

MINUTES FOR JULY 8, 2013
BOARD OF CHEROKEE COUNTY COMMISSIONERS
CHEROKEE COUNTY, KANSAS

CONVENE

Commissioner Collins called the regular session of the Cherokee County Board of Commissioners (The Board), to order and led all in attendance in the Pledge of Allegiance at 9:00 AM on Monday, July 8, 2013 in the Commission Room, #109 of the Cherokee County Courthouse located at 110 West Maple, Columbus, Kansas. Commissioners Pat Collins, Charles Napier, and County Clerk Rodney Edmondson were present. Chairman Richard Hilderbrand was absent.

Members of the press present: Larry Hiatt, Patrick Richardson, and Machel Smith

Visitors Present: Jerry Messer

Paul Rogers - Cherry Creek Housing

He appeared before the Board with a proposal to build 24 more housing units in the Cherry Creek Housing Development. He is asking the Board to pass a resolution that would allow the Board to apply for an infrastructure grant with the State of Kansas in the amount of \$250,000. The Board took it under advisement in the absence of Chairman Hilderbrand.

Kevin Cure - County Counselor

He appeared before the Board on legal matters concerning Cherokee County. A motion was made by Commissioner Napier to pass Resolution 19-2013 dealing with stop signs and prohibiting commercial truck traffic at certain locations. The motion was seconded by Commissioner Collins. The motion carried 2-0 with all in attendance voting yes.

A motion was made by Commissioner Collins to approve the Minutes of the July 1, 2013 Regular Session of the Board of County Commissioners Meeting as written. The motion was seconded by Commissioner Napier. The motion carried 2-0 with all in attendance voting yes.

A motion was made by Commissioner Collins to enter into an Executive Session with Appraiser Nancy Herrenbruck and Counselor Kevin Cure for the purpose of Non/Elected Personnel for a period of five minutes. The motion was seconded by Commissioner Napier. The motion carried 2-0 with all in attendance voting yes at 10:30 AM.

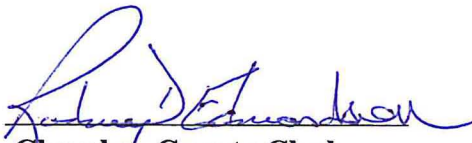
The meeting reconvened at 10:35 AM.

No action was taken as a result of the Executive Session.

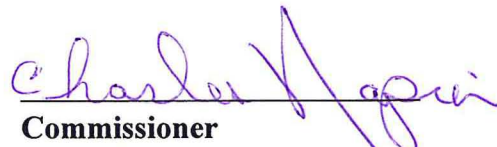
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Commissioner Collins made a motion to adjourn until the next regularly scheduled meeting set for July 15, 2013 at 9:00 AM. The motion was seconded by Commissioner Napier. The motion carried 2-0 with all in attendance voting yes at 11:30 AM.

ATTEST: Resolved and ordered this day, July 15, 2013


Cherokee County Clerk


Commissioner


Commissioner


Commissioner

(Published in the official county newspaper on the 10th day of July, 2013)

RESOLUTION NO. 19 - 2013

A RESOLUTION ESTABLISHING STOP SIGNS AND PROHIBITING COMMERCIAL TRUCK TRAFFIC AT CERTAIN LOCATIONS.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF CHEROKEE COUNTY, KANSAS:

WHEREAS, the Board of County Commissioners of Cherokee County, Kansas, (hereinafter referred to as "Board") has the authority under K.S.A. § 19-101a to regulate travel through roads located within the unincorporated areas within Cherokee County, Kansas, and;

WHEREAS, the Board of County Commissioners of Cherokee County, Kansas, meeting in regular session, this 8th day of July, 2013, does hereby resolve as follows:

Section 1. Stop Signs Established. At the intersection of SW 50th Street and Star Road in Cherokee County, Kansas, signs shall be placed and established stopping eastbound and westbound traffic. At the intersection of 110th Street and Prairie Road in Cherokee County, Kansas, a sign shall be placed and established stopping westbound traffic.

Section 2. Prohibition of Certain Truck Traffic. No truck traffic, defined as tractor-trailer rigs or 18 wheelers, excluding school buses and vehicles utilized upon Cherokee County, Kansas, farms and ranches, shall be permitted upon the following roads in Cherokee County, Kansas: the western edge of the intersection of Greenlawn Road and Highway 69 westward on Greenlawn Road to the eastern edge of the intersection of Greenlawn Road and 60th Street; the southern edge of the intersection of Greenlawn Road and 50th Street along 50th Street to the northern edge of the intersection of 50th Street and Star Road; the southern edge of the intersection of Greenlawn Road and 60th Street along 60th Street to the northern edge of the intersection of 60th Street and Star Road; SE 110th Street from southern edge of the intersections of Highway 400 and SE 110th to the northern edge of the intersection of SE 110th and Stateline Road; on Star Road

from the western edge of the intersection of ^{Star}Star Road and Highway 69 westward to the eastern edge of the intersection of 60th Street and Star Road.

Section 3. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this resolution, or the application thereof to any circumstances, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this resolution.

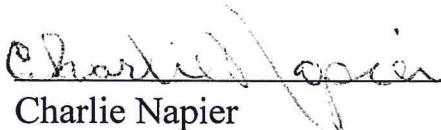
Section 4. Effective Date. This resolution shall take effect and be in full force from and after its passage and publication once in the official county newspaper.

Adopted this 8th day of July, 2013, by the BOARD OF COMMISSIONERS OF CHEROKEE COUNTY, KANSAS.



Patrick W. Collins
County Commissioner

Richard J. Hilderbrand
County Commissioner



Charlie Napier
County Commissioner

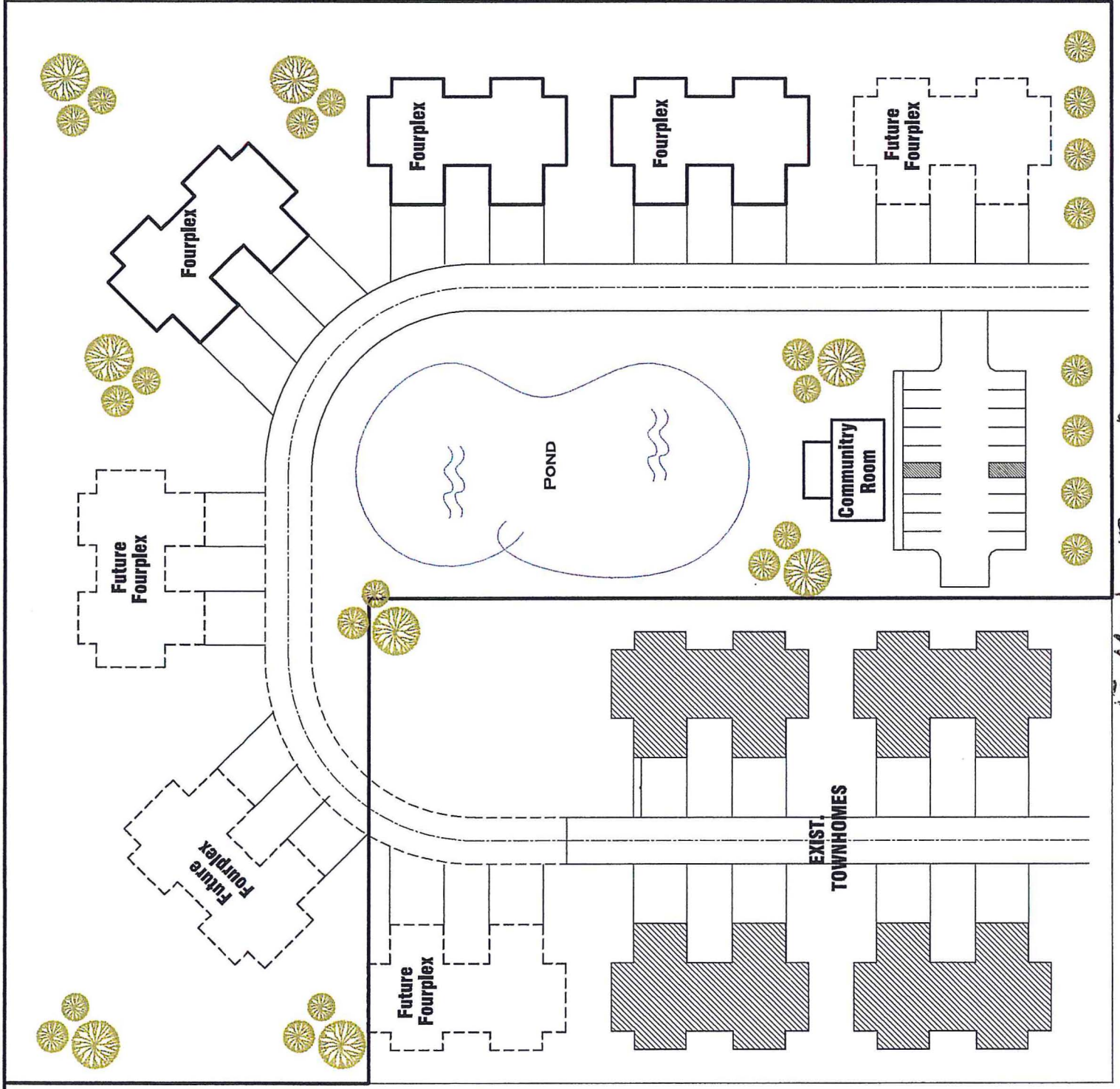
ATTEST:



Rodney Edmondson
County Clerk of Cherokee County,
Kansas
Resolution No. 19 - 2013

Prepared by:
Kevin Cure, Attorney

RCE**ROGERS' CONSULTING ENTERPRISES****2271 NW CENTER STAR ROAD
COLUMBUS, KS 66725****Paul & Marilyn Rogers****Phone: 620-674-3094****Cell: 620-674-2004****email: rogersp@ckt.net**



DEVELOPMENT & CONSTRUCTION COSTS

Rogers Consulting

Design & Drafting & Architecture Mods	\$500
KSU Architecture School (?)	
Architect Consultant Fees	5,000
Legal & Accounting Services	460
Civil Engineering Services	2000
Market Survey	5000
Mortgage Application Fee	20,000
Organization & LCC Registration	1000
	\$33,960

Infrastructure: Drainage, Grading & Fill, curbing and
Roads, Water, Sewer, Electric Power, Telephone \$250,000

Building Construction (two 4-plexes at a time)

PSU onstruction Management Assist (?)	
Driveway and Building Slabs w/ utilities	
Framing & (steel) Roofing, Solar Panels	
Doors, Windows, Insulation &Siding	
Plumbing, Electrical, HVAC	
Drywall, Plumbing Fixtures, Cabinets	
Overhead insulation, Lighting & electrical fixtures Interior Doors & Painting	
Floors & Carpets	
Appliances	
	Total
	\$2,000,000

Rent Up Advertising

Mass Mailings to C. C. Ad Respondents	
NewsPaper Ads	
Internet Advertising	20,000

PROJECT TOTAL **\$2,303,960**

CHERRY CREEK II

ANNUAL INCOME

FOURPLEX RENTS (16 UNITS @ \$650/ MONTH)

Monthly Rnt Total	\$15,600
Maxz Annual Rent	\$187,200

FINANCING

Mortgage - 40 year FHA 221(d)(4) @ 4%	\$2,000,000
CHERRY CREEK II, LLC EQUITY A920% REQ)	
Columbus Housing Inc (Land)	30,000
KHRC INFRASTRUCTURE GRANT	250,000
RCE Development Work	7,000
RCE Cash	30,000
LCC PARTNER CASH	33,000
Property Tax Abatement (10 year) (or County "in-kind")	59,634
Current Total	409,634
PROJECT TOTAL	2,409,634

DEBT SERVICE EXPENSE

Annual Bonded Debt Service (38yr payoff)	98,947
Replacement Reserve	7,200
Total	106,147

O&M EXPENSES

Advertising	2,400
P & L Insurance	7,000
Water, Sewer & Trash	5,250
Electric Utilities	1,246
Management Fee	4,800
Maintenance Contract	7,500
Maintenance Supplies	2,100
Painting @ Decorating	1,200
Snow Removal	1,500
Grounds	2,400
Auditing & Accounting	1,200
O&M Total	36,596

REAL ESTATE TAXES (EST) 9500

ANNUAL OPERATING COST	\$152,243
NET ANNUAL INCOME	34,957
ROI w/Property Tax	35.00%