures within the development area.

**EXHIBIT E****SUMMARY OF THE CONTRACTUAL ASSURANCES BY THE DEVELOPER AND  
OF THE COMPREHENSIVE FEASIBILITY ANALYSIS****Contractual Assurances**

None

**Feasibility Study**

The feasibility study shows that the planned development will generate approximately \$1,751,667 in incremental taxes on a net present value basis over a 25-year period, which, is about 39.81% of the total cost and value of the proposed housing development in the District. The feasibility study also shows that the incremental taxes over a 25-year period would cover costs incurred to install the public infrastructure improvements to serve the District. The City has recently been awarded a grant it will be using in connection with the housing development planned for the District.