

REQUEST FOR COUNCIL ACTION

DATE	TITLE	DEPARTMENT	TYPE OF ACTION	STATUS
APR 3, 2012	CITY INSURANCE			
			<input type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution
			<input checked="" type="checkbox"/> Council Action	<input type="checkbox"/> Other

RECOMMENDATION:

I recommend that the Council purchase insurance from Fouts Insurance LLC.

FISCAL NOTE:

- The cost of this item is \$284,489.00. This premium represents approximately a \$5,000 increase from last year's premium of \$279,055.00.
- Funding for this type of item will be taken out of the appropriate insurance line items in all departments.

DISCUSSION:

This premium is slightly higher than the previous year due to an increase the value of the power plant equipment including the new cooling tower and the value of our new swimming pool. We did, however, see a decrease in our worker's compensation premium due to fewer claims.

Respectfully submitted,

Glenn Rodden
City Administrator



City of Beloit
P.O. Box 567
Beloit, KS 67420

INVOICE # 12661		Page 1
ACCOUNT NO. CITYBE1	OP DF	DATE 03/30/12
Commercial Property		
POLICY # 9A50219		
COMPANY Employers Mutual Companies		
EFFECTIVE 04/01/12	EXPIRATION 04/01/13	
AMOUNT PAID		AMOUNT DUE \$ 284,489.00

Itm #	Trn Date	Trn Type	Description	Amount
INVOICE #	12661			
141233	03/30/12	REN PROP	Property	\$ 48,258.00
141235	03/30/12	REN GL-S	General Liability	\$ 8,987.00
141236	03/30/12	REN BOND	Crime Fidelity Bond	\$ 663.00
141237	03/30/12	REN IM	Inland Marine	\$ 7,104.00
141238	03/30/12	REN CA-S	Business Auto	\$ 21,251.00
141239	03/30/12	REN WC-S	Work Comp	\$ 71,964.00
141240	03/30/12	REN EQUIP	Commercial Output	\$ 121,052.00
141241	03/30/12	REN E&O	E & O Linebacker	\$ 2,823.00
141242	03/30/12	REN LIAB	Law Enforcement	\$ 2,387.00

We have paid this premium to the company so your coverage continues. Please examine your policy carefully.

Invoice Balance: \$ 284,489.00

Thank you. We do appreciate your business.

REQUEST FOR COUNCIL ACTION

DATE:	TITLE:		
April 3, 2012	PLAT NORTH CAMPUS		
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 enclosed plat for the North Campus.

FISCAL NOTE:

- There is no cost associated with this action.

DISCUSSION:

The attached plat incorporates the changes recommended by the council at the last meeting. This plat shows the roadside park extended west to the new road that would access Highway 24.

Respectfully submitted,

Glenn Rodden
City Administrator

REQUEST FOR COUNCIL ACTION

DATE:	TITLE:		
April 3, 2012	SPECIAL EVENTS LICENSE REQUEST		
COORDINATING 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 events license request presented by the Solomon Valley Raceway.

FISCAL NOTE:

- There is no direct cost associated with this item.

DISCUSSION:

The board for the Solomon Valley Raceway is requesting a beer license for the entire grandstand area for all races except the Mitchell County Fair race.

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



SPECIAL EVENT LICENSE REQUEST FORM

Name: Mitchell County Fair Association

Address: C/O Solomon Valley Raceway

Phone: _____

Location of event: Mitchell County Fair Grounds/Grandstands

Purpose of event: Races and Demo Derby

Date/Time of Event: See attached 2012 schedule for all event dates.

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

Fee Received by *Shirley Anderson*

**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: *Angie Odle*

2012 SCHEDULE

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SOLOMON VALLEY RACEWAY

12 AND UNDER
FREE ALL YEAR

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WWW.SVRACEWAY.COM

ACTION

SATURDAY APRIL 28TH 7:30 PM MOD-LITES & JAYHUSKER

SUNDAY MAY 27TH 3:00 PM DERBY MAYHEM Demo Derby

SATURDAY JUNE 9TH 7:30 MOD-LITES & JAYHUSKER

FRIDAY JULY 27TH 7:30 PM 3rd ANNUAL REVHONEY
CHAD McDANIEL MEMORIAL POWRI MIDGETS, JAYHUSKER 600'S
AND CAGED ANTIQUES

FRIDAY AUGUST 10TH 7:30PM MITCHELL COUNTY FAIR
JAYHUSKER RACING SERIES

SATURDAY SEPTEMBER 15TH 6:00PM ENDURO MADNESS

SATURDAY OCTOBER 6TH 7:30PM JAYHUSKER RACING SERIES

Community Development Report

March 2012

North Campus Facility- The Beloit City Council has voted to keep the roadside park as it is now. The zoning and plat have been sent back to the Planning Commission and some changes will need to be made to street plan.

Housing- Manske & Associates are working with the Regional Planning Commission to review applications for people to live in the new homes. I think they have several that may qualify and could move in next month. Earlier this month I met with our legislators and staff from the Kansas Housing Resources Corporation about our housing needs. Many rural communities are struggling with the same needs. They are trying to develop a new fund to assist with “work force” or “Wage Appropriate” housing. They have a proposal on the table this session for \$2 million in funding and more in the future. I am also working with Dan Steffan from the Kansas Department of Commerce and Senator Allen Schmidt to arrange a meeting next month with top staff from the state to meet with businesses and community leaders to discuss the problem in greater detail. I am also asking businesses to write letters specifying the problems they face in recruitment due to our housing issues.

SVED Business Park- Midway Developed moved in a building and placed it on their new foundation. Brad Schroeder will begin construction soon on their new building. The roadway through the Business Park will need to be developed. The pathway through the park needs to be moved further south. Since the last three lots sold in the park I have received inquiries for another business there.

Unemployment- The latest report from the Kansas Department of Commerce showed our unemployment rate at 3.4%. All our contiguous neighboring counties are over 4%. We have employers that are working hard to find employees. These are anything from manufacturing and welding jobs to office and secretarial positions

Clean Line Energy Partners- A roundtable meeting was held in Concordia February 23rd. They are holding similar meetings in other states now and will back for follow up meetings this Spring.

Project Twizzler- In early February I was contacted by a person from out of state. He wanted to discuss economic development incentives and programs. He is currently in the process of purchasing a business in Beloit. **(Need to confirm that a business has been purchased)**

Prospective business expansions-

1. **Project Plume-**In early February I was contacted by a business owner in a neighboring community. They were interested in a building in downtown Beloit. They are looking at possibly relocating their business both for location and for more space. **March Update-** We met March 5th & 6th. A building had been located for the business. Work started on an application with the City of Beloit but stopped when the sale of the building fell through. We will continue to look for a building for them.

2. **Project AG**-In late January I was contacted by a local business manager. They are preparing to move out of their current business location and into a new building. They will be renovating a very large area. They will be submitting a Neighborhood Revitalization Application to assist with this project. **February Update**-They will be closing on the property within the next few days. Their revitalization application will be submitted afterwards and the renovation work will begin in March. **March Update**-Ag Mark is moving into the building formerly occupied by USDA/NRCS. They have moved to the Galaxy Building next to the movie theater.
3. **Project 40**- In late December I was contacted by a local business that would like to find a new location in the downtown area. They need a building with more space than their current location. They have received a list of available properties and we are prepared to assist them in contacting the owners and have a chance to look inside the buildings. **February Update**-I have made contact with the business manager several times. They will be looking at several locations again on February 22nd. **March Update**- We have looked at several buildings. They are not ready to make a move at this time.
4. **Project GO**- On June 28, I met with a local business that is looking at adding more employees and possibly a physical expansion of the business. We reviewed new state programs that are available to assist them. **August Update**-They are working on plans to move forward with at least part of this project soon. **September update**-This business is currently advertising for bids. **October Update**- This project is moving forward. **November Update**-they were opening bids. **January Update**- Nothing new to report. **March Update**-Construction is underway on a building at Sunflower Manufacturing.

Prospective new business developments-

1. **Project Chocolate**- On March 16 I was approached to assist with looking at land and zoning issues for a prospective new business from outside Mitchell County. They have identified two potential locations. This would create 4 to 6 new jobs.
2. **Project Curtain**- On March 15 I was contacted by a person from a neighboring county who would like to start a business in Beloit. They asked to look at several buildings in the downtown area.
3. **Project Zone**- On March 15 I was contacted by a person who is interested in starting a new business in Beloit. They also looked at several buildings in the downtown area.
4. **Project Carver**- In early February I assisted with the development of a business plan for a home based service business. The business would be based in Beloit but service work would be statewide. They are working to fine tune the business plan and seek a small amount of financing to help start the business. **March Update**- We have a meeting with the bank later this week.
5. **Project Thoroughbred**-On January 2nd I was contacted by an out of state development/commercial business consultant. He requested information on our area. He called back a second time with additional questions. At this time he has not indicated what project he is working on or who his client might be. **February update**-This person is a commercial business consultant who was sent here on behalf of a client. They were very vague about what they were looking for and would not disclose who their client is. They did take information from our highway traffic count maps from KDOT and discussed zoning districts and some general utility questions.

6. **Project V**- In early January, I was contacted by a local person who is representing a third party. They have made inquiries into available property on Highway 24. **February update**-On February 7th a local realtor contacted me again. They ask about specific locations on Highway 24.
7. **Project Scan**- On November 19, I was contacted to meet with a person to look at a building in downtown Beloit. They are looking for a location for a potential new business. **January Update**- This person has looked at a couple of buildings and met with at least one property owner. **February Update**-Nothing new to report. This may be removed for the next monthly report.
8. **Project Twist**-On November 14 I was contacted by a service related business interested in finding a permanent location in Beloit. We have been trying to communicate with each other for the past 60 days. They need to get established in Beloit on a permanent basis. They would prefer a downtown location. I did forward them information on a couple of potential locations and put them in touch with a realtor. I will follow up with more information within the next week. **January Update**- We continue to communicate but not much to report.
9. **Project Buggy**- On July 18 I was contacted by a business from Salina that was looking for a building in Beloit. We discussed several options and they did meet with one property owner. They have not been able to find what they are looking for yet. They may be able to go in with another person who is planning to put up a building next year. We are continuing to discuss their options. **September Update**-They have been in contact with a local business that is planning to put up a new building this year. They may be able to have space with them. **October Update**-This project is expected to sit this winter and proceed in the Spring. **December Update**- I was contacted on December 10th and was informed this business plans to locate in an existing building in Beloit fell through recently. They are looking for a building again. We have discussed a couple of potential locations that could be available soon and some that will be available in the Spring. We are continuing to work through this process. **January Update**-They have found space to lease in a building in Beloit. We have visited about hosting a ribbon cutting for them when they are ready.
Success!
10. **Project Stone**-This business first contacted me over a year ago to express interest in opening a new store in Beloit. Within the past several weeks they have been in Beloit to look for a place to locate a store. They have contacted several property owners but have not found a suitable location at this time. **July Update**--- We have an opportunity for this business to possibly purchase a building in downtown Beloit. We are discussing the potential for this opportunity now. **August Update**- I continued discussing building options with this business. They have recently met with a building owner in Beloit. **September Update**-They are continuing to look for a location. They are slowing down their process. **October Update**-A decision is expected by the end of October. **November Update**-I visited with this person at their current business location. They are still very interested in opening a new store in Beloit. **January Update**-This business owners were in Beloit in late December. They continue to have interest in opening a store here. **February Update**-The business owners were in Beloit again on February 15th to look at possible locations. We continue to try and get them into a downtown location as they requested. **March Update**- They were back in Beloit and met with a building owner to discuss a possible lease. They have contacted me since then and they are still looking for a building. They want to move to Beloit this Spring.

11. **Project Cabinet-** This project first came up about two years ago. It has been discussed back and forth since that time. Last summer we had meetings with staff from NCK Regional Planning Commission to discuss financial assistance for the project. They are looking at 2 to 3 new jobs and a 50,000 s.f. facility. In **May 2011** they began looking at this again and they are looking at two possible locations with much more interest than last year. We hope to meet with them again before the end of the month. **June Update-**Nothing new to report. I have called them a couple of times but have not been able to speak to them. **July Update-**Nothing new to report. Anticipate more information when the North Campus property is available. **August Update-**They are looking at a specific piece of property to purchase and put up a building for their business. At the time of this report no contract has been signed. **September Update-**They have been in contact with Curt Frasier to purchase a property in the Solomon Valley Business Park. **October Update-**Expect construction next Spring. **November Update-**They are working to close on the property and plan to submit a Neighborhood Revitalization Application soon. **January Update-**Schroeder's have closed on the purchase of a lot in the business and could start construction this Spring. This is the third lot to be sold in the business park within the past few months. **Success!**
12. **Project Bone-**On April 13 I was contacted by a business owner in a neighboring county. He is interested in finding an office location in Beloit. We discussed several existing buildings that are available. He also asked about building something new on the North Campus property. On **May 10 Update-**this person was in Beloit to look at available buildings. **June Update-**This person is still looking for a location in Beloit. They have looked at several buildings and I have met with them at a couple of buildings. They have made an offer on one building but never heard back from the owner. **July Update-** This person was back on July 11. They have not been able to find a suitable existing building. They are now scouting locations to build what they need to get their business established in Beloit. We looked at several potential building locations and they have contacted several property owners. **August Update-**This person has been back several times. They have switched from looking for an existing building to considering options to put up their own building. They are ready to make an offer on a property at this time. **September Update-**They have purchased the lot at 3rd & Mill in Beloit and plan to put a new business at this location.
A hearing has been scheduled for March 13 for rezoning the property.
March Update-The Beloit Planning Commission tabled the rezoning request. The business owner has purchased a building in downtown Beloit and will be opening here soon. They still plan to build on the 3rd & Mill location in the future. **SUCCESS!**

Additional Business Notes-

- We are working on a new pocket brochure to feature available land and buildings for commercial and retail development. We will also feature some of the recent business investment and construction activity in our area.
- The new Mexican Restaurant at the Junction of Highways will be opening soon.
- We have a group of volunteers planning to help with a booth for Mitchell County at the Kansas Sampler Festival in Liberal this May.
- Edward Jones Changes- Jake Sloan is stepping in as a new Financial Advisor. He is replacing Lynna Schmitt.

ITEMS FOR COUNCIL DISCUSSION

DATE:	TITLE:
April 3, 2012	WORK SESSION DISCUSSION

DISCUSSION:

Items for discussion at your April 3, 2012 Work Session will include the following:

1. Property Disposition Policy. Enclosed is a property disposition policy previously adopted by the City of Beloit. Staff is recommending that the council appoint a committee to dispose North Campus property in accordance with this policy.

Respectfully submitted,

Glenn Rodden
City Administrator

Property Disposition Policy

City of Beloit, KS

1. Statement of Policy

The purpose of this Property Disposition Policy is to use the sale of City-owned properties as a catalyst for economic development and the creation of jobs.

2. Real Estate Disposition Initiative

The Beloit City Council will establish a Property Disposition Working Group to be chaired by the City Administrator and staffed internally. This group will have the following responsibilities:

- Review of the city owned property and classification of properties with development potential
- Preparation of RFPs and advertising when properties are available;
- Preparation of guidelines for disposition of city-owned property;
- Applying additional conditions or requirements to individual properties as needed;
- Review of proposals for acquisition of city-owned property;
- Establishment of minimum bid prices, where applicable.

3. Disposition Process

When the City does not choose to retain property for either future disposition or for a specific use, that property will go through the following disposition process:

Sale through Request for Proposal (RFP) process

The RFP process may be used for disposition of real estate owned by the City of Beloit. RFP's will be advertised through local newspapers, the City Website and other mediums to reach the public at large.

Each RFP will include requirements and objectives for the property's future use and development.

All proposals must include:

- Project concept designs;
- Summary of development program;
- Development team organization;
- Development methodology; and
- Detailed proof of developers' financial capacity and experience necessary to complete their proposed project;
- A timetable for development, and financial projections for the project, including Sources and
- Once the deadline for submitting proposals has passed, the PDWG will convene to review the proposals.

Various criteria will be weighed to evaluate proposals, including, but not limited to, the following:

- Type and quality of proposed development;
- Timing of the development;
- Financial feasibility of the proposed project;
- Demonstrated capacity of developer to complete proposed development;
- Proposed purchase price; and

- Some or all of community benefit criteria

Specifically the PDWG will rate the proposals on a 100 point scale taking into specific consideration the following:

- Anticipated job creation
- Anticipated property tax generated by the development
- Anticipated sales tax generated by the business
- Benefit to the citizens/community based upon the product, service or business proposed
- Benefit to the City of Beloit based upon the product, service or business proposed
- Impact upon surrounding businesses or homes
- Impact upon existing businesses

The PDWG will score each proposal based upon the following scale:

- | | |
|---|-------------|
| 1) Job Creation | 1-20 points |
| 2) Property Tax Generated | 1-20 points |
| 3) Sales Tax Generated | 1-20 points |
| 4) Benefit to the citizens/community
(Based upon product, service or business niche) | 1-15 points |
| 5) Benefit to the City
(Based upon product, service or business niche) | 1-15 points |
| 6) Impact upon surrounding businesses or homes | 1-5 points |
| 7) Impact upon existing businesses | 1-5 points |

The PDWG will provide their recommendation to the Beloit City Council based upon the project with the highest cumulative score based upon the criteria listed above. The PDWG will also discuss the financial offer made with each proposal for the city councils consideration.

The Beloit City Council will make the final decision on disposition of city owned real estate after considering the recommendation of the PDWG and the monetary offer made for purchase of the property.

REDI Scorecard

- | | |
|---|-------------|
| 1) Job Creation | 1-20 points |
| 2) Property Tax Generated | 1-20 points |
| 3) Sales Tax Generated | 1-20 points |
| 4) Benefit to the citizens/community
(Based upon product, service or business niche) | 1-15 points |
| 5) Benefit to the City
(Based upon product, service or business niche) | 1-15 points |
| 6) Impact upon surrounding businesses or homes | 1-5 points |
| 7) Impact upon existing businesses | 1-5 points |