

DAVE SWEAT
MAYOR

CITY OF MINNEAPOLIS

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To Whom It May Concern:

The City of Minneapolis, Kansas has opened up an extension to a new residential, single family addition to the City. The *City owns the property* and has decided to make the lots free to help grow our city. These lots range in size from the smallest at 11,700 square feet to the largest of 16,000 square feet.

Restricted Covenants: (Briefly)

- Two car garage
- 1200, 1500 or 1700 minimum square foot dwelling excluding basement, garage, porches depending on lot size.
- Must comply with Uniform Building Code of 1997
- Requires a minimum of 18 inch overhang
- Minimum of 5-12 roof pitch
- Set-back requirements consistent with other R-1 single family zoning (front yard 30'; side yard 6'; rear yard 5')

Special Assessments:

- Street (curb, gutter,& asphalt paved) and Wastewater Sewer specials \$7,588
- To be paid to City over 10 years with very low interest cost (Prime plus 1%, adjusted each January 1st)
- City installed electric, gas, and water to the addition at no cost to the new owners

Contract provisions:

- \$1,500 deposit required
- Contract with a builder within 6 months
- Break ground within 12 months
- If dwelling construction completed in 18 months, full return on deposit with interest.

Tax Rebate Program:

- 75% of all school and city property tax will be rebated **on the improvements** to the lot for five (5) years (approx. \$700 to \$800 on a \$125-\$150,000 home)

Utility Connections:

- Water: The City will run the water line from the main and set the meter at or near the property line and pass on materials and outside labor at cost to the buyer, a cost. The buyer then must have a plumber complete the water line into the structure.
- Electric: The City will run the electricity down the pole and install the meter and a breaker at the City's cost. The buyer then must contract an electrician to run the electric service underground to the structure. All underground wiring for electric must be paid by the buyer per city ordinance. There is no charge to the owner for the City's part in the electrical connection.
- Sewer: Owner must contact plumber to install and connect sewer service to the structure. The City charges \$50 for an inspection fee to make sure the connection is done according to the building code.
- Gas: Owner must contact Kansas Gas Service for gas connection.

A brief, nut-shell description of what the City of Minneapolis is offering. For any questions contact Barry Hodges, City Administrator, at the above address.