



**SERVICE EXTENSION PLAN
FOR THE PROPOSED
135TH STREET WEST ANNEXATION**

Areas along 135th Street West, generally between 13th Street North and 21st Street North

August 14, 2012

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LEGAL DESCRIPTION FOR THE PROPOSED 135TH STREET WEST ANNEXATION AREA

Lot 1, Block A, St. Marks Sub. Addition to Sedgwick County, Kansas.

AND ALSO:

Lot 1, Block A, Cowskin Sub. Addition to Sedgwick County, Kansas.

AND ALSO:

Lots 3, 5, 7, 9, and 11, Block 1, L R Jones Second Addition to Sedgwick County, Kansas.

AND ALSO:

135th Street West, from a point 511.5 feet north of the south line of the Southwest Quarter of Section 12, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas and the south line of the Southeast Quarter of Section 11, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas; thence north, to a point 1314.73 feet north of the south line of the Southwest Quarter of Section 1, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas and the south line of the Southeast Quarter of Section 2, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas.

AND ALSO:

21st Street North, from a point 491.03 feet east of the west line of the Southwest Quarter of Section 1 Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas and the west line of the Northwest Quarter of Section 12, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas; thence west, to a point 1610.93 feet west of the east line of the Northeast Quarter of Section 11, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas and the east line of the Southeast Quarter of Section 2, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas.

INTRODUCTION

The City of Wichita is proposing to annex certain eligible parcels of land by means of the unilateral annexation method as a result of the recently-initiated capital improvement project to reconstruct 135th Street West. Currently, most of the street right-of-way within the project area is not within the Wichita city limits. While much of the unincorporated street-of-way adjoins property that is within the Wichita city limits, Kansas Statutes Annotated (K.S.A.) 12-520(7)(f) prohibits a city from annexing street right-of-way unless the adjoining property is already within the city limits or if the adjoining property is annexed in the same proceeding through which the street right-of-way is annexed. Therefore, in addition to street right-of-way for 135th Street West and 21st Street North, the City of Wichita is proposing to annex properties at 1960, 2010, 2026, 2042, and 2060 North 135th Street West along with the street right-of-way in order to comply with the requirements of K.S.A. 12-520(7)(f). Additionally,

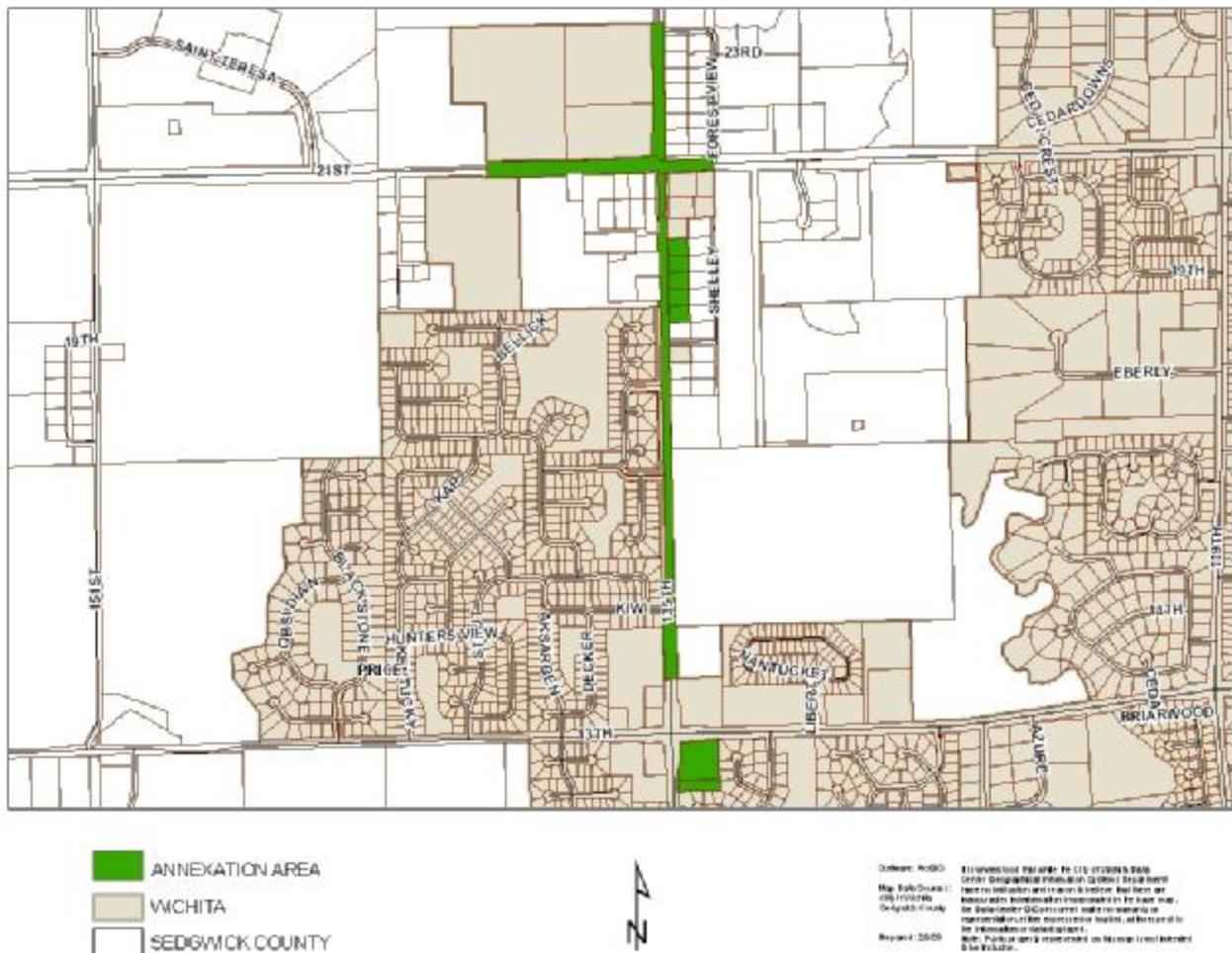
the City of Wichita is proposing to annex two electrical substations in the area that are entirely surrounded by the Wichita city limits.

State law requires a Service Extension Plan whenever a city pursues a unilateral annexation. This report describes the prospective extension of city services to properties within the 135th Street West Annexation area pursuant to the requirement of state law found in Kansas Statutes Annotated (K.S.A.) 12-520 et seq.

AREA PROPOSED FOR ANNEXATION

The properties proposed for annexation are in an area generally located along 135th Street West, generally between 13th Street North and 21st Street North. The annexation area contains approximately 21.16 acres of land and public street right-of-way combined, with the seven parcels of land comprising approximately 7.37 acres of the annexation area. The map below illustrates the area proposed for annexation

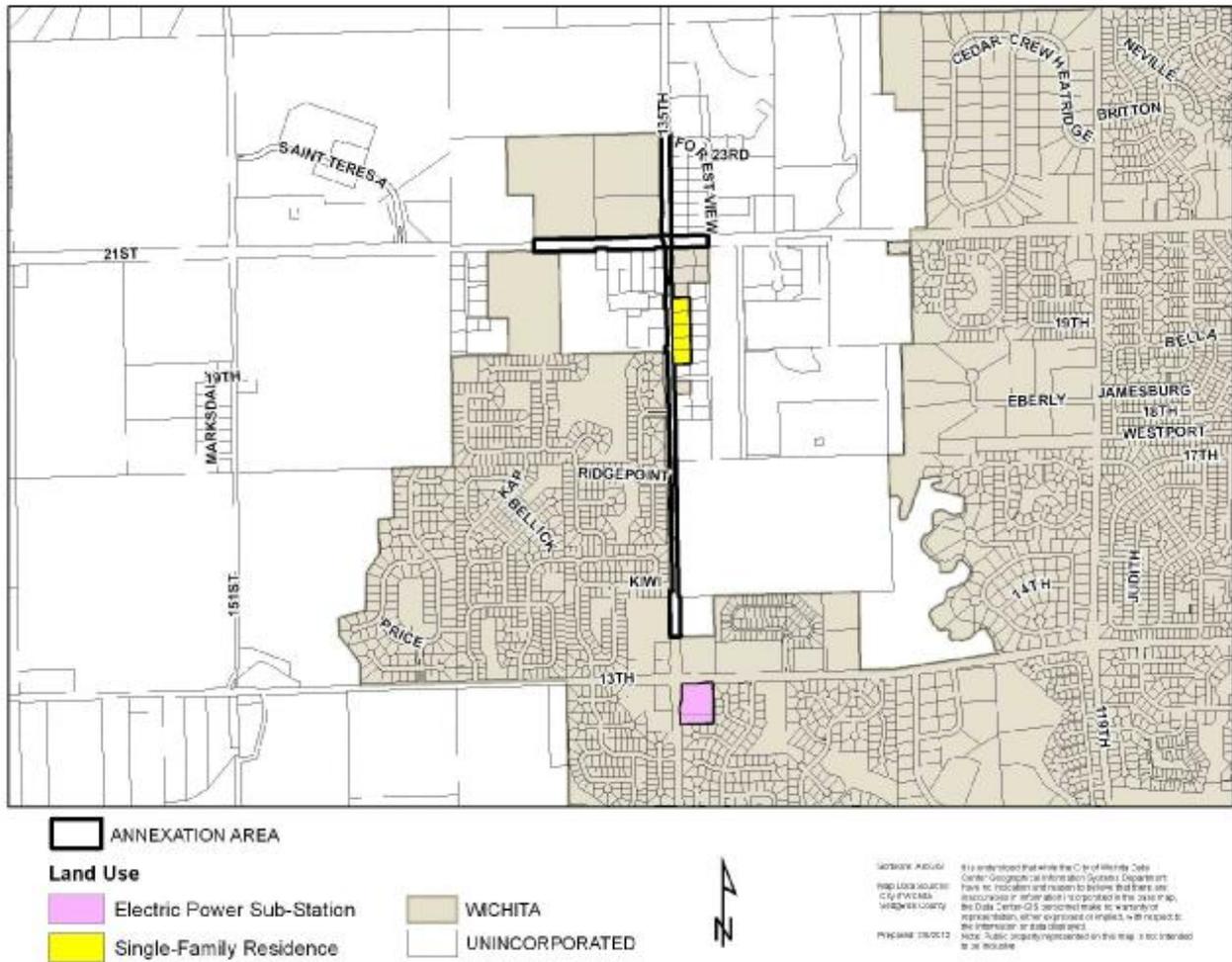
MAP NO. 1: ANNEXATION AREA



LAND USE AND ZONING

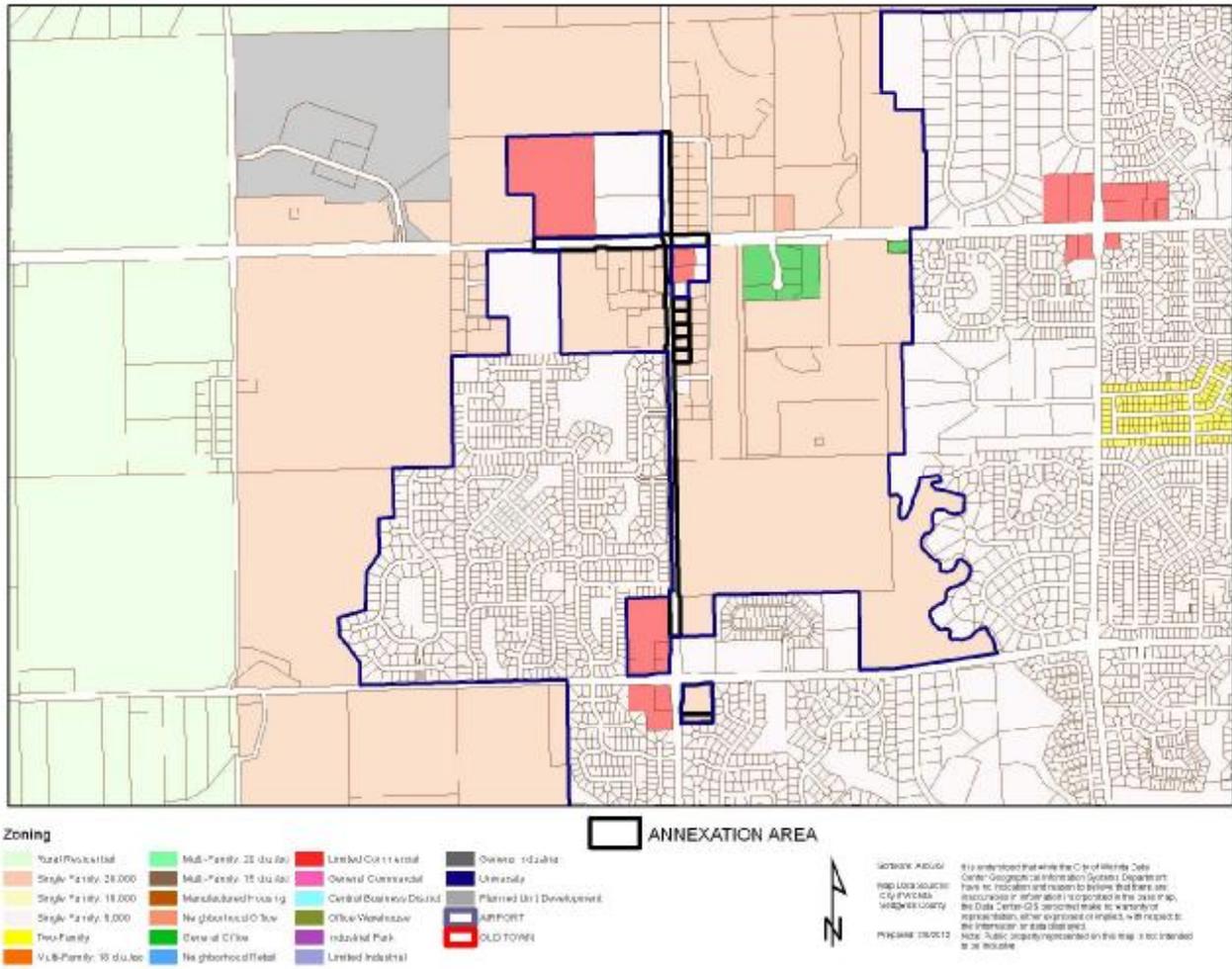
The land use of the five parcels in the northern portion of the area proposed for annexation is single-family residential. The land use of the two parcels in the southern portion of the area proposed for annexation is electrical substation. The proposed annexation is consistent with the Wichita-Sedgwick County Comprehensive Plan. The proposed annexation area falls within the 2030 Wichita Urban Growth Area, as shown in the Comprehensive Plan. The map below illustrates the existing land use pattern.

MAP NO. 2: EXISTING LAND USE PATTERN



The seven parcels proposed for annexation are zoned "SF-20" Single-Family Residential and will convert to "SF-5" Single-Family Residential if annexed. The map below illustrates the existing zoning pattern of the area.

MAP NO. 3: EXISTING ZONING PATTERN



EXTENSION OF MAJOR MUNICIPAL SERVICES

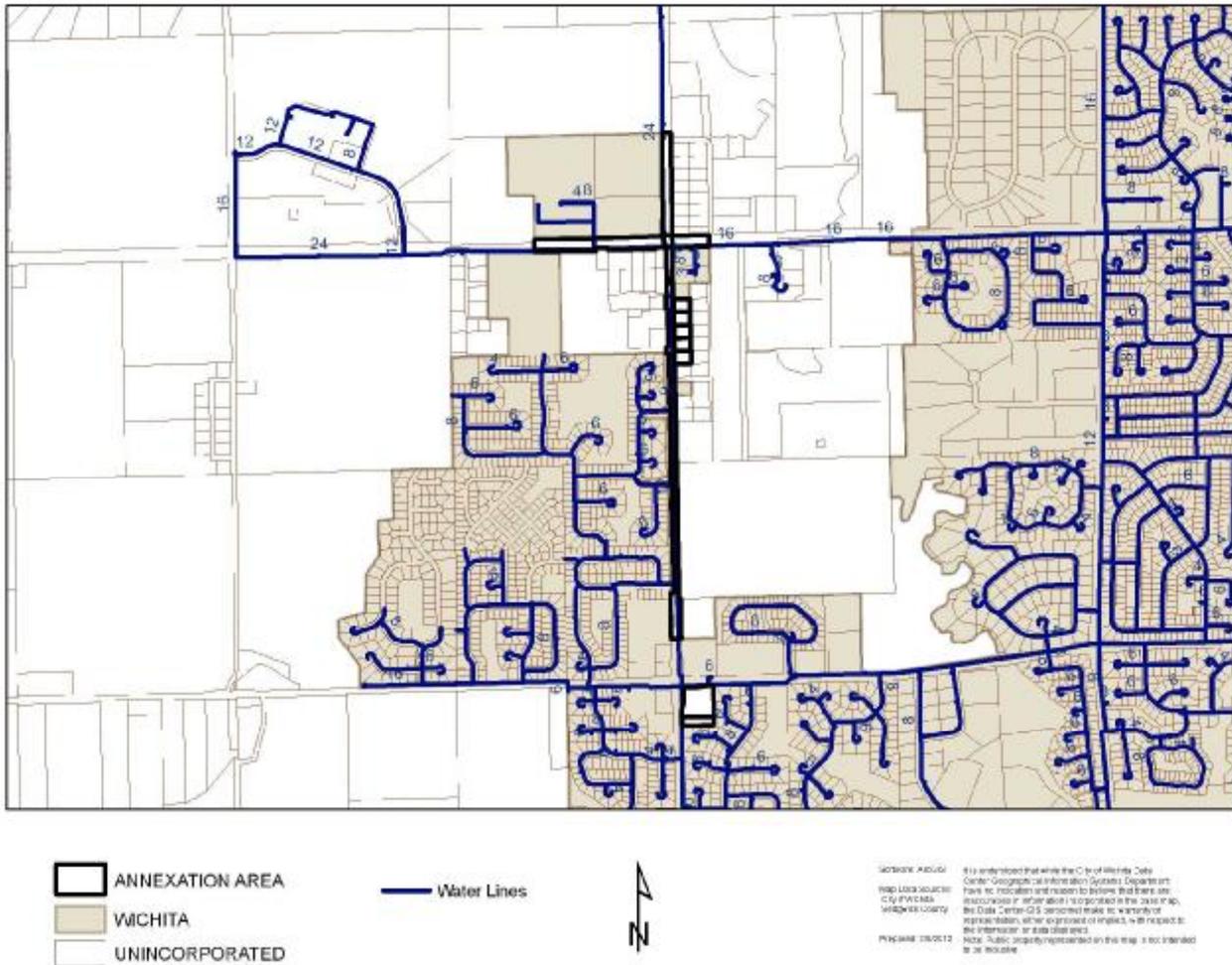
A. PUBLIC STREETS

135th Street West will be reconstructed from a two-lane asphalt mat roadway with drainage ditches to a three-lane roadway with one through lane in each direction and a center two-way left turn lane. The intersection of 21st Street North and 135th Street West will be signalized and improved to five lanes at all four approaches to the intersection, including left turn lanes. A ten foot wide multi-use path will be constructed on the west side of 135th Street West, and the available right-of-way will be landscaped. Street lights will be installed along 135th Street West from 13th Street North to 21st Street North. The estimated cost of the project is \$6.1 million, which will be paid for by the City at large. Construction is estimated to be completed in 2013.

B. WATER

None of the seven parcels within the annexation area are currently served with water by the City of Wichita. The map below illustrates the existing water system in the area.

MAP NO. 4: EXISTING WATER SYSTEM



The City of Wichita is capable of serving each of the seven parcels proposed to be annexed with water. To receive water service from the City of Wichita, individual property owners must contact the Water System Planning Office at (316) 268-4334 and request to connect to water service. Connection to water service will require the property owner to pay in lieu of assessment, water tap, and plant equity fees, as well as the cost to install private water lines. The estimated water connection fees for each of the seven parcels proposed to be annexed is shown in Table 1 below. The fees are subject to change.

TABLE 1: ESTIMATED WATER CONNECTION FEES

Property	Current Estimated Water Connection Fees
Westar Substation	\$11,593
Sedgwick County Electric Cooperative Substation	\$4,993
1960 North 135 th Street West	\$4,761
2010 North 135 th Street West	\$4,738
2026 North 135 th Street West	\$4,759
2042 North 135 th Street West	\$4,744
2060 North 135 th Street West	\$4,754

TABLE 2: ESTIMATED ASSESSMENTS FOR SANITARY SEWER

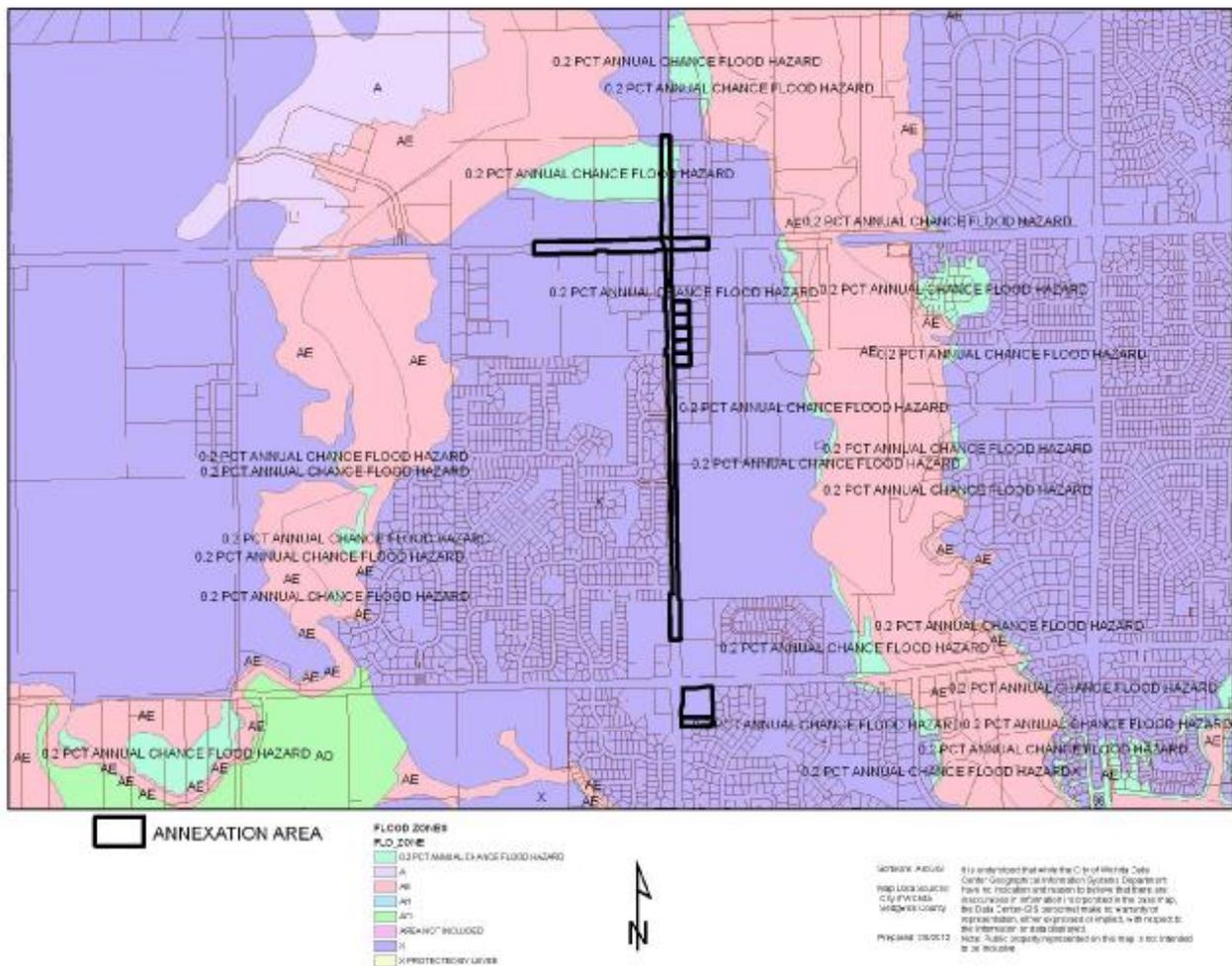
Key No.	Property Owner	Property Address	Legal Description	Area (sq. ft.)	Estimated Assessment*	Main Assessment	60% of Annual Payment**	Res. cent. Owners
LR JONES 2ND ADD								
AI 00344	RADFORD, JUSTIN V & CAROLYN	2100 N 125TH ST W	LOT 1, BLOCK 1	35184	\$8,870	\$1,810	\$967	2
AT 00345	DUNCAN SHERI	2101 N SHELLEY RD	LOT 2, BLOCK 1	33601	\$9,776	\$1,936	\$944	1
AT 00346	KOSTER, WILBERA S & GLORIA J ETAL	2060 N 135TH ST W	LOT 3, BLOCK 1	30489	\$7,472	\$1,504	\$722	3
AT 00347	GOODRICH, YANCY	2059 N SHELLEY RD	LOT 4, BLOCK 1	33603	\$8,235	\$1,680	\$786	1
AI 00348	JAMES, HOWARD W TR	2042 N 135TH ST W	LOT 5, BLOCK 1	30787	\$7,471	\$1,524	\$722	1
AT 00349	GROVNIGER, DALE ETUX	2041 N SHELLEY RD	LOT 6, BLOCK 1	33601	\$8,234	\$1,680	\$798	3
AT 00350	KAMTZ, HOWARD V ETUX	2026 N 135TH ST W	LOT 7, BLOCK 1	30489	\$7,472	\$1,504	\$722	3
AI 00351	GROVNIGER, DALE ETUX 2041 SHELLEY RD WICHITA KS 67235	2023 N SHELLEY RD	LOT 8, BLOCK 1	33603	\$8,235	\$1,680	\$798	received
AI 00352	SMITH, LAWRENCE & NORMA J	2010 N 135TH ST W	LOT 9, BLOCK 1	30789	\$7,472	\$1,524	\$722	2
AT 00353	BEACH, THOMAS L & SHERRY J	2009 N SHELLEY RD	LOT 10, BLOCK 1	33605	\$8,235	\$1,680	\$798	3
AT 00354	ALLEN, DALE K & MILDRED L	1960 N 125TH ST W	LOT 11, BLOCK 1	30487	\$7,471	\$1,524	\$722	3
AI 00355	GRONV, GEE DALE & DEBORAH 1945 SHELLEY RD RR 9 WICHITA KS 67235		LOT 12, BLOCK 1	33601	\$8,234	\$1,680	\$798	received
AT 00356	STRILINK, JEFFREY T & DIANAL	1948 N 135TH ST W	LOT 13, BLOCK 1	30409	\$7,472	\$1,524	\$722	2
AT 00357	WALKER, JAMES H & JEANETTE P REV TR	1945 N SHELLEY RD	LOT 14, BLOCK 1	33603	\$8,235	\$1,680	\$798	1
AT 00358	HARTMAN, ALLAN D & CAROLYN S	1824 N 135TH ST W	LOT 1, BLOCK 2	30489	\$7,472	\$1,524	\$722	3
AT 00359	VOHR, CHAD J PO BOX 75416 WICHITA KS 67275	1023 N SHELLEY RD	LOT 2, BLOCK 2	33603	\$8,235	\$1,680	\$798	1
AT 00360	BLANKENSHIP, BRUCE A & JOANNE	1800 N 135TH ST W	LOT 3, BLOCK 2	30487	\$7,471	\$1,524	\$722	3
AT 00361	VOHR, ALOYSIUS A 1931 SHELLEY RD WICHITA KS 67235	1901 N SHELLEY RD	LOT 4, BLOCK 2	33601	\$8,234	\$1,680	\$798	1
AT 00362	MC CURDY, DAVID M & MANDI K	1856 N 125TH ST W	LOT 5, BLOCK 2	30480	\$7,472	\$1,524	\$722	2
AT 00363	MC CURDY, DAVID M & MANDI K 1908 N 135TH W WICHITA KS 67235		LOT 6, BLOCK 2	33603	\$8,235	\$1,680	\$798	received
				Total	857,902	\$166,000	\$32,845	59
Abbreviations etal. = and others etux. = and wife etvir. = and husband tr = non resident								
* Estimated assessment for sanitary sewer construction based on \$0.25 per square foot excluding inflation and/or temporary financing. This cost does not include the Sewer Plant Equity Fee, approximately \$1350 for a residential property or for installation of the private sewer line.								
** Estimated Annual escrow payment based on 5% bond sale rate, and spread over 20 years (less bond sale, 7.68%). The annual payments include both the lateral and main assessments.								

D. FLOOD PROTECTION AND STORMWATER MANAGEMENT

After annexation, residential properties will be billed \$2 per month and commercial properties will be billed \$2 per month for every 2,139 square feet of impervious area, including paving and structures, to finance the citywide Storm Water Utility. The utility and the fee system have been in effect since 1993 in an effort to provide increased attention to drainage problems.

According to the Federal Emergency Management Agency (FEMA) Flood Boundary and Floodway Map for Sedgwick County, Kansas, the only property within the area proposed for annexation that is within the floodplain is a segment of the 135th Street West right-of-way north of 21st Street North. The map below illustrates the floodplain boundary in the area.

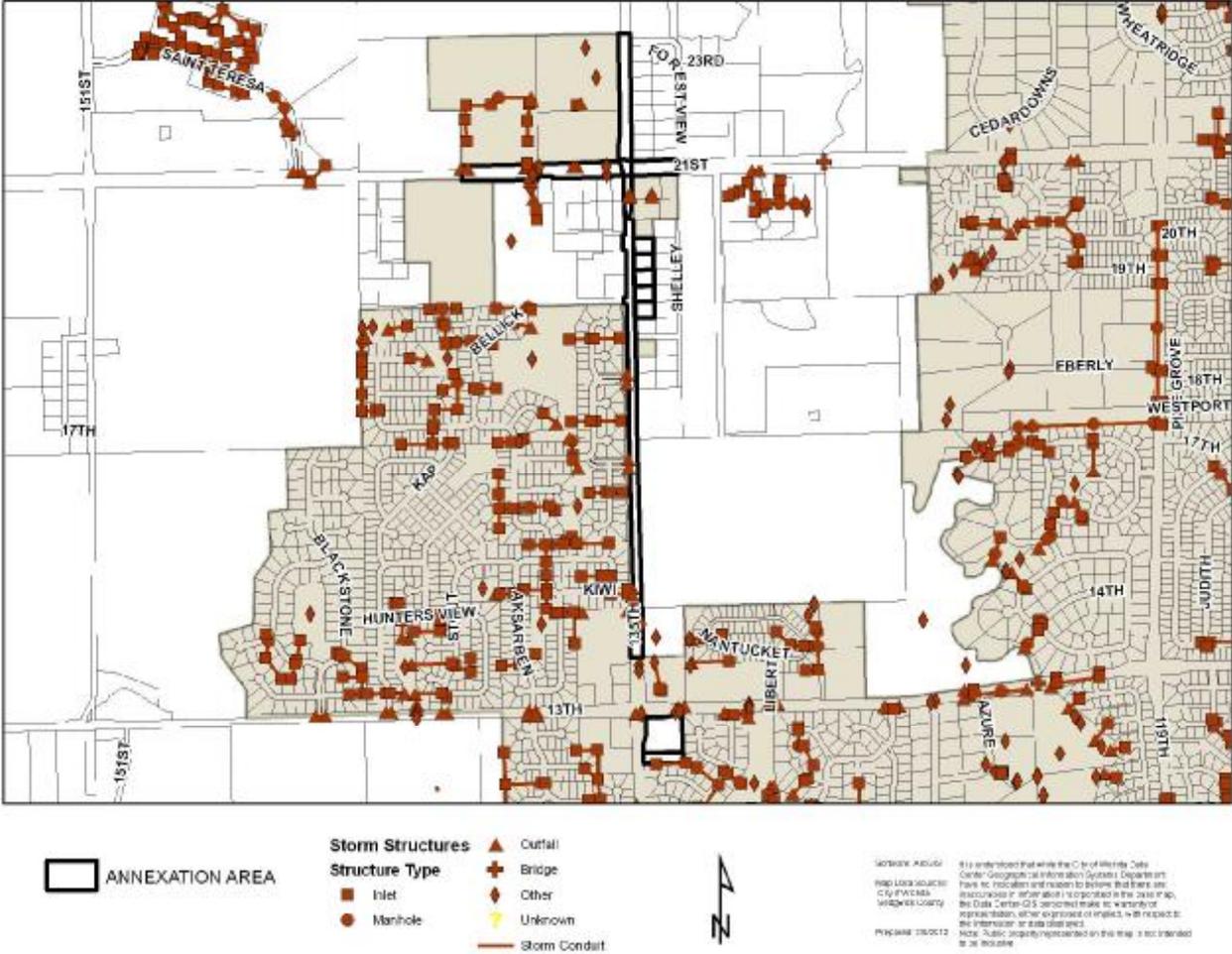
MAP NO. 7: FLOODPLAIN BOUNDARY



The City of Wichita will be making drainage improvements in the area in conjunction with the project to reconstruct 135th Street West. Curb, gutter, storm water sewer inlets, and an underground storm water sewer line will be constructed along 135th Street West from 13th Street North and 21st Street West. Off-site drainage improvements also will be constructed to help drainage problems in the area. The cost of the storm water sewer improvements is included in the overall cost of the road

reconstruction project. Construction is estimated to be completed in 2013. The map below illustrates the storm water sewer system in the area.

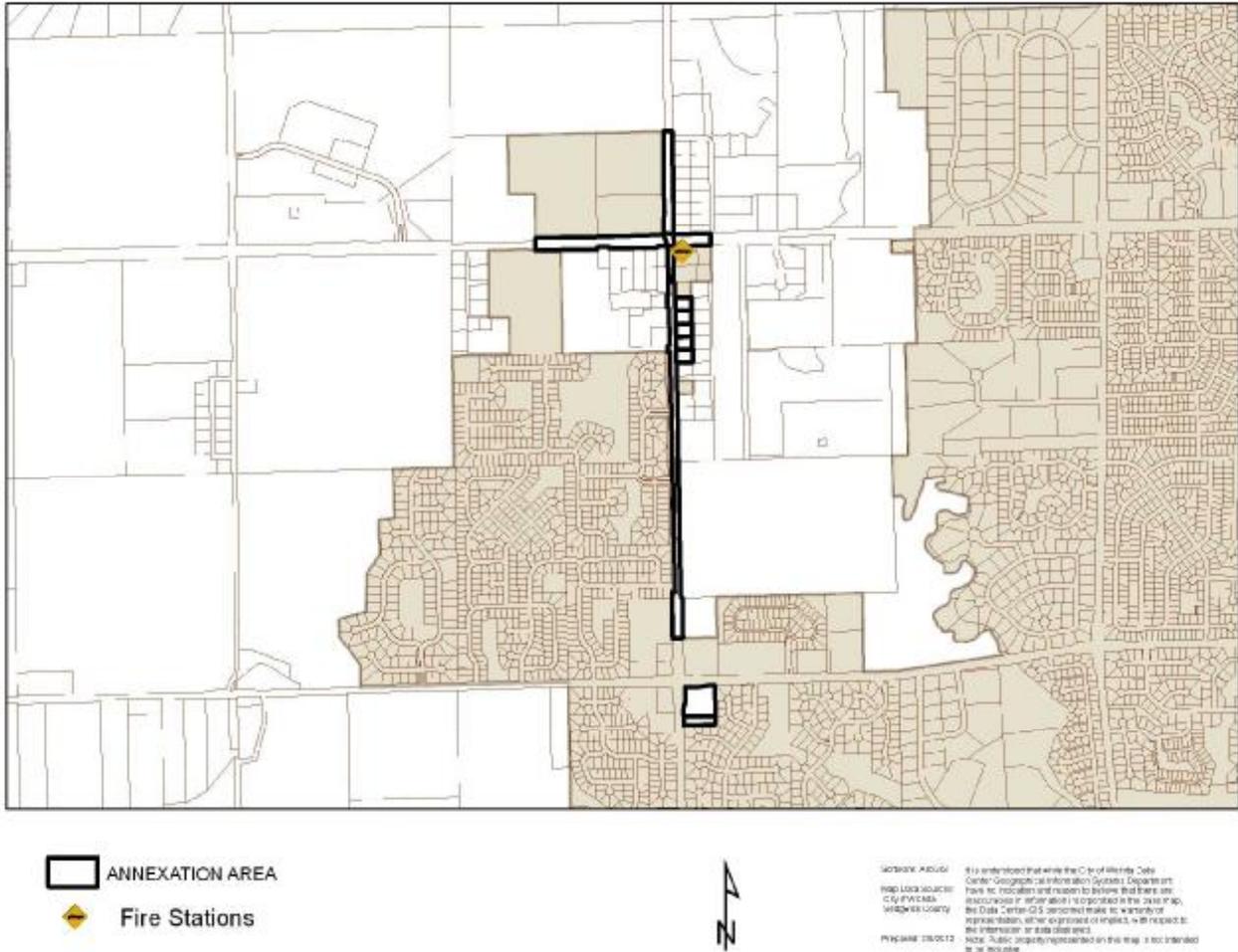
MAP NO. 8: EXISTING STORM WATER SEWER SYSTEM



E. FIRE PROTECTION

Fire protection is currently provided to the area on the basis of a first-responder agreement between the City and County, and that service will continue following annexation. The City of Wichita currently operates the closest fire station to the area proposed for annexation. Fire Station No. 21 is located immediately adjacent to the area proposed for annexation at 2110 North 135th Street West as illustrated on the map below.

MAP NO. 9: FIRE PROTECTION



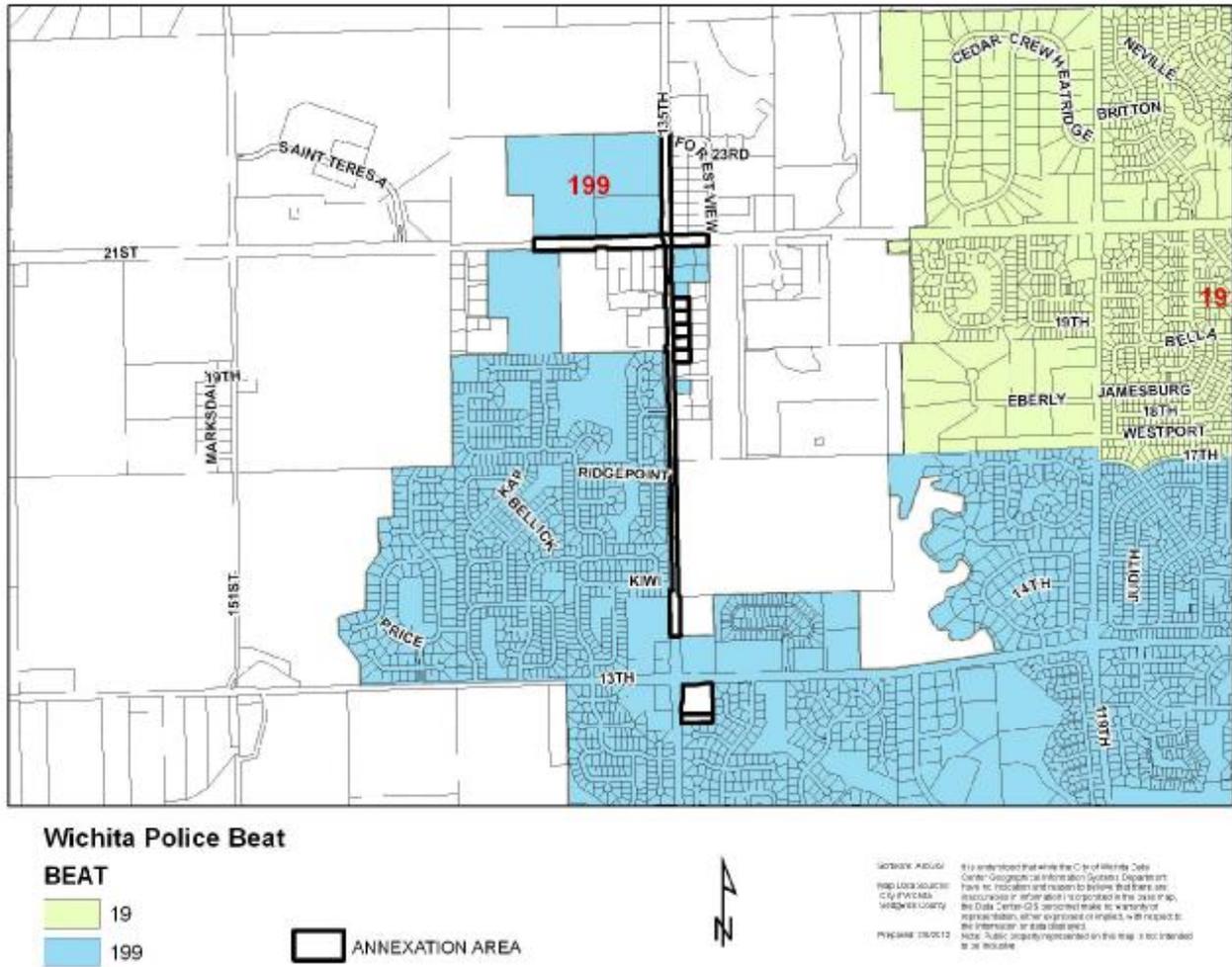
IMPACT ON COUNTY FIRE PROTECTION DISTRICT

After annexation, City-at-Large ad valorem property taxes and other general revenues will finance fire protection. The loss of revenue to the County’s fire district from the decrease in its tax base from the five residential properties, if the annexation is approved, will be approximately \$1,497 per year. The loss of revenue to the County’s fire district from the two electrical substation properties cannot be determined because utilities are not appraised and assessed for property taxes on an individual property basis.

F. POLICE PROTECTION

Upon annexation, police protection will be provided to the area by the Patrol West Bureau, Beat 199, of the Wichita Police Department, headquartered at 661 N. Elder. Police protection will be provided to the area proposed for annexation using existing police resources. After annexation, City-at-Large ad valorem property taxes and other general revenues will finance police protection.

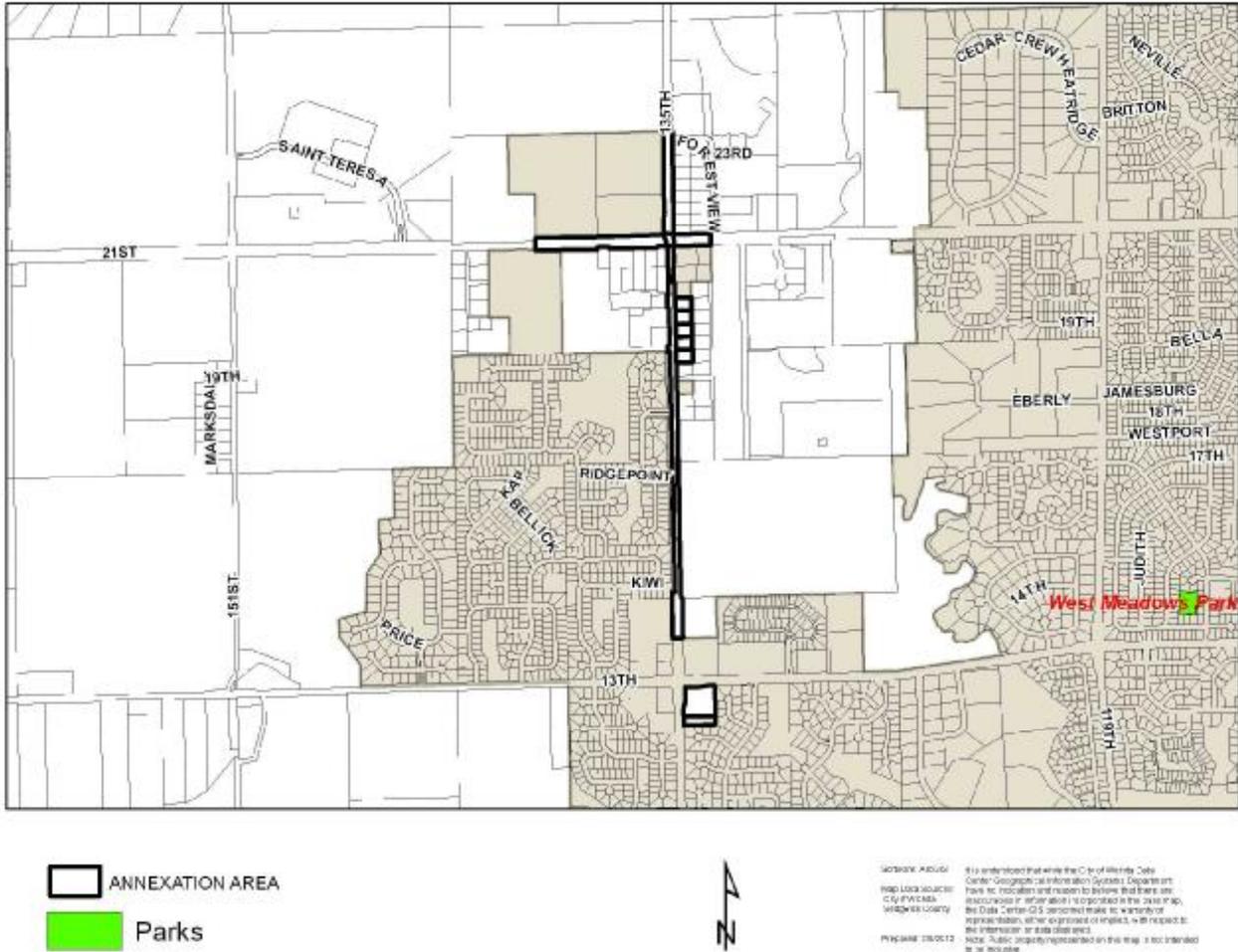
MAP NO. 10: POLICE PROTECTION



G. PARKS

West Meadows Park is the nearest City of Wichita park facility to the area proposed for annexation. West Meadows Park is located approximately 1 ¼ mile east of the annexation area at 1433 N. Parkridge. West Meadows Park is 1.5 acres in size and is developed with a basketball/multi-use court, tennis courts, children’s playground, and picnic table. After annexation, City-at-Large ad valorem property taxes and other general revenues will finance parks.

MAP NO. 10: PROXIMITY TO PARKS



AD VALOREM TAX REVENUES

The current total appraised and assessed value of the five residential properties proposed for annexation is shown in the table below.

TABLE 3: TOTAL APPRAISED AND ASSESSED VALUE

Appraised Value	Assessed Value
\$707,330	\$81,345

Source: Sedgwick County Appraiser’s Office

The appraised and assessed value for the two electrical substation properties cannot be determined, as the State of Kansas appraises and assesses utilities for property taxes on a Tax Unit basis rather than an individual property basis.

AD VALOREM TAXES UPON ANNEXATION

After annexation, the City of Wichita will collect a total of approximately \$2,632 (\$32.359/\$1000 x \$81,345 assessed valuation) in ad valorem property taxes annually from the five residential properties proposed for annexation. The amount of ad valorem property taxes to be collected from the two electrical substation properties cannot be estimated as utilities are not appraised and assessed for property taxes on an individual property basis. Property owners in the annexation will no longer pay ad valorem property taxes to Attica Township, County Fire District, and South Central Kansas Library System. The school district (USD 266- Maize) will not change with annexation. The overall ad valorem property tax rate will change from 115.478 mills to 122.132 mills, a 5.8% increase. In order to determine how annexation will affect individual property owners financially, the following tables compare current taxes to the estimated taxes after annexation for the five residential parcels proposed for annexation.

TABLE 4: TAX COMPARISON FOR 1960 N. 135TH ST. W.

<i>Taxing Entity (mill levy)</i>	<i>Estimated Current Taxes</i>	<i>Estimated Taxes After Annexation</i>	<i>Estimated Difference in Taxes</i>
State of Kansas (1.5)	\$24.03	\$24.03	--
Sedgwick County (29.428)	\$471.44	\$471.44	--
USD 266 - Maize (58.845)	\$942.70	\$942.70	--
Attica Township (6.17)	\$98.85	\$0.00	-\$98.85
County Fire District (18.397)	\$294.73	\$0.00	-\$294.73
South Central Kansas Library System (1.138)	\$18.23	\$0.00	-\$18.23
City of Wichita (32.359)	\$0.00	\$518.39	+\$518.39
State School Levy Exemption	-\$46.00	-\$46.00	--
Total	\$1,803.98	\$1,910.56	+\$106.58

TABLE 5: TAX COMPARISON FOR 2010 N. 135TH ST. W.

<i>Taxing Entity (mill levy)</i>	<i>Estimated Current Taxes</i>	<i>Estimated Taxes After Annexation</i>	<i>Estimated Difference in Taxes</i>
State of Kansas (1.5)	\$17.92	\$17.92	--
Sedgwick County (29.428)	\$351.64	\$351.64	--
USD 266 - Maize (58.845)	\$703.13	\$703.13	--
Attica Township (6.17)	\$73.73	\$0.00	-\$73.73
County Fire District (18.397)	\$219.83	\$0.00	-\$219.83
South Central Kansas Library System (1.138)	\$13.60	\$0.00	-\$13.60
City of Wichita (32.359)	\$0.00	\$386.66	+\$386.66
State School Levy Exemption	-\$46.00	-\$46.00	--
Total	\$1,333.85	\$1,413.35	+\$79.50

TABLE 6: TAX COMPARISON FOR 2026 N. 135TH ST. W.

<i>Taxing Entity (mill levy)</i>	<i>Estimated Current Taxes</i>	<i>Estimated Taxes After Annexation</i>	<i>Estimated Difference in Taxes</i>
State of Kansas (1.5)	\$24.51	\$24.51	--
Sedgwick County (29.428)	\$480.91	\$480.91	--
USD 266 - Maize (58.845)	\$961.65	\$961.65	--
Attica Township (6.17)	\$100.83	\$0.00	-\$100.83
County Fire District (18.397)	\$300.64	\$0.00	-\$300.64
South Central Kansas Library System (1.138)	\$18.60	\$0.00	-\$18.60
City of Wichita (32.359)	\$0.00	\$528.81	+\$528.81
State School Levy Exemption	-\$46.00	-\$46.00	--
Total	\$1,841.14	\$1,949.88	+\$108.74

TABLE 7: TAX COMPARISON FOR 2042 N. 135TH ST. W.

<i>Taxing Entity (mill levy)</i>	<i>Estimated Current Taxes</i>	<i>Estimated Taxes After Annexation</i>	<i>Estimated Difference in Taxes</i>
State of Kansas (1.5)	\$24.86	\$24.86	--
Sedgwick County (29.428)	\$487.68	\$487.68	--
USD 266 - Maize (58.845)	\$975.18	\$975.18	--
Attica Township (6.17)	\$102.25	\$0.00	-\$102.25
County Fire District (18.397)	\$304.88	\$0.00	-\$304.88
South Central Kansas Library System (1.138)	\$18.86	\$0.00	-\$18.86
City of Wichita (32.359)	\$0.00	\$536.25	+\$536.25
State School Levy Exemption	-\$46.00	-\$46.00	--
Total	\$1,867.71	\$1,977.97	+\$110.26

TABLE 8: TAX COMPARISON FOR 2060 N. 135TH ST. W.

<i>Taxing Entity (mill levy)</i>	<i>Estimated Current Taxes</i>	<i>Estimated Taxes After Annexation</i>	<i>Estimated Difference in Taxes</i>
State of Kansas (1.5)	\$30.69	\$30.69	--
Sedgwick County (29.428)	\$602.16	\$602.16	--
USD 266 - Maize (58.845)	\$1,204.09	\$1,204.09	--
Attica Township (6.17)	\$126.26	\$0.00	-\$126.26
County Fire District (18.397)	\$376.44	\$0.00	-\$376.44
South Central Kansas Library System (1.138)	\$23.29	\$0.00	-\$23.29
City of Wichita (32.359)	\$0.00	\$662.13	+\$662.13
State School Levy Exemption	-\$46.00	-\$46.00	--
Total	\$2,316.93	\$2,453.07	+\$136.14

TIMETABLE FOR SERVICES

The City of Wichita is capable of providing a variety of municipal services, including those provided by the township, to all areas of the city, and will provide a level of service, at least equal to that provided by the township to the area proposed for annexation. The proposed financing and timetable for the extension of municipal services to the area proposed for annexation are shown in Table 11. Most city-wide municipal services such as fire, police, park, library, building inspection and other general government services will be extended to the area immediately upon annexation. Other services, such as water and sanitary sewer, can be extended or programmed upon petition by the benefiting parties, with the cost allocated as described.

TABLE 11: TIMING AND FINANCING OF SERVICES

Service	Proposed for the Area	Timing	Financing
Street Maintenance	Yes	Upon Annexation	City at large
Local Street Improvements	As Required	Upon Petition	100% by benefiting property
Street Lights	Yes	2013	City at large
Ditch Cleaning	As Required	Upon Annexation	City at large
Culvert Cleaning	As Required	Upon Annexation	Storm Water Utility
Water Mains	Yes	Currently provided, continued after annexation	Per City Policy
Water Laterals	As Required	By Request	100% by benefiting property
Fire Hydrants	As Required	Upon Petition	100% by benefiting property
Sewer Mains	As Required	Upon Petition	Per City Policy
Sewer Laterals	As Required	Upon Petition	Per City Policy
Fire Protection	Provided by City & County per 1st Responder Agreement	Currently provided, continued after annexation	City at large
Police Protection	Yes	Upon Annexation	City at large
Parks	Yes	Upon Annexation	City at large
Branch Library	No	Not Applicable	City at large and fees
City Building Code Enforcement	Yes	Upon Annexation	User fees
City Health Code Enforcement	Yes	Upon Annexation	City at large and user fees
Minimum Housing Code & Zoning Code Enforcement	Yes	Upon Annexation	User fees
Other Services	Yes	Upon Annexation	City at Large and user fees