

REQUEST FOR COUNCIL ACTION

DATE:	TITLE:
October 5, 2010	RESOLUTION NO.22-2010 SETTING A PUBLIC HEARING FOR MEADOWLARK LANE PUBLIC IMPROVEMENTS
ORIGINATING DEPARTMENT:	TYPE OF ACTION: <input type="checkbox"/> ORDINANCE <input checked="" type="checkbox"/> RESOLUTION
Administration	<input type="checkbox"/> FORMAL ACTION <input type="checkbox"/> OTHER

RECOMMENDATION:

I recommend that the City Council approve Resolution 22-2010 Setting a Public Hearing for Meadowlark Lane Public Improvements.

FISCAL NOTE:

- There are publication costs associated with this agenda item.

DISCUSSION:

The city built Meadowlark Lane during the past two years and the property owners agreed to a special assessment on their property adjacent to this new street. This resolution sets a date for a public hearing on the assessments.

Respectfully submitted,

Glenn Rodden
City Administrator

RESOLUTION 22-2010

Resolution providing notice of public hearing to be conducted by the Governing Body of the City of Beloit on the 19th day of October, 2010, at 7:00 o'clock p.m., at city hall, to consider proposed assessment as to the public improvements of concrete street, curb and gutter commencing at the North line of West 8th Street northeasterly on Meadowlark Lane in the Replat of Ackerman Addition in the City of Beloit, Kansas, to the Cul-de-sac at the North end of Meadowlark Lane. Total costs of which have been determined and further directing the City Clerk to cause notice of this intended meeting to be published and written notification to be mailed to the owners of property subject to proposed assessments. All as provided and authorized by K.S.A. 12-6a09, and all acts amendatory thereof, or supplemental thereto.

NOW THEREFORE, BE IT RESOLVED by the governing body of the City of Beloit, Kansas:

Section 1. That a public hearing shall be conducted by the Governing Body of the City of Beloit, Kansas, to consider proposed assessments as to the public projects hereinafter described, total costs of which have been determined and proposed assessment rolls to be placed on file with the office of the City Clerk and open for public inspection.

Section 2. The City Clerk is hereby directed to provide notice of the public hearing by publication at least once, not less than 10 days prior to such hearing, and to further mail to the owners of the property proposed to be made liable for these assessments at their last known post office address, a notice of the hearing and a statement of the costs proposed to be assessed against the land owned and assessed in the following form:

NOTICE OF PUBLIC HEARING ON PROPOSED ASSESSMENTS FOR CONCRETE STREET, CURB AND GUTTER COMMENCING AT THE NORTH LINE OF WEST 8TH STREET NORTHEASTERLY ON MEADOWLARK LANE IN THE REPLAT OF ACKERMAN ADDITION IN THE CITY OF BELOIT, KANSAS TO THE CUL-DE-SAC AT THE NORTH END OF MEADOWLARK LANE.

TO ALL PERSONS CONCERNED:

The Governing Body of the City of Beloit, Kansas will meet on the 19th day of October, 2010, at 7:00 o'clock p.m. in the council chambers of city hall to consider the proposed assessments for the following public improvements: concrete street, curb and gutter commencing at the North line of West 8th Street northeasterly on Meadowlark Lane in the Replat of Ackerman Addition in the City of Beloit, Kansas, to the Cul-de-sac at the North end of Meadowlark Lane.

Resolution No. 21-2009, was adopted by the Governing Body on the 15th day of September, 2009, authorizing the above referenced public improvement and estimating the probable cost of the intended improvement to be as follows:

- 1. Meadowlark Lane commencing at the North line of West 8th Street northeasterly on Meadowlark Lane in the Replat of Ackerman Addition in the City of Beloit, Kansas, to the Cul-de-sac at the North end of Meadowlark Lane: \$446,500.00.

with costs apportioned as follows:

Item	Column 1	Column 2
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	Material cost, et al Benefit District	Labor, equip, et al City at Large
7" concrete pavement	\$99,750.00	\$199,500.00
2'-6" concrete curb and gutter	\$16,800.00	\$33,600.00
Precast Curb inlets	-0-	\$18,000.00
Precast manholes	-0-	\$9,000.00
18" Concrete pipe	-0-	\$2,520.00
24" concrete pipe	-0-	\$18,000.00
30" concrete pipe	-0-	\$37,800.00
Flowable fill	-0-	\$1,200.00
Concrete pavement repair	-0-	\$1,500.00
Sand bedding	-0-	\$990.00
Asphalt street repair	-0-	\$840.00
Engineering Plans	\$6,000.00	- 0 -
Construction Staking	\$1,000.00	- 0 -
TOTALS	\$123,550.00	\$322,950.0

The extent of the improvement district proposed to be assessed is: Lots 3, 4, and 5, Block 1; Lots 1, 2, 3, 4, 5, 12, 13 and 15, Block 2; Lot 1, 7 and 8, Block 3; Lots 1, 2, 3, 4, Block 4; and Lots 6, 7, 8, 9 and 10, Block 5, all of the Replat of Ackerman's Addition, an addition to the City of Beloit, Mitchell County, Kansas.

Written or oral objections will be considered at the meeting or at any adjournment thereof and thereupon the Governing Body shall hear and pass upon all of such objections to each proposed assessment, if any, and may amend the proposed assessments as to any parcels and thereupon, by ordinance, levy the same as a special assessment against the lands described in the assessment rolls.

The proposed assessment roll is on file for public inspection in the City Clerk's office.

PASSED and ADOPTED by the Governing Body and signed by the Mayor this 5th day of October, 2010.

Rebecca J. Koster, Mayor

ATTEST:

Kerry Benson, City Clerk



REQUEST FOR COUNCIL ACTION

DATE:	TITLE:		
October 5, 2010	SPECIAL EVENT LICENSE		
ORIGINATING DEPARTMENT:	TYPE OF ACTION:	<input type="checkbox"/> ORDINANCE	<input type="checkbox"/> RESOLUTION
Administration		<input checked="" type="checkbox"/> FORMAL ACTION	<input type="checkbox"/> OTHER

RECOMMENDATION:

I recommend that the Council approve the Special Event License for the Mitchell County Fair Association for the car races on Saturday, October 9.

FISCAL NOTE:

- There is no direct cost associated with this item. There is a \$25 license fee.

DISCUSSION:

This is a routine request from the Fair Board.

Respectfully submitted,

Glenn Rodden
City Administrator

119 North Hersey Avenue
P O Box 567
Beloit, Kansas 67420



Tel No (785) 738-3551
Fax No (785) 738-2517
Email beloit@nckcn.com

SPECIAL EVENT LICENSE REQUEST FORM

Name: Mitchell County Fair Assn

Address: PO Box 382

Phone: 785-738-7435

Location of event: Mitchell County Fairgrounds (Race Track)

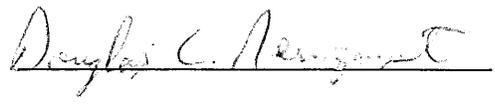
Purpose of event: Enduro Races

Date/Time of Event: Oct 9th, 2010

**A \$25.00 special event license fee will be assessed. This fee is due upon receipt of the application.

Fee Received by 

**I have received a copy of Ordinances No. 2022, 2027, and 2035 and understand and agree to abide by all conditions stated in the Ordinances.

Signature: 

REQUEST FOR COUNCIL ACTION

DATE:	TITLE:
October 5, 2010	PLANNING WORKS MASTER PLAN PROPOSAL
ORIGINATING DEPARTMENT:	TYPE OF ACTION: <input type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION
Administration	<input checked="" type="checkbox"/> FORMAL ACTION <input type="checkbox"/> OTHER

RECOMMENDATION:

I recommend that the Council approve the proposal included in this packet from Planning Works to develop a master plan for the North Campus area.

FISCAL NOTE:

- The cost for phase I of this master plan will be \$10,000.00. There will be an additional cost if the city council opts for additional services under phase II and III.

DISCUSSION:

Under this proposal, Planning Works would develop a master plan based on information provided by the city and from input from a taskforce that will be appointed by the city council. The taskforce should include a cross-section of members of the community such as the city council, the county commission, the planning commission, the school board, the technical college, etc. The master plan will set a course for future development of the campus and the agriculture ground that the city acquired from the State of Kansas earlier this year.

Respectfully submitted,

Glenn Rodden
City Administrator



September 21, 2010

Glenn Rodden, City Administrator
City of Beloit
119 N. Hersey Avenue
Beloit, Kansas 67420 [DELIVERED VIA E-MAIL]

8000 Lee Boulevard
Leawood, Kansas 66206
Tel: 913.341.8800
Fax: 913.341.8810

2105 South River Road
Melbourne Beach, Florida 32951

1204 North Buckeye Avenue
Abilene, Kansas 67410

Re: Redevelopment Plan Workshop

Dear Mr. Rodden,

On behalf of *Planning Works*, I am pleased to submit our proposal to conduct a planning and redevelopment workshop as part of the Beloit Juvenile Correctional Facility redevelopment effort. The City has received a significant community asset - we stand ready to assist with the creation of a redevelopment plan that:



- Involves the community in the decision-making process;
- Establishes and implements a vision for the site, the neighborhood and the community;
- Protects existing investment; and
- Encourages new investment.

Planning, especially in this economic environment, requires a dynamic process and a consultant team that understands the need for flexibility and the need to protect public and private investment. Our process allows us to be responsive and provide the best value at a time when every dollar must do more. We're the team communities, and developers, call when they want to understand all the tools at their disposal and to make things happen. Our team pays attention to data, dollars and results. Our efforts are focused and directed by local decision-maker and stakeholder preferences. We will provide the City with the guidance that clearly establish the steps needed to move from vision to reality.

We're the team the City needs -- we have unparalleled experience developing and building support for strategies to focus growth and investment, identify necessary capital improvements, provide a structure to assess fiscal impacts, design funding strategies and develop ongoing partnerships with neighborhoods and businesses that are integral to redevelopment plan implementation.

James Holland and I have provided some thoughts about how to proceed and information about ourselves and Planning Works, attached. We're excited to help Beloit develop a strategic plan that fosters investment and encourages high quality redevelopment, and look forward to the opportunity to discuss our approach with you in greater detail.

Respectfully submitted,

Bruce G. Peshoff, Principal
for PLANNING WORKS

Proposal for the Redevelopment of the Beloit Juvenile Correctional Facility

Planning Works believes a three-phase process will ultimately be required to establish and begin implementation of a plan for the redevelopment of the Beloit Juvenile Correctional Facility. This proposal focuses on Phase 1.

Phase 1 – BJCF Redevelopment Strategic Plan

This phase focuses on a full-day retreat, comprised of a series of workshops and hands-on visioning and planning exercises for participants. This phase will conclude with the presentation of a strategic plan for the redevelopment of the BJCF. Our recommendation is for the workshop to occur on a Saturday, away from normal workday distractions, scheduled to include a morning session for internal decision-makers, a lunch roundtable discussion, and conclude with an afternoon session with public input.

1.1 Workshop Preparation (w/ teleconference)

Planning Works will review the existing Comprehensive Plan, development regulations, improvement standards, economic development incentives, GIS data and other relevant policies and studies to develop workshop materials. We also would like to conduct a teleconference with yourself and a couple of key decision-makers to provide us with additional background and perspective.

1.2 Workshop Outreach

Planning Works will develop materials for the following forms of outreach to promote citizen participation in the public planning session. We want to alert City staff that notice legal will need to be provided, to keep the City in the “sunshine”.

1. Workshop Flyer
2. Press Release
3. Strategic Plan Web Page
4. E-mail Blasts
5. Public Access Television Slide
6. Radio Interview



1.3 Workshop Morning Session for Decision-makers (3 hours)

Planning Works will facilitate a workshop with City Council, Planning Commission and key City staff. The preliminary agenda includes the following:

1. Common Ground *[interactive discussion]*
 - a. How did we get here?
 - b. What are we trying to do?
2. What is a Redevelopment Plan and How Does It Relate to the Plan, Zoning, CIP, Economic Development and Budget? *[presentation by PW]*
 - a. Context
 - i. Form and character
 - ii. Subareas
 - iii. Infrastructure
 - iv. Connectivity
 - v. Other stakeholders? Who else should be involved?
 - b. Fiscal and Economic Development Impacts
 - i. Costs
 - ii. Incentives
 - iii. Financing
 - iv. Revenues
 - v. Leveraging
3. Building Blocks *[interactive discussion, hands-on and mapping exercises]*
 - a. Opportunities
 - b. Challenges
 - c. Barriers
 - d. Desirable Outcomes



1.4 Roundtable Discussion (Lunch)

Over lunch, Planning Works will facilitate a casual discussion about any other topics of interest to participants or challenges facing the City. This task is for attendees of morning session, only.

1.5 Workshop Afternoon Session (3 hours)

Planning Works will facilitate a workshop with City Council, Planning Commission and key City staff. The preliminary agenda includes the following:

1. How did we get here? What are we trying to do?
[presentation by City staff]
2. What is Planning? *[presentation by PW]*
 - a. The Role of the Comprehensive Plan, Development Regulations, CIP and Budget?
[presentation by PW]
 - b. What is a Redevelopment Plan?
3. Building Blocks *[interactive discussion, hands-on and mapping exercises]*
 - a. Opportunities
 - b. Challenges
 - c. Barriers
 - d. Desirable Outcomes
4. Prioritizing Options *[interactive discussion]*



1.6 Joint Strategic Plan (w/ presentation to City Council)

After the work sessions are complete, Planning Works will prepare a **Strategic Plan** and present it to the City Council and Planning Commission. The Plan will include a prioritized list of strategies the City can undertake to develop and maintain momentum for the redevelopment project. The Plan also will identify needed structural amendments to the plans, policies, economic development incentives and codes to support redevelopment and other reinvestment in, and by, the City and private investors.

Phase 1 Cost - \$10,000

Phase 2 – Work Plan Implementation – Framework and Tools Needed for Redevelopment

Planning Works recommends taking advantage of the education and visioning process to date and immediately begin laying the foundation for redevelopment of the BJCF. We propose that the City undertake a series of one- to two-day forums to ensure that all economic development, planning, regulatory, design and fiscal parameters are resolved in support of BJCF redevelopment. The goal will be to identify and amend documents, policies, programs and procedures to facilitate redevelopment and private investment.

These services will be provided by Planning Works under separate contract from Phase I

2.1 Planning Forum – Comprehensive and Area Planning

2.2 Regulatory Forum – Subdivision and Zoning Regulations

2.3 Design Forum – Design and Development Guidelines and Standards

2.4 Economic Development Forum – Public and Private Investment

2.5 Putting It All Together – The BJCF Redevelopment Plan

Phase 3 – Work Plan Implementation –Development

3.1 Identify Successful Similar Redevelopment Projects

3.2 Identify Local and Regional Master Developers and Builders

3.3 Master Developer Selection

Planning Works Professionals



**Bruce G. Peshoff, JD,
Principal**

Concentrating on the integration of land use planning, law and economics, Bruce Peshoff has an understanding of the fiscal needs of public and private interests. Bruce is always working to find the "win" for each party in complicated land use planning and regulation projects to establish on-going partnerships and ensure that growth contributes to a community's long-term quality of life. Extensive data review, mapping and use of alternative scenarios and suitability analysis to support environmental and economic goals form the core of Bruce's planning approach. It is Bruce's objective to ensure that client project managers have the tools, training and support they need to implement plan strategies following adoption of plans and regulations. Prior to establishing Planning Works, Bruce Peshoff was a senior planner/project manager for the Freilich, Leitner & Carlisle Planning Group.

Education & Certifications

NCI Charrette Certification
Juris Doctor, University of Toledo College of Law
Master of Arts, Urban Planning
Bachelor of Science, Political Science, University of Akron

Local, State & National Presentations

- *Implementing Plans with GIS Modeling*; MidAmerica GIS Symposium, 2010
- *Land Suitability Modeling*; Kansas APA and Missouri APA, 2009
- *Fiscal Impacts of Growth: Comprehensive Plan Implementation*; Virginia APA, 2008
- *New Town / In Town Development*; Center for American and International Law, 2008
- *Disaster Recovery and Hazard Mitigation through Growth Management*; Mississippi APA, 2007
- *Smart Growth and Public Facilities*; North Carolina APA, 2003
- *Understanding Impact Fees*; Mississippi Municipal League, 2001
- *Annexation vs. Incorporation - Fiscal Impacts*; Kansas APA Growth Workshop, 1999
- *The Social Costs of Sprawl* (sponsored by Rutgers University Center for Urban Policy Research); APA National Conference, 1996

- *APA Response to Land Use Regulations and the "Takings" Challenge*; APA National Conference, 1995

Articles and Professional Development

- Participant, Jackson County (MO) Economic Development Forum (Sponsored by *Ingrams* magazine), 2002
- Author, with Robert H. Freilich, *The Social Costs of Sprawl*, *THE URBAN LAWYER* (Summer 1996)
- Volunteer Editor, *Planning Commissioner's Journal*, 2002-2003
- Chair, APA Research and Policy Committee, Planning & Law Division, 1996-97
- Guest Commentator, 'Planning from the Right' - Kansas City APA Newsletter, 1995-1996
- Chair, Nominations Committee, Planning & Law Division, 1995-96
- Research Assistant, with Roger W. Andersen, *Architectural Barriers Legislation and the Range of Human Ability: Of Civil Rights, Missed Opportunities and Building Codes*, 28 *Williamette Law Review* 525 (1992)
- Past Member, Toledo Neighborhood Business and Economic Development Committee, 1988-1989
- Research Assistant, with Roger W. Andersen, *The 1988 Fair Housing Act Amendments*, 35 *The Practical Lawyer* 79 (1989)

Award-Winning Projects

- *APA/Missouri Chapter Excellence in Planning Award*: Jackson County Unified Development Code, 1995
- *APA/Missouri Chapter Excellence in Planning Award*: Jackson County Strategy for the Future, 1994



Michael J. Lauer, AICP, Principal

Based in Melbourne Beach, Florida, Michael Lauer has served local governments from coast to coast over the last 25 years. He has developed award-winning growth management programs addressing diverse land use planning and policy issues, including concurrency, infrastructure funding, development regulation, and facilitation of intergovernmental agreements and public-private partnerships.

Michael's planning approach blends consensus-building with a strong technical foundation, ensuring that plans reflect local values and resources. His projects are distinguished by the strong support they receive through adoption and implementation and, more importantly, through the long-term relationships he maintains with his clients.

Michael's practice is focused on communities located in Florida and across the Gulf Coast, as well as in Western states, and he has built a reputation for his work addressing the challenges of hazard mitigation and disaster recovery. His extensive work in tourist-oriented communities focuses on protecting natural and community resources while maintaining economic balance.

As the Director of Planning for the law firm of Freilich, Leitner & Carlisle throughout the 1990s, Michael Lauer gained unparalleled insight on the opportunities for local governments created through proactive growth management planning.

Education & Certifications

NCI Charrette Certification
Master of Community and Regional Planning, Bachelor of Arts; University of Texas

Local, State & National Presentations

- *Is Planning Dead?*; National APA, 2010
- *Land Suitability Modeling*; Kansas APA and Missouri APA, 2009
- *Disaster Preparedness and Mitigation*; Center for American and International Law, 2008
- *Keeping the Planning in Capital Planning*; National APA, 2007
- *Adequate Public Facilities, Beyond Transportation and Utilities*; National APA, 2007
- *After the Flood, Louisiana and Mississippi Recovery Status Report*; National APA, 2006
- *Addressing Unintended Consequences of Concurrency*; National APA, 2006

- *Public Participation*; National APA, 2005
- *Smart Growth from Smart Plans; Putting Accountability in Our Plans and Ordinances*; VCPA Planning and Zoning Conference, 2004
- *Keeping Plans Relevant*; National APA, 2004
- *Smart Plans; New Urbanism Status Report*; University of Wisconsin, 2004
- *Conducting Effective Meetings*; Western Planners Conference, 2003
- *Effective Presentations: Beyond Powerpoint*; National APA, 2003
- *Urban Service Areas*; National APA, 2002
- *Citizen Participation Programs*; National APA, 2002
- *New Urbanism and Growth Management*; Durango, Colorado, 2002
- *Scenario Building*; National APA, 2001
- *Merging Vision and Analysis in Comprehensive Planning*; ACSP National Conference, 2000
-

Award-Winning Projects

- *APA Iowa Chapter Outstanding Planning Award: Linn County Rural Land Use Plan and IDO*, 2002
- *APA Texas Chapter Award in Current Planning: San Antonio Unified Development Code*, 2001
- *Maryland Smart Growth Award: Prince George's County Biennial Plan*, 2000
- *Colorado Governor's Smart Growth Award for Comprehensive Planning: City of Durango*, 1997
- *APA Missouri Chapter Excellence in Planning Award: Jackson County UDC*, 1996
- *APA National Award: City of Georgetown Development Plan*, 1995
- *APA Missouri Chapter Excellence in Planning Award: Jackson County Strategy for the Future*, 1994
- *APA North Central Texas Section Merit Award: Sunnyvale Comprehensive Plan*, 1993
- *Geodyssey Initiative Award: Development of GIS-based Alternatives Analysis Strategies*, 1992
- *APA Texas Chapter Award: City of Georgetown Development Plan*, 1989



**James D. Holland, AICP
Sr. Project Manager**

With nearly 15 years of experience in rural and small town local government, James brings a diverse and real world set of skills to our client communities.

Through his experiences, James had developed an intimate understanding of the operations, customer service and public relations challenges facing communities. James has a diverse professional background includes strong expertise in agriculture preservation, economic development, demographic analysis, market analysis, historic preservation, floodplain management, airport hazard mitigation, code enforcement, planning administration and tourism planning.

James understands that while many communities have common challenges, each community has its own personality, asset base and political environment. James' broad experiences as a local government official and active community member brings an "in the trenches" perspective to our client's project. His focus on developing fact-based common sense solutions to community issues provides enduring value to local public policy.

Education & Certifications

American Institute of Certified Planners
Master of Regional and Community Planning, Kansas State University
Bachelor of Arts, Economics & Geography, Emporia State University

Presentations & Articles

- *Author, with Sally Schwenk and Kerry Davis, Abilene Downtown Historic District, KANSAS GOVERNMENT JOURNAL, 2010*
- *Moderator, Challenges to the Rural Small Town, Kansas Chapter of the American Planning Association, 2009*
- *Author, Room to Grow – Leaving Space for Agriculture, KANSAS GOVERNMENT JOURNAL, 2002*



**Brian F. Kelly, GIS
Manager**

Geographic information system (GIS) technology is revolutionizing growth management, allowing access to data and levels of analysis that inform better

decision making. Brian Kelly oversees production and management of the firm's geographic information systems (GIS) services. His role as a cartographer is to compile detailed and accurate base maps, site maps, conceptual maps and attribute tables that precisely and clearly represent spatial situations and topological relationships using various GIS and CAD software.

Brian's recent work has focused on the innovative creation and application of dynamic land use modeling to enhance the planning and regulatory process, including Land Suitability Analysis (LSA) models and Land and Environmental Site Assessment (LESA). He has tailored models to respond to a variety of needs, including agricultural preservation, hazard mitigation and community resource protection.

Brian's approach ensures that participants understand available data and use GIS mapping and data analysis to make better-informed policy decisions. He develops planning graphics and multi-dimensional imagery and facilitates interactive technology- and data-driven components of public workshops for client communities across the country.

Education

Bachelor of Arts, Geography, University of Kansas

Presentations

- *Implementing Plans with GIS Modeling; MidAmerica GIS Symposium, 2010*
- *Land Suitability Modeling; Kansas APA, 2009*
- *Land Suitability Modeling; Missouri APA, 2009*



**Sarah C. Humphrey,
AICP
Project Planner**

Sarah Humphrey has contributed to comprehensive planning and development regulation projects for cities, counties and parishes across the country. She works to synthesize client and participant goals into an implementable policy framework, with a belief that practical understanding of implementation strategies allows communities to better achieve their vision.

Sarah's recent projects have focused on:

- Technical analysis related to adequacy of public facilities and fiscal impacts of growth;
- Impacts and regulation of energy-related facilities and extractive industries;
- Integration of form-based code provisions into user-friendly development regulations; and
- Enhancement of the public participation process through adaption of the multi-day Charrette process to address land use and policy issues, use of keypad polling, hands-on activities and project websites.

She has experience in private development and the non-profit sector, including work for the Mid-America Regional Council and the Kansas City Design Center.

Education & Certifications

American Institute of Certified Planners
Bachelor of Arts, University of Kansas
Master of Urban Planning, University of Kansas

Presentations

- *Implementing Plans with GIS Modeling*; MidAmerica GIS Symposium, 2010
- *Planning a Successful Process*; City of Grandview, MO, 2010
- *Next Generation Public Participation*; Missouri APA, 2009
- *Using Land Suitability Models*; Kansas / Missouri Bi-State Planning Conference, 2008