

(Published at www.mcpcity.com beginning on _____, 2025.)

ORDINANCE NO. 3437

**AN ORDINANCE OF THE CITY OF MCPHERSON, KANSAS
ADOPTING A FIRST AMENDMENT TO THE DEVELOPMENT PLAN
FOR THE DEVELOPMENT OF HOUSING AND PUBLIC FACILITIES
IN SUCH DISTRICT AND MAKING CERTAIN FINDINGS IN
CONJUNCTION THEREWITH (TERRA NOVA PHASE II RURAL
HOUSING INCENTIVE DISTRICT).**

WHEREAS, the City of McPherson, Kansas ("City") passed Ordinance No. 3278 in 2018 dealing with the Terra Nova Phase II Rural Housing Incentive District ("**Terra Nova RHID**");

WHEREAS, pursuant to statute at that time, the reimbursement of eligible expenses could not exceed fifteen (15) years from the date of the establishment of the District or the amount of the expense;

WHEREAS, subsequent to that time, the Kansas Legislature amended the statute to provide for twenty-five (25) years reimbursable period and renamed it to the Reinvestment Housing Incentive District;

WHEREAS, the COVID-19 pandemic slowed down construction activity; and

WHEREAS, the governing body of the City believes it is in the best interest of the City to amend the Development Plan.

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

Section 1. Findings. The governing body hereby finds that due notice of the public hearing conducted February 11, 2025, was made in accordance with the provisions of the Act.

Section 2. Approval. After hearing all statements and input in public session, the First Amendment to Development Plan is hereby approved.

Section 2. Adverse Effect on Other Governmental Units. If, within thirty (30) days following the conclusion of the public hearing on February 11, 2025, any of the following occurs, the governing body shall take action to repeal this Ordinance:

- (a) The Board of Education for USD 418 determines by Resolution that the District will have an adverse effect on such District; or

- (b) The Board of County Commissioners of McPherson County, Kansas determines by Resolution that the District will have an adverse effect on such County.

As of this date, the City has not received a copy of any such Resolution and is not aware of the adoption of any such Resolution by the governing body of McPherson County or USD 418.

Section 3. Ratification. Except as modified by this First Amendment, all sections of the Terra Nova Phase II Rural Housing Incentive District remain in full force and effect.

Section 4. Further Action. The Mayor, City Administrator, City Clerk and other officials and employees of the City, including the City Attorney, are hereby further authorized and directed to take such other actions as may be appropriate to accomplish the purposes of this Ordinance.

ADOPTED by the governing body this 11th day of February, 2025.



CITY OF MCPHERSON, KANSAS

Thomas A. Brown
Thomas A. Brown, Mayor

ATTEST:

Leah Kawanguzi
Leah Kawanguzi, City Clerk