

*Ordinance Summary published in the Miami County Republic on October 22, 2014 and the full text of the Ordinance made available at [www.cityofpaola.com](http://www.cityofpaola.com) for a minimum of 1 week from the date of publication.*

### **Ordinance No. 3076 Summary**

On October 14, 2014, the City of Paola, Kansas, adopted Ordinance No. 3076, repealing Ordinance No 3070 and approving an Ordinance adopting a residential construction incentive program for new single family homes, subject to eligibility. A complete copy of this ordinance may be obtained or viewed free of charge at the Office of the City Clerk at City Hall, 19 E Peoria Street or at [www.cityofpaola.com](http://www.cityofpaola.com). This summary is certified by Lee H. Tetwiler, Paola City Attorney pursuant to K.S.A. 12-3001, et seq.

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### **ORDINANCE NO. 3076**

#### **AN ORDINANCE REPEALING ORDINANCE NO 3070 AND ADOPTING A NEW RESIDENTIAL CONSTRUCTION INCENTIVE PROGRAM.**

**WHEREAS**, the City of Paola, Kansas is authorized by Article 12, Section 5, of the Kansas Constitution to determine, by ordinance, its local affairs and government; and

**WHEREAS**, the Governing Body of the City of Paola, Kansas has determined it is in the public interest to establish a policy and guidelines to stimulate the development of residential housing, broaden the tax base, stimulate private investment, encourage payment of special assessments and support new development opportunities; and

**WHEREAS**, the Governing Body of the City of Paola, Kansas, hereby wishes to adopt a plan to encourage housing development within the City of Paola;

**NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF PAOLA, KANSAS:**

**SECTION 1.** Ordinance No 3070 Repealed. Ordinance No. 3070 “AN ORDINANCE ADOPTING A RESIDENTIAL CONSTRUCTION INCENTIVE PROGRAM” that was duly adopted by the Governing Body of the City of Paola on the 13<sup>th</sup> day of May, 2014, is hereby repealed in its entirety;

**SECTION 2.** Residential Construction Incentive Program. That the Governing Body of the City of Paola does hereby adopt the Residential Construction Incentive Program, attached herein, labeled as “Exhibit A” and incorporated by reference as if fully set forth herein.

**SECTION 3. Reservations.** That the Governing Body of the City of Paola reserves the right to make any adjustments to the program as it deems necessary and prudent including extensions or termination.

**SECTION 4.** That this ordinance shall become effective after its passage, approval, and publication in the official city newspaper pursuant to KSA 12-3001, et seq.

**PASSED** by the Governing Body of the City of Paola this 14th day of October, 2014.

**APPROVED** by the Mayor of the City of Paola this 14th day of October, 2014.

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Artie Stuteville, Mayor

ATTEST: (seal)

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Daniel G. Droste, City Clerk

EXHIBIT A of Ordinance No. 3076

BEFORE THE GOVERNING BODY  
OF THE CITY OF PAOLA,  
MIAMI COUNTY, KANSAS

IN THE MATTER OF ADOPTION OF A RESIDENTIAL CONSTRUCTION INCENTIVE  
PROGRAM

#### RESIDENTIAL CONSTRUCTION INCENTIVE PROGRAM

The Governing Body of the City of Paola, Miami County, Kansas, pursuant to the provisions of K.S.A. 12-16, 114 et. seq.; does hereby adopt a Residential Construction Incentive Program (herein sometimes called "Program") for the City of Paola as follows:

#### PURPOSE

The purpose of the City of Paola, Kansas Residential Construction Incentive Program is to provide the community with a long-term increase and stabilization of the property tax base and increase the supply of housing by encouraging the construction of new homes which might not otherwise occur. The Residential Construction Incentive Program is designed to encourage the construction of new homes within the corporate limits of the City of Paola. The Program is a temporary reduction of building permit fees for new residential construction.

#### PROGRAM

Under the Residential Construction Incentive Program, fees associated with new home construction will be reduced as follows: 65% reduction of building permit fee, 65% reduction of plan review fee, 50% reduction of sewer fee and 50% reduction of water fee. For properties in special assessment districts that expire after 2016, fees associated with new home construction will be reduced as follows: 100% reduction of building permit fee, 100% reduction of plan review fee, 100% reduction of sewer fee and 50% reduction of water fee.

#### ELIGIBILITY

Eligibility for this program is as follows:

- 1) This incentive is valid until April 30, 2015.
- 2) All ad valorem property taxes and special assessments, if any, on the property for which the application is submitted may not be delinquent. If any ad valorem property taxes and any special assessments are delinquent, the property will not be eligible for the program until

such time as all taxes and special assessments due and owing are paid in full and proof thereof is provided to the City of Paola.

- 3) The minimum construction valuation must be no less than \$100,000 as determined and approved on the building permit application.
- 4) Only single family residential structures are eligible for the program.
- 5) Only properties NOT included the Neighborhood Revitalization Plan area are eligible for the program.
- 6) Construction must be completed within the standard 180 day construction window. Renewals, at the discretion of the City Manager, may be required to pay all or part of the discounted fee before resuming construction.

#### AMENDMENT OR REPEAL

This Program may, at any time after adoption, be amended, supplemented, or repealed by a majority vote of the Governing Body.

APPROVED AND ADOPTED by the Governing Body of the City of Paola, Miami County, Kansas this 14<sup>th</sup> day of October, 2014.

APPROVED AND SIGNED by the Mayor  
Artie Stuteville, Mayor  
ATTEST: [Seal]  
Daniel G. Droste, City Clerk