

LEGALS

(First Published in the Emporia Gazette on March 20, 2026).

**ORDINANCE NO. 26-05**  
**AN ORDINANCE OF THE GOVERNING BODY OF THE CITY OF EMPORIA, KANSAS ESTABLISHING A REINVESTMENT HOUSING INCENTIVE DISTRICT WITHIN THE CITY AND ADOPTING A PLAN FOR THE DEVELOPMENT OF HOUSING AND PUBLIC FACILITIES IN SUCH DISTRICT, AND MAKING CERTAIN FINDINGS IN CONJUNCTION THEREWITH FOR THE CEDARBROOK MEADOWS DEVELOPMENT**  
**WHEREAS**, K.S.A. 12-5241 et seq. (the "Act") authorizes any city incorporated in accordance with the laws of the State of Kansas (the "State") with a population of less than 60,000 located in a county with a population of less than 85,000 to designate reinvestment housing incentive districts within such city; and  
**WHEREAS**, the City of Emporia, Kansas (the "City") has an estimated population of approximately 24,560, is located in Lyon County, Kansas (the "County"), which has an estimated population of approximately 33,690, and therefore constitutes a city as said term is defined in the Act; and  
**WHEREAS**, prior to the designation of a reinvestment housing incentive district, the governing body of such city shall conduct a housing needs analysis to determine what, if any, housing needs exist within its community; and  
**WHEREAS**, the governing body has performed or caused to be performed a Housing Needs Analysis with addendum dated August 2020, a copy of which is on file in the office of the City Manager; and  
**WHEREAS**, the Governing Body of the City previously adopted Resolution No. 3704 making certain findings relating to the need for financial incentives for the construction of quality housing within the City and authorizing submission of the Housing Needs Analysis to the Kansas Department of Commerce pursuant to the Act; and  
**WHEREAS**, the Secretary of the Kansas Department of Commerce, pursuant to a letter dated January 12, 2026, authorized the City to proceed with the establishment of reinvestment housing incentive districts pursuant to the Act; and  
**WHEREAS**, the City has caused to be prepared a plan for the development of housing and public facilities within a proposed reinvestment housing incentive district for the Cedarbrook Meadows development (the "Development Plan"), in accordance with the provisions of the Act; and  
**WHEREAS**, the Development Plan in-

cludes the items required by K.S.A. 12-5245, including a legal description and map of the proposed district, the existing assessed valuation of the property within the district, a listing of property owners, a description of the proposed housing development and related infrastructure improvements, and information regarding the developer responsible for the project; and  
**WHEREAS**, the Governing Body adopted Resolution No. 3787 establishing a public hearing to consider the establishment of the proposed Cedarbrook Meadows Reinvestment Housing Incentive District and adoption of the Development Plan, which resolution was published in the Emporia Gazette on March 6, 2026, and provided notice to the appropriate taxing entities as required by the Act; and  
**WHEREAS**, a public hearing was conducted by the Governing Body on March 18, 2026 on the proposed district and Development Plan after due notice in accordance with the provisions of the Act; and  
**WHEREAS**, after considering the information presented and any public comments received at the public hearing, the Governing Body of the city finds it advisable to establish the Cedarbrook Meadows Reinvestment Housing Incentive District and adopt the Development Plan.  
**NOW, THEREFORE, BE IT ORDAINED** by the Governing Body of the City of Emporia, Kansas as follows:  
**Section 1. Findings.** The Governing Body hereby finds that due notice of the public hearing concerning the establishment of the Cedarbrook Meadows Reinvestment Housing Incentive District was given in accordance with the provisions of the Act and that the establishment of such district and adoption of the Development Plan are advisable and in the best interests of the City.  
**Section 2. Creation of the Reinvestment Housing Incentive District.** A Reinvestment Housing Incentive District is hereby created within the City in accordance with the provisions of the Act, to be known as the Cedarbrook Meadows Reinvestment Housing Incentive District, the boundaries of which are set forth in the Development Plan attached hereto as Exhibit A and incorporated herein by reference.  
**Section 3. Approval of Development Plan.** The Cedarbrook Meadows Reinvestment Housing Incentive District Development Plan, attached hereto as Exhibit A, is hereby approved.  
**Section 4. Adverse Effect on Other Government Units.** If, within thirty (30) days following the conclusion of the public hearing on March 18, 2026, any one of the following occurs, the Governing Body shall

take action to repeal this Ordinance:  
 1. The Board of Education of U.S.D. 253 determines by resolution that the District will have an adverse effect on such school district; or  
 2. The Board of County Commissioners of Lyon County, Kansas determines by resolution that the District will have an adverse effect on such county.  
 As of the date of adoption of this Ordinance, 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 Unified School District 253 or Lyon County.  
**Section 5. Reimbursement.** Pursuant to the Act, the City is authorized to reimburse the developer for all or a portion of the costs of implementing the Development Plan through the use of the incremental increase in property tax revenues generated within the District and allocated to the City under the provisions of the Act.  
**Section 6. Further Action.** The Mayor, 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.  
**Section 7. Effective Date.** This Ordinance shall be effective upon its passage by the Governing Body of the City of Emporia, Kansas, and publication one time in the official City newspaper.  
 Passed by the Governing Body of the City of Emporia, Kansas and signed by the Mayor on March 18, 2026.  
 Becky Smith, Mayor  
 ATTEST  
 Kerry Sull, City Clerk  
 The full Development Plan is on file in the City Manager's Office and available for inspection during regular business hours.

(First Published in the Emporia Gazette on March 20, 2026).

**ORDINANCE NO. 26-04**  
**AN ORDINANCE REZONING LAND IN THE CITY OF EMPORIA, KANSAS FROM COMMERCIAL (C) PARCEL TYPE TO FLEX-USE LOW (FL) PARCEL TYPE AND AMENDING THE OFFICIAL ZONING MAP TO CONFORM WITH SAID ZONING**  
**BE IT ORDAINED** by the Governing Body of the City of Emporia, Kansas:  
 Section 1. The following described property is hereby rezoned from Commercial (C) Parcel Type to that of Flex-Use Low (FL) Parcel Type to wit:  
 BEGINNING 664 FEET NORTH OF A STONE 656 FEET WEST OF THE SOUTHEAST CORNER OF THE NE1/4 OF THE SW1/4 OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 11 EAST OF THE 6TH P.M., LYON COUNTY, KANSAS, THENCE NORTH AD AT RIGHT ANGLES WITH THE SOUTH LINE OF THE N1/2 OF SAID SW1/4 OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 11, 325 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND SOLD TO R.M. GAMMELL, THENCE EAST AND PARALLEL WITH TH ENROTH LINE OF SAID SW1/4 OF SECTION 11, AND UPON THE SOUTH LINE OF SAID GAMMELL'S TRACT 656 FEET TO THE EAST LINE OF SIAIDE SW1/4 OF SECTION 11, THENCE SOUTH ON SAID EAST LINE 325 FEET, THENCE AT RIGHT ANGLES WITH THE LAST DESCRIBED EAST LINE, 656 FEET TO PLACE OF BEGINNING, LESS THE EAST 322 FEET OF THE DESCRIBED TRACT. EMPORIA, LYON COUNTY, KANSAS  
 And generally located at 1028 Whittier St., Emporia, KS  
 Section 2. This ordinance shall become effective upon publication in the official city newspaper.  
 PASSED AND APPROVED on this 18th day of March 2026.  
 BECKY SMITH, Mayor  
 ATTEST:  
 KERRY SULL, City Clerk

# DRIVER HOSPITALIZED AFTER I-35 CRASH NEAR EMPORIA

*An SUV traveled about 1,800 feet off the roadway before striking a tree near Emporia*

The Emporia Gazette

Authorities responded to a crash Monday morning near mile marker 134 on Interstate 35 southbound in Emporia.

At 11:39 a.m., the Lyon County Sheriff's Office, Emporia/Lyon County Fire and EMS and the Kansas Highway Patrol were dispatched to the scene.

According to authorities, a 2019 Chevy Blazer was traveling southbound when the vehicle went off the roadway to the north. The vehicle traveled approximately 1,800 feet before striking a tree just east of the Neosho River.

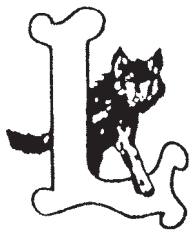


The driver, 77-year-old Ralph Tracy Rippetoe of Wellsville, was not injured in the accident. No other passengers were in the vehicle at the time.

Rippetoe was transported to Newman Regional Health by EMS for further evaluation.

Authorities say the cause of the accident may be related to the driver experiencing a medical issue.

# Congratulations to the EHS bowling teams and Lebo Wolves on a great season!



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