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Sedgwick

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316-755-2203

June 20, 2013

Richard Ranzau
Commissioner
525 N. Main #320
Wichita, Ks. 67203

Dear Richard Ranzau:

We are long-time residents of the Rancho Del Rios addition, and wish to express our desire to be De-Annexed from the city of Valley Center, for below stated reasons.

- The city has stated that they installed chip-seal surfacing to most of the streets in this addition, however, after 7 ½ years many streets still remain unfinished. The surfacing which has been done was only completed after threats of de-annexation. The streets that were the first to be completed are already in need of repair. When contacted, the County Engineer stated that chip-seal surfacing is the cheapest way to surface a road and further stated that the county does not use this method, as it does not hold up and would require resurfacing every 1-2 years. There is no comparison between the road that the city surfaced, and those which the county maintains. We have had much better service and road conditions, when maintained by the county. If we do not get de-annexed, the next road repairs will probably be done by us being assessed, which will mean more taxes. We are already paying approximately \$1000.00 a year more now than when we were county. This is something we cannot afford.
- Street lights- We did not ask for or want any street lights. If they were to install a light it should have been at the major intersection of 81st St. and West St.
- Joel Pile claims that cost estimates were provided to the residents, which is simply not true.
- Fire protection- On 11-26-12, the city received an ISO rating of 4 on the annexed areas. It took the city 7 years to get this, which the county already had. Joel Pile stated that this reduced our Home Owner Insurance premiums. This is not true, as my premiums have never lowered.

- Police Protection- There is one very busy railroad between the police station and us, which could cause a substantial delay in response time. Also, there is a bridge over the river between us and the police station. If this bridge were in need of repairs, the police would have to travel several miles around to respond. The city has stated that due to vacations, holidays, and sick leave it is a struggle to have one full time officer on duty 24 hours a day 7 days a week. The city's statement that they have one full time compliance officer is not true. In fact, she is 50% compliance and 50% other duties. The city is responsible for sidewalks along Meridian and Main streets, yet after almost 8 years there is no sidewalk on west Main St. to the annexed areas. There is also no shoulder on this street to walk on should you have to, leaving you to walk on the street which is very dangerous.

The city has raised the fee for chickens from \$2.50 per chicken to \$15.00 per chicken, which is a fee increase of 600%. The city wanted \$25.00 per chicken, but settled for \$15.00.

The fee for livestock has risen from \$25.00 per animal to \$75.00 per animal, which is an increase of 300%. They wanted \$125 per animal, but after much debate settled for \$75.00 per animal.

As a part of the county, we had none of these taxes. We have had three animals in the past, which as of now would cost us \$225.00 in taxes, per year. The fees for dogs has just raised \$5.00. These major increases are only to effect the annexed areas. We have lived here since 1977. This was a wheat field. We wanted in the county, not the city. We have had horses and on occasion have had baby calves that needed to be brought here to be bottle fed. When we were county we did not have the burden of this added tax.

The city also, charges a tax or fee of \$3.00 a month for water that runs down our ditches to the river when it rains. This started as \$1.00 a month and has now tripled. This is nothing more than a tax on this annexed area.

Table 1. Summary of City Services to Annexed Areas:

- Street improvement- They say "yes", which is not entirely true. There are streets which have not been chip-sealed after 7 ½ years, and the ones that have been sealed are already in need of repair.
- Ditch and culvert cleaning- They say "yes". Both are untrue. They have never cleaned any ditch or culvert.

- Grading and Materials- In 2012, Pile stated that there roads were grades 111 times. That is over 2 times per week. In 2013, Pile states that the roads have been graded 32 times up to 6-15-13, which is 1.45 times a week on average. I don't know where he came up with such numbers. I hate to say this, but this is just another example of the city and Joel Pile lying about what they have done.

In the meeting on June 5th 2013, Joel Pile, Valley Center City Administrator, accused us homeowners of lying, which is untrue.

When we had the big snowstorm, it took days for the city to grade our roads, and when they did they only graded one lane. When grading gravel from the road, they grade it into the grass, which causes us to have to rake it out so we can mow.

Piles statement:

We use the city streets- Gas tax and Sales tax from the state is given to the city for major roads.

We use the schools- Taxes are paid to the school district, not the city.

We use the Library- Library tax paid by all. They receive state money.

Pool- Fees are charged. Non-residents pay a higher fee.

In the Letter of Transmittal that Joel Pile, Valley Center Administrator, sent to the county; most of what he stated was untrue. Which are actually lies.

We are asking that the County Commissioners grant this De-Annexation and get us out of this unfair treatment, and added taxation.

If we are not granted De-Annexation, these conditions and taxes will only get worse. They have singled out these Annexed areas to take the hit for their poor management and over spending.

Thank you,

Donald L. Wille

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