



Sedgwick County...
working for you

Public Works

1144 S. Seneca, Wichita, KS 67213-4443 - www.sedgwickcounty.org - TEL: 316-660-1777 - FAX: 316-660-1875

David C. Spears, P.E.
Director/County Engineer

March 4, 2016

Mr. Joe Norton
Gilmore & Bell
One Main Place, Suite 800
Wichita, KS 67202-1398

Dear Joe:

Re: Petition for Street Improvements – Redmond Estates

This office has received a valid petition to create a benefit district for the purpose of constructing street improvements under K.S.A. 68-728 *et seq*, as amended by Charter Resolution No. 61 of the County. I have enclosed a copy of the petition, a project estimate, location map and benefit district map for the project. The owners representing 70.7% of the total area liable for assessment have signed the petition.

Please prepare appropriate documents for creation of the benefit district by the Board of County Commissioners. This project is located within three miles of the City of Wichita.

Please call me if you have any questions.

Sincerely,

Lynn T. Packer, P.E.
Engineering Manager

Enclosures

cc: Chris Chronis, Chief Financial Officer (electronic copy)
Mandy Estes, Principal Accountant (electronic copy)
Eric Yost, County Counselor (electronic copy)

LP/ltp



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David C. Spears, P.E.
Director/County Engineer

To: Kelly Arnold, County Clerk

Attn: Evelyn Good

From: Lynn T. Packer, P.E.
Public Works – Engineering Manager

Date: March 4, 2016

Subject: Petition for Street Improvements
Redmond Estates

Two original copies of the same petition for street improvements to serve Redmond Estates are attached. The petitions together have been signed by the owners of 70.7 percent of the property area in the proposed Benefit District. Please complete the filing information on the last page of the petition upon receipt of the documents and file. We will work with Gilmore and Bell to prepare the appropriate documents for action by the Board of County Commissioners.

As always, call me if you have any questions.

Enclosures

LP:ltf

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

PETITION TO CREATE ROAD IMPROVEMENT BENEFIT DISTRICT
REDMOND ESTATES

The undersigned(s) do hereby petition the Board of County Commissioners (the "Board") of Sedgwick County, Kansas (the "County") for the creation of a road improvement benefit district pursuant to K.S.A. 68-728 *et seq.*, as amended by Charter Resolution No. 61 of the County (the "Act"), in support of said petition, the undersigned(s) state the following:

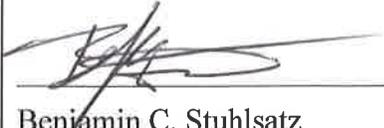
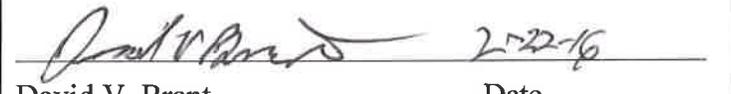
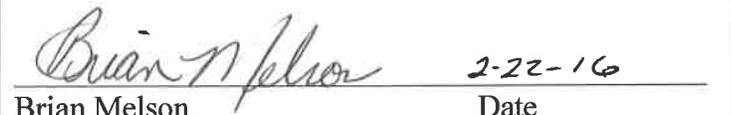
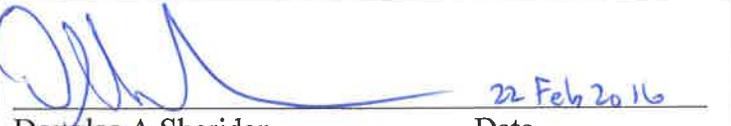
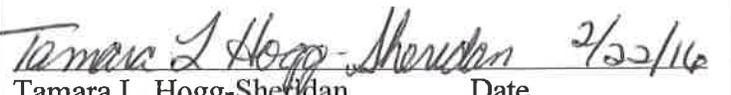
1. We are the owners of record of more than half of the area described in paragraph 2 hereof.
2. The real property to be included within the proposed road improvement benefit district (the "Benefit District") and assessed for the costs of the Improvements is as follows:

Lots 1-9, Block A Redmond Estates, Sedgwick County, KS;
Lots 1-10, Block B Redmond Estates, Sedgwick County, KS;
Lots 1-8, Block C Redmond Estates, Sedgwick County, KS;
Lots 1-3, Block D Redmond Estates, Sedgwick County, KS;
Lots 1-2, Block E Redmond Estates, Sedgwick County, KS;

all or a portion of said property being platted and laid off into lots and blocks within the County and outside the corporate limits of any incorporated city located within the County.

3. The general nature of the proposed improvement (the "Improvements") is as follows:

Construction of street and drainage improvements, consisting of an asphalt suburban residential street and drainage ditches to serve the property described in paragraph 2 hereof, to be constructed in accordance with the plans and specifications of Sedgwick County Public Works.
4. The estimated or probable costs of the Improvements are: \$679,000, to be increased at the pro rata rate of one percent (1%) per month from and after adoption of a resolution creating the Benefit District.
5. The method of assessment is: equally per lot (32 lots). In the event that any unplatted parcel is further subdivided, the assessment on that parcel shall be prorated to the new parcels on the basis of land area.
6. The apportionment of the cost of the Improvements between the Benefit District and the County-at-large is: One hundred percent (100%) to be assessed against the Benefit District and none to be paid by the County-at-large.

 <u>Benjamin C. Stuhlsatz</u> <u>2-22-16</u> Benjamin C. Stuhlsatz Date  <u>Allison L. Stuhlsatz</u> <u>2-26-16</u> Allison L. Stuhlsatz Date	Benjamin C & Allison L Stuhlsatz Lot 4, Block A
 <u>Thomas Butherus</u> <u>2/22/16</u> Thomas Butherus Date  <u>Phyllis Butherus</u> <u>2/22/16</u> Phyllis Butherus Date	Thomas & Phyllis Butherus Lot 5, Block A
 <u>David V. Brant</u> <u>2-22-16</u> David V. Brant Date  <u>Andrea L. Brant</u> <u>2/24/16</u> Andrea L. Brant Date	David V & Andrea L Brant Lot 6, Block A
 <u>Brian Melson</u> <u>2-22-16</u> Brian Melson Date  <u>Stacy Melson</u> <u>2/22/16</u> Stacy Melson Date	Brian & Stacy Melson Lot 7, Block A
 <u>Douglas A. Sheridan</u> <u>22 Feb 2016</u> Douglas A. Sheridan Date  <u>Tamara L. Hogg-Sheridan</u> <u>2/22/16</u> Tamara L. Hogg-Sheridan Date	Douglas A Sheridan & Tamara L Hogg-Sheridan Lot 8, Block A

<p><u>Bart E Brunscheen</u> <u>2-24-14</u> Bart E Brunscheen Date</p> <p><u>Elizabeth Cartagena-Brunsch</u> <u>2/22/14</u> Elizabeth Cartagena-Brunsch Date</p>	<p>Bart E Brunscheen & Elizabeth Cartagena-Brunsch Lot 9, Block A</p>
<p><u>Ryan C. Seitz</u> _____ Ryan C. Seitz Date</p> <p><u>Allison Marie Seitz</u> _____ Allison Marie Seitz Date</p>	<p>Ryan C & Allison Marie Seitz Lot 1, Block B</p>
<p><u>Doug Bruggeman</u> <u>2/25/16</u> Doug Bruggeman Date</p> <p><u>Mary Ann Bruggeman</u> <u>2/25/16</u> Mary Ann Bruggeman Date</p>	<p>Doug & Mary Ann Bruggeman Lot 2, Block B</p>
<p><u>Nicholas Museousky</u> <u>2/22/2016</u> Nicholas Museousky Date</p> <p><u>Jamie Museousky</u> <u>2/22/16</u> Jamie Museousky Date</p>	<p>Nicholas & Jamie Museousky Lot 3, Block B</p>
<p><u>Justin M. Gillespie</u> <u>2/22/14</u> Justin M. Gillespie Date</p> <p><u>Sara D. Gillespie</u> <u>2/22/14</u> Sara D. Gillespie Date</p>	<p>Justin M & Sara D Gillespie Lot 4, Block B</p>

<p><u>Douglas A. Leiker</u> <u>2/22/16</u> Douglas A. Leiker Date</p> <p><u>Mary H. Leiker</u> <u>2/22/16</u> Mary H. Leiker Date</p>	<p>Douglas A Leiker Living Trust</p> <p>Lot 10, Block B</p>
<p>_____ Nathan P. Eickhoff Date</p> <p>_____ Erica A. Eickhoff Date</p>	<p>Nathan P & Erica A Eickhoff</p> <p>Lot 1, Block C</p>
<p><u>D. Cox</u> <u>2-28-16</u> Darrin C. Cox Date</p> <p><u>Tina N. Cox</u> <u>2-28-16</u> Tina N. Cox Date</p>	<p>Darrin C & Tina N Cox</p> <p>Lot 2, Block C</p>
<p>_____ Aaron C. Schulte Date</p> <p>_____ Jennifer Schulte Date</p>	<p>Aaron C & Jennifer Schulte</p> <p>Lot 3, Block C</p>
<p><u>Justin C. Strelow</u> <u>2/22/16</u> Justin C. Strelow Date</p> <p><u>Krystle L. Strelow</u> <u>2/22/16</u> Krystle L. Strelow Date</p>	<p>Justin C & Krystle L Strelow</p> <p>Lot 4, Block C</p>

<p><u>Michael R. Williams</u> <u>2-22-16</u> Date</p> <p><u>Cheryl A. Williams</u> <u>2/22/16</u> Date</p>	<p>Michael R & Cheryl A Williams Lot 2, Block D</p>
<p><u>Larry A. Brown</u> <u>2/25/16</u> Date</p> <p><u>Maureen K. Stout</u> <u>2/22/16</u> Date</p>	<p>Larry A Brown & Maureen K Stout Lot 3, Block D</p>
<p>_____ Caleb J. Everitt Date</p>	<p>Caleb J Everitt Lot 1, Block E</p>
<p><u>Christopher Jay Conover</u> <u>2-22-16</u> Date</p> <p><u>Heather Lynn Conover</u> <u>2/22/16</u> Date</p>	<p>Christopher Jay & Heather Lynn Conover Lot 2, Block E</p>

THIS PETITION filed in my office on _____; and subsequently examined, considered and found sufficient by the Board of County Commissioners of Sedgwick County, Kansas, on _____.

Kelly B. Arnold, County Clerk

<p>Anthony J. Gormley <i>Anthony J. Gormley</i> 2/29/16 Date</p> <p>Brenda Gormley <i>Brenda Gormley</i> 2/29/16 Date</p>	<p>Anthony J & Brenda ^{Gormley} Gormley <i>BB</i> Lot 5, Block C</p>
<p>James D. Kirk _____ Date</p> <p>Karin M. Kirk _____ Date</p>	<p>James D & Karin M Kirk Lot 6, Block C</p>
<p>Jeffrey N. Albert _____ Date</p> <p>Myka M. Albert _____ Date</p>	<p>Jeffrey N & Myka M Albert Revocable Trust Lot 7, Block C</p>
<p>Christopher Glenn Schoen _____ Date</p> <p>Tonya M. Wirths _____ Date</p>	<p>Christopher Glenn Schoen & Tonya M Wirths Lot 8, Block C</p>
<p>David A. Nance _____ Date</p> <p>Debra M. Nance _____ Date</p>	<p>David A & Debra M Nance Lot 1, Block D</p>

ESTIMATE OF TOTAL PROJECT COST

Special Assessment Redmond Estates Addition

Items

Construction Items

Right of Way	\$0
Design	\$50,000
Construction	\$568,049
Utility Relocation	\$0
Change Orders	\$7,101
Contingency	\$0
Inspection and Testing	<u>\$8,521</u>

Total Construction Costs *\$633,670*

Temporary Note Overhead Items

Interest on Notes (1 yr. @ 2%)	\$12,673
Cost of Issuance - Temp. Notes	<u>\$9,505</u>

Total Temporary Notes *\$655,848*

Bond Issue Overhead Items

Cost of Issuance - Bonds	\$9,838
Indirect Cost Reimbursement	<u>\$13,117</u>

Total Bond Issue *\$22,955*

Total Project Cost	\$678,803
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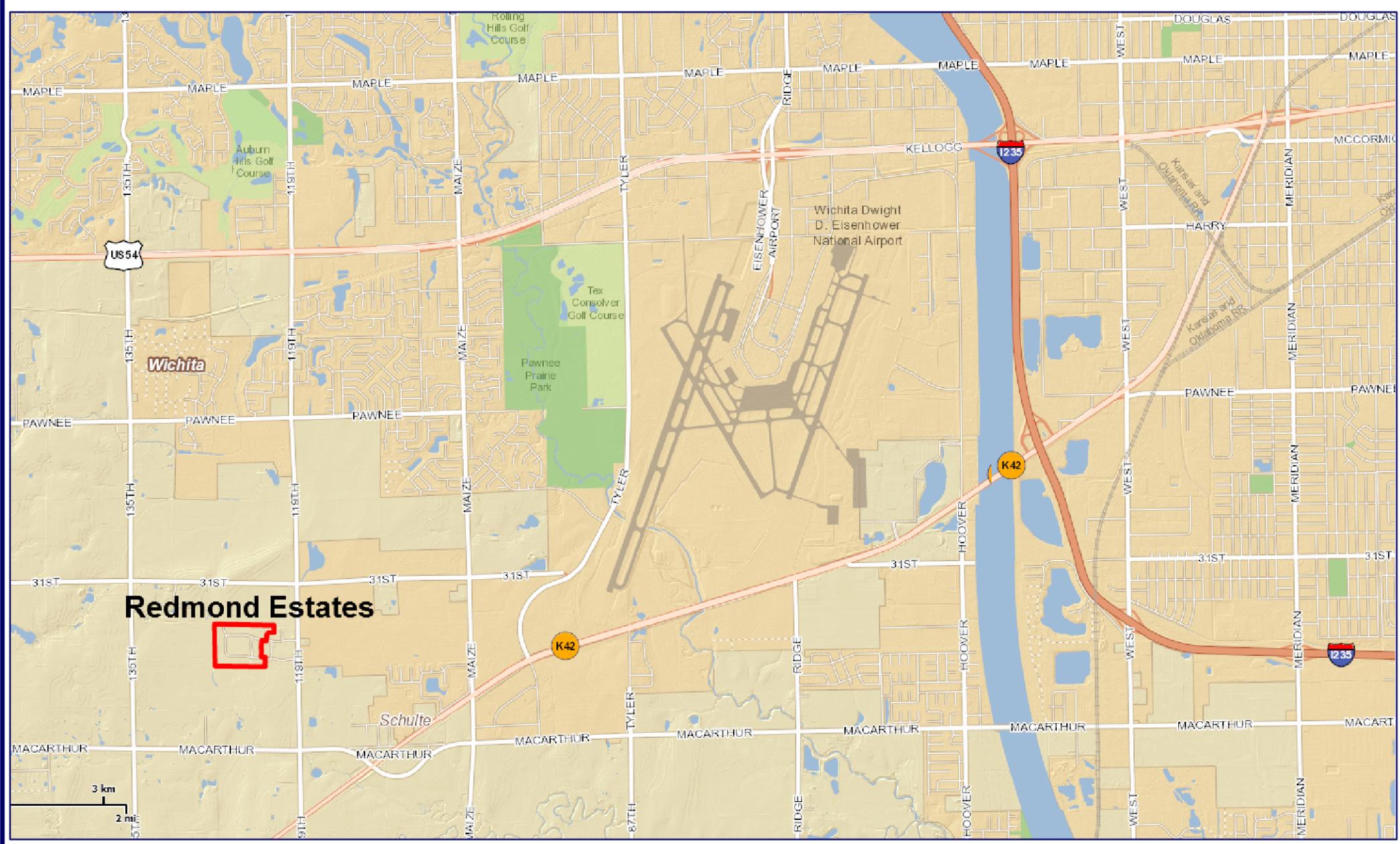
Number of Lots or Units	32
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Principal Cost Per Lot	\$21,213
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Annual Assessment Per Lot	\$1,908
Level Total Payment (4% for 15 years)	

Redmond Estates

Road Improvement Special Assessment



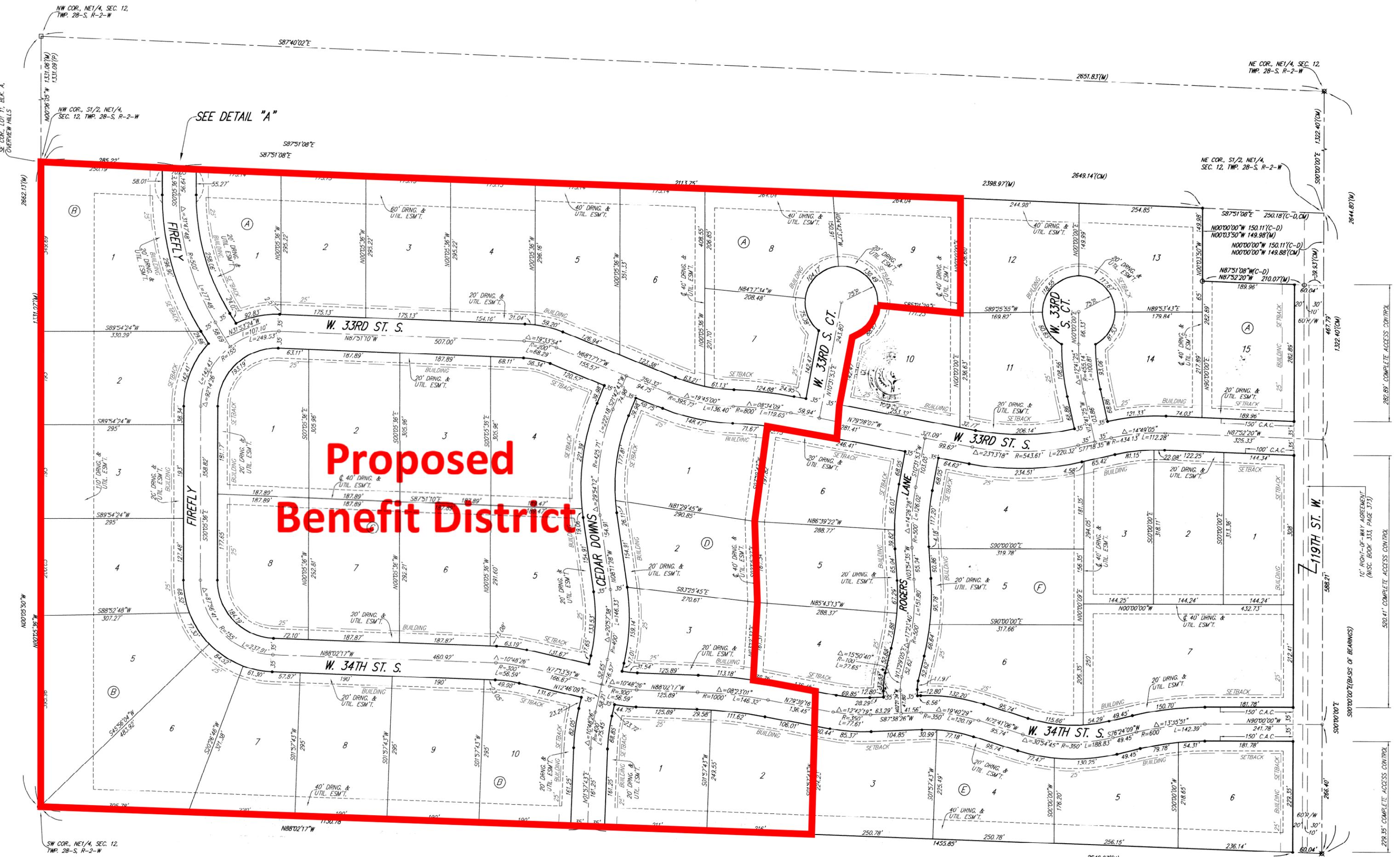
Redmond Estates



Geographic Information Services
 Division of Information & Operations
www.sedgwickcounty.org/gis
 525 N. Main, Suite 212, Wichita, KS 67203
 Tel: 316.660.9290 Fax: 316.262.1174

DISCLAIMER: It is understood that, while Sedgwick County Geographic Information Services (SCGIS), City of Wichita GIS, (for purposes of the road centerline file), participating agencies, and information suppliers, have no indication or reason to believe that there are inaccuracies in information provided, SCGIS, its suppliers make no representations of any kind, including, but not limited to, warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied with respect to the information, data or service furnished herein. In no event shall the Data Providers become liable to users of these data, or any other party, for any loss or damages, consequential or otherwise, including but not limited to time, money, or goodwill, arising from the use, operation or modification of the data. In using these data, users further agrees to indemnify, defend, and hold harmless the Data Providers for any and all liability of any nature arising out of or resulting from the lack of accuracy or correctness of the data, or the use of the data. No person shall sell, give or receive for the purpose of selling or offering for sale, any portion of the information provided herein.

Tue Mar 8 15:14:05 GMT-0600 2016



SEE DETAIL "A"

**Proposed
Benefit District**

SE COR., LOT 11, BLK. A,
OAKVIEW HILLS

NW COR., NE 1/4, SEC. 12,
TWP. 28-S, R-2-W

NW COR., S1/2, NE 1/4,
SEC. 12, TWP. 28-S, R-2-W

NE COR., NE 1/4, SEC. 12,
TWP. 28-S, R-2-W

NE COR., S1/2, NE 1/4,
SEC. 12, TWP. 28-S, R-2-W

SW COR., NE 1/4, SEC. 12,
TWP. 28-S, R-2-W

SE COR., NE 1/4, SEC. 12,
TWP. 28-S, R-2-W

10' RIGHT-OF-WAY AGREEMENT
(MISC. BOOK 333, PAGE 373)

500'00" (BASIS OF BEARINGS)

229.35' COMPLETE ACCESS CONTROL

580.41' COMPLETE ACCESS CONTROL

282.89' COMPLETE ACCESS CONTROL

580.41' COMPLETE ACCESS CONTROL

229.35' COMPLETE ACCESS CONTROL

580.41' COMPLETE ACCESS CONTROL