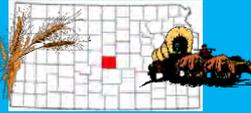


# CITY OF LYONS

*• An Unexpected Pleasure  
City of Lyons •*



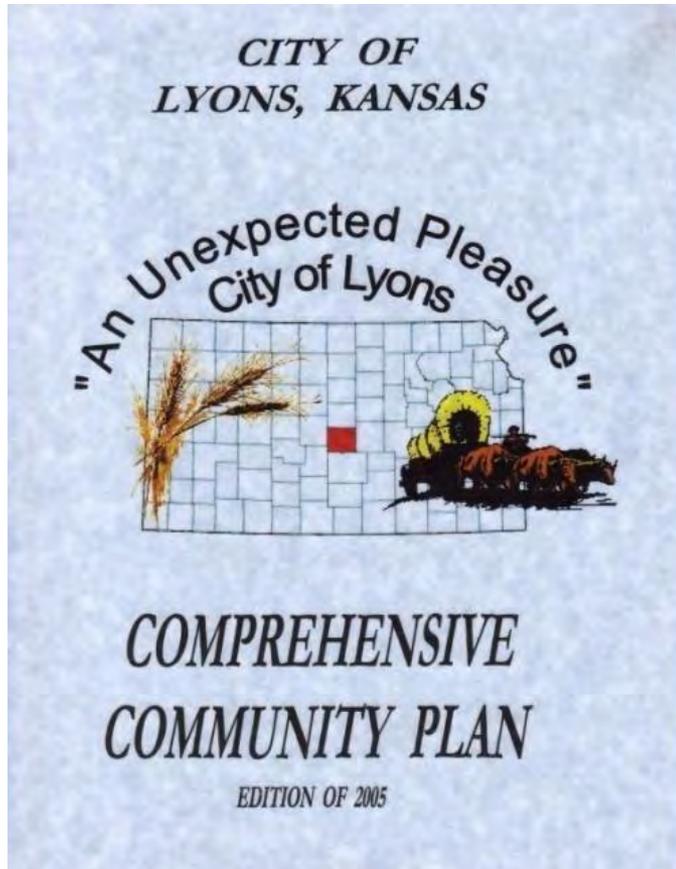
## “City of Lyons Case Study” State-Local Partnership Success Environment / Economic



Hotel Development  
Airport Expansion  
Accounting Firm Development  
New City Hall/Library Complex  
New Housing Development

Presenter: John Sweet, City Administrator, Lyons KS

# Comprehensive Plan



Environmental Issues  
Dilapidated Structures

Partnerships

Economic Development

Government  
Development

Neighborhood  
Revitalization

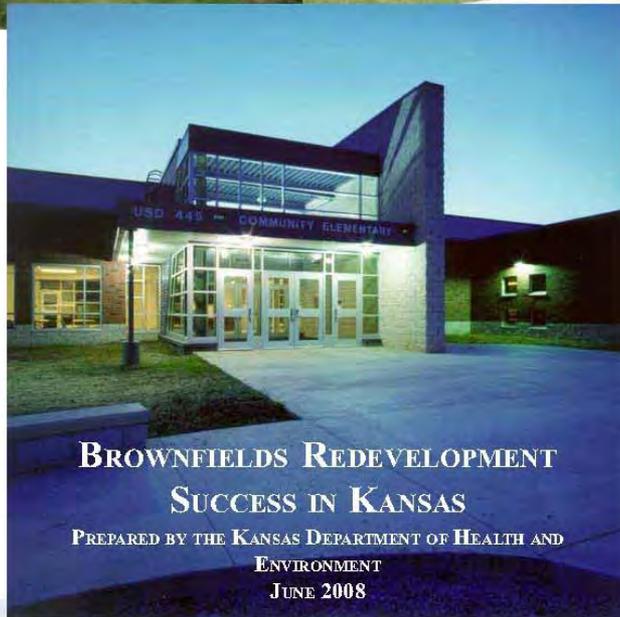
Land Bank

Area



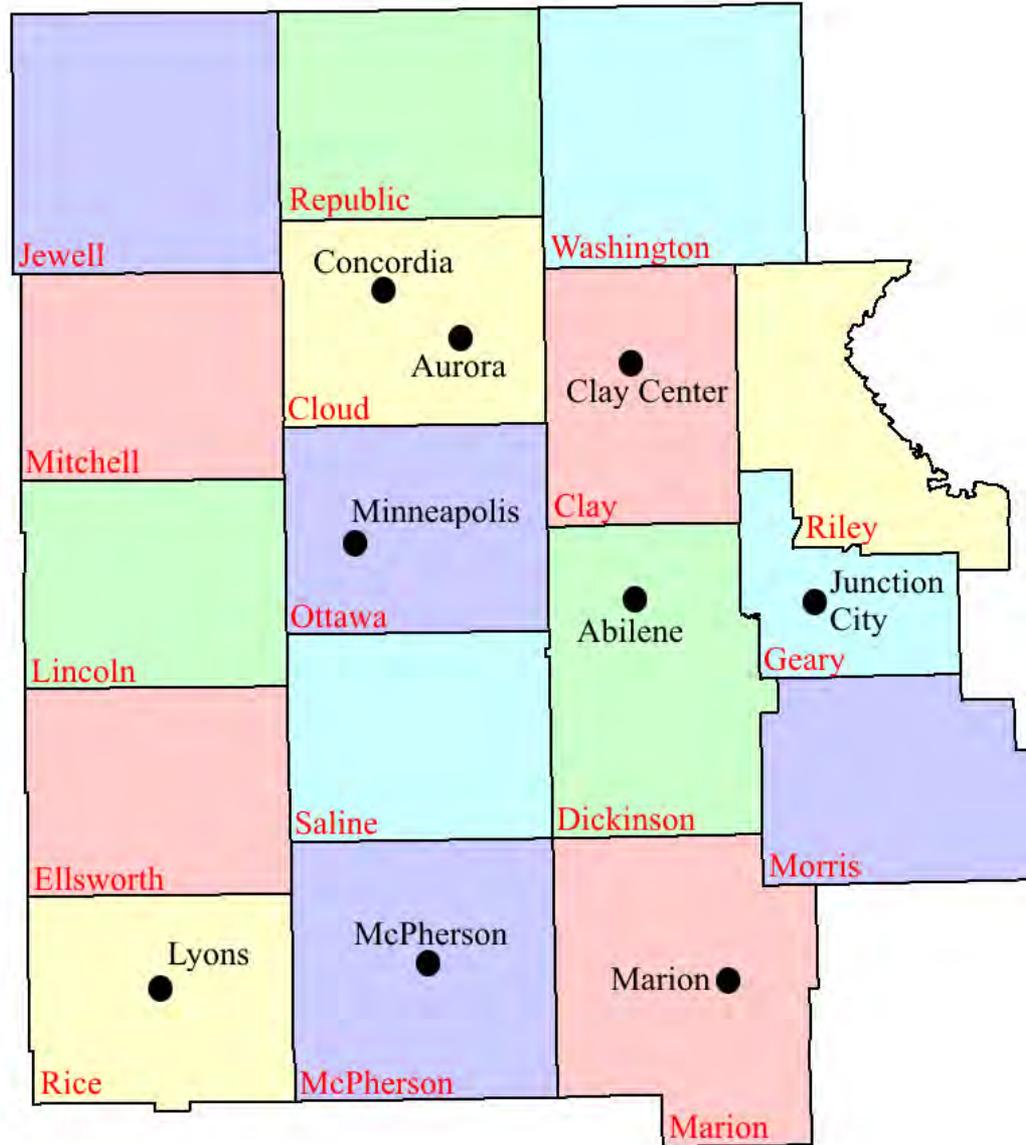


**BROWNFIELDS  
REDEVELOPMENT  
SUCCESS IN  
KANSAS  
PREPARED BY THE  
KANSAS  
DEPARTMENT OF  
HEALTH AND  
ENVIRONMENT  
JUNE 2008**

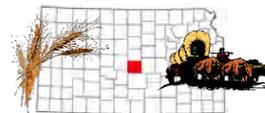


**\*\*Update June 2015\*\***

[http://www.kdheks.gov/brownfields/download/BF\\_Redevelopment\\_Success.pdf](http://www.kdheks.gov/brownfields/download/BF_Redevelopment_Success.pdf)



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City of Lyons



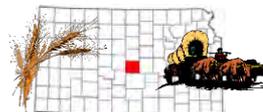
Brownfields are *“real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”*

Reuse and redevelopment of abandoned, idled, or underutilized properties is both a challenge and an opportunity.

Putting these sites back into productive use can serve as a catalyst for local economic revitalization



*“An Unexpected Pleasure”*  
City of Lyons



# Economic Development

**City of Lyons BTA, Lyons**  
**Application Date: March 2006**  
**Status: Redevelopment in progress**



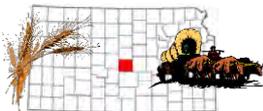
The City of Lyons applied to the Brownfields Program in order to conduct Phase I and II BTAs at a former truck stop being considered for redevelopment as a hotel. The site investigations discovered no significant environmental concerns apart from the removal of the USTs.

The hotel is under construction and will include a restaurant. The City of Lyons is extremely pleased with the Brownfields process and has enrolled a second site in the program.

*The new hotel, under construction, will serve visitors to Lyons and is located across the street from the Celebration Center, which hosts equestrian and agricultural events*



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# CITY OF LYONS

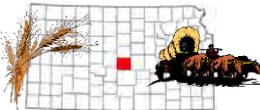


*Above: The exterior of the former truck stop.*

*Right: At the time of the BTA, the building was full of debris and assorted trash.*



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# Hotel Development East Main - Decker Construction & High Plains Management and Development **Groundbreaking Ceremony - 29 October 2007**



## HOTEL DEVELOPMENT

- (1) KDHE Assessment Completed (KDHE Grant)
- (2) Purchase Property / Asbestos Inspection / Demo
- (3) Clean-up Property (KDHE Brownfield/Trust Fund)
- (4) Select Investment Group for Development
- (5) Transfer Property / Ownership=Develop Hotel
- (6) Established NRA / Waive Permit Fees





15 April 2008



# Neighborhood Revitalization Area #9 Property Tracts



The minimum investment in the commercial improvements is \$200,000.  
The minimum increase in assessed value shall be 15% for commercial and industrial

**EXISTING ASSESSED VALUATION OF REAL ESTATE IN THE PROPOSED AREA: \$20,180**  
**EXISTING ASSESSED VALUATION OF LAND WITHIN PROPOSED AREA: \$1,660**

The tax rebate applies only to the additional taxes resulting from the increase in the appraised value of the property

Rebate Period:

Commercial ----- 10 Years.

Rebate Amount:

1 <sup>st</sup> Year: 85% (*)	6 <sup>th</sup> Year: 75% (*)
2 <sup>nd</sup> Year: 85% (*)	7 <sup>th</sup> Year: 65% (*)
3 <sup>rd</sup> Year: 85% (*)	8 <sup>th</sup> Year: 55% (*)
4 <sup>th</sup> Year: 85% (*)	9 <sup>th</sup> Year: 45% (*)
5 <sup>th</sup> Year: 85% (*)	10 <sup>th</sup> Year: 35% (*)

(\*) 5% to remain in Neighborhood Revitalization Fund to-cover administrative costs.

Rebate percentages apply only to taxes levied by the City of Lyons, Rice County, Rice County Hospital District #1 and USD 405

Expires on 1 December 2014

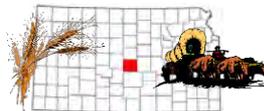
# City of Lyons / Rice County Municipal Airport



AIRPORT EXPANSION – FROM 3,000 FEET TO 4,400 FEET  
FAA PROJECT

\$6,000,000 Project

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City of Lyons

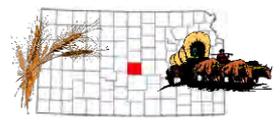




2003



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2013



Photos Taken 27 Mar 07



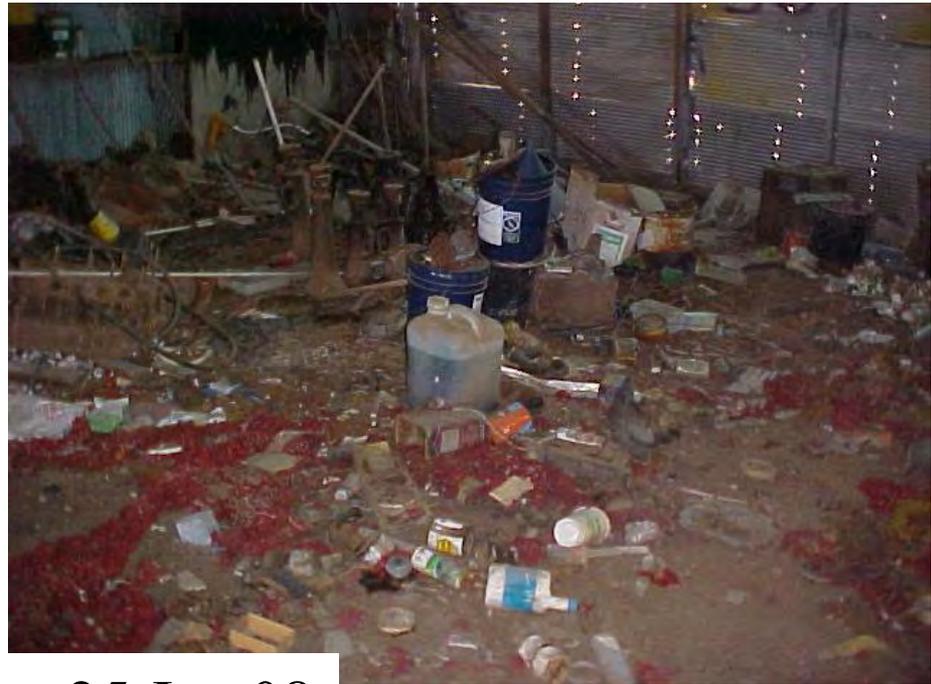


Photo Taken 25 Jan 08



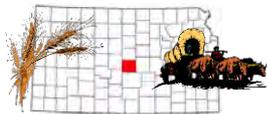


Photo Taken 25 Jan 08

# STORAGE TANK TRUST FUND



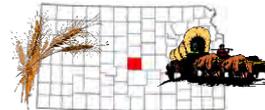
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City of Lyons





## State of Kansas Department of Health and Environment Voluntary Agreement

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City of Lyons



# Request for Bids -- Demolishment of Structure

“demolishment and removal of the entire building and dispose of all material properly in accordance with state rules *not later than 2 April 2012*”

“demolish the building and remove the structure at no cost to the City of Lyons and is entitled to the salvage value of the structure”

“cut the wood/metal support beams at ground level and will not remove them from the ground.

“That no other material or parts of other structures are to be damaged or removed.



**KDHE Will remove Contaminants after Structure removed.**

Approved: _____	
Rice County Commissioners Date: 27 February 2012	
=====	
Approved: _____	Disapproved: _____
City of Lyons City Council Date: 21 February 2012	



11 Jan 13

# TRANSPORTATION

## Lyons/Rice County Municipal Airport

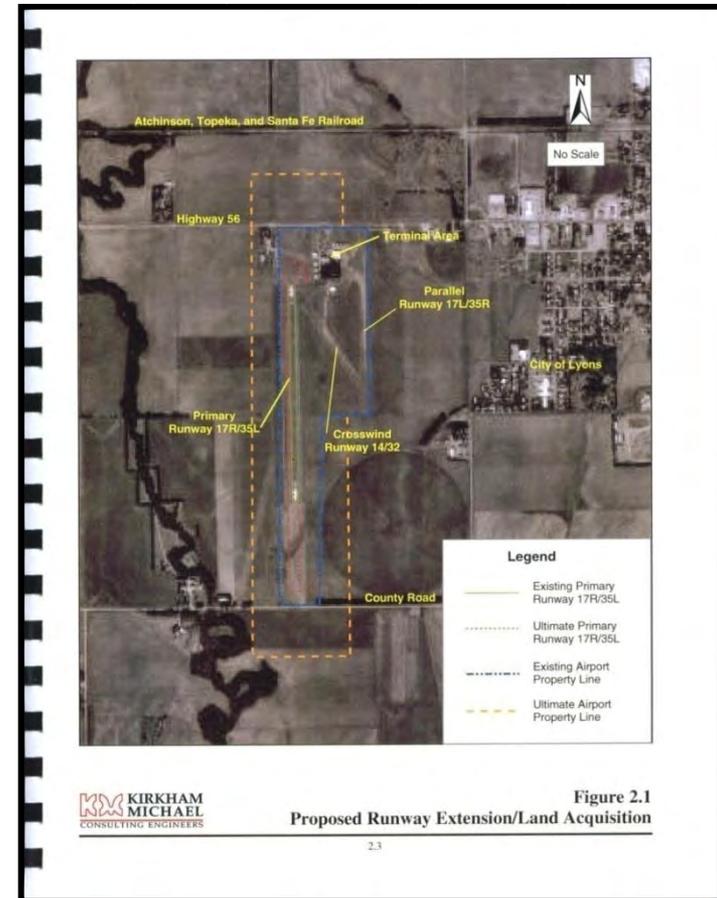
Year	Description	Total Cost	Federal	State	Local	City	County
2015	Extend Runway 17R/35L to 4400x75 Runway/Lighting	\$1,528,825	\$1,375,943	\$0	\$152,883	\$38,221	\$114,662

(Beacon, PAPI's, REIL's, MIRL's) Construction



The ACIP calls for the airfield to be extended from 3,000 feet to 4,400 feet and widen from 50 feet to 75 feet.

7/29/2014



# Economic Development

201 South Grand  
Old Phillips 66 Gas Station  
Several Owners

City of Lyons Approximate Costs: \$11,000  
KDHE: Potential \$50,000 (+)

Prospective Buyer Has Land Contract to Purchase  
Will Purchase Once Environmental Issues (Old Tanks) Resolved  
Will Build New Commercial Building 2012 = Accounting Firm





*Rice County Appraiser GIS*



**Legend**

- City Limit Line
- Lot Lines
- Parcel PID



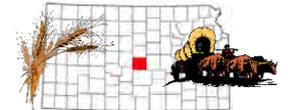
1 inch = 24 feet

Parcel Data Date:  
August 2011

This property ownership map is for  
information only. It is not intended  
for conveyance, nor is it a legal survey.

ArcReader Prepared By:  
Kimble Mapping - Manhattan, KS

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City of Lyons*



## The Kansas Petroleum Storage Tank Release Trust Funds

The Storage Tank Act establishes two separate Trust Funds to assist owners and operators of storage tanks with the cost of remedial actions. Both funds are designed to provide financial assistance to owners and operators of facilities where contamination from petroleum storage tanks has occurred. The Trust Funds are financed from a \$.01 fee placed on each gallon of petroleum (except aviation fuel) product manufactured in or imported into the state. The funds will be abolished on July 1, 2014 by the sunset provision unless reenacted by the Legislature. Outlined below is a brief summary of the program.

The deductible for each release is \$3,000 plus \$500 for each tank (above and below ground) located at the site of the release.

City of Lyons Absorb These Costs: \$7,000

Costs to Remove 2 – 6,000 Gallon Fuel Tanks: \$4,000

City of Lyons Absorb All Costs

**Pay for Kansas Petroleum Storage Tank Release Trust Funds**  
Approved Mayor/City of Lyons Council Meeting 5 March 2012

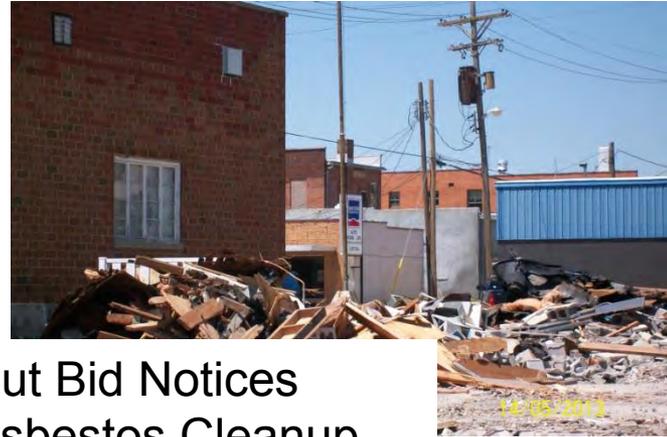


# Environmental Cleanup

- Brownfields Project Phase I and Phase II Gas station at 201 South Grand.
- Both Gas Tanks were removed from the Property at 201 South Grand.

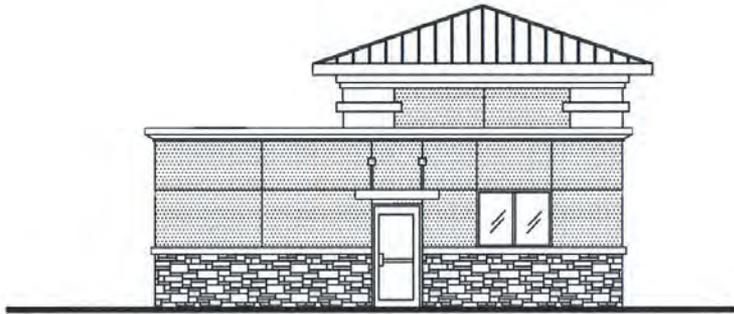




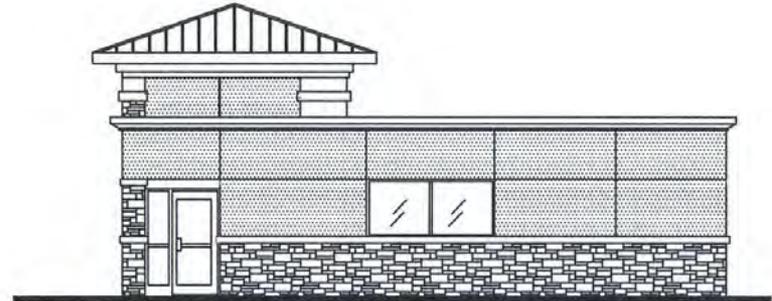


City Sent Out Bid Notices  
Coordinated Asbestos Cleanup  
Paid for Both/Reimbursed by Owner

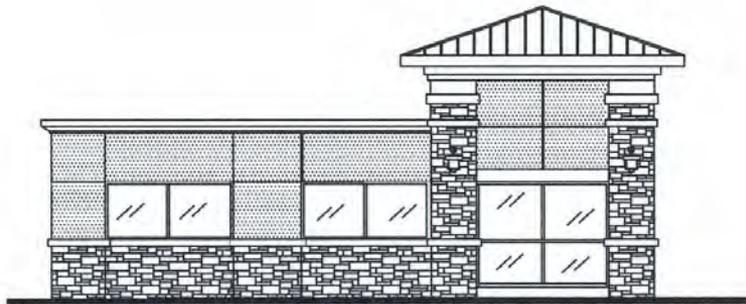




D SOUTH ELEVATION  
1/4" = 1'-0"



C WEST ELEVATION  
1/4" = 1'-0"



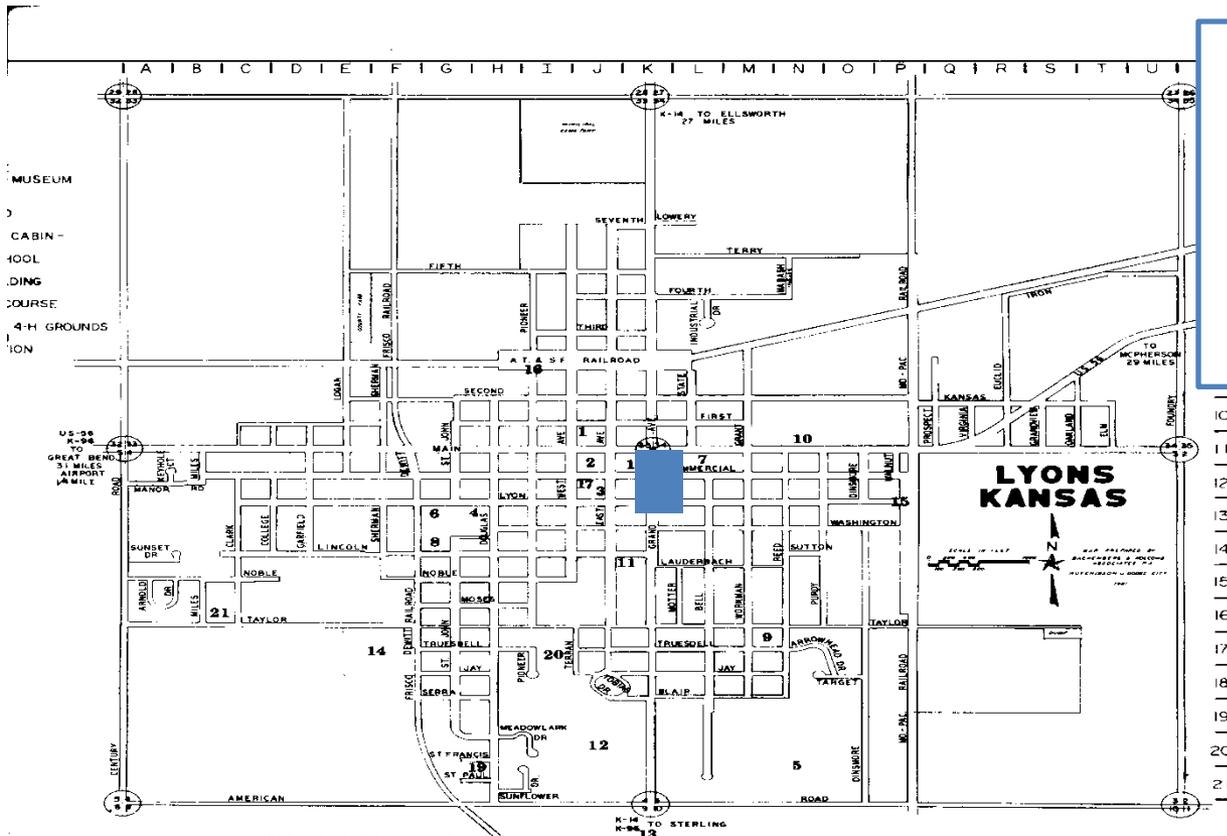
B EAST ELEVATION  
1/4" = 1'-0"



A NORTH ELEVATION  
1/4" = 1'-0"

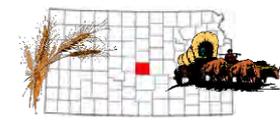
**Rebate Amount:**

- 1<sup>st</sup> Year: 85%
- 2<sup>nd</sup> Year: 75%
- 3<sup>rd</sup> Year: 65%
- 4<sup>th</sup> Year: 35%
- 5<sup>th</sup> Year: 20%



**Neighborhood Revitalization Area #9** ■  
 -- Highway Service Commercial District --

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 City of Lyons



# Neighborhood Revitalization Area #9 Property Tracts



The minimum investment in the commercial improvements is \$15,000.

The minimum increase in assessed value shall be 15% for commercial and industrial

**EXISTING ASSESSED VALUATION OF REAL ESTATE IN THE PROPOSED AREA: \$359,600**

**EXISTING ASSESSED VALUATION OF LAND WITHIN PROPOSED AREA: \$37,270**

The tax rebate applies only to the additional taxes resulting from the increase in the appraised value of the property

Rebate Period:

Commercial ----- 5 Years.

Rebate Amount:

1<sup>st</sup> Year: 85%

2<sup>nd</sup> Year: 75%

3<sup>rd</sup> Year: 65%

4<sup>th</sup> Year: 35%

5<sup>th</sup> Year: 20%

(\* ) 5% to remain in Neighborhood Revitalization Fund to-cover administrative costs.

Rebate percentages apply only to taxes levied by the City of Lyons, Rice County, Rice County Hospital District #1 and USD 405

Expires on 1 December 2014





# INFRASTRUCTURE

## FY-2014 New City Hall / Library Complex (Estimated \$1,600,000)

WDM Architects out of Wichita was selected and approved as the architectural firm to support the Working Group and the City of Lyons in the development of a new City Of Lyons City Hall and Library Complex.

Article 11 (Compensation) \$110,500

Included all phases:

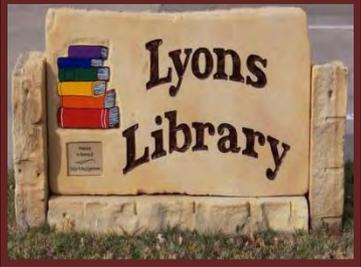
Design/Bidding/Construction/Year End Review

FY-2013: \$30,000  
FY-2014: \$80,500

Fund: 23-36-4228 (Capital Improvement Fund)

### Working Group Members

- City of Lyons Council Member is Council Member Jerry Minix
- Karla Peter
- Sue Elliott
- Kerry Davison
- Randy Cobb
- Garlan Old



***Design of Building Approved by City Council 1 July 2013***

## FY-2014 New City Hall / Library Complex

Phase I Brownfield Environmental Review  
Completed: KDHE Recommends Phase II  
Assessment be Conducted.



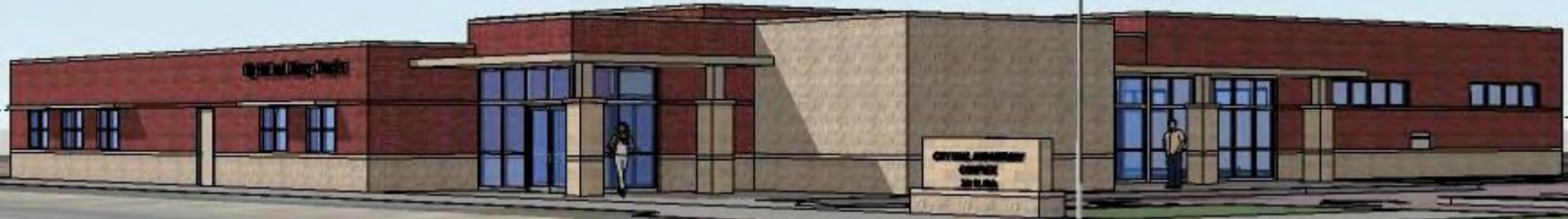
Phase II Brownfield's Environmental Review:  
Approximate Cost \$30,000 – No direct charge  
to the City of Lyons. Completed

**Phase II Completed. No further requirements prior to obtainment of property.  
Nitrate Impacted Groundwater in the Area is Currently Being Investigated under the  
oversight of KDHE's VCPRP. Likely attributable to off-site source.**



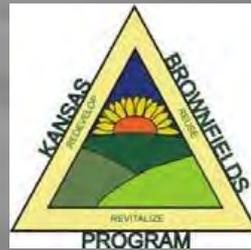


## FY-2014 New City Hall / Library Complex



Dedication  
15 December 2014

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City of Lyons



# 2014 Housing Development – KHRC Grant Program

8 Homes – Grant Received Pending

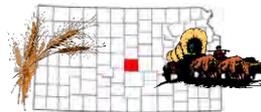
## City of Lyons Obtaining Property 32 Lots Brownfield's Program Prior to Obtaining

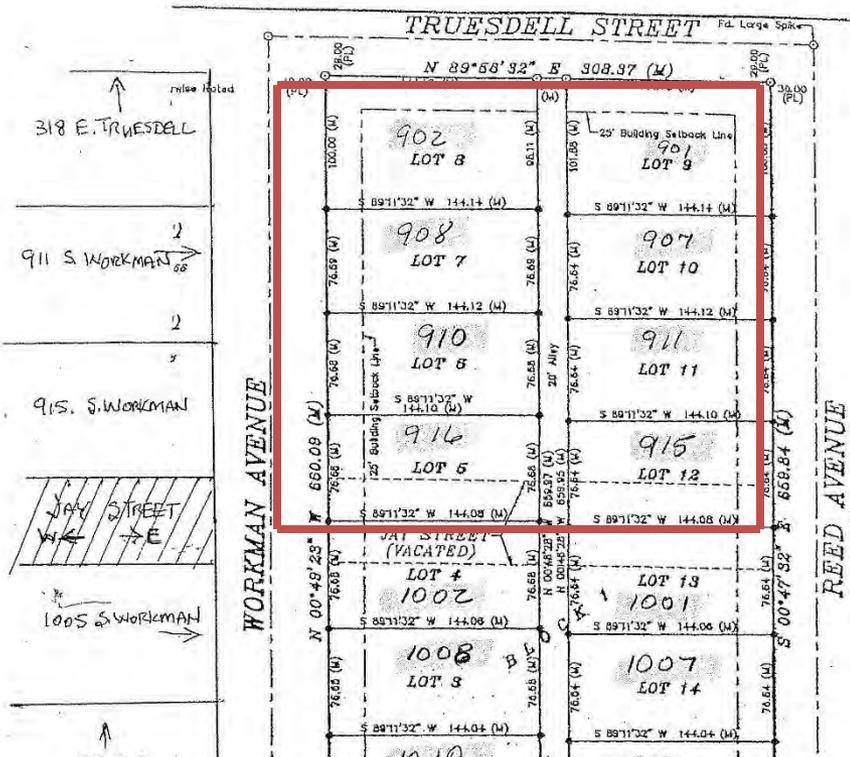
- The KHRC moderate income housing grant of \$200,000 was approved by KHRC.
- Moderate Income Households which would allow for new homes to be constructed in Lyons.
- Constructing 8 new single-family (3 Bedroom) homes in the Quivira Heights development
- \$25,000 grant (forgivable after 5 years) to each applicant.
- Cost of Each Home is \$147,000 (Includes Land Purchase)
- GO Bond Specials Do Not Apply -- Removed
- First Bank Financial Institution (FLH Bank)



**\$1,600,000 Project**

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City of Lyons





**Transferred to Land Bank**

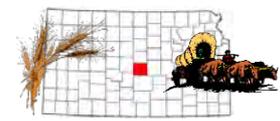
**Owner Requests Transfer  
Of Property**

**City Land Bank to Release Past  
Due on Specials/Property Taxes**



**Quick Claim Deed Property to Land Bank Approved by City of  
Lyons Land Bank Committee – 7 October 2013**

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City of Lyons*



# USD-405/City of Lyons Joint Housing Project Quivera Heights



23 April 2007





Elevation A

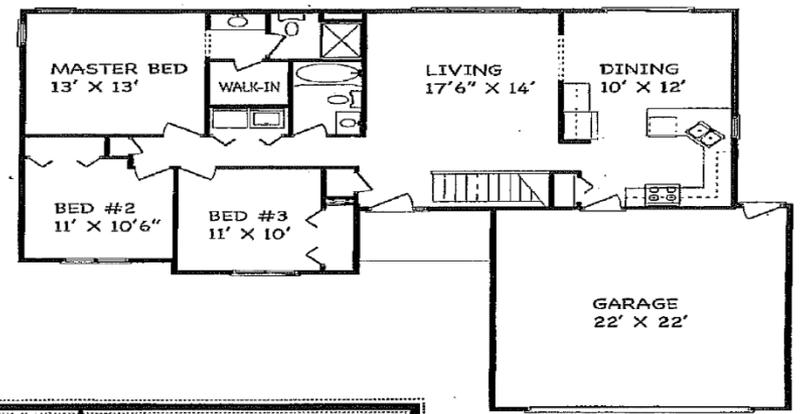


Elevation B

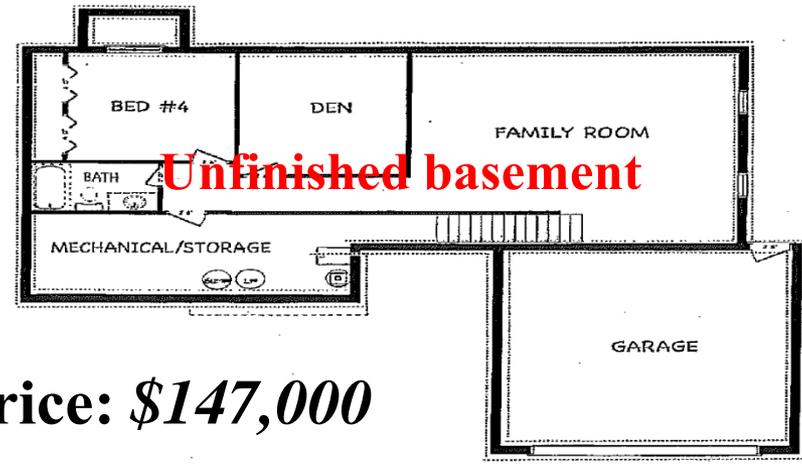


- 1,300 sq ft
- 3-bedroom
- 2 bath home
- Two-car garage
- Full unfinished basement

Main Level

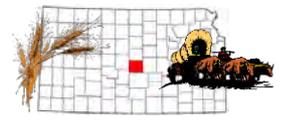


Basement



- All major appliances
- Blinds
- Sprinkler system
- Seeded yard
- Home construction price: \$147,000

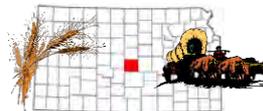
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# New City Hall / Library Complex



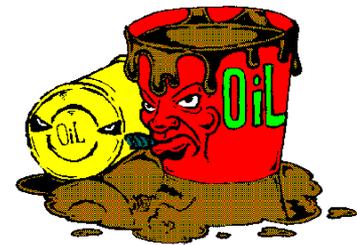
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City of Lyons





**DON'T INVEST YOUR CITY FUNDS  
ON PURCHASE OF PROPERTY UNTIL  
ENVIRONMENTAL CLEARANCE IS OBTAINED –  
FOR SURE DON'T BUILD AND THEN HAVE TO TEAR DOWN.**

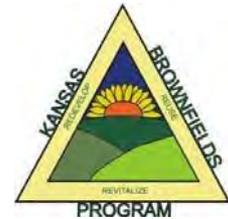
**Local Government Agencies:** Local economic development, planning and tax agencies may provide incentives for brownfield redevelopments in order to attract investors and businesses to their communities, guide growth, and increase jobs. Local health agencies may have an interest in ensuring that contaminants on brownfield properties do not pose a threat to community health.



**BROWNFIELDS REDEVELOPMENT  
SUCCESS IN KANSAS  
PREPARED BY THE KANSAS  
DEPARTMENT OF HEALTH AND  
ENVIRONMENT  
JUNE 2008**

**\*\*Update June 2015\*\***

Case studies of 72 Brownfields sites all over the state of Kansas, and their successful redevelopment into productive properties.



[http://www.kdheks.gov/brownfields/download/BF\\_Redevelopment\\_Success.pdf](http://www.kdheks.gov/brownfields/download/BF_Redevelopment_Success.pdf)

<http://www.kdheks.gov/brownfields/>