

Agency plans improvements to insurance for organic crops

The U.S. Department of Agriculture Risk Management Agency said last week it will offer an organic price election for four crops for next year and released three reports that provide the framework for improvements to insurance programs for organic crops.

"USDA is working to provide producers of organic crops with improved opportunities and resources," said agriculture Secretary Tom Vilsack. "We are taking aggressive action to improve delivery of our programs, with

impressive results for our customers...."

He said the agency is preparing to issue organic price elections for corn, soybeans, cotton and processing tomatoes.

The agency also is eliminating a current 5 percent surcharge for organic crops insured under 10 crop insurance programs, the secretary said.

We want your local news: e-mail to colby.editor@nwkans.com



Applications for funding are being accepted for two grant opportunities at the Thomas County Community Foundation. Non-profit organizations, schools, and government agencies in Thomas County are encouraged to apply by September 30, 2010.

- Kids Can Do! Fund is a \$200 grant that provides funding for classroom and service-learning projects.
- James & Betty G. Secrest Fund supports fine arts, literacy, education, and the professional development of educators.

Go to www.ThomasCountyCommunityFoundation.com for grant applications and guidelines.

785-460-9152 • tccf@st-tel.net

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LET'S GO TO THE MOVIES!



TAYLOR'S BAYOU

Don't miss out this Friday & Saturday Night at Twisters!

The well-renowned Country Rock Band, Taylor's Bayou will be playing both Friday, Sept. 10, and Saturday, Sept. 11, from 9:30 p.m. to 1:30 a.m.!

Friday night is LADIES night, so free hors d' oeuvres and no cover charge for all women! We will also be offering a whiskey sirloin steak for only \$10.95.

Saturday is the annual Big Brothers and Big Sisters Poker Tournament starting at 1:00 p.m.

Along with the band, Taylor's Bayou playing that night, we will be featuring prime rib for \$14.75.

Cant wait to see you there!

TWISTERS Bar & Grill | 785.460.7888 | 735 E. College Dr.

Public Notice

Public Notice

Public Notice

RESOLUTION NO. 1013

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF COLBY, KANSAS ESTABLISHING THE DATE AND TIME OF A PUBLIC HEARING FOR CONSIDERATION OF ADOPTION OF A REDEVELOPMENT PROJECT PLAN WITHIN A REDEVELOPMENT DISTRICT PREVIOUSLY CREATED WITHIN THE CITY PURSUANT TO K.S.A. 12-1770 ET SEQ., AND PROVIDING FOR THE GIVING OF NOTICE OF SUCH PUBLIC HEARING (BOSSELMAN'S TRUCK STOP PROJECT)

WHEREAS, the City of Colby, Kansas (the "City") desires to promote, stimulate and develop the general and economic welfare of the City and the state of Kansas (the "State") and to assist in the development and redevelopment of eligible areas within the City, thereby promoting the general welfare of the citizens of the State and the City, by acquiring property and providing for the development and redevelopment thereof and the financing relating thereto; and

WHEREAS, pursuant to the provisions of K.S.A. 12-1770 et seq., as amended (the "Act"), the City is authorized to establish redevelopment districts within eligible areas of the City, as said terms are defined in the Act, to approve redevelopment district plans for the completion of redevelopment projects within such redevelopment project areas, and to finance all or a portion of redevelopment project costs from tax increment revenues and various fees collected within such redevelopment district, revenues derived from redevelopment projects, revenues derived from local sales taxes, other revenues described in the Act, or a combination thereof or from the proceeds of full faith and credit tax increment bonds of the City or special obligation tax increment bonds of the City payable from such described revenues; and

WHEREAS, pursuant to the Act and Ordinance No. 1453 adopted November 18, 2008, the City has created a redevelopment district within the City; and

WHEREAS, pursuant to the Act and Ordinance No. 1476 adopted July 20, 2010, the City expanded the existing redevelopment district within the City (as expanded, herein referred to as the "Redevelopment District"); and

WHEREAS, upon the creation of a redevelopment district pursuant to the Act, the City may propose to undertake one or more redevelopment projects and shall prepare a redevelopment project plan, which may be implemented in separate development stages, in consultation with the City's planning commission; and

WHEREAS, the redevelopment plan shall include: (1) a summary of the feasibility study prepared in conjunction with the redevelopment project; (2) a reference to the redevelopment district plan that identifies the redevelopment project area that is set forth in the redevelopment project plan that is being considered; (3) a description and map of the redevelopment project area to be redeveloped; (4) the relocation assistance plan; (5) a detailed description of the buildings and facilities proposed to be constructed or improved in such area; and (6) any other information the governing body deems necessary to advise the public of the intent of the plan; and

WHEREAS, a copy of the redevelopment project plan shall be delivered to the board of county commissioners of the county and the board of education of any school district levying taxes on property within the proposed redevelopment project area; and

WHEREAS, upon a finding by the

planning commission of the City that the redevelopment project plan is consistent with the comprehensive general plan for the development of the City, the governing body of the City shall adopt a resolution stating that the City is considering the adoption of the redevelopment project plan, such resolution shall: (1) give notice that a public hearing, which shall be held not less than 30 or more than 70 days following the date of the adoption of the resolution fixing the date of the hearing, will be held to consider the adoption of the redevelopment project plan and fix the date, hour and place of such public hearing, (2) describe the boundaries of the redevelopment district within which the redevelopment project will be located and the date of establishment of such district, (3) describe the boundaries of the area proposed to be included within the redevelopment project area, and (4) state that the redevelopment project plan, including a summary of the feasibility study, relocation assistance plan and financial guarantees of the prospective developer and a description and map of the area to be redeveloped are available for inspection during regular office hours in the office of the City Clerk; provided if the governing body determines that it may issue full faith and credit tax increment bonds to finance the redevelopment project, in whole or in part, such resolution also shall include notice thereof; and

WHEREAS, notice of such public hearing shall be given by mailing a copy of the resolution calling the public hearing via certified mail return, receipt requested, to the board of county commissioners of the county, the board of education of any school district levying taxes on property within the proposed redevelopment project area, and to each owner and occupant of land within the proposed redevelopment district not more than 10 days following the date of the adoption of such resolution and by publishing a copy of such resolution once in the official City newspaper not less than one week or more than two weeks preceding the date fixed for the public hearing, which publication shall include a sketch clearly delineating the area in sufficient detail to advise the reader of the particular land proposed to be included within the redevelopment project area; and

WHEREAS, at the public hearing a representative of the City shall present the proposed redevelopment project plan and all interested persons shall be given an opportunity to be heard; and

WHEREAS, following the conclusion of such public hearing, the governing body may adopt the redevelopment project plan by ordinance passed upon a 2/3 vote; and

WHEREAS, following the adoption of such an ordinance, but not later than January 1 of the year in which the increment is first allocated to the taxing subdivision pursuant to the act, the City Clerk shall transmit a copy of the description of the land within the redevelopment district, a copy of the ordinance adopting the redevelopment project plan and a map or plat indicating the boundaries of the redevelopment district to the clerk, assessor and treasurer of the county or counties that have property within the redevelopment district and to the governing bodies of the county or counties and unified school districts which levy taxes upon any property within the redevelopment district; and

WHEREAS, the City Council is considering the adoption of a redevelopment project plan (the "Project Plan"), which has been prepared by the City pursuant to the Act and in consultation with the City's Planning Commission, which Project Plan provides for the redevelopment of the Redevelopment District; and

WHEREAS, on August 12, 2010 the Planning Commission of the City made a finding that the Project Plan is consistent

with the intent of the City's comprehensive plan for the development of the City; and

WHEREAS, a copy of the Project Plan has been delivered by the City to the Board of County Commissioners of Thomas County and to the Board of Education of U.S.D. No. 315, Thomas County, Kansas (Colby); and

WHEREAS, the City Council desires to establish September 21, 2010 as the date for the public hearing to consider the adoption of the Project Plan and authorize dissemination of notice as required by the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE BY THE CITY COUNCIL OF THE CITY OF COLBY, KANSAS:

Section 1. Redevelopment District. The Redevelopment District consists of the real estate legally described on **Exhibit A** attached hereto, which is incorporated herein by reference. A map depicting the boundaries of the Redevelopment District is attached hereto as **Exhibit B**, which is incorporated herein by reference. The boundaries of the Redevelopment District do not contain any property not referenced in Resolution No. 1007 of the City, which provided notice of the public hearing on the expansion of the Redevelopment District.

Section 2. Project Plan. The Project Plan for redevelopment within the Redevelopment District provides for a single redevelopment project which may be described in a general manner as follows:

The proposed development will be a retail center located adjacent to Exit #54 of westbound I-70 in Thomas County, Kansas, which will include a truck stop with restaurant and a 64-room hotel. In addition, there shall be constructed public infrastructure improvements, including street improvements.

The Project Plan to be considered by the City Council at the public hearing hereinafter described, includes, but is not limited to: (a) a summary of the feasibility study required by the Act; (b) a reference to the District Plan as described in the Ordinance No. 1476; (c) a description map of the Project Area as described in the preceding paragraph; (d) the relocation assistance plan as required by the Act; and (e) a detailed description of the buildings and facilities proposed to be constructed or improved within the Project Area. The Planning Commission of the City has made a finding that the Project Plan is consistent with the intent of the City's comprehensive plan for the development of the City. A copy of the Project Plan has been delivered by the City to the Board of County Commissioners of Thomas County and to the Board of Education of U.S.D. No. 315, Thomas County, Kansas (Colby).

Section 4. Public Hearing. Notice is hereby given that a public hearing will be held by the City Council to consider the adoption of the Project Plan on September 21, 2010, at the City Council Meeting Room, located at City Hall, 585 N. Franklin, Colby, Kansas, 67701, the public hearing to commence at 7:30 p.m. or as soon thereafter as the City Council can hear the matter. At the public hearing a representative of the City shall present the Project Plan, the City Council will receive public comment on such Project Plan, and, after the conclusion of such public hearing, the City Council may adopt the Project Plan by Ordinance passed upon a 2/3rds vote of the City Council in accordance with the provisions of the Act.

Section 5. 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:

(a) A copy of this resolution shall be mailed by United States certified mail, return receipt requested, within 10 days of this date to:

(i) the Board of County Commissioners of Thomas County, Kansas;

(ii) the Board of Education of U.S.D. No. 315, Thomas County, Kansas (Colby); and

(iii) each owner and occupant of land within the proposed Project Area.

(b) This resolution, specifically including Exhibits A and B attached hereto, shall be published 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.

Section 6. Public Records. Copies of the Project Plan, including a summary of the feasibility study, relocation assistance plan and any financial guarantees of the proposed developer and a description and map of the Project Area to be redeveloped within the Redevelopment District are public records and are available for public inspection during regular office hours in the office of the City Clerk, City Hall, 585 N. Franklin, Colby, Kansas, 67701.

Section 7. Full Faith and Credit Tax Increment Bonds. In accordance with the provisions of K.S.A. 12-1774(b), the governing body of the City states its intent to issue full faith and credit tax increment bonds to finance costs of the proposed Project Plan, such bonds to be secured by a pledge of the City's full faith and credit to use its ad valorem taxing authority for repayment of such bonds in the event all other authorized sources of revenue are not sufficient. The governing body may issue such full faith and credit tax increment bonds unless within 60 days following the date of the public hearing on the adoption of the Project Plan, a protest petition signed by 3% of the qualified voters of the City is filed with the City Clerk in accordance with the

provisions of K.S.A. 25-3601 et seq., and amendments thereto. If a sufficient petition is filed, no full faith and credit tax increment bonds shall be issued until the issuance of the bonds is approved by a majority of the voters voting at an election thereon. The failure of the voters to approve the issuance of full faith and credit tax increment bonds shall not prevent the City from issuing special obligation bonds in accordance with the provisions of K.S.A. 12-1774(a).

Section 8. Further Action. The Mayor, City Manager, City Clerk, City Attorney and other officials and employees of the City, including Gilmore & Bell, P.C., Bond Counsel, 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 9. Effective Date. This resolution shall be effective upon its adoption by the City Council of the City of Colby, Kansas.

ADOPTED by the City Council of the City of Colby, Kansas on August 17, 2010.

K.G. Bieber, Mayor

[SEAL]

Attest:
 Joni L Ketchum, City Clerk

EXHIBIT A
LEGAL DESCRIPTION OF REDEVELOPMENT DISTRICT

Lots 1 and 4, Bosselman Addition to the City of Colby, Thomas County, Kansas; and

A tract composed of a portion of the Northwest Quarter (NW1/4) of Section Seventeen (17) and a portion of the Southwest Quarter (SW1/4) of Section Eighty (80), Township Eight (8) South, Range Thirty-three (33) West of the 6th Principal Meridian, City of Colby, Thomas County, Kansas.

Commencing at the Southwest Corner (SW/c) of the Southwest Quarter (SW1/4)

of said Section Eight (8), thence along the South line of said Southwest Quarter (SW1/4) of Section Eight (8) on an assumed bearing of North 90 Degrees 00 Minutes 00 Seconds East (N90°00'00"E) 125.01 feet to a point; thence North 00 Degrees 25 Minutes 08 Seconds East (N00°25'08"E) 476.45 feet to the point of beginning; thence North 00 Degrees 25 Minutes 08 Seconds East (N00°25'08"E) 124.90 feet to a point; thence South 89 Degrees 31 Minutes 15 Seconds East (S89°31'15"E) 60.63 feet to a point; thence South 43 Degrees 53 Minutes 21 Seconds East (S43°53'21"E) 177.90 feet to a point; thence South 27 Degrees 12 Minutes 37 Seconds East (S27°12'37"E) 214.34 feet to a point; thence on a tangent curve to the left having a radius of 427.46 feet, delta angle of 62 Degrees 48 Minutes 44 Seconds (62°48'44"), chord length of 445.50 feet, chord bearing of South 58 Degrees 36 Minutes 59 Seconds East (S58°36'59"E), and an arc length of 468.62 feet to a point; thence South 90 Degrees 00 Minutes 00 Seconds East (S90°00'00"E) 970.98 feet to a point; thence South 00 Degrees 00 Minutes 00 Seconds East (S00°00'00"E) 100.00 feet to a point; thence North 90 Degrees 00 Minutes 00 Seconds West (N90°00'00"W) 970.94 feet to a point; thence on a non-tangent curve to the right having a radius of 527.46 feet, delta angle of 62 Degrees 48 Minutes 45 Seconds (62°48'45"), chord length of 549.72 feet, chord bearing of North 58 Degrees 36 Minutes 59 Seconds West (N58°36'59"W), and an arc length of 578.25 feet to a point; thence North 27 Degrees 12 Minutes 37 Seconds West (N27°12'37"W) 178.14 feet to a point; thence on a non-tangent curve to the left having a radius of 158.14 feet, delta angle of 52 Degrees 09 Minutes 45 Seconds (52°09'45"), chord length of 139.05 feet, chord bearing of North 53 Degrees 59 Minutes 53 Seconds West (N53°59'53"W), and an arc length of 143.97 feet to the point of beginning.

This tract contains 4.37 acres more or less (Willow from the center line of Country Club through the intersection of Stephens Drive).

(Published in the Colby Free Press on September 10, 2010)

