



# NCRPC NEWS

A publication of the North Central Regional Planning Commission

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## Pilot Program Addresses Nuisances

Helping communities deal with nuisance properties, enforcement and ordinances was the main goal behind NCRPC offering a pilot Nuisance Abatement Program in 2018.

NCRPC Housing Director Carol Torkelson says there have been many positive results from the first year of the program in the City of Belleville.

“The visual impact is huge in the area where the ordinance was enforced and property owner pride is very apparent,” Torkelson said. “Another great success was neighbors helping neighbors — working together to remedy issues that needed taken care of.”

The Nuisance Abatement Program offers third party assessment and oversight from an outside perspective to enforce an ordinance the city adopts. The comprehensive Nuisance Abatement Ordinance applies to all properties including commercial, residential, vacant or occupied. NCRPC developed the program based on similar initiatives with peer organizations in Nebraska.

“We all get used to seeing things as they are and that becomes normal,” Torkelson said. “The program helps nudge residents to be aware of their surroundings.”

The pilot program was designed to be completed by the end of 2018. All properties have cleared except those

the City of Belleville is monitoring and will complete with its demolition program.

According to Belleville Mayor Kim Lapo, in recent years the city has demolished approximately 10 homes per year that have been deemed uninhabitable. Some of these properties have absentee owners.



Dilapidated structures are one of the issues the Nuisance Abatement Program seeks to address.

“Everyone in our community wins when our properties are taken care of,” Lapo said. “It positively impacts tourism and economic development, which is crucial for small towns like us to stand out.”

While there were challenges to work through like many first-year programs, Torkelson credits the City of Belleville and its staff for staying the course and successfully completing the project.

“City staff was great to work with,” Torkelson said. “They offered suggestions such as an extra clean up day to help residents and use of their

**(See Nuisance Pilot on page 2)**

## EXECUTIVE BOARD

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## ABOUT US

### Our Mission

Advancing rural Kansas through comprehensive planning and development services.

### Our Vision

By 2024, communities in rural Kansas will favor choices that embrace innovation, increase prosperity and demonstrate resilience.

### Contact Us

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# Joint Land Use Study for Proposed UAS Corridor Underway

Since the Civil War, Fort Riley Army Base has been a key component for national defense training. Since the beginning of the 20<sup>th</sup> century, Kansas has been at the forefront of aviation exploration. After all Kansans Walter Beech, Clyde Cessna, Lloyd Stearman and Amelia Earhart were some of the greatest aviators and quite innovative in their day. Today, Kansas is taking the lead in unmanned aerial system (UAS) research and development. Fort Riley, Kansas State University Polytechnic and the Smoky Hill Weapons Range are a large part in that.

North Central Regional Planning Commission is working with Flint Hills Regional Council to complete a Joint Land Use Study (JLUS) that will support the UAS home station training. The research project is funded in large part by the U.S. Department of Defense. There are six unmanned systems at Fort Riley. The U.S. Army is looking for and needs to find safe and realistic training areas beyond the tight confines of the base. The Route Phoenix corridor links Fort Riley with the Smoky Hill Range



Doug McKinney has been NCRPC Executive Director since 2008.

This effort will help identify potential new regulatory and non-regulatory measures to encourage compatible land uses within the study area. Recommendations will be offered for both military and civilian partners. Options such as noise attenuation standards, air space height standards, land exchanges, land acquisition, development incentive programs, conservation easements, transferable development rights program (TDRs), performance standards, special overlay zones, and special procedures for reviewing developments with

in western Saline County. This is the first such training sector in the nation.

The JLUS research will examine this corridor and potential impacts vertically from the narrow high elevation flight path to the ground below.



NCRPC board members learned more about unmanned aerial system research last Fall.

potentially substantial impact within the study area may be explored.

The work is necessary to gain Federal Aviation Administration support for Fort Riley aviation training programs. It will greatly enhance maneuverability and increase readiness. North Central Kansas committee members represent each county of the corridor. Stantec Consulting has been engaged to provide JLUS expertise. Public meetings will also take place allowing for additional input from local citizens. The results should prove beneficial to Kansas and the nation by late 2019 and beyond. ■

## Nuisance Pilot

(Continued from page 1)

time and equipment for the actual abatement.”

According to Lapo, the city encountered pushback at the early stages of the program’s implementation — mostly due to questions about the purpose and cost.

“The council and city staff worked diligently to be as transparent as possible and answer the questions that the community had in regards to this program,” Lapo said.

After a year of the program, Lapo reflected that there have been noticeable successes, including the

“Everyone in our community wins when our properties are taken care of.”

— Kim Lapo, Mayor of Belleville

visible difference where the nuisance abatement ordinance was enforced. “Trash has been removed from properties, vegetation has been cut down, repairs have been made to homes and structures, and vehicles have been tagged or removed from properties,” Lapo said. “A sense of community pride has been fostered since this program’s implementation.”

NCRPC is currently developing a modified version of the program that will be available to smaller communities that cannot afford the cost of the full program.

“We see the need in many of the communities we work with but also understand this is hard for communities to take on,” Torkelson said. “It is a lot of work and it impacts people on a personal level.”

For more information about the program, contact Carol Torkelson at [ctorkelson@nckcn.com](mailto:ctorkelson@nckcn.com) or NCRPC Housing Assistant Keegan Bailey at [kbailey@nckcn.com](mailto:kbailey@nckcn.com). ■

## Ordoyne Joins Executive Board

Raleigh Ordoyne recently joined the NCRPC Executive Board of Directors after being appointed the Washington County District 3 Commissioner.

Prior to his appointment, Raleigh has served on the Immanuel Lutheran church board of Strawberry/Linn and the Washington County Economic Partnership (previously known as the Washington County Business Owners Association). Beginning in 2019, he will also serve on the board of the North East Kansas Area Agency on Aging.

Raleigh has been a business owner in Washington County for the last 10 years. He and his wife Haely co-own and operate Herrs Machine Hydrostatics, Centennial Homestead Nursing facility and

Home Health, Rack & Feather Lodge and Ordoyne Properties, which employ over 50 individuals from Washington and surrounding counties.



Raleigh Ordoyne

Raleigh earned his associate's degree from North Central Kansas Technical College and annually awards scholarships to

deserving high school seniors desiring to pursue a career in an agricultural and/or vocational trade.

Raleigh and his wife have two children; son Hunter (9) and daughter Leah (6). ■

## Monthly Educational Webinars Available

K-State Research and Extension offers a free educational webinar every first Friday of the month with topics relevant to business and community development.

Nancy Daniels, Community Vitality Specialist with K-State Research and Extension, coordinates the First Friday webinars.

"The next two presenters have direct impact on community development," Daniels said.

Deb Brown from SaveYour.Town will be the featured presenter on

February 1 and will discuss marketing your small town. Ben Winchester, Extension Educator with University of Minnesota, will discuss rewriting the rural narrative on March 1.

Previous webinars — including a wide range of topics such as cyber security, agritourism, e-commerce and more — are recorded and available online at [www.ksre.k-state.edu/community/business/entrepreneurship/](http://www.ksre.k-state.edu/community/business/entrepreneurship/). To be added to the list to participate in upcoming calls, email [nkdaniels@ksu.edu](mailto:nkdaniels@ksu.edu). ■

## KDHE Solid Waste Grant Applications Due in May

Kansas Department of Health and Environment will soon release the application for the next round of Solid Waste Grants. The emphasis this round is primarily to enhance existing recycling and composting waste reduction programs, but funding may be requested to assist in the start-up of new programs. To be eligible for the grant, the county/regional Solid Waste Management Plan must be current and the Solid Waste Planning Committee must support the project. The grant requires a \$1 match for every \$3 in grant funds requested.

For more information about the 2020 Solid Waste Grants, visit [www.kdheks.gov/waste/about\\_grants.html](http://www.kdheks.gov/waste/about_grants.html) or contact the NCRPC with questions or for assistance. The application will be available in March and due May 15, 2019. ■

## TV Segment Highlights Unique Businesses, Places

Every Thursday at 6 p.m. KSN TV, Wichita, has a segment called "Main Street Kansas," which features unique events, places and people.

To submit your ideas for this feature, email [reportit@ksn.com](mailto:reportit@ksn.com) or ask your local chamber or economic development office for assistance.

Recent stories are archived on the website at [ksn.com/category/news/main-street-kansas/](http://ksn.com/category/news/main-street-kansas/). ■

## UPCOMING EVENTS AND DEADLINES

**Thursday, January 31, 2019**  
**Thursday, February 28, 2019**  
**Thursday, March 28, 2019**  
 NCRPC Executive Board Meetings  
 Beloit Office, 2 p.m.

**Find more on the web »**  
 Events: [www.ncrpc.org/news/events](http://www.ncrpc.org/news/events)  
 Funding sources and deadlines:  
[www.ncrpc.org/funding](http://www.ncrpc.org/funding)





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Regional Planning Commission

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## HVAC Professional Starts New Business in Marshall County

With more than 20 years of knowledge and experience in the heating, ventilation and air conditioning (HVAC) industry, Travis Quigley saw potential to start his own business. He formed All Star Air Professionals, LLC, also known as ASAP, in March of 2018.

Quigley, a former HVAC instructor and Department Head at Bryan University, holds a Master Mechanical License in the HVAC industry. The Master Mechanical License is recognized in nearly all 50 states in the U.S. In addition, Quigley has extensive experience in both commercial and residential sectors.

The business, based just outside of Vermillion in Marshall County, offers all HVAC services including sales, installation, service and preventive

maintenance as well as one unique service that focuses on the balancing of air flow. According to Quigley, his firm's air balancing service helps customers achieve improved efficiency in their systems, while enjoying the same room temperatures throughout their homes and businesses.

"This specialized service benefits our customers by eliminating the aggravation of uneven room temperatures and longer system run times, which leads to higher than necessary utility bills and premature system failure that leads to system replacements," Quigley said.

The business offers military discounts for both active duty and veterans with "You Serve - You Save!"

In addition to Quigley's own investment, the First Commerce Bank



**ALL STAR AIR  
PROFESSIONALS  
LLC**

of Marysville and Four Rivers Business Down Payment Assistance Loan Program provided additional funding.

For more information about the financing programs used, contact NCRPC Business Finance Director Debra Peters at 785-738-2218 or [dpeters@nckcn.com](mailto:dpeters@nckcn.com). For more information about the business, visit [www.allstarairprofessionals.com](http://www.allstarairprofessionals.com) or call (844) 242-(ASAP) 2727. ■