

**ORDINANCE NO. 460**

**AN ORDINANCE OF THE GOVERNING BODY OF THE CITY OF SUBLETTE, KANSAS ESTABLISHING A RURAL HOUSING INCENTIVE DISTRICT WITHIN THE CITY AND ADOPTING A PLAN FOR THE DEVELOPMENT OF HOUSING AND PUBLIC FACILITIES IN SUCH DISTRICT, AND MAKING CERTAIN FINDINGS IN CONJUNCTION THEREWITH ( S & W SQUARED, PHASE I)**

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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 located in a county with a population of less than 80,000 to designate rural housing incentive districts within such city; and

**WHEREAS**, prior to such designation the governing body of such city shall conduct a housing needs analysis to determine what, if any, housing needs exist within its community; and

**WHEREAS**, after conducting such analysis, the governing body of such city may adopt a resolution making certain findings regarding the establishment of a rural housing incentive district and providing the legal description of property to be contained therein; and

**WHEREAS**, after publishing such resolution, the governing body of such city shall send a copy thereof to the Secretary of Commerce of the State (the “Secretary”) requesting that the Secretary agree with the finding contained in such resolution; and

**WHEREAS**, if the Secretary agrees with such findings, such city may proceed with the establishment of a rural housing incentive district within such city and adopt a plan for the development or redevelopment of housing and public facilities in the proposed district; and

**WHEREAS**, the City of Sublette, Kansas (the “City”) has an estimated population of 1,420 located in Haskell County, Kansas which has an estimated population of 3,780 and therefore constitutes a city as said term is defined in this Act; and

**WHEREAS**, on December 6, 2021, the Governing Body of the City adopted the Housing Needs Analysis, a copy of which is on file in the office of the City Clerk; and

**WHEREAS**, the Governing Body of the City has heretofore adopted Resolution No. 120621 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 Rural Housing Incentive District pursuant to the Act and authorized the submission of such Resolution and a Housing Needs Analysis to the Kansas Department of Commerce in accordance with the provisions of the Act; and

**WHEREAS**, the Secretary, pursuant to a letter dated January 6, 2022, authorized the City to proceed with the establishment of a Rural Housing Incentive District pursuant to the Act; and

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

**WHEREAS**, the Plan Includes:

1. The legal description and map required by subsection (a) of K.S.A. 12-5244;
2. The existing assessed valuation of the real estate in the proposed district, listing the land and improvement values 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 names, addresses, and specific interest 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, set forth the boundaries of the proposed District, provided a summary of the proposed Plan, called a public hearing concerning the establishment of the proposed District for May 5, 2022, and provided for notice of such public hearing as provided in the Act; and

**WHEREAS**, the Governing Body of the City has heretofore adopted Resolution No. 04-04-22, which made a finding that the City is considering the establishment of the proposed District and adopting the proposed Plan pursuant to the Act, set forth the boundaries of the proposed District, provides a summary of the proposed Plan, called a public hearing concerning the establishment of the proposed District and provided for notice of such public hearing as provided in the Act; and

**WHEREAS**, a public hearing was held on May 5, 2022, after due published and delivered notice in accordance with the provisions of the Act; and

**WHEREAS**, upon considering the information and public comments received at the public hearing, the Governing Body of the City hereby deems it advisable to make certain findings to establish the proposed District and to adopt the proposed Plan.

**NOW, THEREFORE, BE IT ORDAINED** by the Governing Body of the City of Sublette, Kansas as follows:

**Section 1. Findings.** The Governing hereby finds that due notice of the public hearing conducted May 5, 2022, was made in accordance with the provisions of the Act.

**Section 2. Creation of the Rural Housing Incentive District.** A Rural Housing Incentive District is hereby created within the City in accordance with the provisions of the Act, which shall consist of the following described real property in the Development, in the City of Sublette, Haskell County, Kansas:

Lots Thirteen (13), Fourteen (14) and Fifteen (15), in the SWW Addition to the City of Sublette, Haskell County Kansas according to the recorded Plat thereof.

**Section 3. Approval of Development Plan.** The Plan for the development or redevelopment of housing and public facilities in the District as presented to the Governing Body is hereby approved.

**Section 4. Adverse Effect on Other Government Units.** If, within thirty (30) days following the conclusion of the public hearing on May 5, 2022, any of the following occurs, the Governing Body shall take action to repeal this Ordinance:

1. The Board of Education of U.S.D. 374 determines by resolution that the District will have an adverse effect on such school district; or
2. The Board of County Commissioners of Haskell County, Kansas determines by resolution that the District will have an adverse effect on such county.

As of this date, the City has not received a copy of any such resolution and is not aware of the adoption of any such resolution by the governing body of Unified School District 374 or Haskell County.

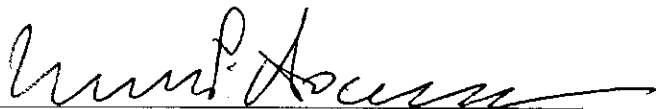
**Section 5. Reimbursement.** The Act authorizes the City to reimburse the developer for all or a portion of the costs of implementing the Plan through the use of property tax increments allocated to the City under the provisions of the Act.

**Section 6. Further Action.** The Mayor, City Clerk and other officials and employees of the City, including the City Attorney, are hereby further authorized and directed to take such other actions as may be appropriate to accomplish the purposes of this Ordinance.

**Section 7. Effective Date.** This Ordinance shall be effective upon its passage by the Governing Body of the City of Sublette, Kansas and publication one time in the official City newspaper.

**PASSED** by the Governing Body of the City of Sublette, Kansas and signed by the Mayor on May 5, 2022.

ATTEST:

  
Lawrence Hoerman, Mayor

  
Shayla Makings, City Clerk

