

Ownership Information

Certified Site Application



Site Location:

Paola Industrial Park
Industrial Park Drive
Paola, Kansas
16.48 Acres and 13.63 Acres
Zoned Business Park
City-Owned Greenfield

Applicant:

City of Paola, Kansas
Randi Shannon,
Interim City Manager
PO Box 409
Paola, KS 66071
(913) 259-3600

Submitted by:

Miami County, Kansas
Economic Development
Janet McRae, Director
201 S Pearl, Suite 202
Paola, KS 66071
(913) 294-4045

Ownership Information

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Ownership Information

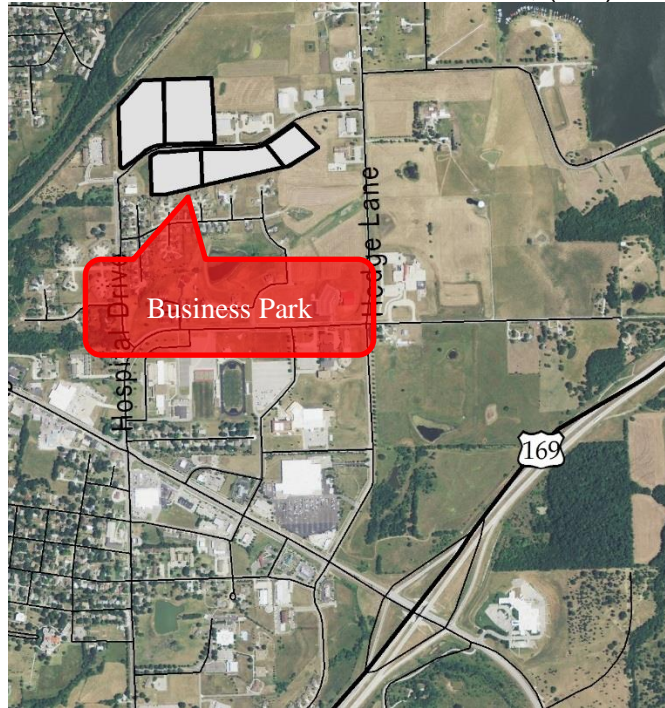
1. Ownership Information

- 1.1** Provide the name, address and phone number of the legal property owner of record. Include in this section a detailed locator map with the site for which certification is sought clearly defined;

Ownership Information

Response:

City of Paola, Kansas, 19 E Peoria, PO Box 409, Paola, KS 66071, (913) 259-3600



Ownership Information



Ownership Information

- 1.2 Include a letter from the property owner stating fixed sale price; if possible, note any option or first rights to purchase the property.

Response:

City of Paola
Community Development Department
19 E Peoria Street
Paola, KS 66071
(913) 259-3611



February 3, 2019

Thank you for your interest in Paola. Our community has a proven history of being responsive to the needs of local businesses by investing in infrastructure, ensuring development processes are fair and predictable, and fostering a culture of transparency and accessibility. Paola provides a unique blend of small town charm and accessibility to large city amenities and nationwide transportation networks.

In accordance with City policies, the property located in the Paola Industrial Park is available for no charge for prospective projects that improve the City's tax base and employment opportunities. Additionally, the City Council is open to discussing additional incentives depending on the nature of the project and the impact for our community.

We welcome the opportunity to demonstrate the many ways that Paola can meet the needs of your business and its employees.

Please contact me with any questions you may have.

Sincerely,

Randi Shannon
Assistant City Manager

Ownership Information

- 1.3** Provide evidence of clear title to the property through a Certificate of Title prepared by a title company, licensed abstractor, or attorney; or
 - 1.3.1** A copy of the title insurance or a Title Opinion signed by a licensed attorney can also show evidence of Clear Title;

Ownership Information

Response:

 First American Title™	Title Insurance Commitment
	ISSUED BY First American Title Insurance Company
Commitment	

INFORMATION

The Title Insurance Commitment is a legal contract between you and the Company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the Policy.

The Company will give you a sample of the Policy form, if you ask.

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions and Conditions.

THIS INFORMATION IS NOT PART OF THE TITLE INSURANCE COMMITMENT. YOU SHOULD READ THE COMMITMENT VERY CAREFULLY.

If you have any questions about the Commitment, contact:
FIRST AMERICAN TITLE INSURANCE COMPANY
1 First American Way, Santa Ana, California 92707

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AGREEMENT TO ISSUE POLICY

We agree to issue policy to you according to the terms of the Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

- The Provisions in Schedule A.
- The Requirements in Schedule B-I.
- The Exceptions in Schedule B-II.
- The Conditions on Page 2.

This Commitment is not valid without SCHEDULE A and Sections I and II of SCHEDULE B.

First American Title Insurance Company



Dennis J. Gilmore
President



Jeffrey S. Robinson
Secretary

Issuing Agent:



Security 1st Title

9 South Pearl
Paola, KS 66071
Title Officer: **Helen Tagler**
Phone: **913-557-2694**
Email: **htagler@security1stks.com**

(This Commitment is valid only when Schedules A and B are attached)

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Ownership Information

CONDITIONS

1. DEFINITIONS

(a) "Mortgage" means mortgage, deed of trust or other security instrument. (b) "Public Records" means title records that give constructive notice of matters affecting your title according to the state statutes where your Land is located.

2. LATER DEFECTS

The Exceptions in Schedule B - Section II may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attach between the Commitment Date and the date on which all of the Requirements (a) and (c) of Schedule B - Section I are met. We shall have no liability to you because of this amendment.

3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

Comply with the Requirements shown in Schedule B - Section I

Or

Eliminate with our written consent any Exceptions shown in Schedule B - Section II.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claim, whether or not based on negligence, which you may have against us concerning the title to the Land must be based on this Commitment and is subject to its terms.

Ownership Information

 First American Title™	Title Insurance Commitment
	ISSUED BY First American Title Insurance Company
Schedule A	ISSUING AGENT  Security 1st Title

File No: **2212630**

Title Officer: **Helen Tagler**, Phone: **913-557-2694**, Email: **htagler@security1stks.com**

1. Commitment Date: **June 8, 2017, at 7:30 a.m.**
2. Policy (or Policies) to be issued: Amount
 - a. ☐ ALTA Owner's Policy of Title Insurance (6-17-06):
Proposed Insured:
 - b. ☐ ALTA Loan Policy of Title Insurance (6-17-06):
Proposed Insured:
3. **Fee Simple** interest in the Land described in this Commitment is owned, at the Commitment Date, by
The City of Paola, Kansas, a municipal corporation
4. The land referred to in this Commitment is described as follows:
SEE ATTACHED EXHIBIT "A"

Ownership Information

EXHIBIT "A"

Lots 3, 4, 5, 6, and 7, Block 1, of Paola Industrial Park, an addition to the city of Paola, Miami County, Kansas, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACTS:

Part of Lot 3, Block 1, Paola Industrial Park, an addition to the City of Paola, Miami County, Kansas, contained in the following described tract:

Commencing at the Northeast corner of Lot 2, Block 1, Paola Industrial Park, an addition to the City of Paola, thence North 89°45'26" West 131.10 feet along the North line of said Lot 2 to the true point of beginning, thence South 0°00'00" East 572.59 feet along a line parallel to the East line of said Lot 2 to a point on the South line of said Lot 2, thence South 57°10'30" West 71.45 feet along the South line of said Lot 2, thence leaving the South line of said Lot 2 on a curve to the right, said curve having a Radius of 462.50 feet, an Arc Length of 265.94 feet and a Central Angle of 32°56'43" to a point on the South line of said Lot 2, thence North 89°52'47" West 222.31 feet along the South line of said Lot 2 to a point being the Southwest corner of said Lot 2, thence North 89°52'47" West 131.10 feet along the South line of said Lot 3, thence North 0°00'00" West 687.24 feet along a line parallel to the East line of said Lot 3 to a point on the North line of said Lot 3, thence South 89°45'26" East 131.10 feet along the North line of said Lot 3, to a point being the Northeast corner of said Lot 3, thence South 89°45'26" East 534.04 feet along the North line of said Lot 2 to the point of beginning.

Also excepting:



Commencing at the Southwest corner of Lot 5, Block 1, Paola Industrial Part Subdivision, City of Paola, thence North 0°40'35" West 84.25 feet along the West line of said Lot 5, to a point of curvature, thence along a curve to the right with a radius of 130.58 feet and an arc length of 115.48 feet, thence North 49°58'58" East 323.75 feet to a point of curvature, thence along a curve to the right with a radius of 236.25 feet and an arc length of 24.23 feet to a point of non-tangency, thence South 0°01'27" West 410.66 feet along a line parallel to the East line of said Lot 5 to a point on the South line of said Lot 5, thence North 89°37'03" West 312.71 feet along the South line of said Lot 5 to the point of beginning, all in the City of Paola, Miami County, Kansas.

Also excepting:

All that part of Lot 7, Block 1, of Paola Industrial Park, an addition to the City of Paola, Miami County, Kansas, described as follows:

From the Northwest corner of Lot 8, thence South 03°10'57" East 262.31 feet along the East line of Lot 7; thence South 59°34'32" West 174.46 feet along the South line of Lot 7; thence North 40°30'30" West 325.84 feet to a point on the South right of way line of Industrial Park Drive; thence along said right of way line on a curve to the right with a radius of 640.33 feet and an arc distance of 367.34 feet to the point of beginning, all in the City of Paola, Miami County, Kansas

Ownership Information

 First American Title™	Title Insurance Commitment
	ISSUED BY First American Title Insurance Company
Schedule BI	ISSUING AGENT  Security 1st Title

File No: **2212630**

Title Officer: **Helen Tagler**, Phone: **913-557-2694**, Email: **htagler@security1stks.com**

REQUIREMENTS

The following requirements must be met:

- (A) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (B) Pay us the premiums, fees and charges for the policy.
- (C) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:
- (D) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.

NOTE: This is NOT a commitment to insure and has been issued as a report as to the status of title, and as such should not be relied upon for a Real Estate Transaction. This is not a commitment to insure, and no insurance is provided by this commitment.

If a Commitment for Title Insurance is desired, the identity of the entities to be insured and policy amounts must be disclosed to this Company and this Company will issue a Commitment for Title Insurance disclosing all requirements for issuance of the policy, as well as any additional exceptions which may be taken.

Ownership Information

 First American Title™	Title Insurance Commitment
	<small>ISSUED BY</small> First American Title Insurance Company
Schedule BII	<small>ISSUING AGENT</small>  Security 1st Title

File No: **2212630**

Title Officer: **Helen Tagler**, Phone: **913-557-2694**, Email: **htagler@security1stks.com**

EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Right or claims of parties in possession not shown by the Public Records.
2. Easements, or claims of easements, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
4. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
6. Loss or damage by reason of there being recorded in the Public Records, any deeds, mortgages, lis pendens, liens or other title encumbrances subsequent to the commitment date and prior to the effective date of the final Policy.
7. **General taxes and special assessments for the year 2016 in the amount of -0- Exempt.**
Property ID # 1321003001009040
8. **General taxes and special assessments for the year 2016 in the amount of -0- Exempt.**
Property Id # 1321003001009080
9. **Plat of Paola Industrial Park - Block 1, as recorded September 17, 1982 in Plat Book C, Page 25-A, and Slide 115.**
10. **Ordinance No. 2040, recorded in Book 226 Misc., Page 304, annexing roadway for access to the above-described property and other property, into the City Limits of the City of Paola, Miami County, Kansas.**
11. **Ordinance No. 2306, recorded in Book 296 Misc., page 263, annexing the above-described property and other property, into the City Limits of the City of Paola, Miami County, Kansas.**
12. **Paola Industrial Park Covenants and Restrictions, as recorded March 11, 1997 in Book 399 Misc., page 74.**
13. **Resolution No. 3-4-97, determining the advisability of improvement of Industrial Parkway, and apportionment of costs for improvements, recorded March 11, 1997 in Book 399 Misc., Page 90.**
14. **Resolution No. 7-22-97A, establishing a Benefit District for improvement of Industrial Parkway, recorded October 27, 1997 in Book 403 Misc., page 531. Resolution No. 10-14-97 amending Resolution 7-22-97A, recorded October 27, 1997 in Book**

Ownership Information

403 Misc., Page 536.

15. Easement dated February 12, 1998, to the City of Paola, Kansas, recorded February 17, 1998 in Book 407 Misc., page 37. (Block 1, Lot 7)
16. Easement dated February 12, 1998, to the City of Paola, Kansas, recorded February 17, 1998 in Book 407 Misc., page 45. (Block 1, Lot 7)
17. Permanent Public Utility Easement, dated November 19, 2008, to the City of Paola, Kansas, recorded November 19, 2008 in Book 2008, page 05982. (Lot 6)

Ownership Information



First American Title™

Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet. In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

Ownership Information



PRIVACY POLICY

WHAT DOES SECURITY 1ST TITLE DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of Security 1ST Title, LLC, pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as Security 1st Title, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes — to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies.	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you	Yes	No
For nonaffiliates to market to you. Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. (We do not control their subsequent use of information, and suggest you refer to their privacy notices.)

Sharing practices	
How often does Security 1 st Title notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How does Security 1 st Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How does Security 1 st Title collect my personal information?	We collect your personal information, for example, when you request insurance-related services provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.
Contact Us	If you have any questions about this privacy notice, please contact us at: Security 1 st Title, 727 N. Waco, Suite 300, Wichita, KS 67203.

Ownership Information

- 1.4** Parcel Boundary Survey
- 1.4.1** Provide a sealed copy of the boundary survey performed by a licensed Kansas land surveyor or engineer.
 - 1.4.2** Provide the name and contact information for the entity conducting the boundary survey.
 - 1.4.3** Provide documentation of all easements, liens, rental contracts, or other physical or legal encumbrances associated with the property;

Response:

- 1.4.1** A copy of the survey is included as Attachment Two.
- 1.4.2** The survey was completed by Allenbrand-Drews & Associates, Inc., 14 West Peoria Street, Paola, Kansas, 66071, (913) 557-1076
- 1.4.3** A copy of the rental agreement for the current agricultural lease on the ground is included as Attachment One. This site is located within the City of Paola which has ownership of the land and jurisdiction for land use decisions. Easements are reflected on the survey included in Attachment Two.

Ownership Information

- 1.5** Indicate if plans are underway to annex the site into an existing incorporated city if presently located within a county jurisdiction.

Response:

This site is located within the City of Paola which has ownership of the land and jurisdiction for land use decisions.

Property Information

2. Property Information

2.1 Provide the following parcel details:

2.1.1 Location information including:

- Name of site, if applicable;
- Address of site (street number if it exists or best available information);
- Brief legal description with Section, Township, Range;
- GPS coordinates at approximate center of site or designated entry way;

Response:

Paola Industrial Park, 1401 Industrial Park Drive, Paola, KS GPS: 38.583992, -94.8614282

Lots 3, 4, 5, 6, and 7, Block 1, of Paola Industrial Park, an addition to the city of Paola, Miami County, Kansas, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACTS:

Part of Lot 3, Block 1, Paola Industrial Park, an addition to the City of Paola, Miami County, Kansas, contained in the following described tract:

Commencing at the Northeast corner of Lot 2, Block 1, Paola Industrial Park, an addition to the City of Paola, thence North 89°45'26" West 131.10 feet along the North line of said Lot 2 to the true point of beginning, thence South 0°00'00" East 572.59 feet along a line parallel to the East line of said Lot 2 to a point on the South line of said Lot 2, thence South 57°10'30" West 71.45 feet along the South line of said Lot 2, thence leaving the South line of said Lot 2 on a curve to the right, said curve having a Radius of 462.50 feet, an Arc Length of 265.94 feet and a Central Angle of 32°56'43" to a point on the South line of said Lot 2, thence North 89°52'47" West 222.31 feet along the South line of said Lot 2 to a point being the Southwest corner of said Lot 2, thence North 89°52'47" West 131.10 feet along the South line of said Lot 3, thence North 0°00'00" West 687.24 feet along a line parallel to the East line of said Lot 3 to a point on the North line of said Lot 3, thence South 89°45'26" East 131.10 feet along the North line of said Lot 3, to a point being the Northeast corner of said Lot 3, thence South 89°45'26" East 534.04 feet along the North line of said Lot 2 to the point of beginning.

Also excepting:

Commencing at the Southwest corner of Lot 5, Block 1, Paola Industrial Part Subdivision, City of Paola, thence North 0°40'35" West 84.25 feet along the West line of said Lot 5, to a point of curvature, thence along a curve to the right with a radius of 130.58 feet and an arc length of 115.48 feet, thence North 49°58'58" East 323.75 feet to a point of curvature, thence along a curve to the right with a radius of 236.25 feet and an arc length of 24.23 feet to a point of non-tangency, thence South 0°01'27" West 410.66 feet along a line parallel to the East line of said Lot 5 to a point on the South line of said Lot 5, thence North 89°37'03" West 312.71 feet along the South line of said Lot 5 to the point of beginning, all in the City of Paola, Miami County, Kansas.

Also excepting:

All that part of Lot 7, Block 1, of Paola Industrial Park, an addition to the City of Paola, Miami County, Kansas, described as follows:

From the Northwest corner of Lot 8, thence South 03°10'57" East 262.31 feet along the East line of Lot 7; thence South 59°34'32" West 174.46 feet along the South line of Lot 7; thence North 40°30'30" West 325.84 feet to a point on the South right of way line of Industrial Park

Property Information

Drive; thence along said right of way line on a curve to the right with a radius of 640.33 feet and an arc distance of 367.34 feet to the point of beginning, all in the City of Paola, Miami County, Kansas.

Property Information

2.1.2 Parcel size in acres as recorded by local assessor; and

Response:

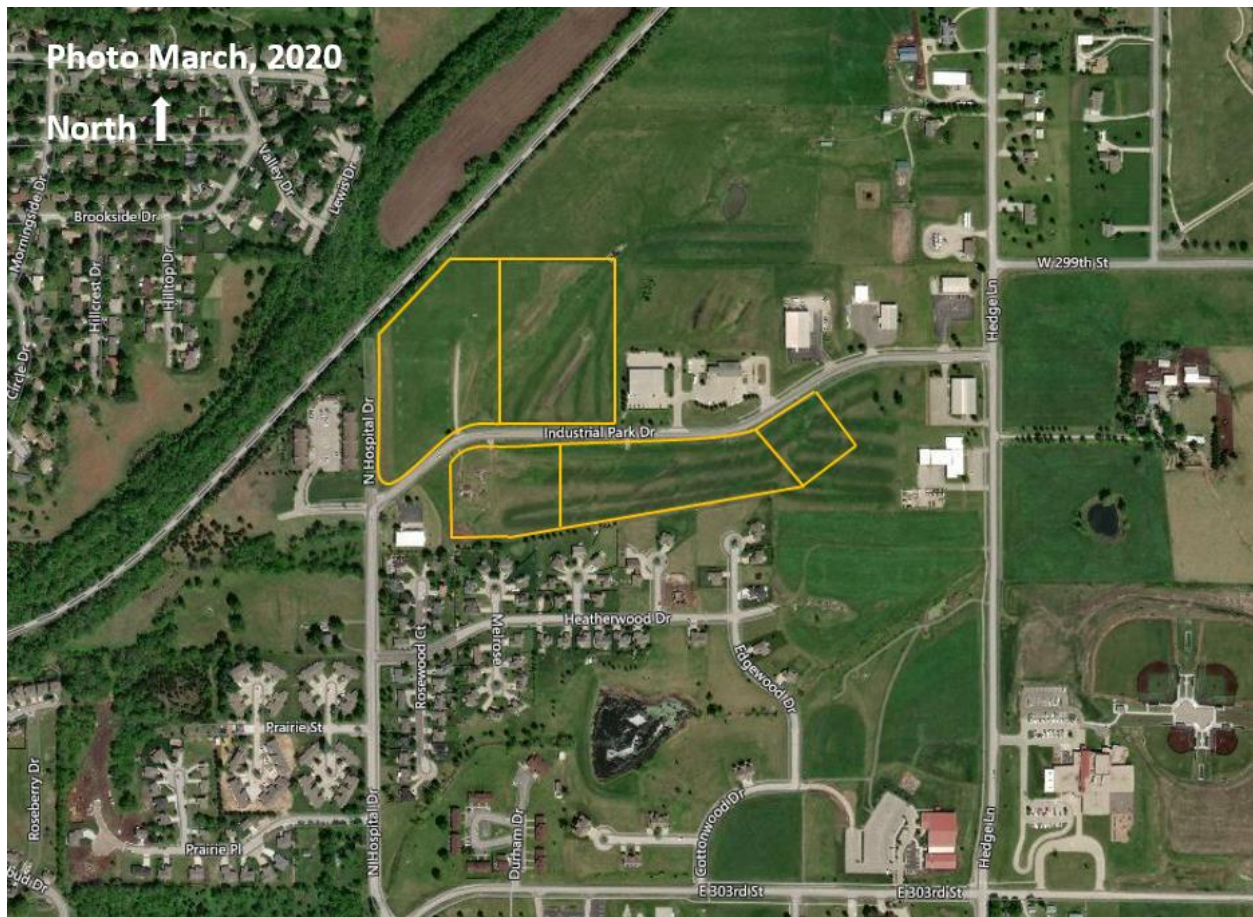
The northern parcel contains two lots for a combined 16.48 acres. The southern parcel includes three lots combining for 13.63 acres. Within each parcel, the lots can be reconfigured based on prospect needs.

Property Information

2.1.3 Provide site specific aerial photo on which the site boundaries have been drawn. A clear satellite photo from GIS or other common sources may be substituted. (Image should cover a half mile radius around the property).

- Must include date of capture; and
- Sufficient detail to show large existing surface features such as homes, outbuildings, tree and brush lines, etc.
- Photo should provide directional orientation (which may be hand-written onto the document).

Response:



Property Information

- 2.1.4** Provide the most current U.S. Geological Survey topographical map showing the site and surrounding areas. Quad maps are available at <http://nationalmap.gov/ustopo/> On this map, draw the boundaries of the site and if applicable, indicate with subordinate boundary lines, that portion of the full site for which certification is sought. Hand-drawn boundary lines are acceptable with reasonable attention to accuracy. Please make all site maps and related boundary information throughout the application consistent with the boundaries shown on this map. When possible, calculate the average change in slope within the site's boundaries.

Property Information

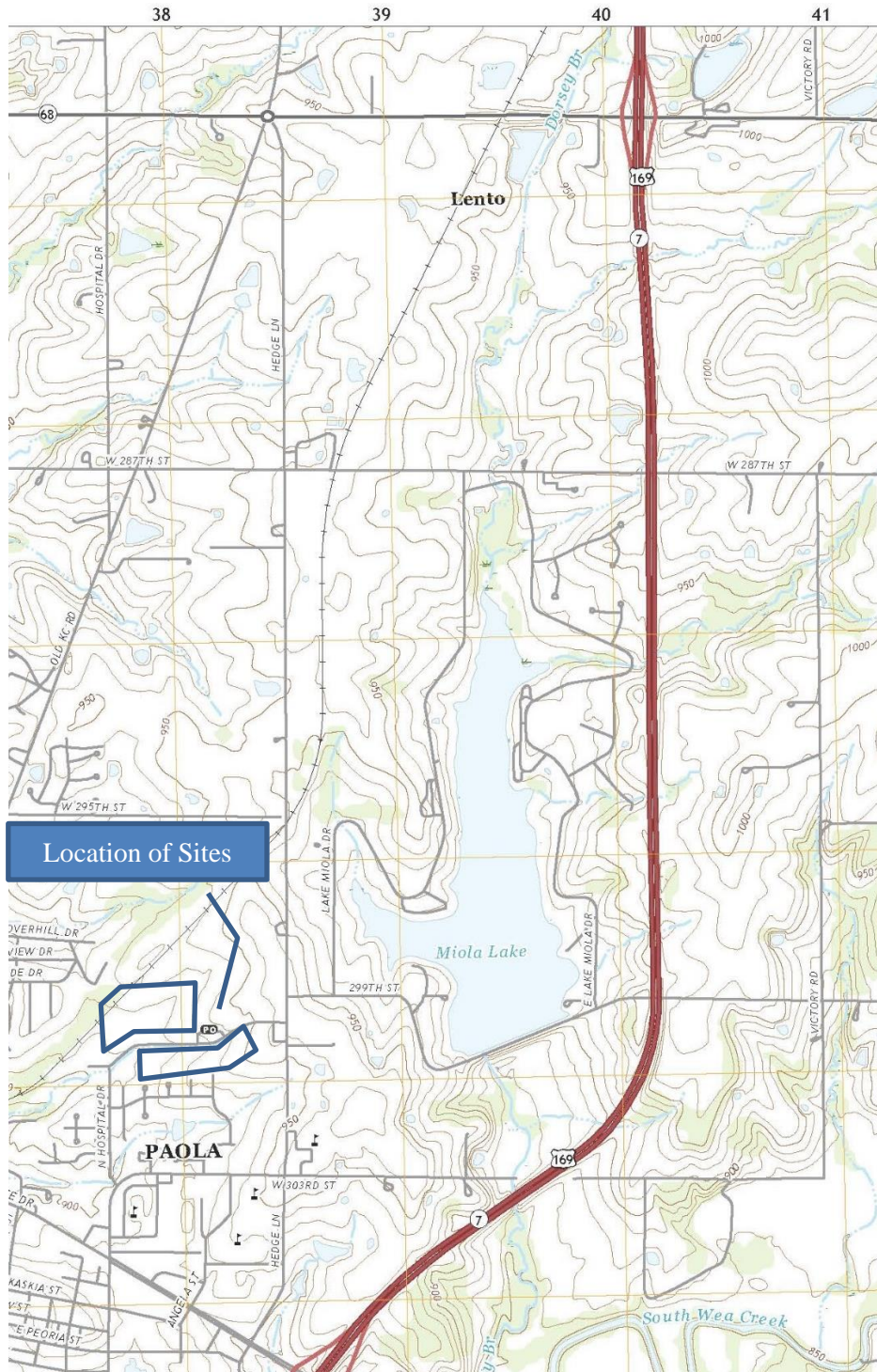
Response:



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



PAOLA EAST QUADRANGLE
KANSAS - MIAMI COUNTY
7.5-MINUTE SERIES



Paola Industrial Park Industrial Park Drive Paola, Kansas
Applicant: City of Paola, submitted by Miami County, Kansas

Property Information

- 2.1.5** Include record of the current tax millage rate and current tax rate and parcel ID number(s) for the site. Include a list of the various taxing districts pertinent to the site and indicate the total utility sales tax that would be assessed to consumers located on the site.

Response:

**Paola Industrial Park
1401 Industrial Park Drive
Paola, KS 66071**

Tax Unit	003
Total 2019 Mill Levy	145.954
Taxing Districts	2019 Mill Levy
State	1.500
Countywide	46.374
City of Paola	44.347
USD 368 – Paola School District	52.944
Marais des Cygnes Extension Dist#16	0.789

2020 Sales Tax Rate 9.25%

Parcel ID#	Tax Rate
132-10-0-30-01-009.04	Exempt
132-10-0-30-02-009.08	Exempt

Property Information

- 2.2** Provide the following about the sale or lease of the property:
- 2.2.1** Price (or rent) per square foot or acre;
 - 2.2.2** Total asking price (or annual rent and term of lease) for the parcel being listed;
 - 2.2.3** Documentation designating real estate agent or person representing property owner including any listing agreement, lease agreements or rights of first refusal.
 - 2.2.4** Any additional information regarding easements, covenants, leases or licenses necessary to develop or use the site.

Response:

- 2.2.1-2** In accordance with City policies, the property located in the Paola Industrial Park is available for no charge for prospective projects that improve the tax base and increase employment. An appraisal of the property estimate the per acre value of land within the park at \$35,000.
- 2.2.3** As a city-owned property, the City Manager is the designated representative and can be reached via City Hall, (913) 259-3600.
- 2.2.4** A copy of the site's covenants are included in Attachment Three.

Property Information

- 2.3** Provide the following about the property's zoning designation:
- 2.3.1** Provide the name of the current zoning district and governing jurisdiction.
 - 2.3.2** Provide a copy of the zoning regulations detailing development requirements for the parcel; or if there is no zoning district, provide a copy of any applicable development requirements. This may include Conditions, Covenants and Restrictions (CC&Rs), Conditional Use Permit (CUP), Planned Unit Development (PUD), etc. (The property must be appropriately zoned to successfully complete the Certified Site requirements).
 - 2.3.3** Provide a copy of any special overlay district regulations or requirements, if applicable.

Response:

- 2.3.1** Current zoning for the site is Business Park (BP). It is within the City of Paola's governing jurisdiction.
- 2.3.2** A copy of the zoning regulations is included in Attachment Four.
- 2.3.3** A copy of the overlay district requirements is included in Attachment Five.

Environmental and Cultural Information

3. Environmental and Cultural Information

The goal of the Environmental and Cultural Information section for the Kansas Certified Sites program is to achieve a level of knowledge regarding the site that will be helpful in the marketing of that site for future development.

- 3.1** Phase I Environmental Site Assessment (ASTM)
 - 3.1.1** Provide name and contact information of entity conducting Phase I Environmental Assessment. Applicant may choose to participate in a program offered by the Kansas Department of Health and Environment, Brownfields Program.
 - 3.1.2** Provide a copy of the Phase I Environmental Assessment Report developed by a qualified professional in the environmental field. The report shall have been completed within the last two years prior to submission of the full application materials and must be in conformance with the most current EPA-approved ASTM Standard version.
 - 3.1.3** If the Phase I Environmental Assessment (ESA) indicates the presence of a Recognized Environmental Condition (REC) on the subject site, the Kansas Brownfields Program may conduct additional investigations, Phase II and III ESAs, and or conduct small brownfields cleanup actions for eligible properties.
 - 3.1.4** If no RECS are identified during the Phase I ESA, no further action is necessary.
 - 3.1.5** Owners may also want to consider added scope considerations which can be completed concurrently with the Phase I ESA. Those include:
 - 3.1.5.1** National Emissions Standards for Hazardous Air Pollutants (NESHAP)
 - Asbestos Survey
 - 3.1.5.2** Lead Based Paint (LBP) Survey
 - 3.1.5.3** Mold Survey
- 3.2** Phase II Environmental Site Assessment (ASTM)
 - 3.2.1** If the Phase I ESA indicated the presence of RECs on the site, provide the name and contact information of the entity conducting the Phase II Environmental Assessment;
 - 3.2.2** Provide a copy of the Phase II Environmental Assessment Report developed by a qualified professional in the environmental field. The Phase II ESA shall indicate, at minimum, the following:
 - 3.2.2.1** Discussion on investigation results, analytical data that demonstrates the presence of contaminants of concern, in addition to recommendations for further assessment or cleanup.
- 3.3** Alternatives to Further Investigation and/or Remediation
 - 3.3.1** If funding and eligibility allows, the Kansas Brownfields Program may conduct additional phases of investigation or small cleanups.
 - 3.3.2** If ACBMs are identified at the subject property, the Kansas Brownfields Program may provide for the abatement of those ACBMs.
 - 3.3.3** Identified contamination exceeding regulatory standards may be addressed by the Kansas Brownfields Program or voluntarily through the KDHE's Voluntary Clean-up and Property Redevelopment Program (VCPRP).
 - 3.3.3.1** If the Brownfields Program addresses the contamination, it will be funded through the program.
 - 3.3.3.2** If the VCPRP is chosen, eligible participants hire their own consultant, and conduct any investigation or cleanup with state oversight. The participant or voluntary party provides the necessary funding.

Environmental and Cultural Information

Response:

- 3.1.1** The Phase I Environmental Assessment was completed by Braun Intertec Corporation, June 13, 2017, on behalf of the City of Paola. Kansas Department of Health and Environment funded the study via their Brownfields Targeted Assessment Program, Seth Mettling, Brownfields Coordinator, (785) 296-1665.
- 3.1.2** A copy of the report is included as Attachment Six.
- 3.1.3** No RECs were noted in the report and no further reviews were completed.

Environmental and Cultural Information

- 3.4** Regional Air Quality
- 3.4.1** State whether the site is in an ozone and PM2.5 nonattainment area.
- 3.4.2** Document prevailing wind direction from the nearest reporting station.

Response:

- 3.4.1** Miami County and the City of Paola are currently in compliance with ozone and PM2.5 regulations. The proposed site is not located within a nonattainment area.
- 3.4.2** Prevailing winds are southerly, per Kansas Department of Health and Environment.

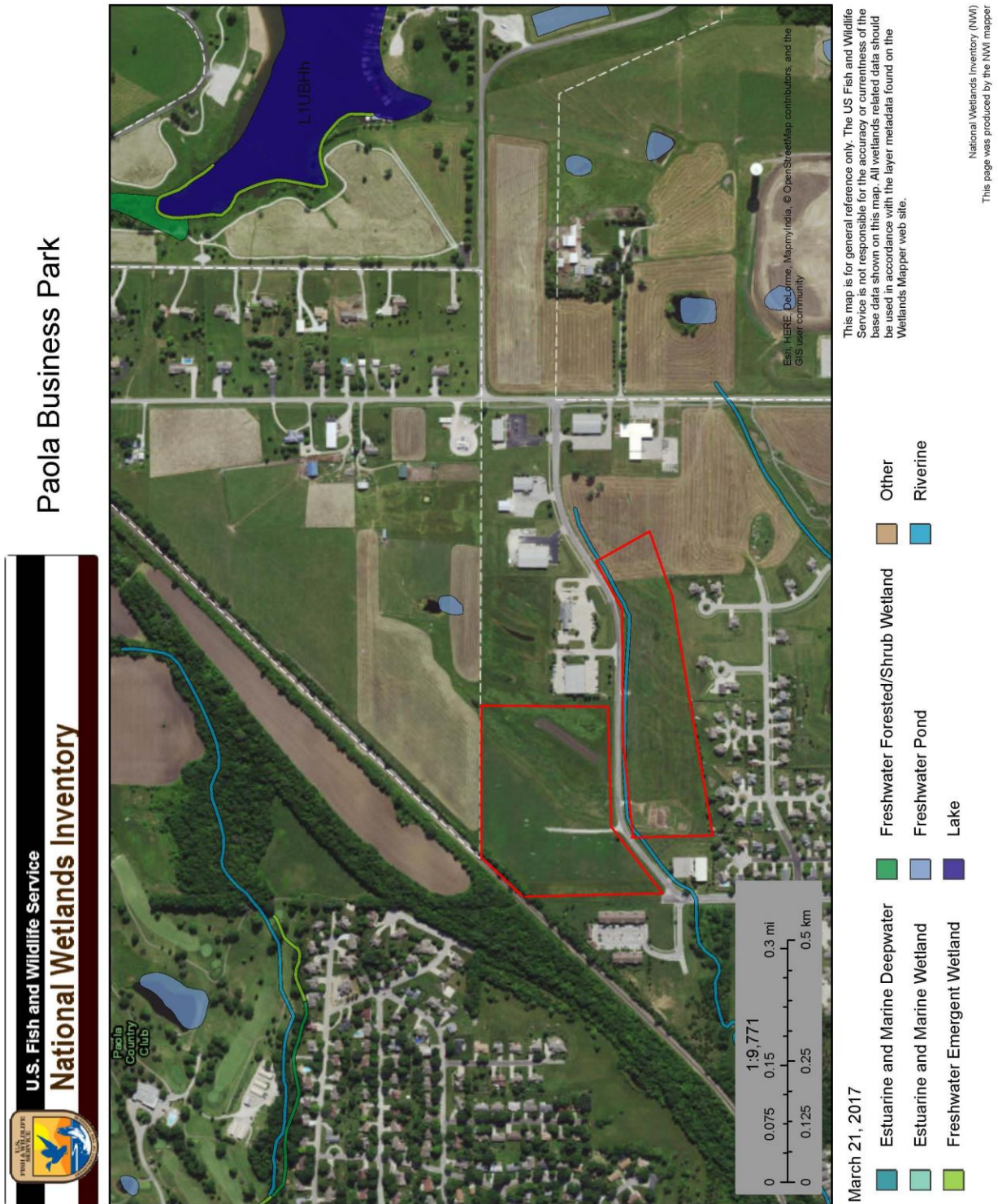
Environmental and Cultural Information

- 3.5** Wetland or Waters of the U.S. Boundaries
- 3.5.1** Provide a copy of the U.S. Fish & Wildlife Service National Wetland Inventory map showing the limits of any wetlands or other environmentally sensitive areas on the parcel.
 - 3.5.2** If a wetland or other environmentally sensitive area is indicated by the National Wetland Inventory Map, indicate in writing how the area will be incorporated into development of the site; and,
 - 3.5.3** Provide documentation that the U.S. Corps of Engineers and any other applicable agencies have reviewed and indicated that a wetland may be present on the site.

Environmental and Cultural Information

Response:

3.5.1-3.5.3 No wetlands or other environmentally sensitive areas are identified.



Environmental and Cultural Information

3.6 Flood Plain Boundaries

- 3.6.1 Provide documentation that the city is a member in good standing of the National Flood Insurance Program, if applicable; and
- 3.6.2 Provide a copy of an updated Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the parcel and surrounding areas.
- 3.6.3 Provide a copy of the Flood Plain Development Ordinance for the municipality.

Response:

- 3.6.1-3 None of this property is located within a floodplain.

Environmental and Cultural Information

3.7 Threatened or Endangered Species Review

- 3.7.1** Provide a copy of documentation submitted to the U.S. Fish & Wildlife Service or the Kansas Department of Wildlife, Parks and Tourism and a copy of their response identifying both the presence and species of state and federal threatened and endangered species within the boundary of the parcel, or absence thereof.
- 3.7.2** If threatened and endangered species are identified by governing agencies, species identification and delineation needs to be completed by a qualified biologist and reviewed by the appropriate authority to determine any development restrictions or mitigation measures. Please provide documentation, if applicable.

Environmental and Cultural Information

Response:

Janet McRae

From: Janet McRae
Sent: Friday, January 3, 2020 3:33 PM
To: 'zac.eddy@ks.gov'
Subject: City of Paola Site Certification
Attachments: City of Paola Site Certification Overview Map.jpg; KS WPT letter Paola site.pdf

The City of Paola is updating its site certification documentation for their industrial park. This documentation simply allows them to show that they have gathered as much information as possible about a site. This is the documentation required by the process:

- 3.7** Threatened or Endangered Species Review
 - 3.7.1** Provide a copy of documentation submitted to the U.S. Fish & Wildlife Service or the Kansas Department of Wildlife, Parks and Tourism and a copy of their response identifying both the presence and species of state and federal threatened and endangered species within the boundary of the parcel, or absence thereof.
 - 3.7.2** If threatened and endangered species are identified by governing agencies, species identification and delineation needs to be completed by a qualified biologist and reviewed by the appropriate authority to determine any development restrictions or mitigation measures. Please provide documentation, if applicable.

I have attached a copy of your previous email and a map of the location.

Please let me know if you have questions.

Thank you.

Janet McRae
Economic Development Director

Miami County, Kansas
201 S. Pearl, Suite 202 Paola, KS 66071
Phone: (913) 294-4045 Fax: (913) 294-9163 Cell: (913) 568-4299
jmcrae@miamicountyks.org www.ThinkMiamiCounty.com www.facebook.com/MiamiCountyEconomicDevelopment
Text ThinkMiamiCounty to 22828 and join our email contact list.

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Environmental and Cultural Information

Janet McRae

From: Eddy, Zac [KDWPT] <Zac.Eddy@KS.GOV>
Sent: Wednesday, April 26, 2017 1:09 PM
To: Janet McRae
Subject: KDWPT Review - Paola Business Park pre-development certification (Miami Co) - KDWPT Track #20170319

Dear Ms McRae,

We have reviewed the information for the proposed development sites near Paola, Miami County, Kansas (S10-T17S-R27E). The project was submitted without design plans, so future development is assumed to be for commercial use with site impacts to include complete leveling, grading, construction of buildings, utility infrastructure, and conversion of the lot to impervious developed space. The project was reviewed for potential impacts to critical wildlife habitats, current state-listed threatened or endangered species and species in need of conservation, as well as Kansas Department of Wildlife, Parks, and Tourism managed areas for which this agency has administrative authority.

We have no objections to the project and provide the following comments and general recommendations. When applicable:

- **Avoid impacts to existing streams and rivers, adjacent riparian zones, wetlands, and native prairie and woodland areas.**
- **Minimize all bank or instream activity, particularly during general fish spawning season (March 1 – Aug. 31).**
- **Incorporate principles of low impact development (LID), such as permeable asphalt pavement, porous concrete, swales, bioretention, or raingardens. More info on LID: <https://www.epa.gov/nps/urban-runoff-low-impact-development>.**
- **Implement and maintain standard erosion control Best Management Practices during all aspects of construction by installing sediment barriers (wattles, filter logs, rock check ditches, mulching, or any combination of these) across the entire construction area to prevent sediment and spoil from entering aquatic systems. Barriers should be maintained at high functioning capacity until construction is completed and vegetation is established. For more information on erosion BMPs go to: <http://www.kdheks.gov/stormwater/#construct>.**
- **Reseed disturbed areas with native warm-season grasses, forbs, and trees.**

Results of our review indicate there will be no significant impacts to crucial wildlife habitats; therefore, no special mitigation measures are recommended. The project will not impact any public recreational areas, nor could we document any potential impacts to currently-listed threatened or endangered species or species in need of conservation. No Department of Wildlife, Parks, and Tourism permits or special authorizations will be needed if construction is started within one year, and final design plans are consistent with project review

Environmental and Cultural Information

assumptions. Permits may be required from other agencies. We encourage consultation with other regulatory authorities—including, but not limited to Kansas Department of Agriculture-Division of Water Resources, Kansas Department of Health and Environment, and the U.S. Army Corps of Engineers.

Since the Department's recreational land obligations and the State's species listings periodically change, if construction has not started within one year of this date, or if design changes are made in the project plans, the project sponsor must contact this office to verify continued applicability of this assessment report. For our purposes, we consider construction started when advertisements for bids are distributed.

Please consider this email our official review for this project. Thank you for the opportunity to provide these comments and recommendations. Please let me know if you have any questions or concerns about the preceding information.

Please direct all review materials electronically to kdwptess@ks.gov to streamline the review process for all parties.

Thank you.



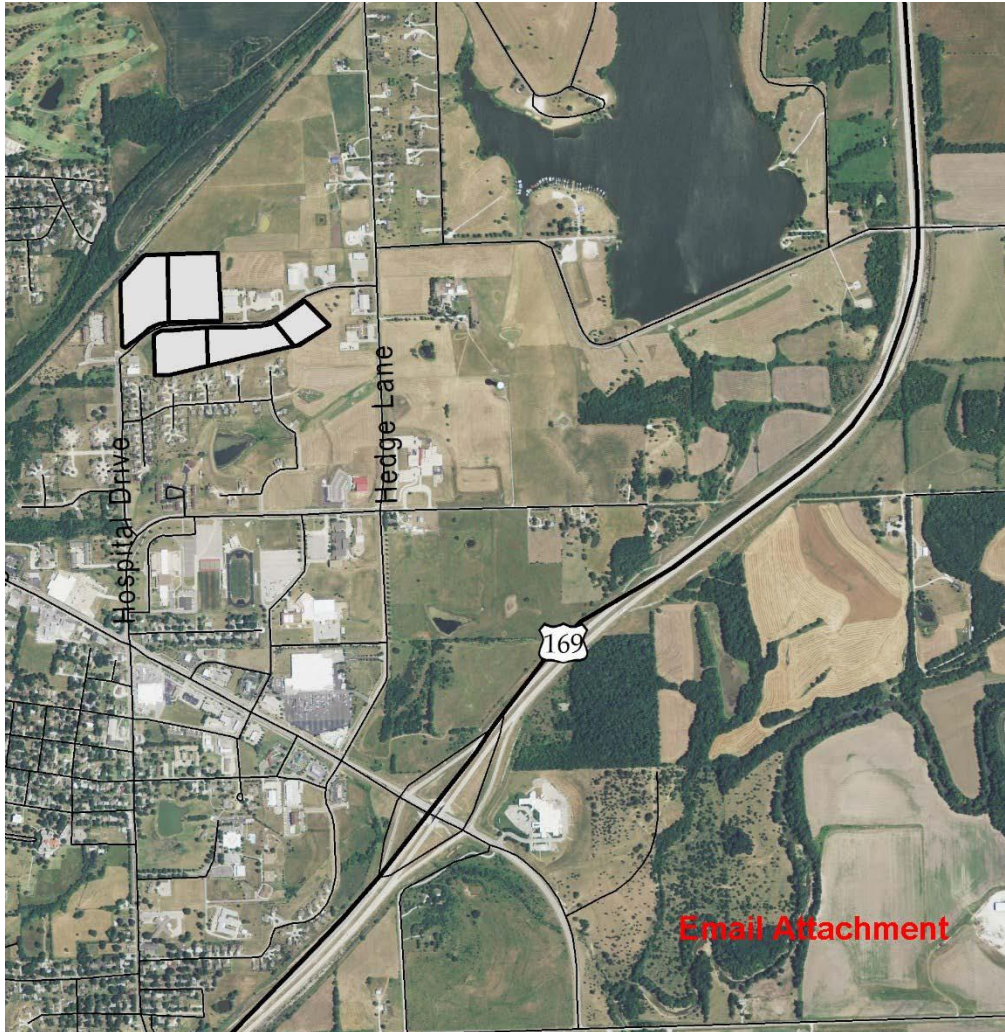
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Please note my new email address.

Zac Eddy
Terrestrial Ecologist
Kansas Dept. of Wildlife, Parks, & Tourism
Ecological Services Section
512 SE 25th Ave.
Pratt, KS 67124
(620)672-0788 [office]
(620)388-0043 [mobile]
zac.eddy@ks.gov

"A thing is right when it tends to preserve the integrity, stability and beauty of the biotic community. It is wrong when it tends otherwise." - Aldo Leopold, A Sand County Almanac

Email Attachment

Environmental and Cultural Information



Environmental and Cultural Information

Janet McRae

From: Eddy, Zac [KDWPT] <Zac.Eddy@KS.GOV>
Sent: Friday, January 31, 2020 12:17 PM
To: Janet McRae
Subject: KDWPT Review, Track 20170319-3 -- Paola Business Park (Miami Co)

Dear Ms McRae,

We have reviewed the request for an updated environmental review of the proposed Paola Business Park development sites near Paola, Miami County, Kansas (S10-T17S-R27E). Specific development plans are unavailable, so future development is assumed to be for commercial use with site impacts to include complete leveling, grading, construction of buildings, utility infrastructure, and conversion of the lot to impervious developed space. The project was reviewed for potential impacts to critical wildlife habitats, current state-listed threatened or endangered species and species in need of conservation, as well as Kansas Department of Wildlife, Parks, and Tourism managed areas for which this agency has administrative authority.

We have no objections to the project and provide the following comments and general recommendations. When applicable:

- **Avoid impacts to existing streams and rivers, adjacent riparian zones, wetlands, and native prairie and woodland areas.**
- **Minimize all bank or instream activity, particularly during general fish spawning season (March 1 – Aug. 31).**
- **Incorporate principles of low impact development (LID), such as permeable asphalt pavement, porous concrete, swales, bioretention, or raingardens. More info on LID: <https://www.epa.gov/nps/urban-runoff-low-impact-development>.**
- **Implement and maintain standard erosion control Best Management Practices during all aspects of construction by installing sediment barriers (wattles, filter logs, rock check ditches, mulching, or any combination of these) across the entire construction area to prevent sediment and spoil from entering aquatic systems. Barriers should be maintained at high functioning capacity until construction is completed and vegetation is established. For more information on erosion BMPs go to: <http://www.kdheks.gov/stormwater/#construct>.**
- **Reseed disturbed areas with native warm-season grasses, forbs, and trees.**

Results of our review indicate there will be no significant impacts to crucial wildlife habitats; therefore, no special mitigation measures are recommended. The project will not impact any public recreational areas, nor could we document any potential impacts to currently-listed threatened or endangered species or species in need of conservation. No Department of Wildlife, Parks, and Tourism permits or special authorizations will be needed if construction is started within one year, and final design plans are consistent with project review assumptions. Permits may be required from other agencies. We encourage consultation with other

Environmental and Cultural Information


regulatory authorities—including, but not limited to Kansas Department of Agriculture-Division of Water Resources, Kansas Department of Health and Environment, and the U.S. Army Corps of Engineers.

Since the Department's recreational land obligations and the State's species listings periodically change, if construction has not started within one year of this date, or if design changes are made in the project plans, the project sponsor must contact this office to verify continued applicability of this assessment report. For our purposes, we consider construction started when advertisements for bids are distributed.

Please consider this email our official review for this project. Thank you for the opportunity to provide these comments and recommendations. Please let me know if you have any questions or concerns about the preceding information.

Please direct all review materials electronically to kdwpt.ess@ks.gov to streamline the review process for all parties.

Thank you.



--

Zac Eddy
Terrestrial Ecologist
Kansas Department of Wildlife, Parks & Tourism
512 SE 25th Ave.
Pratt, KS 67124
620-672-0788 (office)
620-388-0043 (cell)

Environmental and Cultural Information

3.8 Archeological and Cultural Resources

- 3.8.1** Provide a copy of documentation submitted to the Kansas State Historic Preservation Office (SHPO) and a copy of SHPO's response regarding the likelihood of significant archeological or historic resources at or on the site.

Environmental and Cultural Information

Response:

Janet McRae

From: Janet McRae
Sent: Friday, January 3, 2020 3:40 PM
To: 'tim.weston@ks.gov'
Subject: City of Paola Site Certification
Attachments: City of Paola Site Certification Overview Map.jpg; Two_Miami_Co_Development_Parcel
SHPO.pdf

The City of Paola is updating its site certification documentation for their industrial park. This documentation simply allows them to show that they have gathered as much information as possible about a site. This is the documentation required by the process:

- 3.8** Archeological and Cultural Resources
 - 3.8.1** Provide a copy of documentation submitted to the Kansas State Historic Preservation Office (SHPO) and a copy of SHPO's response regarding the likelihood of significant archeological or historic resources at or on the site.

I have attached a copy of your previous email and a map of the location.

Please let me know if you have questions.

Thank you.

Janet McRae
Economic Development Director

Miami County, Kansas
201 S. Pearl, Suite 202 Paola, KS 66071
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Text ThinkMiamiCounty to 22828 and join our email contact list.

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Environmental and Cultural Information



6425 SW 6th Avenue
Topeka KS 66615

phone: 785-272-8681
fax: 785-272-8682
cultural_resources@kshs.org

Sam Brownback, Governor
Jennie Chinn, Executive Director

KSR&C # 17-03-154
April 3, 2017

Janet McRae
Miami County
Via Email

Re:
Two Development Parcels
Paola Business Park & Osawatomie Northland
Miami County

The Kansas State Historic Preservation Office has reviewed the materials received March 29, 2017. Ordinarily, we receive such submissions after a development project has been proposed, in accordance with KDHE's requirement for a Notice of Intent. In this case, it is our understanding that no specific projects have yet been identified. According to our records there are no historic properties or areas of concern within the project area. Our office has no objection to the implementation of future projects. If, however, any federal funds are to be used or if any federal permits might ultimately be required, the applicant will be required to comply with 36 CFR 800.

Please refer to the Kansas State Review & Compliance number (KSR&C#) listed above on any future correspondence. If you have any questions concerning this review, please contact Tim Weston at 785-272-8681 ext. 214 or tweston@kshs.org.

Sincerely,

Jennie Chinn
State Historic Preservation Officer

Patrick Zollner
Director, Cultural Resources Division
Deputy State Historic Preservation Officer

Email Attachment

Environmental and Cultural Information



Environmental and Cultural Information

6425 SW 6th Avenue
Topeka, KS 66615



phone: 785-272-8681
fax: 785-272-8682
email@kshs.org

Kansas Historical Society

Governor Laura Kelly
Jennie Chinn, Executive Director

KSR&C No. 17-03-154
January 16, 2020

Janet McRae
Miami County
Via E-Mail

RE: Two Development Parcels
Paola Business Park & Osawatomie Northland
Miami County

The Kansas State Historic Preservation Office has reviewed the materials received January 3, 2020, describing two potential development areas in Miami County. They appear to be identical to those reviewed by our office in a letter to you dated April 3, 2017. As we noted then, we ordinarily receive such submissions after a development project has been proposed, in accordance with KDHE's requirement for a Notice of Intent. It is our understanding, as it was three years ago, that no specific projects have yet been identified. As we noted before, there are no historic properties of areas of concern with the two project areas. Our office continues to have no objection to the implementation of future projects. If, however, any federal funds are to be used or if any federal permits might ultimately be required, the applicant will be required to comply with 36 CFR 800.

If you have questions or need additional information regarding these comments, please contact Tim Weston 785-272-8681 (ext. 214) or Lauren Jones 785-272-8681 ext. 225. Please refer to the Kansas Review & Compliance number (KSR&C#) above on all future correspondence relating to this project.

Sincerely,

Jennie Chinn
State Historic Preservation Officer

Patrick Zollner
Deputy State Historic Preservation Officer

Environmental and Cultural Information

3.9 Soil Conditions

3.9.1 Provide a copy of an ASTM Standard soils investigation report performed on the site by a qualified Kansas geo-technical engineer based on preliminary site and grading plans.

3.9.2 The minimum number of soil bores required on the subject site shall be:

<u>Site Acres</u>	<u>Min. # Bores</u>	<u>Site Acres</u>	<u>Min. # Bores</u>
10 – 50	3	401 - 550	7
51 – 100	4	551 - 700	8
101 – 250	5	701 - 850	9
251 – 400	6	851 - 1000	10

For sites of 1001 acres or more, contact the Program Administrator.

If multiple adjacent tracts are part of an industrial park, the park may be certified as a single entity. In that instance, the number of required borings will be based on the combined total number of acres involved. The borings should be taken from representative locations among the involved tracks.

Response:

3.9.1-2 Borings were completed on this site by Kaw Valley Engineering during November of 2019. A complete copy of this report is included as Attachment Seven.

The study included 16 test sites with depths ranging from 4 to 18 feet. Borings taken on Tract 2 are considered representative of Tract 1 which is included in this site certification process but was not depicted on the map.



Environmental and Cultural Information

3.10 Seismic Activity

3.10.1 If a seismic event of 2.5 or above on the Mercalli Scale has been reported within one mile of the site within the past 10 years, please provide details of the seismic activity.

Response:

No history indicated.

GEOLOGIC ASSESSMENT

K. David Newell, Ph.D.

Kansas Geological Survey, University of Kansas

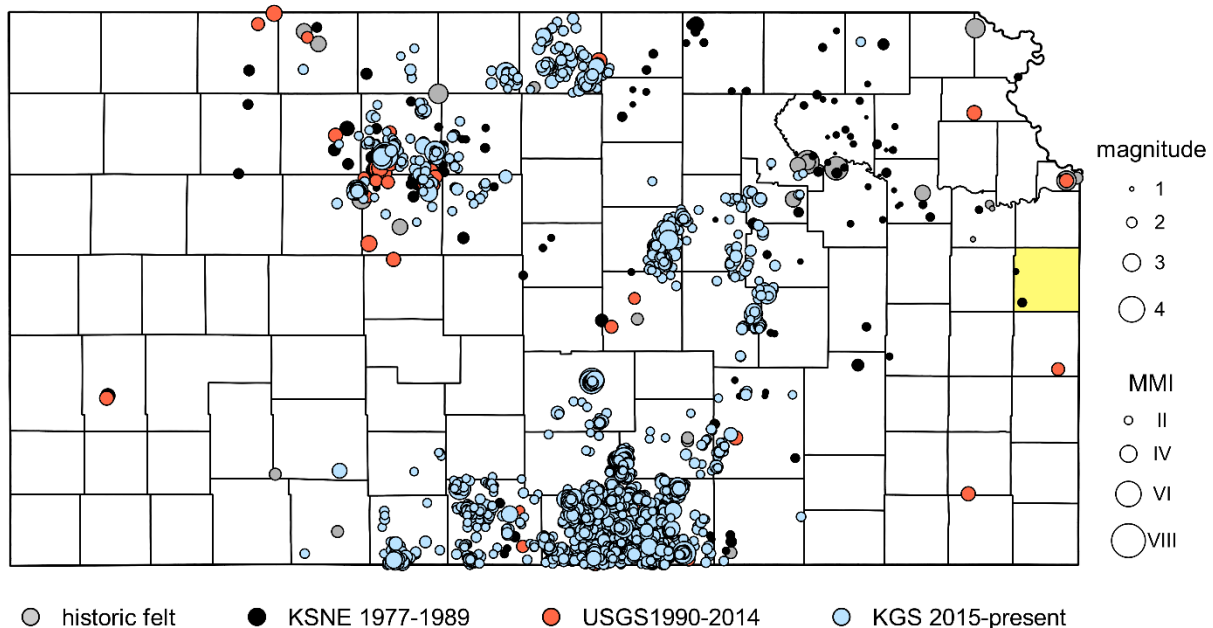
Kansas State Board of Technical Professionals Licensed Geologist (#262)

January 8, 2020

EARTHQUAKE HAZARDS ASSESSMENT

The seismicity of Kansas is closely monitored by the Kansas Geological Survey and the United State Geological Survey. Historical earthquake records can be accessed at the IRIS (Incorporated Research Institutions for Seismology) website (<http://ds.iris.edu/ds/>), which is sponsored by the National Science Foundation. There are no records of any earthquakes in Miami County since 1986, thus a seismic hazard for this region is most likely negligible. The two small earthquakes noted in the 1980s were designated as too small to have likely been felt. According to USGS, the risk for seismicity in the county is less than 2% chance of exceeding a peak ground acceleration of 0.06 g. A compilation of seismic data in Kansas by geophysicist Shelby Peterie at the Kansas Geological Survey shows no historical earthquakes epicenters in Miami County since the settling of the state in the early 19th Century. (Figure 1)

Figure 1 – Kansas seismicity, based on historical records. (Map courtesy of Shelby Peterie, Kansas Geological Survey).



Environmental and Cultural Information

3.11 Karst Topographical Conditions

3.11.1 If the site is located in or near an area of known prominent karst topography, provide information regarding the presence of caves, sinks or other such features including known abandoned underground mine shafts within one mile of the site.

Response:

No known topography.

GEOLOGIC ASSESSMENT

K. David Newell, Ph.D.

Kansas Geological Survey, University of Kansas

Kansas State Board of Technical Professionals Licensed Geologist (#262)

January 8, 2020

KARSTIC HAZARDS ASSESSMENT

Karst hazards are difficult to definitively rule out in a locality where several limestone layers are present. In Miami County these limestone layers are typically separated by shale layers of varying thicknesses. Some of the thicker limestone layers are in excess of 30 ft (see Miller, 1966) and may contain caves. Thinner limestones, generally <5 ft thick, pose less risk. The means to detect subtle presence of karst hazards for this report was to search for typical geomorphic features that may indicate the presence of caves under and near the industrial sites. These karstic features include sinkholes. Sinkholes, sometimes called “dolines” are closed surface depression, often bowl-shaped and sometimes water-filled. They can range in size from a few meters to hundreds of meters in diameter. The actual presence of caves, of course, may indicate karst hazards, but sinking and rising streams may also be empirical evidence of caves. A rising stream is essentially a spring flowing from a noticeable cavity in the bedrock. A sinking stream is the opposite, where a flowing stream or even stream course abruptly goes underground, thus indicating an underground drainage system.

The search for karst features was comprised of inspecting: 1) published topographic maps covering the two industrial sites, 2) aerial photographs of the sites, 3) LiDAR imagery, and 4) extant geological maps. Supplemental on-site inspection of the sites was also performed to “ground-truth” and more closely inspect features seen on the maps and imagery.

Data Sources

U.S.G.S. Topographic Maps

The United States Geological Survey 7½' quadrangle topographic maps (1:24,000 scale; where 1 mile = 2½ inches) are the principal base maps used to inspect the industrial sites. The Paola site is in the Paola East Quadrangle; the Osawatomie site is covered by the Paola West Quadrangle. Both quadrangles have elevation contour intervals of 10 ft. These quadrangles were respectively published in 1956 and 1957 and both were photo-revised in 1973. These topographic maps have been scanned and are available as mapping layers on the Kansas Geological Survey Master List of Oil and Gas Wells in Kansas (<http://www.kgs.ku.edu/Magellan/Qualified/index.html>).

Geologic Mapping

The latest geological mapping of the Miami County is a 1966 Kansas Geological Survey publication (i.e., Miller, 1966). This mapping is currently being revised at the Kansas Geological Survey by Drs. Rolfe Mandel, K. David Newell and Anthony Layzell.

LiDAR Mapping

LiDAR is a surveying method that measures distance to a target by illuminating that target with a scanning laser light. LiDAR -- an acronym meaning “Light Detection And Ranging” -- can be used to make high-resolution maps that can be digitally processed to bring out subtle features.

Environmental and Cultural Information

The hill-shaded LiDAR mapping used in the assessment of Paola and Osawatomie industrial properties were obtained as part of a multi-county LiDAR project conducted by Dr. John W. Dunham, Cartographic Services Manager at the Kansas Geological Survey in Lawrence, KS (http://www.kansasgis.org/catalog/_cat_metadata.cfm?meta_id=602).

Shaded relief in these LiDAR maps is based on 1-meter hydroflattened bare-earth digital elevation models (DEMs) from the State of Kansas LiDAR Database. Miami County DEMs were flown in 2010 as part of a multi-county Kansas project. The DEM images, in Erdas Imagine (.img) format, were mosaicked into a single output DEM. That DEM was then down-sampled to 2-meter resolution and subsequently converted to geographic coordinates. The output DEM was then converted to a hill-shade using the technique of Mark (1992), a multidirectional shaded-relief image using angles of illumination from 0°, 225°, 270°, and 315° azimuths, each 45° above the horizon, with a 4X vertical exaggeration.

Aerial Photography

The aerial photography supplementing the topographic maps are also available as layers using the mapping functions of the Kansas Geological Survey Master List of Oil and Gas Wells in Kansas. Color aerial photography from 2015 can be specified, black & white aerial photography from 2002 is also available. Google Earth online resources can also be utilized with several photographic surveys dating back to 1991. Digital aerial photography can, in effect, be stretched over shaded LiDAR mapping for a more realistic view of the site. These images are included in this report (Figures 1e, 2e).

Paola Site Discussion

Geologic mapping (Miller, 1966) and on-site inspection indicates that the hillcrest immediately to the east of the Paola industrial is underlain at the hillcrest by Pennsylvanian (Missourian-age) Wyandotte Limestone of the Kansas City Group (see Figure 1a-1e). Miller (1966) reports this limestone can be as thick as 80 feet in the eastern part of Miami County. Young and Beard (1993) report that most of the caves in eastern Kansas are developed in the Wyandotte Limestone. The upper part of this limestone layer has been removed by erosion at the crest of the hill, and what remains is generally covered by soil. At maximum, the limestone is 10 to 15 ft thick on the crest of the hill. The base of the Wyandotte Limestone is approximately at 960 ft elevation on the hill immediately east of the Paola site, thus the Paola site is below the contact of the Wyandotte Limestone and the Lane Shale, which lies immediately underneath the Wyandotte Limestone. The Lane Shale is approximately 80 feet thick at the Paola industrial site. Shales are generally impermeable, so groundwater may percolate downward in the limestone and then flow laterally atop the shale. Shale is not subject to karstic problems. Ponds and lakes around the site (particularly concentrated in the SE quarter of the section) were judged to be manmade features, usually farm ponds with earthen dams. Ponds occupying sinkholes were not observed. Karstic hazards are likely minimal to negligible at this site.

Karst Hazard Conclusions

A complete assessment may require core drilling prior to setting a foundation, particularly if extraordinary loads are involved in the construction and function of any industrial site. Karst hazards are not apparent at the site and are expected to be minimal to negligible.

MINING AND WELLSITE HAZARDS ASSESSMENT

Industrial hazards such as mines and wells were checked against archived records and on-site inspections. Since the mid-1980s, coal mine maps have been archived at the library of the Kansas Geological Survey. Consultation of these archival materials and emeritus Kansas Geological Survey coal geologist Dr. Lawrence Brady, indicates no coal mining has occurred in the immediate vicinity of either the Paola or Osawatomie industrial sites.

An additional reference on mining activities is the on-line Kansas Geological Survey Directory of Kansas Industrial Mineral Producers

Environmental and Cultural Information

(<http://www.kgs.ku.edu/Magellan/Minerals/index.html>). This Directory of Kansas Industrial Mineral Producers was compiled in 1998 using records from the Kansas Conservation Commission. Individual entries include the company name, commodity produced, address and phone number, the type of operation, and the legal description for each operation. Included are known active leases for pits, quarries, and mines that produce limestone, dolomite, sandstone, gypsum, salt, sand and gravel, clay and shale, and volcanic ash. No industrial quarries are recorded for either the Paola or Osawatimie localities.

Well drilling related to oil and gas exploration is recorded on-line at the Kansas Geological Survey (see <http://www.kgs.ku.edu/Magellan/Qualified/index.html>). Kansas has a venerable drilling history going back to just after the Civil War in the 1860s. Miami County in the Wea Creek area east of Paola, in fact, is where this early drilling occurred (Merriam and Newell, 2011). The location of wells drilled prior to 1950 (before the state required the reporting of oil and gas wells) may be lost to history. These wells were generally plugged and abandoned to industrial and legal specifications at the time, but there is no guarantee that some of these old well bores may be discovered in the development of the properties, but they pose little or no geological hazard.

Paola Site Discussion

Historical drilling records for sec. 10-T.17S.R.23E., utilizing mapping functions in the Kansas Geological Survey Master List of Oil and Gas Wells in Kansas (<http://www.kgs.ku.edu/Magellan/Qualified/index.html>), indicates that six wells have been drilled in the section that contains the industrial acreage near Paola. All these wells were dry holes and were thus plugged and abandoned shortly after they were drilled. Two of these wells (i.e., City of Paola #1 Broker & #2 Broker wells) are in the NE¼. These wells were plugged and abandoned in 1957 after being respectively drilled to 264 and 252 ft total depths. Another well in this quarter section, the Albert Breisach #1 Ben Koelzer was plugged and abandoned in 1948 after being drilled to a depth of 600 ft. The precise location of this well in the NE¼ of sec. 10, however, is unknown and thus it is arbitrarily located in the center of the NE¼.

One well (i.e., Ballou Oil Well Service #1 David R. Slyter well) was drilled in the NW¼ of the section in 1984 to a total depth of 700 ft. This well was subsequently plugged and abandoned. Similarly, another well (i.e., C.V. Elliott #1-B H.H. Slyter well) was drilled in the SE¼ of the section to a total depth of 404 ft in 1951 and was also plugged and abandoned. The C.V. Elliott #1-E Greason well was drilled in 1953 in the SW¼ of the section to a total depth of 609 ft. This well was plugged and abandoned in 1953. All other localities on the map showing well sites in the vicinity of the industrial property (Figure 1b) are from drilling permits filed with the Kansas Corporation Commission in the early 1980s, but none of these wells were ever drilled.

REFERENCES

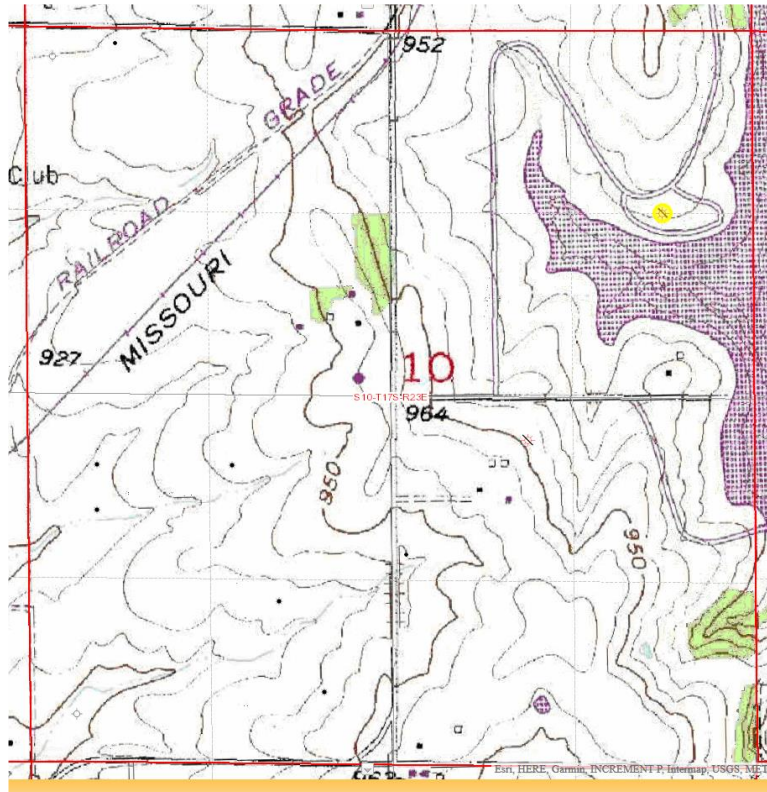
- Brady, L.L., 2016, Industrial Minerals--Mines, Quarries, and General Resources in Kansas 2008: Kansas Geological Survey, Open-file Report 2016-24, 41 p.
(http://www.kgs.ku.edu/Publications/OFR/2016/OFR16_24/index.html September 2016).
- Mark, R. K., 1992, Multidirectional, oblique-weighted, shaded-relief images of the Island of Hawaii: United States Geological Survey, Open-file Report 92-422, 5 p.
- Miller, D.E., 1966, Geology and ground-water resources of Miami County, Kansas: Kansas Geological Survey, Bulletin, 181, 66 p.
(<http://www.kgs.ku.edu/General/Geology/Miami/index.html>).
- Merriam, D.F., and Newell, K.D., 2011, The first oil well in Kansas in 1860: Transactions of the Kansas Academy of Science, v. 114, no. 304, p. 245-248.
- Kansas Geological Survey Directory of Kansas Industrial Mineral Producers
(<http://www.kgs.ku.edu/Magellan/Minerals/index.html>)

Environmental and Cultural Information

Schoewe, W.H., 1955, Coal resources of the Marmaton Group in Eastern Kansas: Kansas Geological Survey, Bulletin 114, Part 2, 112 p.

Young, J., and Beard, J., 1993, Caves in Kansas: Kansas Geological Survey, Educational Series 9, 48 p.

Figure 1a. Topographic map of the section (nominally 1 sq. mile) encompassing the Paola Industrial site.

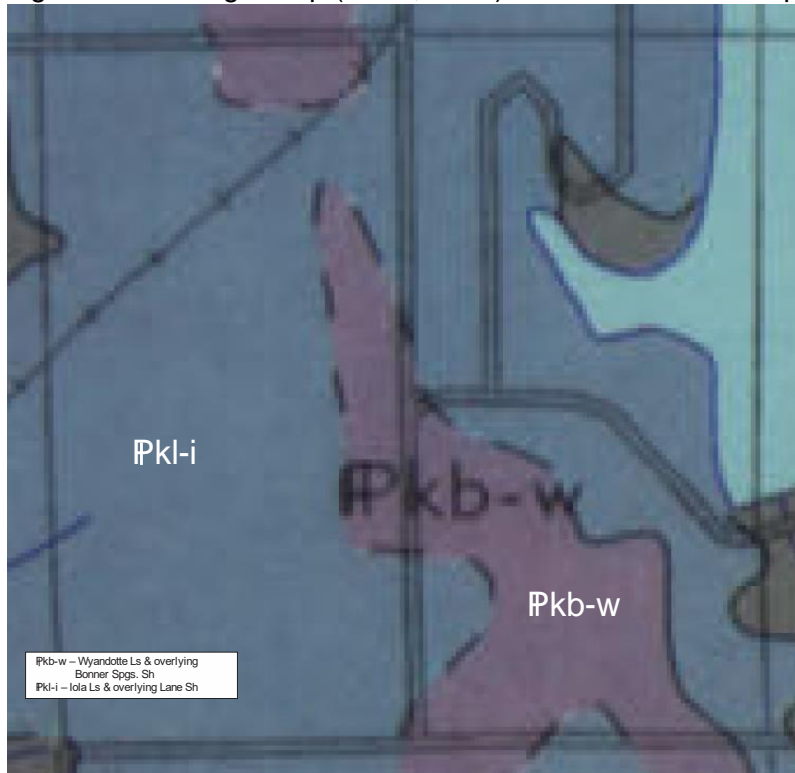


Environmental and Cultural Information

Figure 1b. Well sites in the section encompassing the Paola industrial site.

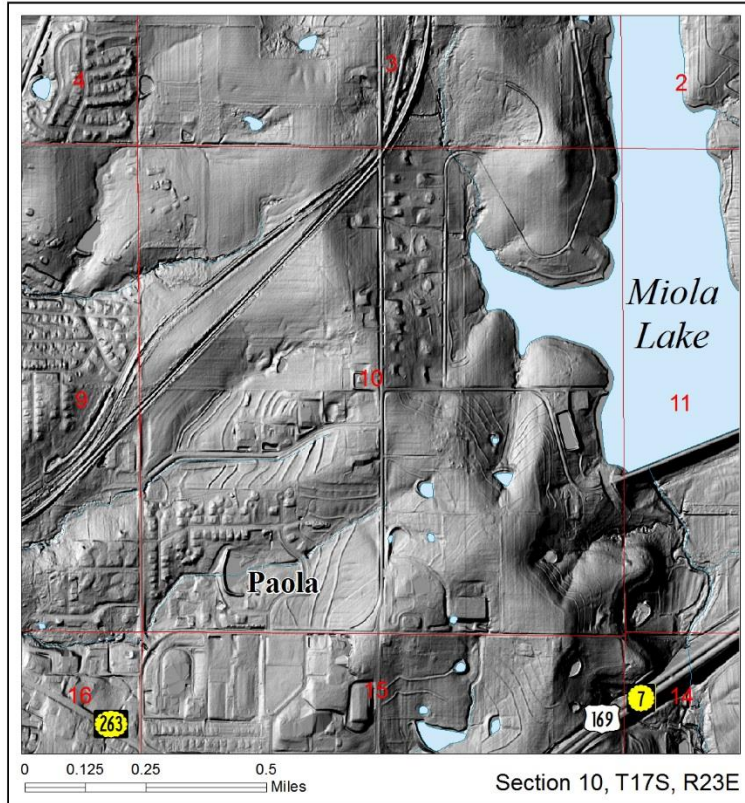


Figure 1c. Geologic map (Miller, 1966) of the section encompassing the Paola Industrial site.



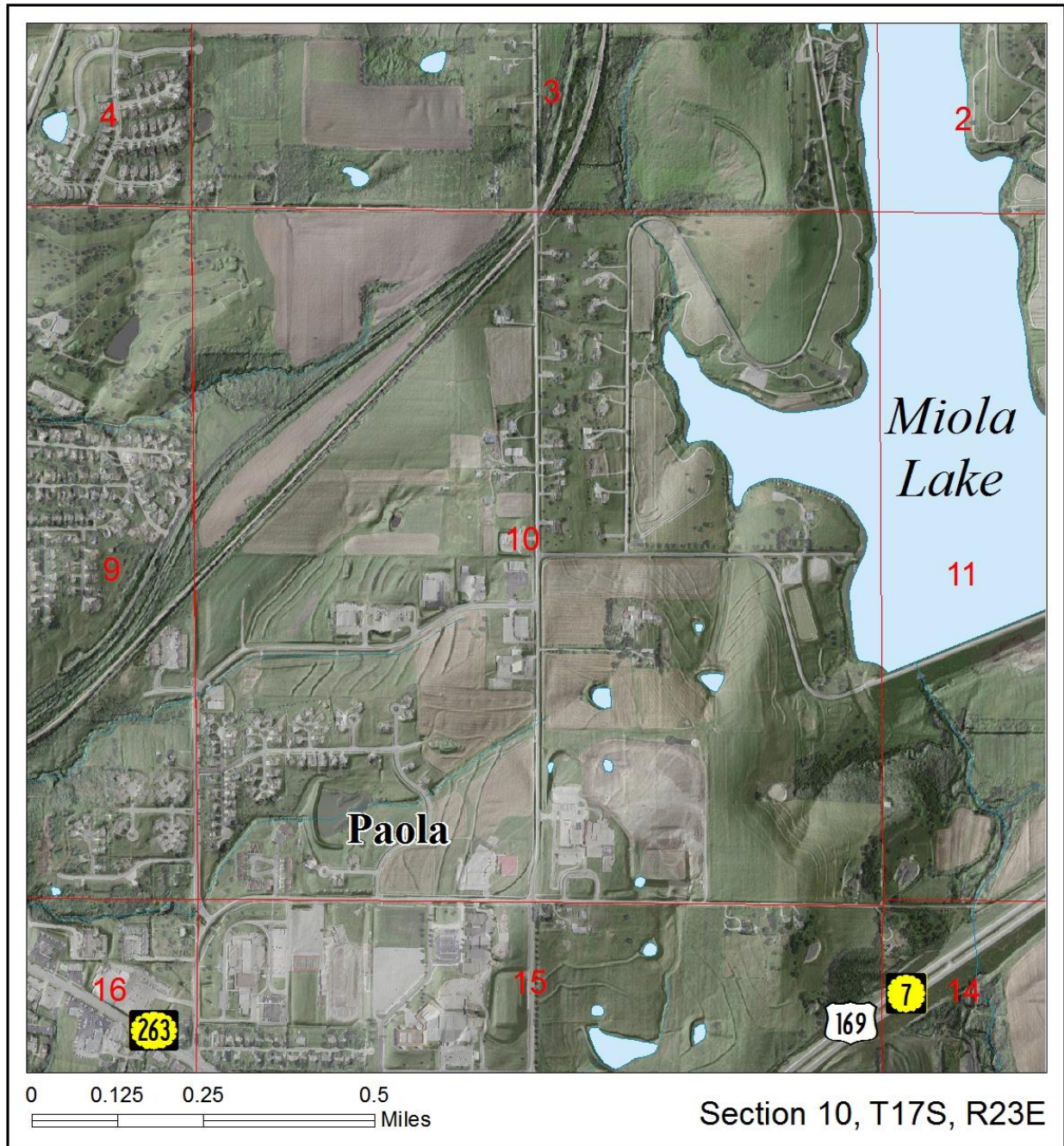
Environmental and Cultural Information

Figure 1d. Shaded LiDAR map of the section encompassing the Paola industrial site.



Environmental and Cultural Information

Figure 1e. Shaded LiDAR map of the Paola industrial site, with aerial photography superimposed.



Access Information

4. Access Information

4.1 Site Access

4.1.1 Provide a summary that includes the following:

- Width of roadway(s) with cross roads indicated either by listing or as shown on a map of the area;
- Type (i.e. interstate, 4-lane highway with at-grade crossings, ‘Super Two-Lane’ highway, etc.);
- Construction type (asphalt, gravel, concrete, etc.);
- Whether access is controlled by stoplight or other means;
- Condition of perimeter streets or roads and availability of access to the site from each of these streets;
- Scheduled improvements.

4.1.2 Provide the name and contact information of agencies responsible for the review and permitting of access to the site.

Access Information

Response:

City of Paola
Community Development Department
19 E Peoria Street
Paola, KS 66071
(913) 259-3611



February 3, 2020

The subject property is accessed by a 28' asphalt local road, Industrial Park Drive. This road was rebuilt with a complete mill and overlay in the spring of 2017.

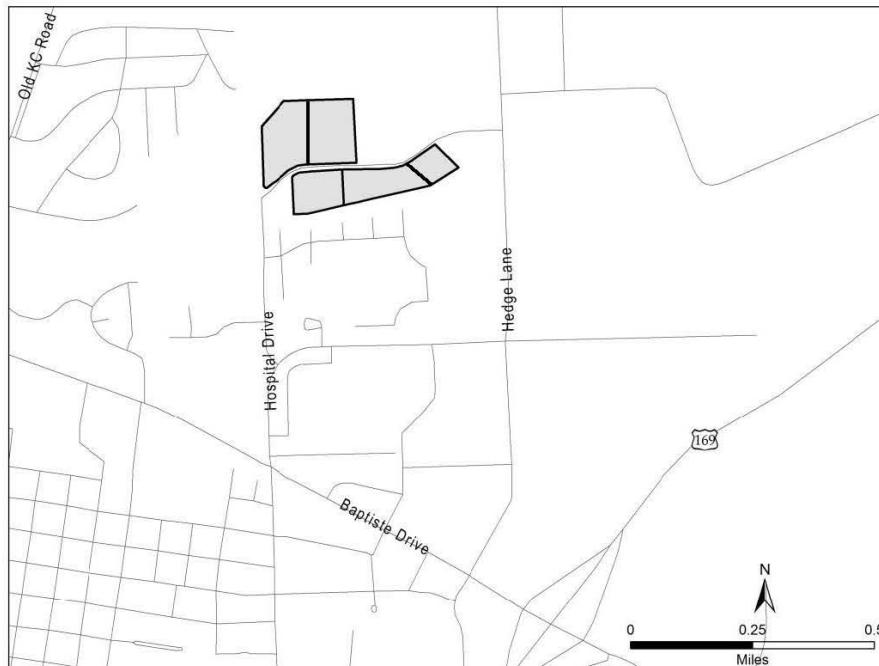
Access to Industrial Park Drive is provided off of US-169 via Baptiste Drive to Hospital Drive or Baptiste Drive at Hedge Lane. Both intersections are controlled by stoplights. Industrial Park Drive is a one-way stop at Hedge Lane. All access roads are in good condition, and no additional improvements are planned at this time.

Permits for accessing the property sites from Industrial Park Drive are provided by the Paola Public Works Department. Kirk Rees, Public Works Director, is the point of contact for these requests and may be reached at (913) 259-3620.

Sincerely,

Randi Shannon

Randi Shannon
Assistant City Manager



Access Information

4.2 Rail Access

4.2.1 If no immediate access to rail is in place, please note that no service is provided.

4.2.2 If a Class 1 railroad or a short line railroad is able to serve the site, please provide a letter from them detailing whether the site can be classified as rail served or rail accessible.

- A rail-served site has existing rail and must be further classified into Active, Inactive or Rehab required. Active track is a facility that is currently receiving service or has received rail service within the past six months. Inactive is track that has not received service within the past 12 months and requires minor track repairs. Rehab is any track that has not had service in several years and requires a significant amount of rehabilitation.
- A rail-accessible site requires construction of new track and mainline switch for rail service to the site.
- Whether a site is considered rail served or rail accessible, the transportation provider should include a ballpark estimate for re-establishing full service to the site. (Please note any new customer/track requires approval through the railroad's formal process and typically includes the implementation of appropriate track agreements.)

Response:

No immediate access to rail is available or anticipated.

Access Information

4.3 Airport Access

4.3.1 Provide the name(s) of the nearest airport and nearest airport with scheduled commercial (passenger) airline service, including information about air carriers, and all such airports within approximately two hours driving time of the site.

4.3.2 For each, provide details on the type of airport, including:

- Miles to the site;
- Length of runway, paving; and
- Night landing capability (lighting); and
- Fuel type(s) sold.

Access Information

Response:

Nearest Airport

Airport	Runway				Approach	Fuel			To Paola:	
	Length (feet)	Width (feet)	Pavement Type	Lighting	Lighting	Jet A	AvGas	MoGas	Miles	Travel Time
Miami County Paola, KS	3,398	60	Asphalt	MIRL	None	No	Yes	No	6.4	8 min

Airports with Scheduled Commercial Passenger Service within Two Hours Drive Time

Airport	Runway				Approach	Fuel			To Paola:	
	Length (feet)	Width (feet)	Pavement Type	Lighting	Lighting	Jet A	AvGas	MoGas	Miles	Travel Time
Kansas City International Kansas City, MO Current air carrier information available at: https://www.flykci.com/	10,801	150	Asphalt	HIRL	MALSR (01I), ALSF2 (19R)	Yes	Yes	No	62.0	1 hr 7 min

Kansas City International Airport (MCI) is undergoing a major renovation with completion scheduled for early 2023. Information about the new single terminal design and construction progress is available at www.buildkci.com.

Access Information

Airports with Charter Flight Services within Two Hours Drive Time

Airport	Runway				Approach	Fuel			To Paola:	
	Length (feet)	Width (feet)	Pavement Type	Lighting	Lighting	Jet A	AvGas	MoGas	Miles	Travel Time
Charles B. Wheeler Downtown Kansas City, MO	6,287	150	Concrete	HIRL	MALSF (19)	Yes	Yes	No	46.2	54 min
Johnson County Executive Olathe, KS	4,098	75	Concrete	MIRL	MALSR (01I)	Yes	Yes	No	20.8	35 min
New Century Air Center Olathe, KS	7,339	150	Asphalt	HIRL	MALSR (36)	Yes	Yes	No	25.1	35 min
Sherman Army Airfield Leavenworth, KS	5,318	102	Concrete	HIRL	None	Yes	Yes	No	60.1	1 hr 35 min
Lawrence Municipal Lawrence, KS	3,901	75	Concrete	MIRL	MALSR	Yes	Yes	No	54.7	1 hr 4 min
Philip Billard Municipal Topeka, KS	5,099	100	Asphalt	HIRL	MALSR	Yes	Yes	No	74.1	1 hr 21 min

Paola Industrial Park Industrial Park Drive Paola, Kansas
Applicant: City of Paola, submitted by Miami County, Kansas

Access Information

4.4 River Port Access

- 4.4.1 Does the site have direct access to a nearby river port facility? If so, provide the name of the facility, the river on which it is located, the mile marker of the port's location, the name and contact information of the port operating company or authority and the name and contact information for its chief officer.
- 4.4.2 If such direct access exists, provide a description of the route, transportation mode(s) to and distance to the port facility from the subject industrial park site.
- 4.4.3 Provide specific information pertaining to the port facility including capacity, months of operation, dock frontage, barge companies, turning radius available and any other information available such as guaranteed minimum water depth, rate of water current, etc.

Response:

This site does not have direct access to a river port.

Access Information

4.5 Fire Insurance Rating

- 4.5.1 On official fire department or district letterhead (if applicable), provide the name and contact information for the local fire department or district;
- 4.5.2 Provide the Fire Insurance Rating (ISO) for the site and any changes in the past two years; and
- 4.5.3 Provide the distance measured from the site to the nearest fire station.

Response:



Paola Fire Department

19 E. Peoria Paola Kansas 66071

Phone: 913-259-3600

Fax: 913-259-3610

From: Andy Martin, Chief

Subject: City Owned Industrial Park Property

Date: February 3, 2020

The City owned Industrial Park property located at Industrial Park Drive and Hedge Lane currently has an ISO Class 4 PPC rating.

The property is located 1.5 miles from the Fire Station at 202 E. Wea.

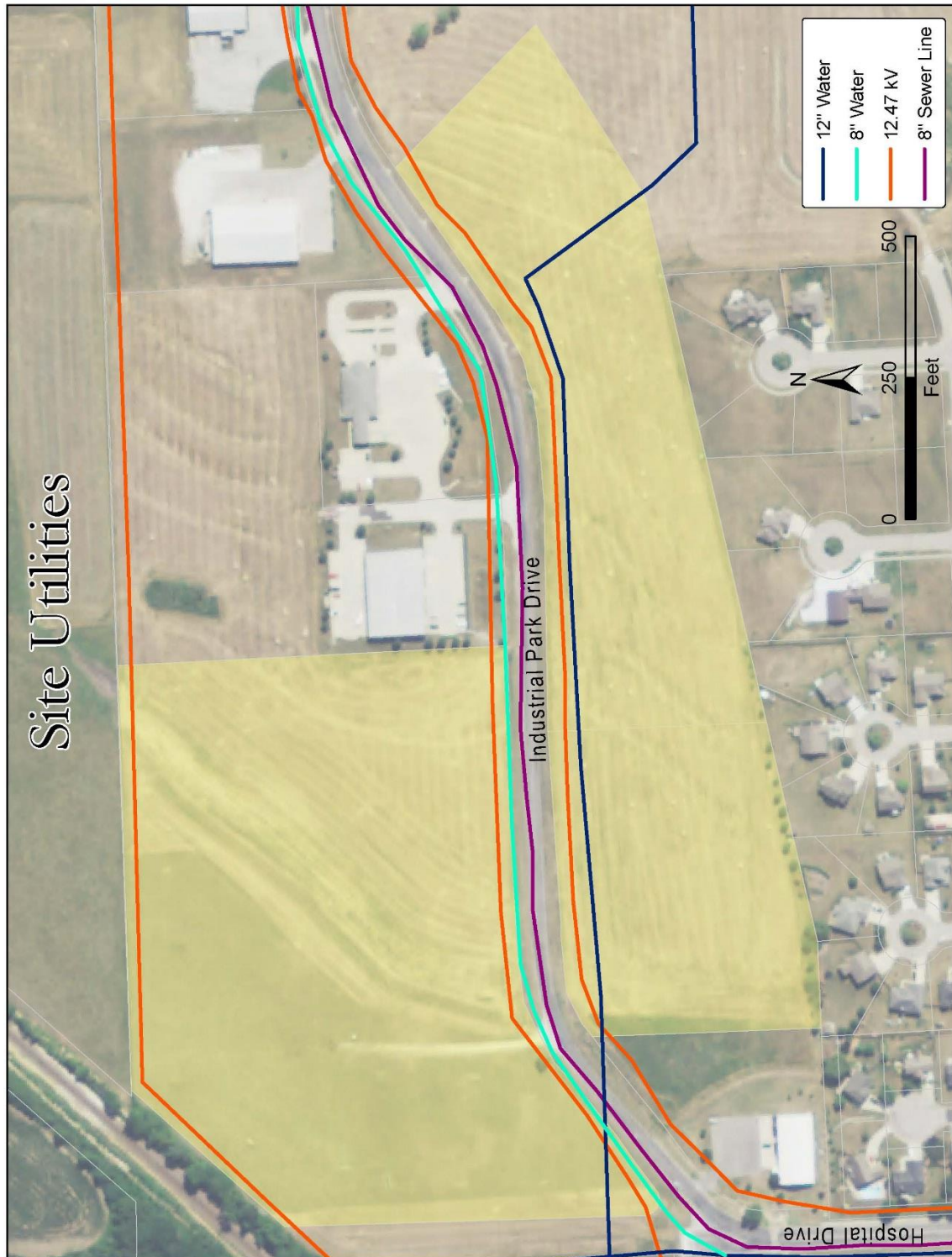
For fire related questions for this site, please contact Chief Andy Martin at (913) 259-3600.

Access Information

4.6 Utilities

4.6.1 Include a single, easy-to-interpret map or other graphic of existing utilities with line sizes noted;

Response:



Access Information

4.6.2 Electric Service; please provide the following on the electric utility's letterhead (if applicable):

- Provider name and contact information;
- A map of the line(s) size at site;
- Distinguish between operating capacity and available capacity;
- If no service exists, the utility must provide documentation outlining a plan for providing service to the site. This includes a timeframe, funding plan and estimate of costs.

Access Information

Response:



January 9, 2020

TO: Janet McRae, Economic Development Director, Miami County, KS
FROM: John Engelmann, CEC, Manager, Economic Development
RE: KS Certified Site Application Electric Service

Contact for specific electric service questions:

Mr. Jeff Hammond
Supervisor Construction and Maintenance
Paola Service Center
101 West Ottawa Street
Paola, KS 66071
(913) 294-6232
jeff.hammond@evergy.com

Electric Service Details:

Subject property is currently served by a 12 kV distribution system with approximately 4000 KVA excess electric capacity. The substation is located 1.87 miles south of subject property. The site can be served from two sides of the park with 3-phase.

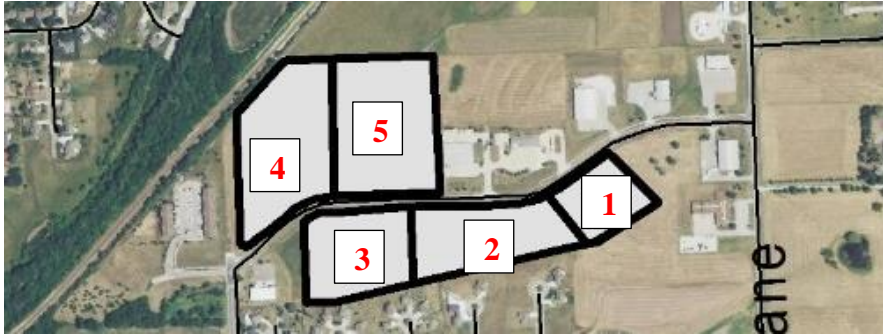
A contact with our local Supervisor of Construction and Maintenance and our Planning Engineer group can provide more detail if needed. We are providing an in-depth Infrastructure Assessment showing current status at this location. Overhead conductor would need to be upgraded on larger load clients >4000 KVA. Dependent upon size of anticipated load, Revenue Justification could potentially cover most if not all of those system upgrades. Because each of these are project specific, no estimates as to costs can be made without knowing potential loads.

I have also provided a map that shows 12 kV feeder and distribution lines along with 161 kV substation.

Please let me know if I can assist further.

Access Information

SUBJECT PROPERTY FOR CERTIFICATION:



TO SERVE TRACTS 1 and 2: This site is served by a 12.47 kV distribution circuit (Overhead/underground)



Existing Circuit Available capacity: 3500 KVA
Nearest Substation: 1.87 miles SW of site
Substation Available capacity: 40088 KVA

TO SERVE TRACTS 3, 4 and 5:
(Overhead/underground)



Existing Circuit Available Capacity: 4000 KVA - capacity, underground 1500 KVA capacity
Nearest Substation: 1.87 miles SW of site
Substation Available capacity: 40088 KVA

Access Information

4.6.3 Natural Gas; please provide the following on the gas service utility's letterhead (if applicable):

- Provider name and contact information;
- Verification of their ability to service the site;
- When possible, include:
 - A map of the line(s) size at the site;
 - PSI at the site
 - Capacity of the gas system in Cubic Feet (CF);
 - Any excess capacity of gas system in CF or BTU, if information is available.

Access Information

Response:



January 24, 2020

RE: Hedge Lane and Industrial Park Dr., Paola, KS

This letter is in response to your request for information on the availability of Kansas Gas Service supplying an industry at Hedge Lane and Industrial Park Drive in Paola, KS.

I can confirm the Industrial Park falls within Kansas Gas' service area franchise, and that we do have lines there available to serve customers. Our distribution system is operated at 36 PSIG, and the capacity of the system is designed to supply most industrial needs with excess to feed any average normal load. A specific amount available at this site would need to be calculated at the time of a development request.

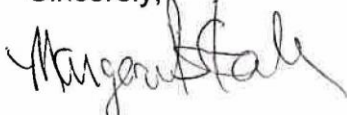
Any service arrangements for this location will be subject to later discussions and agreements between the developer and/or customer, and Kansas Gas Service. So please be advised, this letter is not a commitment by Kansas Gas Service to provide service to Hedge Lane and Industrial Park Dr, Paola, KS. Rather it is an acknowledgement of our willingness to review a request for service.

Due to confidentiality restrictions, we cannot provide exact locations of our lines. However, our staff looks forward to meeting with you and your prospect to customize a service plan that meets their needs.

Should you or the developer have questions or need additional information, please contact Margaret Steele, Kansas Gas Service at (913) 302-9375. Margaret can also be reached via email at Margaret.Steele@onegas.com.

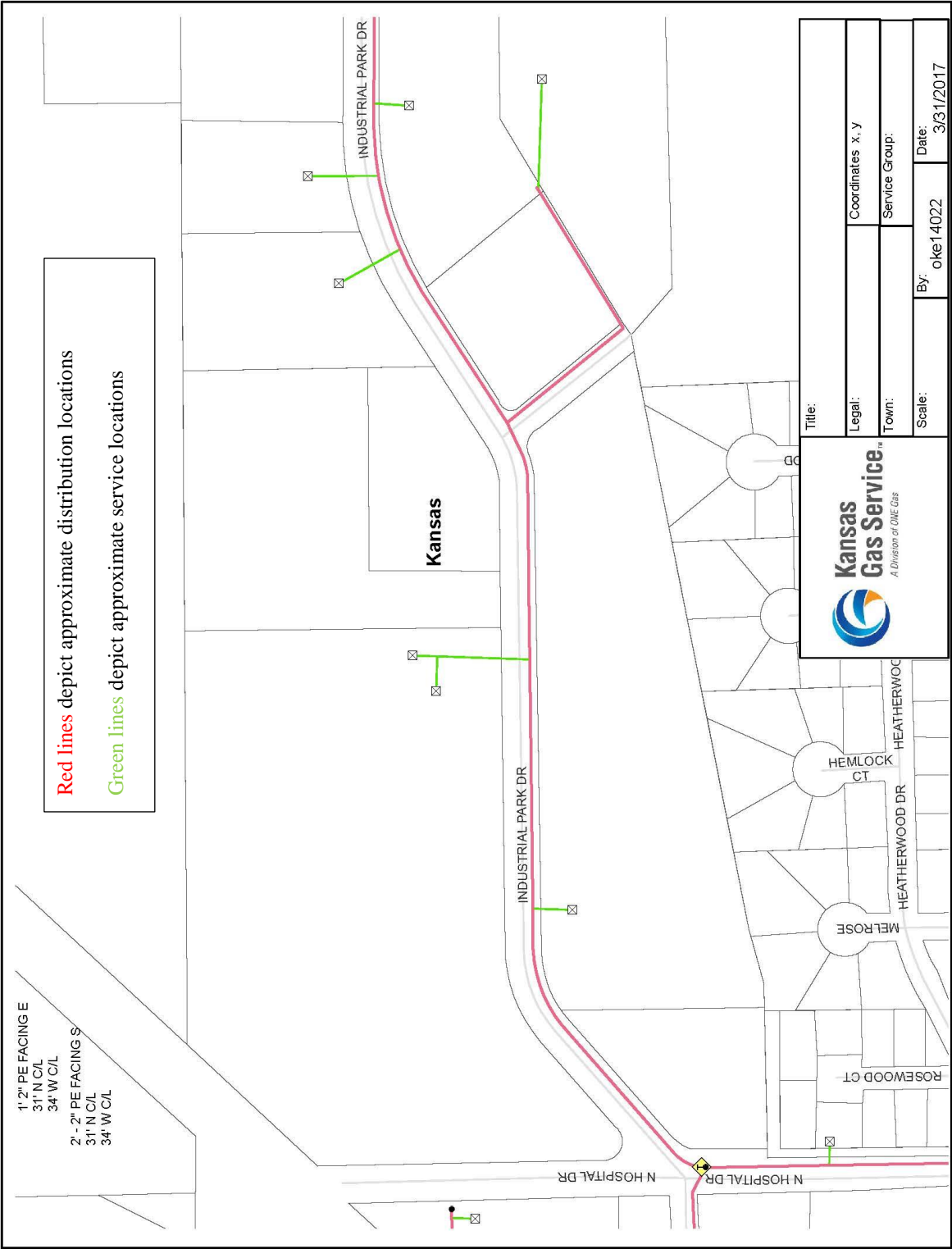
Thank you for your interest in Kansas Natural Gas.

Sincerely,



Margaret Steele

Access Information



Access Information

- 4.6.4** Water; please provide the following on the water district's letterhead:
- Provider name and contact information;
 - Capacity of the water system (gallons per day);
 - Amount of excess capacity (gallons per day);
 - A map of the line(s) size and PSI at the site;
 - Flow test at nearest fire hydrant(s) to the site;
 - Submit copy of the latest water quality report (Consumer Confidence Report) for the water utility serving the site.
 - If no water service exists, the district or utility must provide documentation outlining a plan for providing service to the site. This includes a timeframe, funding plan and estimate of costs.

Response:

City of Paola
Community Development Department
19 E Peoria Street
Paola, KS 66071
(913) 259-3611



February 3, 2020

The City of Paola provides water to the subject property via an eight inch (8") main (56 PSI) and a twelve inch (12") high pressure main (105 PSI). Both water mains are located on the south side of Industrial Drive. A map showing the location of the mains is attached.

The City of Paola is a member of the Marais de Cygnes Public Utility Authority (PUA). The PUA provides treated water to the cities of Paola and Louisburg as well as some rural water customers. The PUA treatment plan has a 10,000,000 gallon per day capacity with an approximately 7,000,000 gallon per day excess capacity.

The City of Paola has over one (1) million gallons of above ground water storage capacity.

I have also attached a copy of the latest Consumer Confidence Report for your reference.

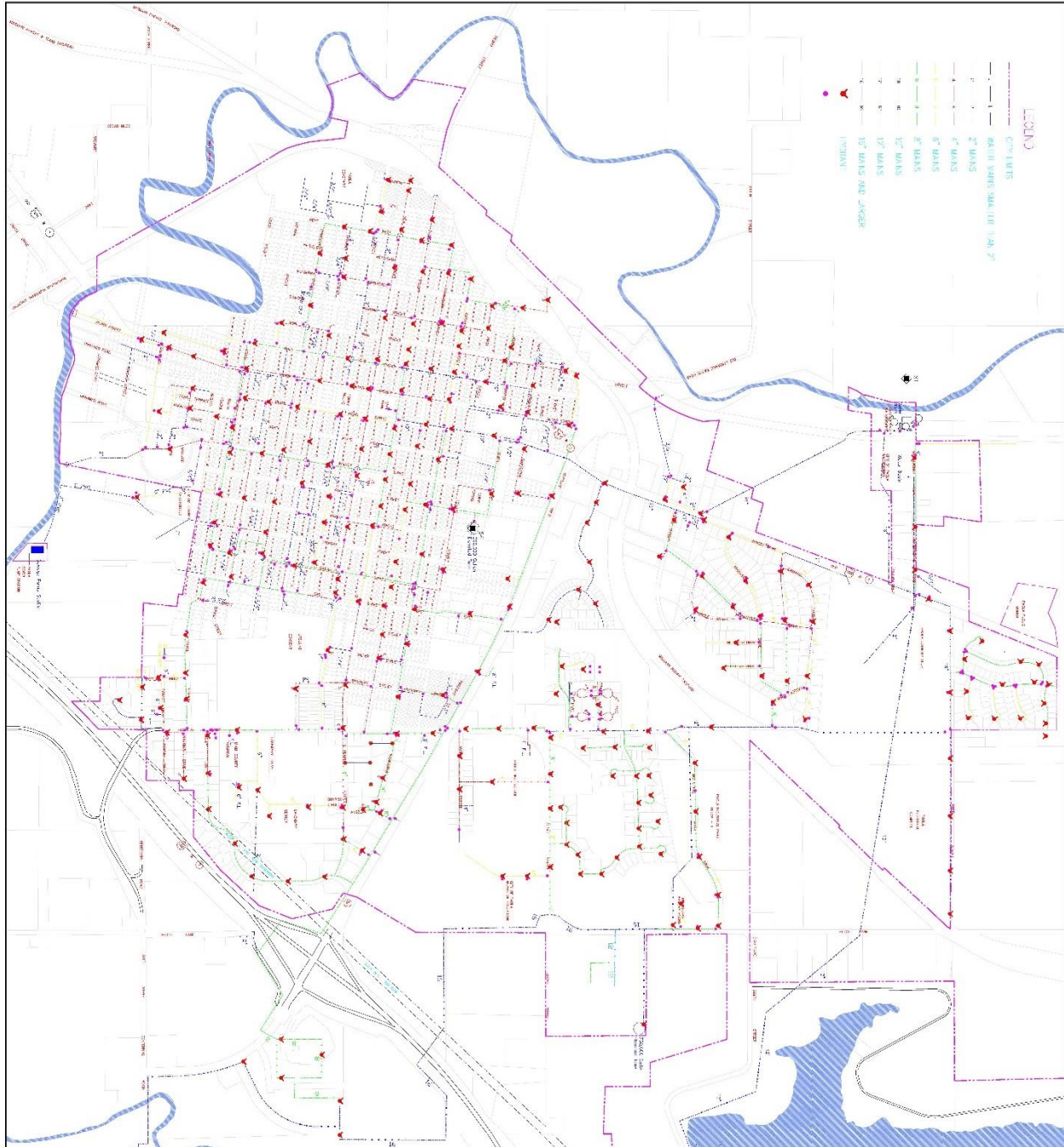
Please contact me with any questions you may have.

Sincerely,

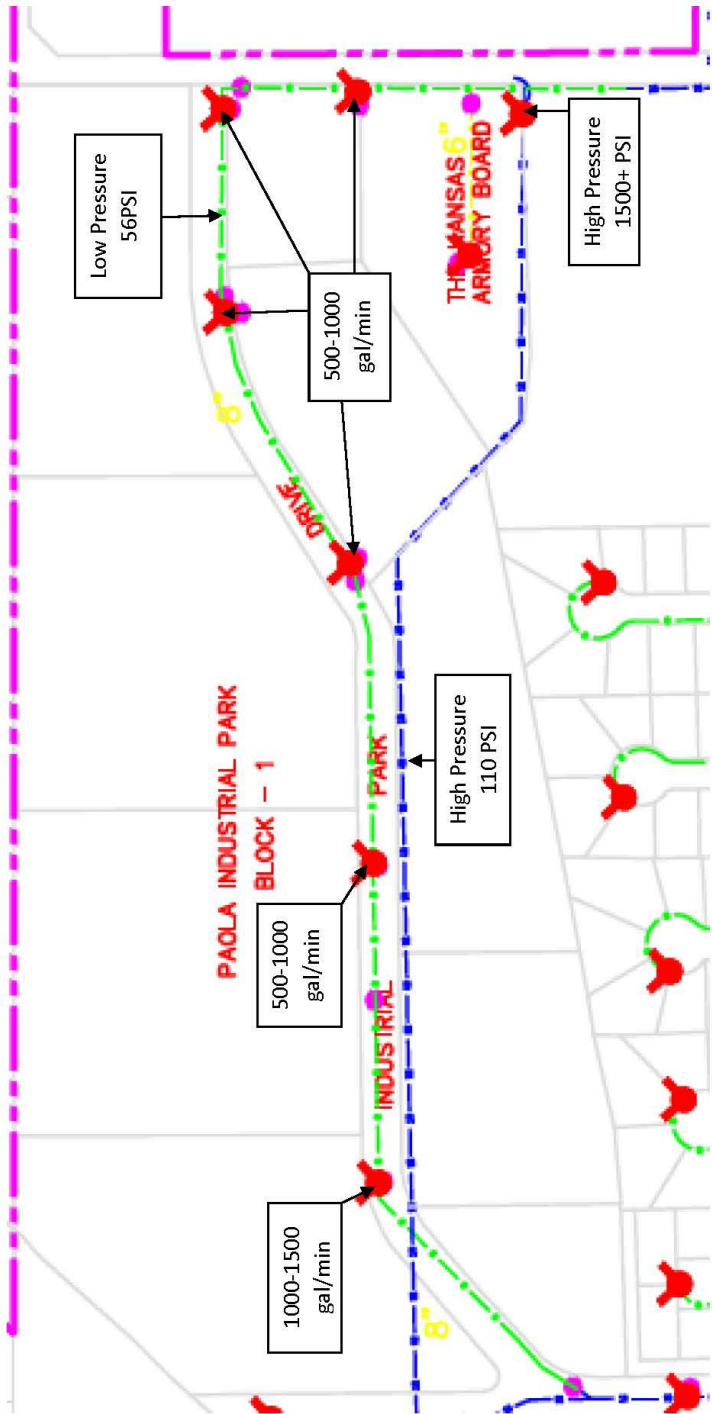
Randi Shannon

Randi Shannon
Assistant City Manager

Access Information



Access Information



City of Paola, Kansas
Fire Hydrant Pressure

Access Information

CITY OF PAOLA Consumer Confidence Report – 2019 Covering Calendar Year – 2018



This brochure is a snapshot of the quality of the water that we provided last year. Included are the details about where your water comes from, what it contains, and how it compares to Environmental Protection Agency (EPA) and state standards. We are committed to providing you with information because informed customers are our best allies. If you would like to observe the decision-making process that affect drinking water quality, please call JAY WIELAND at 913-259-3600.

Our drinking water is supplied from another water system through a Consecutive Connection (CC). Your water comes from :

Buyer Name	Seller Name
CITY OF PAOLA	MARAI DES CYGNES PUBLIC UTILITY AUTH

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as those with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available from the Safe Drinking Water Hotline (800-426-4791).

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the EPA's Safe Drinking Water Hotline (800-426-4791).

The sources of drinking water (both tap water and bottled water) included rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Contaminants that may be present in sources water before we treat it include:
Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, livestock operations and wildlife.
Inorganic contaminants, such as salts and metals, which can be naturally-occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining or farming.
Pesticides and herbicides, which may come from a variety of sources such as storm water run-off, agriculture, and residential users.
Radioactive contaminants, which can be naturally occurring or the result of mining activity.
Organic contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and also come from gas stations, urban storm water run-off, and septic systems.

In order to ensure that tap water is safe to drink, EPA prescribes regulation which limits the amount of certain contaminants in water provided by public water systems. We treat our water according to EPA's regulations. Food and Drug Administration regulations establish limits for contaminants in bottled water, which must provide the same protection for public health.

Our water system is required to test a minimum of 6 samples per month in accordance with the Total Coliform Rule for microbiological contaminants. Coliform bacteria are usually harmless, but their presence in water can be an indication of disease-causing bacteria. When coliform bacteria are found, special

follow-up tests are done to determine if harmful bacteria are present in the water supply. If this limit is exceeded, the water supplier must notify the public.

Water Quality Data

The following tables list all of the drinking water contaminants which were detected during the 2018 calendar year. The presence of these contaminants does not necessarily indicate the water poses a health risk. Unless noted, the data presented in this table is from the testing done January 1- December 31, 2018. The state requires us to monitor for certain contaminants less than once per year because the concentrations of these contaminants are not expected to vary significantly from year to year. Some of the data, though representative of the water quality, is more than one year old. **The bottom line is that the water that is provided to you is safe.**

Terms & Abbreviations

Maximum Contaminant Level Goal (MCLG): the "Goal" is the level of a contaminant in drinking water below which there is no known or expected risk to human health. MCLGs allow for a margin of safety.

Maximum Contaminant Level (MCL): the "Maximum Allowed" MCL is the highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

Secondary Maximum Contaminant Level (SMCL): recommended level for a contaminant that is not regulated and has no MCL.

Action Level (AL): the concentration of a contaminant that, if exceeded, triggers treatment or other requirements.

Treatment Technique (TT): a required process intended to reduce levels of a contaminant in drinking water.

Maximum Residual Disinfectant Level (MRDL): the highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

Non-Detects (ND): lab analysis indicates that the contaminant is not present.

Parts per Million (ppm) or milligrams per liter (mg/L)

Parts per Billion (ppb) or micrograms per liter (µg/L)

Picocuries per Liter (pCi/L): a measure of the radioactivity in water.

Millirems per Year (mrem/yr): measure of radiation absorbed by the body.

Monitoring Period Average (MPA): An average of sample results obtained during a defined time frame, common examples of monitoring periods are monthly, quarterly and yearly.

Nephelometric Turbidity Unit (NTU): a measure of the clarity of water. Turbidity in excess of 5 NTU is just noticeable to the average person. Turbidity is not regulated for groundwater systems.

Running Annual Average (RAA): an average of sample results obtained over the most current 12 months and used to determine compliance with MCLs.

Locational Running Annual Average (LRAA): Average of sample analytical results for samples taken at a particular monitoring location during the previous four calendar quarters.

Access Information

Testing Results for: CITY OF PAOLA

Disinfection Byproducts	Monitoring Period	Highest RAA	Range (low/high)	Unit	MCL	MCLG	Typical Source
TOTAL HALOACETIC ACIDS (HAA5)	2018	16	7.1 - 26	ppb	60	0	By-product of drinking water disinfection
TTHM	2018	32	13 - 55	ppb	80	0	By-product of drinking water chlorination

Lead and Copper	Monitoring Period	90 th Percentile	Range (low/high)	Unit	AL	Sites Over AL	Typical Source
COPPER, FREE	2015 - 2017	0.034	0.0041 - 0.065	ppm	1.3	0	Corrosion of household plumbing
LEAD	2015 - 2017	5.6	1.4 - 75	ppb	15	1	Corrosion of household plumbing

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Your water system is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>.

During the 2018 calendar year, we had the below noted violation(s) of drinking water regulations.

Compliance Period	Analyte	Comments
12/30/2017 - 11/5/2018	LEAD & COPPER RULE	LEAD CONSUMER NOTICE (LCR)

Additional Required Health Effects Language: Infants and children are typically more vulnerable to lead in drinking water than the general population. It is possible that lead levels at your home may be higher than at other homes in the community as a result of materials used in your home's plumbing. If you are concerned about elevated lead levels in your home's water, you may wish to have your water tested and flush your tap for 30 seconds to 2 minutes before using tap water. Additional information is available from the Safe Drinking Water Hotline (800-426-4791).

Some or all of our drinking water is supplied from another water system. The table below lists all of the drinking water contaminants, which were detected during the 2018 calendar year from the water systems that we purchase drinking water from.

Regulated Contaminants	Collection Date	Water System	Highest Value	Range (low/high)	Unit	MCL	MCLG	Typical Source
BARIUM	5/7/2018	MARAIS DES CYGNES PUBLIC UTILITY AUTH	0.047	0.047	ppm	2	2	Discharge from metal refineries
CHROMIUM	5/7/2018	MARAIS DES CYGNES PUBLIC UTILITY AUTH	1.9	1.9	ppb	100	100	Discharge from steel and pulp mills
FLUORIDE	1/8/2018	MARAIS DES CYGNES PUBLIC UTILITY AUTH	0.68	0.54 - 0.68	ppm	4	4	Natural deposits; Water additive which promotes strong teeth.
NITRATE	5/7/2018	MARAIS DES CYGNES PUBLIC UTILITY AUTH	0.4	0.37 - 0.4	ppm	10	10	Runoff from fertilizer use

Secondary Contaminants	Collection Date	Water System	Highest Value	Range (low/high)	Unit	SMCL
ALKALINITY, TOTAL	5/7/2018	MARAIS DES CYGNES PUBLIC UTILITY AUTH	88	88	MG/L	300
ALUMINUM	5/7/2018	MARAIS DES CYGNES PUBLIC UTILITY AUTH	0.026	0.026	MG/L	0.05
BROMATE	6/12/2018	MARAIS DES CYGNES PUBLIC UTILITY AUTH	5.54	5.54	ppb	10
CALCIUM	5/7/2018	MARAIS DES CYGNES PUBLIC UTILITY AUTH	39	39	MG/L	200
CHLORIDE	5/7/2018	MARAIS DES CYGNES PUBLIC UTILITY AUTH	44	44	MG/L	250
CONDUCTIVITY @ 25 C UMHO/CM	5/7/2018	MARAIS DES CYGNES PUBLIC UTILITY AUTH	410	410	UMHO/CM	1500
CORROSIVITY	5/7/2018	MARAIS DES CYGNES PUBLIC UTILITY AUTH	-0.078	-0.078	LANG	0
HARDNESS, TOTAL (AS CaCO3)	5/7/2018	MARAIS DES CYGNES PUBLIC UTILITY AUTH	140	140	MG/L	400
MAGNESIUM	5/7/2018	MARAIS DES CYGNES PUBLIC UTILITY AUTH	10	10	MG/L	150
MANGANESE	5/7/2018	MARAIS DES CYGNES PUBLIC UTILITY AUTH	0.0094	0.0094	MG/L	0.05
NICKEL	5/7/2018	MARAIS DES CYGNES PUBLIC UTILITY AUTH	0.0011	0.0011	MG/L	0.1
PH	5/7/2018	MARAIS DES CYGNES PUBLIC UTILITY AUTH	8	8	PH	8.5
POTASSIUM	5/7/2018	MARAIS DES CYGNES PUBLIC UTILITY AUTH	3.3	3.3	MG/L	100
SILICA	5/7/2018	MARAIS DES CYGNES PUBLIC UTILITY AUTH	2.6	2.6	MG/L	50
SODIUM	5/7/2018	MARAIS DES CYGNES PUBLIC UTILITY AUTH	22	22	MG/L	100
SULFATE	5/7/2018	MARAIS DES CYGNES PUBLIC UTILITY AUTH	30	30	MG/L	250
TDS	5/7/2018	MARAIS DES CYGNES PUBLIC UTILITY AUTH	210	210	MG/L	500

Please Note: Because of sampling schedules, results may be older than 1 year.

During the 2018 calendar year, the water systems that we purchase water from had no violation(s) of drinking water regulations.

Access Information

4.6.5 Phone/Fiber; please provide the following on the service provider's letterhead:

- Provider name and contact information;
- When possible, include:
 - Statement of whether there is currently fiber optics at the site and if not, the distance to nearest fiber optic point in feet or miles;
 - Name of POP provider, if one exists;
 - Other attributes – T1 or T2 lines, or commitment for Broad Band service to the community;
 - A map of the line(s) size at site and capacity.
- If no service exists, the district or utility must provide documentation outlining a plan for providing service to the site. This includes a timeframe, funding plan and estimate of costs.

Access Information

Response:



AT&T Kansas
5400 Foxridge Dr.
Suite 101
Mission, KS 66202

T: 913.676.1519
F: 913.676.1504

January 24, 2020

Ms. Janet McRae
Miami County Economic Development Council
201 S. Pearl Street, Suite 202
Paola, KS 66071

RE: Hedge lane and Industrial Park Dr., Paola, KS

Dear Janet

This letter is in response to your request for information on the availability of AT&T services at Hedge Lane and Industrial Park Drive in Paola, KS.

I can confirm the Industrial Park falls within AT&T's service area franchise. Any service arrangements for this location will be subject to later discussions and agreements between the developer and/or customer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to Hedge Lane and Industrial Park Drive.

Due to confidentiality restrictions we cannot provide exact locations of our service lines or network facilities. However, our staff looks forward to meeting with you and any prospective developer or customer to design a customized service plan that will meet their telecommunications service needs.

Should you or the prospect/developer have questions or need additional information, please contact Mr. Clayton Anspaugh, AT&T's Network Design Engineer at 913-383-4929. Mr. Anspaugh can also be reached via email at ca4089@att.com.

Thank you for your interest in AT&T services.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Carroll".

Chris Carroll
AT&T Kansas External Affairs

CC: Clayton Anspaugh



Access Information

4.6.6 Solid Waste; please provide the following on the service provider's letterhead (if applicable):

- Collection provider name and contact information;
- Name of landfill servicing community;
- Life of landfill servicing community – provide written statement of projected landfill life provided by the solid waste collection company;
- Statement of whether the nearest landfill provider is publicly or privately owned;
- Statement of whether there are any restrictions on the type of waste that can be deposited in the landfill, and if so explain.

Response:

The collection provider is Waste Management Services. The local contact for services is Bryce Smith, (913) 837-4637.

The landfill servicing the region is privately owned.

Access Information



www.wm.com

01/03/2019

This letter is in response to your request for information regarding 4.6.6: Solid Waste.

- **Collection Provider:** L&K Services (a Waste Management Company)
26875 Metcalf
Louisburg, KS 66053
913-837-4637
- **Landfill Servicing Miami County:** Miami County Transfer Station

*This is operated by Waste Management and the material is transported to Johnson County Landfill (Shawnee, KS)
- **Life of Landfill:** Miami County has a transfer station as its only source of disposal. MSW (Material Solid Waste) is transported to the Johnson County Landfill currently. If this subtitle D landfill happens to get to capacity at some point, the material will be transported to another landfill in the area. Other options in the area include Independence MO, Sedalia MO or Arcadia KS.
- **Owner:** Transfer Station is owned by Miami County and operated / leased by Waste Management. Waste Management owns and operates the Johnson County Landfill.
- **Restrictions of Waste:** Any material that cannot be deposited at the Miami County transfer station is hauled to the Johnson County (subtitle D) landfill. Johnson County landfill is also licensed to accept different lines of special waste that may require a permit / manifest ticket from the owner of the material being disposed of. (i.e. sludge, asbestos, hazardous material)

If you have any questions regarding the above, feel free to contact me at 913.963.2289.

Thanks,



Bryce Smith

District Manager

BSmith41@wm.com

Access Information

4.6.7 Sanitary Sewer; please provide the following on the district or utility's letterhead (if applicable):

- Provider name and contact information;
- Capacity of sewer system (gallons per day);
- Excess capacity of sewer system (gallons per day);
- A map of the size of line and PSI at the site;
- Copy of the most current wastewater quality or compliance report for the wastewater utility serving the site.

If no service exists, the district or utility must provide documentation outlining a plan for providing service to the site. This includes a timeframe, funding plan and estimate of costs.

Access Information

Response:
Waste

City of Paola
Community Development Department
19 E Peoria Street
Paola, KS 66071
(913) 259-3611



February 3, 2020

The City of Paola provides sanitary sewer service to the subject property. As shown on the map below, the property is serviced by an eight inch (8") sewer line along the north side of Industrial Park Drive.

The City's sewer plant is a 1,900,000 gallon per day (MGPD) facility with addition expansion possibilities. The current average treatment level is 0.87 MGPD.

I have also attached a copy of the latest Discharge Exceptions Report for your reference.

Please contact me with any questions you may have.

Sincerely,

Randi Shannon

Randi Shannon
Assistant City Manager



Access Information

Final Exceptions

Summary Report For

Facility:	Month/Year:	Federal Permit No.:	State Permit No.:
PAOLA WWTP	December 2019	KS0097616	M-MC33-OO02
Submittal Code:	Submittal Code: PAOLA WWTP.M-MC33-OO02.20191231.20200103.081439.1.S		

Permit Limit Exceedances

No Permit Limit Exceedances Found For This Time Period

Number of Test Results Missing (for a time period):

Only missing daily and monthly sampling frequency requirements are listed in this table. Permittee is responsible for compliance with this permit including providing the appropriate number of daily, monthly, quarterly, semi-annual, and annual samples.

No Missing Test Results Found For This Time Period

Special Entries:

No Special Entries For This Time Period

Out of Range Warnings:

Date	EDMR Outfall	Parameter	Value Entered or Calculated	Units	High Range	Low Range	MRL Range
12/3/2019	INF001AG	BOD5	63.3	MG/L	227	65.40	
12/30/2019	EFF001A1	Flow	2.23	MGD	1.80	0.39	

Access Information

No additional alerts at this time.

Explanation(s) - (Explanations for warnings can be provided but are not required.)

END OF EXCEPTIONS REPORT

Access Information

- 4.6.8** Storm Sewer; please provide the following on the district, utility or site owner's letterhead (if applicable):
- Provider name and contact information;
 - Is provider a KDHE regulated MS4;
 - A map of the existing system.

Response:

City of Paola
Community Development Department
19 E Peoria Street
Paola, KS 66071
(913) 259-3611



February 3, 2020

The City of Paola is responsible for storm water management including the construction and maintenance of a storm sewer system to serve the subject property. Currently, there is no storm drainage system servicing the area nor is there one adjacent to the subject property. Much of the property's storm water runoff is currently addressed with "open ditches" and some underground piping at roadway crossings.

Future development plans include the construction of a storm drainage system. A study of the future storm water drainage needs for the property was completed in 2005; no firm construction plans or timelines have yet to be developed.

Please contact me with any questions you may have.

Sincerely,

Randi Shannon

Randi Shannon
Assistant City Manager

The City of Paola is not subject to MS4 regulations.

Community Information

5. Community Information

5.1 Post Office

5.1.1 Provide the address of the nearest U.S. Postal Service facility along with a list of available services and distance from the site.

5.2 Freight Service

5.2.1 Provide name(s) and relevant information regarding all freight providers serving the site including national carriers and package delivery services such as UPS and FedEx.

Response:

5.1.1 US Post Office Annex: 1680 Industrial Park Dr, Paola, KS 66071, adjacent to site; Services include mail route sorting,
Main Post Office Location: 19 E Wea Paola, KS 66071, within 2 miles of site;
Services include bulk mail, business reply mail, general delivery, international mail, priority mail, money orders, PO boxes and passport photos

5.2.1 All freight providers have access to the site with regular deliveries available from package services including UPS, FedEx, and private couriers. Other nearby providers include:

- JK Custom Communications Print & Design, 23 W. Wea, Paola, KS 66071, within three miles of the site
- Debrick Truck Line, 33130 Lone Star Road, Paola, KS 66071, within five miles of the site

Community Information

5.3 Emergency Medical Response

- 5.3.1 Provide the name of the entity that would provide emergency medical services at the site, including the name and size of the nearest hospital and services it provides. Also provide the name and location of the nearest Level 1 Trauma Center and its distance from the site.
- 5.3.2 Provide the name of the public or private ambulance/EMS Responder and the name and contact information for the chief official of the district or company(s).
- 5.3.3 Provide information regarding available air ambulance providers and the name of the hospital to which that air ambulance most usually delivers patients and the hospital's distance from the site.
- 5.3.4 Provide information regarding the available 911 communications serving the site. Information should include the name and contact information for the responsible agency and its leadership and the level of 911 service provided (i.e. "enhanced 911, text 911", etc).

Community Information

Response:



January 6, 2020

5.3 Emergency Medical Response

- 5.3.1** Miami County EMS provides emergency medical services to Miami County, Kansas, including the cities of Paola, Louisburg, and Osawatomie. The closest hospital is Miami County Medical Center located in Paola. It is a Level IV Trauma Center and an Emergent Stroke Ready Hospital. The closest Level I Trauma Center is the University of Kansas Hospital located 47 miles from the Osawatomie Northland area. Overland Park Regional Medical Center is the closest Level II Trauma Center at 36 miles.
- 5.3.2** Miami County EMS provides advanced life support with paramedic staffing 24/7 under the direction of EMS Chief David M. Ediger. The office phone number is (913) 294-5010, cell phone (913) 827-2602 and email address of dediger@miamicountyks.org.
- 5.3.3** There are two local air medical providers. LifeFlight Eagle has a helicopter base located in Harrisonville, Missouri and LifeStar has a helicopter base located in Lawrence, Kansas. Should helicopter transport be required, these flight services are able to transport patients to the appropriate receiving facility which typically includes The University of Kansas Hospital, Children's Mercy, St. Luke's on the Plaza, or Research Medical Center, all located in the Kansas City metropolitan area.
- 5.3.4** Emergency communications are through the Miami County Sheriff's Office as the "Public Safety Answering Point" or PSAP. Medical calls are routed to the Johnson County Emergency Communications Center (JCECC) which currently dispatches Miami County EMS. JCECC provides enhanced 9-1-1 and text 9-1-1 with Emergency Medical Dispatch (EMD) capability. JCECC maintains the latest technology available for emergency communications with the capability to communicate with responding ambulances by radio or mobile data terminals in each response vehicle. Their non-emergency number is (913) 421-1717.

Miami County EMS maintains a commitment to excellence and strives to exceed expectations with the delivery of emergency medical care. Please let us know how we can be of service.

David M. Ediger
EMS Chief

(913)294-5010 Fax: (913)294-4871 Emergency Dispatch (913) 432-2121
Non-Emergency Dispatch (913) 421-1717
P.O. Box 536 Paola, Ks 66071
www.miamicountyems.com

Community Information

5.4 Building Department

- 5.4.1 Provide the name and contact information for the building department or agency responsible for plan approval and permitting for construction purposes.
- 5.4.2 Provide information regarding the current adopted codes and related fee schedule.

Response:

- 5.4.1 Bill Trout, Chief Building Official, 19 E Peoria Paola, KS 66071, (913) 259-3611
- 5.4.2 The currently adopted codes are 2006 International Building Code. A copy of the related fee schedule follows.

Community Information

TABLE 1-A
City of Paola
Permit Fee Schedule
Includes all buildings and building service equipment

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500 plus \$3.05 for each additional \$100 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000 plus \$10.10 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000 plus \$3.65 for each additional \$1,000 or fraction thereof

EXCEPTIONS to Table 1-A:

*The fee for manufactured homes shall be based upon one-half the valuation required of a new sit constructed building.

PLAN REVIEW FEES	
Single Family Dwellings	35% of permit fee
Commercial and Industrial	65% of permit fee
Use of outside consultants	Actual Cost

ROOFING PERMIT FEES	
Residential & Commercial	Based on Valuation (Table 1-A)

SET FEES	
Permanently installed fountains and water gardens	\$15.00
Trash enclosures	\$15.00
Fence	\$25.00
Satellite dish (permanently mounted, more than 36" in diameter)	\$25.00
Sheds under 120 square feet	\$30.00
Sheds 121 square feet – 200 square feet	\$50.00
Sheds over 200 square feet	Based on Value
Docks – new	\$50.00
Docks – repairs/remodel requiring building permit	\$30.00
Consultation – change of use	\$100.00
Consultation – no change of use	\$50.00
Siding	\$50.00

Updated 10/25/16

Community Information

ELECTRICAL, MECHANICAL, AND PLUMBING FEE SCHEDULE	
<i>Electrical Services</i>	
Up to 200 amperes	\$50.00
Up to 400 amperes	\$75.00
Exceeding 400 amperes	Based upon installation costs
The unit fee specified may be used to establish permit fees for new electrical equipment in residential accessory and agricultural buildings.	
<i>New HVAC and water heater installations</i>	
Furnace	\$50.00
Water Heater	\$50.00
Central air-conditioning unit	\$50.00
Replacement of existing furnaces, water heaters or central air-conditioning units serving a single-family dwelling	\$25.00
Combination of any 2 or more appliances - \$50.00 for 1 st appliance, plus \$25.00 for each additional appliance.	
The unit fee specified may be used to establish permit fees for new fixtures in residential accessory and agricultural buildings.	
<i>New Plumbing fixtures installations</i>	
New residential installation	\$50.00
Commercial installation-any single fixture	\$50.00
Commercial each additional fixture	\$15.00
Underground water piping with hydrant	\$35.00
Sewer/water line repairs	\$30.00
Sprinkler installation	\$50.00

TEMPORARY CERTIFICATES OF OCCUPANCY	
<i>RESIDENTIAL</i>	
First (30 days maximum)	No Charge
First additional (30 days maximum)	\$50.00
Each additional (30 days maximum)	\$100.00
*The only exception to maximum is for landscaping and shall not exceed 180 days.	
**No additional permits shall be issued to the general contractor until a temporary certificate has been completed and a permanent certificate issued.	
<i>COMMERCIAL</i>	
	\$750.00 with \$350.00 refunded upon completion of items found incomplete
*Shall be issued with a completion date not to exceed 60 days. If not completed, no refund will be made and additional funds shall be necessary before additional inspections will be performed.	

Re-inspection Fees (2-hour minimum)\$75.00 per hour
 Inspections outside of normal business hours (2-hour minimum)\$75.00 per hour
 Other inspections and administration (2-hour minimum).....\$50.00 per hour

Updated 10/25/16

Community Information

TEMPORARY PERMITS	
Permit for temporary construction office	\$250.00 (\$125 refunded when office is removed)
Permit for temp hardship manufactured home	\$150.00
Permit for government supplied temp hardship manufactured home	NONE

MOVED BUILDINGS AND DEMOLITION PERMITS	
Pre-move evaluation & moving permit (within City of Paola or Paola Growth Area)	\$150.00
Pre-move evaluation & moving permit (outside of jurisdiction)	\$150.00 plus mileage rate & other expense incurred
*Fees for work to be performed on structure post move will be charged based upon the valuation of the work	
DEMOLITION	
Single-family dwellings and ag/accessory Structures over 500 square feet	\$50.00
Ag and detached accessory structures under 500 square feet	\$30.00
Commercial or Industrial	\$100.00

Code Modification Requests (pursuant to 104.10 of IBC).....\$50 or actual costs

Sign Permits (according to LDO requirements).....\$25.00 per sign

Single-family swimming pools

In-ground.....\$200.00

Above ground-permanent hard-sided.....\$100.00
(includes electrical permit)

Above ground-temporary soft-sided.....no cost

Hot tubs / lap pools / hydrotherapy appliances.....\$50.00 plus
minimum valuation

FEES FOR COPIES OF PLANS & DOCUMENTS (PER PAGE)	
8.5 x 11	\$.50
8.5 x 14	\$.75
11 x 17	\$1.00
24 inches wide	\$8.00
36 inches wide	\$8.00

Updated 10/25/16

Community Information

EXHIBIT 1 - BUILDING VALUATION DATA UNIT COSTS

Occupancy and Use	Type of Construction						
	1 or 2 FR	2-A	2-B	3-A	3-B	5-A	5-B
New Dwellings	n/a	n/a	n/a	n/a	n/a	n/a	84.41
Unfinished Basements	n/a	n/a	n/a	n/a	n/a	n/a	16.17
Finished Basements	n/a	n/a	n/a	n/a	n/a	n/a	21.20
Garages (attached or detached)	n/a	n/a	n/a	n/a	n/a	n/a	22.20
Detached Accessory Buildings	n/a	n/a	n/a	n/a	n/a	n/a	11.00
Apartment Houses	109.20	109.20	99.20	88.70	n/a	88.70	92.40
Type 1 Basement Garage	37.40	n/a	n/a	n/a	n/a	n/a	n/a
Auditoriums	104.80	75.90	71.80	75.70	76.30	76.30	71.20
Banks	148.10	109.10	105.60	120.40	116.10	109.10	104.50
Bowling Alleys	n/a	51.00	47.60	55.50	51.90	37.40	n/a
Churches	99.20	74.50	70.80	81.00	77.40	75.70	71.20
Convalescent Hospitals	139.20	96.60	n/a	99.00	n/a	93.30	n/a
Fire Stations	114.40	75.30	71.00	82.40	78.90	77.30	73.30
Homes for the Elderly	103.70	84.20	80.60	87.70	84.10	84.70	81.80
Hospitals	163.20	n/a	n/a	135.10	n/a	128.90	n/a
Hotels and Motels	101.00	n/a	n/a	87.50	83.40	76.20	74.70
Industrial Plants	56.90	39.60	36.40	43.60	41.10	41.10	37.60
Jails	159.10	n/a	n/a	145.50	n/a	109.10	n/a
Libraries	116.40	85.20	81.00	90.00	85.50	84.50	81.00
Medical Offices	119.50	92.20	87.60	100.00	93.10	90.20	87.00
Offices	106.80	71.50	68.10	77.20	73.80	72.30	68.10
Public Buildings	123.40	100.00	95.60	103.80	100.20	95.00	91.60
Public Garages	48.90	36.70	28.00	37.00	32.90	33.70	n/a
Restaurants	n/a	n/a	n/a	97.40	94.10	89.20	85.70
Schools	111.20	75.90	n/a	81.20	78.10	76.10	72.60
Service Stations	n/a	n/a	67.20	70.10	n/a	59.70	n/a
Canopies							28.00
Stores	82.40	50.40	49.30	61.30	57.50	51.60	47.70
Theaters	109.80	n/a	n/a	80.00	76.20	75.30	71.20
Warehouses	49.40	29.30	27.50	33.20	31.60	29.30	27.50
Sprinkler Systems all occupancies	2.60						

Updated 10/25/16

Community Information

5.5 Police Protection

- 5.5.1** On the appropriate police or sheriff's department letterhead (if applicable), provide distance (miles) to the nearest police/sheriff's office or station to the site;
- 5.5.2** A statement regarding the capacity of the police force; officers per capita; officers per square mile;
- 5.5.3** Provide name and contact information for the chief officer of the local law enforcement organization that provides service and protection to the site.

Response:



Donald Poore
Chief of Police

PAOLA POLICE DEPARTMENT

To Protect and Serve

Kevin Colwell

Captain

Eric Jenkins

Captain

February 3, 2020

Randi Shannon, Assistant City Manager
City of Paola
19 E. Peoria
Paola, Ks. 66071

Dear Shannon,
In response to your request, please find the below answers.

5.5.1 On the appropriate police or sheriff's department letterhead (if applicable), provide distance (miles) to the nearest police/sheriff's office or station to the site;

The Paola Police Department is approximately 1.5 miles from the 1300 block of Industrial Rd. which is the fastest route.

5.5.2 A statement regarding the capacity of the Police force; officers per capita; officers per square mile;

The Paola Police Department is comprised of 17 commissioned officers, 3.39 per 1,000 residents, 3.88 per square mile.

5.5.3 Provide name and contact information for the Chief officer of the local law enforcement organization that provides service and protection to the site.

Donald E. Poore – Chief of Police
(913) 259-3640

Respectfully,

A handwritten signature in blue ink that reads "Donald E. Poore".

Donald E. Poore
Chief of Police

805 N. PEARL • PAOLA, KS 66071 • (913) 259-3631 • FAX: (913) 259-3639
www.cityofpaola.com

Community Information

5.6 Local Support

5.6.1 Provide a letter from the chief elected official of the governmental jurisdiction in which the site is located at the time of application submission supporting the marketing and development of the property.

Response:

City of Paola
Community Development Department
19 E Peoria Street
Paola, KS 66071
(913) 259-3611



February 3, 2020

Thank you for your interest in Paola. On behalf of the Paola City Council, please accept this letter as evidence of Paola's enthusiastic support for the marketing and development of this property. The Paola Industrial Park is an important component of the City's economic development strategy and we are eager for an outstanding tenant to continue the momentum of progress in our community.

With an experienced and professional City management team, a business minded City Council and a community with outstanding schools and skilled workforce, your business will be an appreciated new addition.

The City of Paola looks forward to meeting with your prospective client to review the site and further details. We are eager to demonstrate our commitment to making your project successful.

Please contact me with any questions or concerns you may have.

Sincerely,

Artie Stuteville
Mayor, City of Paola

Community Information

- 5.7** Kansas LocationOne
- 5.7.1** Provide evidence in the form of a copy of the site's listing on Kansas LocationOne showing that information section been updated and includes a photo of the site.

Community Information

Response:

1700 Industrial Park Drive 13.63 acres

1700 Industrial Park Drive, Paola Business Park | Paola, KS | Miami County
Available Acres: 13.63 | Sale Price: Free to qualified firms



Zoning: Industrial-Light
Topography: Gentle slope
Setting: Mixed-Use Business Park
Within City Limits: Yes
Last Updated: Jun 4, 2020

Economic Development Contact

Janet McRae
Miami County Economic Development
201 S. Pearl, Suite 202
Paola, KS 66071
(913) 294-4045 | jmcrac@miamicountyks.org

Randi Shannon
City of Paola
19 E Peoria
Paola, KS 66071
(913) 294-3600 | rshannon@cityofpaola.com

Realtor/Owner Contact

Randi Shannon
913.259.3600 | rshannon@cityofpaola.com

Property and Area Description

The land is free to qualified businesses wishing to locate in the park.

Population



45,817
15 Mile Radius

139,010
20 Mile Radius

732,164
30 Mile Radius

Source: ESRI®, 2019

Households



16,893
15 Mile Radius

48,487
20 Mile Radius

281,571
30 Mile Radius

Source: ESRI®, 2019

Transportation

Nearest Highway: US 169 Highway (1.00 mi.)

Nearest Interstate: I-35 (20.00 mi.)

Nearest Airport: New Century AirCenter (20.00 mi.)

Nearest Commercial Airport: Kansas City International Airport (60.00 mi.)

Rail Accessible: No

Rail Infrastructure in Place: No

Utilities

Electric: Evergy

Natural Gas: Kansas Gas Service

Water: City of Paola

Sewer: City of Paola

Telecommunications: AT&T

Community Information

Property Images



**Janet McRae | Economic Development Director | Miami County Economic Development
201 S Pearl, Suite 202 | Paola, KS 66071 | (913) 294-4045 | jmcrac@miamicountyks.org**

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Community Information

1700 Industrial Park Drive 16.48 acres
1700 Industrial Park Drive, Paola Business Park | Paola, KS | Miami County
Available Acres: 16.48 | Sale Price: Free to qualified firms



Property and Area Description

The land is free to qualified businesses wishing to locate in the park.

Population



46,808
15 Mile Radius

141,341
20 Mile Radius

736,374
30 Mile Radius

Source: ESRI®, 2019

Households



17,239
15 Mile Radius

49,272
20 Mile Radius

283,187
30 Mile Radius

Source: ESRI®, 2019

Zoning: Industrial-Light
Topography: Gentle slope
Setting: Mixed-Use Business Park
Within City Limits: Yes
Last Updated: Jun 4, 2020

Economic Development Contact

Janet McRae
Miami County Economic Development
201 S. Pearl, Suite 202
Paola, KS 66071
(913) 294-4045 | jmcrac@miamicountyks.org

Randi Shannon
City of Paola
19 E Peoria
Paola, KS 66071
(913) 294-3600 | rshannon@cityofpaola.com

Realtor/Owner Contact

Randi Shannon
913.259.3600 | rshannon@cityofpaola.com

Transportation

Nearest Highway: US 169 Highway (1.00 mi.)
Nearest Interstate: I-35 (20.00 mi.)
Nearest Airport: New Century AirCenter (20.00 mi.)
Nearest Commercial Airport: Kansas City International Airport (60.00 mi.)
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Electric: Evergy
Natural Gas: Kansas Gas Service
Water: City of Paola
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Community Information

Property Images



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Community Information

5.8 Site Marketing Plan

5.8.1 Provide a copy of the marketing plan for the site for which certification is being sought. It must contain at a minimum:

5.8.1.1 Indicate which industry types or tenants are targeted for the site location.

5.8.1.2 Indicate if a specific company, already located adjacent to the site or within your service area is seeking to expand pursuant to your submission of Kansas Certified Sites application.

5.8.1.3 Indicate what tools are being used to market the site in addition to Kansas LocationOne: ie., brochures, signage, advertising (on-line or other print), professional staff outreach, etc.

5.8.1.4 Indicate the name of any other organization, public or private which may be assisting your organization's site marketing, ie., The Greater Wichita Partnership, Kansas City Area Development Council, Kansas Department of Commerce, Western Kansas Rural Economic Development Alliance, local energy utility development department, commercial realty company, etc.

5.8.1.5 Indicate the name of the private consultant, commercial realty company or developer which has responsibilities for representation of and/or marketing for the site for which certification is being sought.

Response:

5.8.1.1 The City of Paola is largely focused on light industrial users and commercial service tenants with minimal needs for outside storage. Examples include small manufacturers, distribution and sorting processes, electrical or HVAC contractors, and call centers.

5.8.1.2 At this time, none of the park's existing tenants are looking to expand operations. Several of the existing tenants own lots large enough to accommodate future growth. Some Paola businesses operating outside of the park have expressed interest in potentially relocating and expanding within the park.

5.8.1.3 Paola's director of planning and Miami County's director of economic development lead marketing efforts. They are also responsible for responding to prospects and developing relationships with prospective tenants. The site is prominently featured on both the city's website and on one maintained by Miami County Economic Development. Maps of the area are available via hard copy and electronically.

5.8.1.4 The City of Paola works with Miami County's Economic Development Department, the Kansas City Area Development Council, Kansas Department of Commerce and Evergy to promote the site.

5.8.1.5 The City of Paola serves as the site's developer and retains responsibility for its representation and marketing.

Community Information

5.9 Workforce

- 5.9.1** Provide a list of largest employers nearby and the distance from the site. Include company name, industry and the number of employees for each employer listed.
- 5.9.2** Provide a list of recent project announcements of firms entering the market or expanding operations and the distance from the site.
- 5.9.3** Provide a list of recent closings, layoffs or union actions of employers nearby.
- 5.9.4** Provide workforce population estimates for the laborshed and define the area considered the site's laborshed.
- 5.9.5** Provide employment statistics for the area detailing labor force, employment, unemployment and unemployment rate for the last five years.
- 5.9.6** Provide a list of the universities, community colleges, vocational programs and technical schools that serve the area along with their proximity to the site. Detail information regarding the availability of employer training programs.
- 5.9.7** Provide a list naming the public schools which educate residents within the immediate laborshed along with their total enrollment, average ACT score and high school graduation rate.

Community Information

Response:

5.9.1 Large employers in Miami County area:

Employer	Industry	City	Miles from Site	Full-time Equivalent Employment FTE Count
Paola School District	Education	Paola	1	620
Spring Hill School District	Education	Spring Hill	13	496
Osawatomie State Hospital	Mental Health Services	Osawatomie	6	435
Lakemary Center	Special Needs Education	Paola	2	341
AGC Flat Glass North America	Manufacturing	Spring Hill	16	225
Miami County Government	Government	Paola	3	220
Tri-Ko, Inc.	Mental Health Services	Osawatomie	8	200
Taylor Forge Industries	Machining and Steel Work	Paola	3	196
Miami County Medical Center	Health Care	Paola	2	190
A & M Products	Manufacturing	Spring Hill	16	185
Osawatomie School District	Education	Osawatomie	10	180
Louisburg School District	Education	Louisburg	16	177
Walmart	Retail Sales	Paola	1	154
Seats Inc.	Manufacturing	Spring Hill	16	159
Queen's Price Chopper	Retail Sales	Paola	2	90
Doherty Steel, Inc.	Machining and Steel Work	Paola	4	88
Mid Am Building Supply	Wholesale and Distribution	Spring Hill	16	85
Life Care Center of Osawatomie	Health Care	Osawatomie	10	82
Crown Realty	Real Estate	Paola	3	81
First Option Bank	Banking	Paola	1	66
City of Paola	Government	Paola	3	59
City of Osawatomie	Government	Osawatomie	8	56
Elizabeth Layton Center	Health Care	Osawatomie	5	54

Community Information

5.9.2 Recent project announcements:

Firm Name	Industry	Expansion	Miles from Site
Miami County Medical Center	Healthcare	Since 2016, the medical center and its parent company, Olathe Health System, has invested \$20 million by establishing physical rehabilitation service locations within each community. In Paola, a walk-in care clinic has been added. A new doctor's building is expected to be completed in late 2017. Net new jobs estimated at 30 FTE.	1
Reliance Labels	Manufacturer	Additional contracts have led this firm to increase its workforce. Net new jobs estimated at 20 during the past two years.	3
Doherty Steel, Inc.	Machining and Steel Work	Additional contracts have led this firm to increase its workforce. Net new jobs estimated at 15.	4
Taylor Forge Engineered Systems	Machining and Steel Work	Additional contracts have led this firm to increase its workforce. Net new jobs estimated at 30 during the past two years.	3
Seats Inc.	Manufacturing	Located within the Johnson County portion of Spring Hill, Seats Inc. opened their location in 2017. Since that time, they have hired almost 160 FTE. A second building has been purchased with an additional line of fabrication added.	16

Community Information

5.9.3 There have not been any recent closings, layoffs or union actions at nearby employers.

5.9.4 Laborshed Workforce Population Estimates:

2018 Annual Labor Force Statistics

	Persons In Labor Force		Persons Employed		Persons Unemployed		Average 2018 Unemployment Rate
	No.	% Total	No.	% Total	No.	% Total	
Missouri:							
Bates, MO	7,960	0.6%	7,657	0.6%	303	0.7%	3.8%
Cass, MO	54,386	4.4%	52,726	4.4%	1,660	4.0%	3.1%
Clay, MO	134,903	11.0%	130,999	11.0%	3,904	9.3%	2.9%
Jackson, MO	363,146	29.5%	349,588	29.4%	13,558	32.4%	3.7%
Kansas:							
Allen, KS	6,313	0.5%	6,059	0.5%	254	0.6%	4.0%
Anderson, KS	4,133	0.3%	3,989	0.3%	144	0.3%	3.5%
Bourbon, KS	7,120	0.6%	6,822	0.6%	298	0.7%	4.2%
Douglas, KS	65,199	5.3%	63,204	5.3%	1,995	4.8%	3.1%
Franklin, KS	14,029	1.1%	13,526	1.1%	503	1.2%	3.6%
Johnson, KS	336,677	27.4%	326,954	27.5%	9,723	23.3%	2.9%
Leavenworth, KS	36,546	3.0%	35,216	3.0%	1,330	3.2%	3.6%
Linn, KS	4,448	0.4%	4,187	0.4%	261	0.6%	5.9%
Miami, KS	17,469	1.4%	16,840	1.4%	629	1.5%	3.6%
Osage, KS	7,945	0.6%	7,641	0.6%	304	0.7%	3.8%
Shawnee, KS	91,125	7.4%	87,941	7.4%	3,184	7.6%	3.5%
Wyandotte, KS	77,858	6.3%	74,105	6.2%	3,753	9.0%	4.8%
Laborshed Totals:	1,229,257	100.0%	1,187,454	100.0%	41,803	100.0%	3.4%

Sources: Kansas Department of Labor and Missouri Department of Economic Development

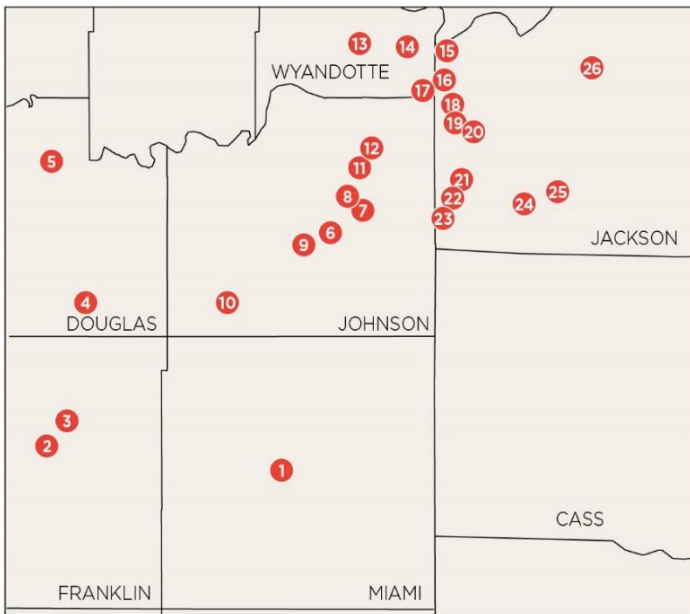
5.9.5 Provide employment statistics for the area detailing labor force, employment, unemployment and unemployment rate for the last five years.

	Miami County			Unemployment Rate		
	Civilian Labor Force	Employed	Unemployed	Miami County	Kansas	Kansas City, MSA
2015	17,076	16,339	737	4.3%	4.2%	4.0%
2016	17,118	16,382	736	4.1%	4.1%	3.8%
2017	17,175	16,534	641	3.7%	3.6%	3.6%
2018	17,469	16,840	629	3.6%	3.4%	3.4%
2019	17,476	16898	578	3.3%	3.2%	3.1%

Source: Kansas Department of Labor, developed in cooperation with the US Bureau of Labor Statistics. Not Seasonally Adjusted.

Community Information

5.9.6 Educational providers within 1 hour of the site:



In County:

1. Fort Scott Community College

Neighboring Counties:

2. Ottawa University
3. Neosho County Community College
4. Baker University
5. University of Kansas
6. Mid-America Nazarene University
7. KU Edwards Campus
8. Johnson County Community College
9. JCCC Olathe
10. JCCC Edgerton
11. Pittsburg State University
12. Friends University
13. Kansas City Kansas Community College
14. Donnelly College
15. Park University
16. MCC Penn Valley
17. KU Medical Center
18. Kansas City Art Institute
19. University of Missouri-Kansas City
20. Rockhurst University
21. University of Phoenix
22. DeVry University
23. Avila University
24. MCC Longview
25. University of Central Missouri
26. MCC Blue River

Each of the community colleges offer customized, employer-directed training programs. In addition, several offer the option of bringing the college credit classes on site. This allows employers to train or retrain their employees in specific skill or provide access to general education courses that count toward a college degree.

Of particular note, Fort Scott Community College's partnership with Miami County's school districts has resulted in the creation of a technical training center. This center can provide customized training opportunities for employers.

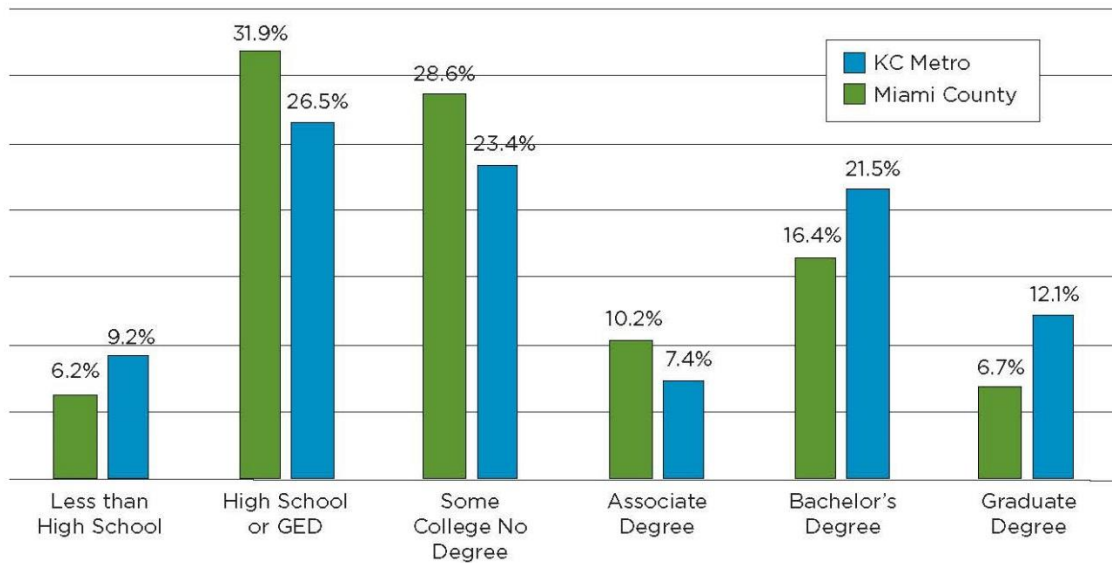
The Neosho County Community College Campus in Franklin County offers a broad range of classes with a focus on healthcare.

Johnson County Community College offers a training center in Edgerton focused on commercial driver's license certifications along with workplace certificates such as forklift operation. Their Olathe campus focuses on healthcare.

In addition to these educational resources, KansasWorks provides free support services for employers. From their Paola location, these workforce specialists assist by matching potential training funds with eligible applicants, administering pre-employment screenings and conducting job fairs, and posting open positions.

Community Information

Educational Attainment



5.9.7 Public Schools within the Immediate Laborshed

	Total District Enrollment	Graduation Rate		Composite ACT Scores	
	2017-18	2017	2018	2017	2018
State Average		86.9	87.5	21.7	21.6
Gardner USD 231	5,989	96.5	93.8	22.7	22.5
Garnett USD 365	1,023	92.8	92.6	21.3	21.2
Louisburg USD 416	1,722	96.0	90.0	23.3	22.5
Osawatomie USD 367	1,149	92.5	94.6	20.0	20.7
Ottawa USD 290	2,415	86.5	80.5	20.2	18.2
Paola USD 368	2,057	89.5	94.0	22.9	21.5
Prairie View USD 362	891	91.4	82.8	21.2	21.0
Spring Hill USD 230	3,988	97.2	95.5	22.5	22.4

Source: Kansas State Department of Education

Community Information

5.10 Miscellaneous

5.10.1 Provide other optional data that would offer potential investors a more complete background of the parcel. Examples include: research on the availability of financing mechanisms, incentive programs and other information pertinent to the sale or development of the property. Other information regarding neighboring developments, companies or employers, and geographic features pertinent to the development could also be included. Information regarding nearby military installations should also be provided.

Response:

5.10.1 More than 2 million people live in the Kansas City MSA with slightly more than 32,000 residing in Miami County. On the southern ring of the metro area, the county is connected via a network of highways. This allows Miami County to draw workers further east and south of the region's formal MSA boundary.

Major Industry Sectors

Among the county's available jobs, the manufacturing industry is the county's fourth largest employer exceeded only by agriculture, healthcare and local government.

Foreign Trade Zone

Miami County is a part of the Greater Kansas City Foreign Trade Zone. The new Alternative Site Framework procedures to obtain FTZ General Purpose Status is easy, quick and cost-effective to obtain. The company would need to obtain Manufacturing and Processing Authority from the FTZ Board to import the various products that go into the final product being entered from the FTZ into the U.S.

The process for securing FTZ General Purpose status requires filing a Minor Boundary Modification application with the FTZ Board. When it is filed, it takes about 30 days to obtain approval. Allow a couple of weeks up-front for the application information to be gathered. There is a \$1,000 application fee, and it would be an additional \$4,000 to \$5,000 to prepare and file the application. Within 30 days, the FTZ designation should be awarded. The anticipated procedure would include obtaining an MPA, otherwise known as a Temporary and Interim Manufacturing Authority. This would take about 60 to 75 days from the date the application is filed. The processes for securing MPA would occur simultaneously with the MBM application. The application fee for the MPA is estimated at \$2,500. Depending upon the number and type of imported chemicals being processed and the complexity of the MPA application, application preparation costs would likely be in the range of \$10,000.

Community Information

Location

This site is near US 169 Highway, a four-lane highway with a diamond interchange that provides direct connections to Kansas City and Tulsa, OK.

- **Nearest Interstate:** I-35; 27 miles
- **Nearest 4-Lane Highway:** US 169 Highway; 1 mile
- **Nearest Commercial Airport:** Kansas City International Airport; 61 miles
- **Nearest Port:** Port KC; 45 miles
- **Nearest Intermodal:** Logistics Park Kansas City; 22 miles

The site's proximity to two intermodal facilities is a huge advantage. Logistics Park Kansas City is located on BNSF Railway's transcontinental main line. From the proposed site, carriers can make a round trip, including onsite time, in less than 90 minutes. The facility offers direct-rail and carload services along with transload operations. Across the state line, CenterPoint-KCS Intermodal Center anchored by Kansas City Southern. This north-south mainline connects to Port of Lázaro Cárdenas. From the proposed site, carriers can make a round trip, including onsite time, in less than two and half hours.

DISTANCE FROM SITE

Logistics Park Kansas City, 22 miles
CenterPoint-KCS Intermodal Center, 40 miles
Kansas City Downtown Area, 44 miles
Kansas City International Airport, 61 miles



Development Process

The city would designate a key city contact with authority to help move the project swiftly through design and construction phases. That person would also serve as the liaison with county and state officials to facilitate approvals at those levels.

Community Information

Incentives

Site. As owner of the site, the city is positioned to swiftly transfer ownership to representatives of qualified projects.

Local Permit Fees. For qualified projects, the city would waive all building permit fees and can assist with upgrading or bringing most utilities, except natural gas and telecommunications, to the site.

Financing and Taxes. The city is willing to review all available financing mechanisms to determine which vehicle is the best fit for a project. As part of that review, property taxes may be abated or reduced. Of course, all incentives offered will be subject to city council approval after a review of specific project details.

In addition to the city incentives, the Miami County Commissioners manage a countywide incentive fund. These dollars, about \$250,000, could be authorized by the commissioners to assist a community with improvements related to an economic development project.