



**SEDGWICK COUNTY
PUBLIC WORKS**

1144 S. SENECA
WICHITA, KANSAS 67213-4443
(316) 383-7901
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David C. Spears, P.E.
Director/County Engineer

September 5, 2012

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

Dear Joe:

Re: Re-Petition for Stormwater Drainage Improvements – Greenwich Plaza Addition

This office has received an updated valid petition to create a benefit district for the purpose of constructing stormwater drainage improvements under K.S.A. 19-27, 181 et seq., as amended by Charter Resolution No. 62 of the County. The original petition did not sufficiently cover the estimated total cost of the project based on the lowest, responsible and responsive construction bid. I have enclosed a copy of the new petition, an updated project estimate, and location map for your use. The owners representing 100% of the total area liable for assessment have signed the new petition.

Please prepare appropriate documents to increase the project authorization based on the new petition amount. The project is located within three miles of the City of Wichita.

Please call me if you have any questions.

Sincerely,

James Weber, P.E.
Deputy Director of Public Works

Enclosures

cc: Chris Chronis, Chief Financial Officer (electronic copy)
Ginger Radley, Cash Debt Management Coordinator (electronic copy)
Richard A. Euson, County Counselor (electronic copy)

JW/ltp

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

PETITION TO CREATE STORMWATER DRAINAGE IMPROVMENT BENEFIT DISTRICT
GREENWICH PLAZA ADDITION

The undersigned(s) do hereby petition the Board of County Commissioners (the "Board") of Sedgwick County, Kansas (the "County") for the creation of a stormwater drainage improvement benefit district pursuant to K.S.A. 19-27,181 *et seq.*, as amended by Charter Resolution No. 62 of the County (the "Act"), in support of said petition, the undersigned(s) state the following:

1. We are the owners of Lots 1-3, Block 1, Greenwich Plaza Addition described in paragraph 3 hereof.
2. The general nature of the proposed improvement (the "Improvements") is as follows:

Drainage improvements as necessary to serve the property described in paragraph 2 hereof to be constructed in accordance with the plans and specifications of Sedgwick County Public Works.
3. The real property to be included within the proposed benefit district (the "Benefit District") and assessed for the costs of the Improvements is as follows:

Lots 1-3, Block 1, Greenwich Plaza Addition, Sedgwick County, Kansas;
4. The estimated or probable costs of the Improvements are \$60,500, to be increased at the pro rata rate of one percent (1%) per month from and after **September 1, 2012**.
5. The method of assessment is:

Lot 1, Greenwich Plaza Addition, Sedgwick County, Kansas shall pay 6033/10,000 of the improvement cost;

Lot 2, Greenwich Plaza Addition, Sedgwick County, Kansas shall pay 1507/10,000 of the improvement cost;

Lot 3, Greenwich Plaza Addition, Sedgwick County, Kansas shall pay 2460/10,000 of the improvement cost;

In the event that any 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.
7. The undersigned further request that the proposed Improvements be made without notice and hearing as required by the Act.
8. All similar petitions which have been signed by the owners of the land described in paragraph number three (3) herein, shall be incorporated by reference and, together with this petition, shall be construed as one document which represents and is to be read as

one complete petition to be presented to the Board.


Names may not be withdrawn from this Petition by the signers hereof after the Board commences consideration of this Petition, or, later than seven (7) days after the filing hereof, whichever occurs first.

IN WITNESS WHEREOF, we executed our names on the respective dates shown below:

SIGNATURE OF PROPERTY OWNER

DESCRIPTION OF PROPERTY

Lots 1-3, Block 1
Greenwich Plaza Addition
Sedgwick County, Kansas

By 
Leonard Marotte
South Central Development, LLC

Dated 8/30, 2012

THIS PETITION filed in my office on _____, 20__; and subsequently examined, considered and found sufficient by the Board of County Commissioners of Sedgwick County, Kansas, on _____, 20__.

Kelly B. Arnold, County Clerk

ESTIMATE OF TOTAL PROJECT COST

Special Assessment Greenwich Plaza Addition

Items

Construction Items

Right of Way	\$0
Design	\$3,000
Construction (per bid on 8/28/12)	\$46,480
Utility Relocation	\$0
Change Orders	\$0
Contingency	\$1,162
Inspection and Testing	<u>\$2,324</u>

Total Construction Costs \$52,966

Temporary Note Overhead Items

Interest on Notes (1 yr. @ 5%)	\$2,648
Cost of Issuance - Temp. Notes	<u>\$794</u>

Total Temporary Notes \$56,409

Bond Issue Overhead Items

Cost of Issuance - Bonds	\$1,128
Indirect Cost Reimbursement	<u>\$2,820</u>

Total Bond Issue \$3,949

Total Project Cost **\$60,357**

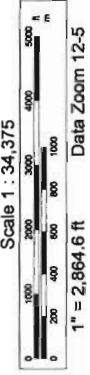
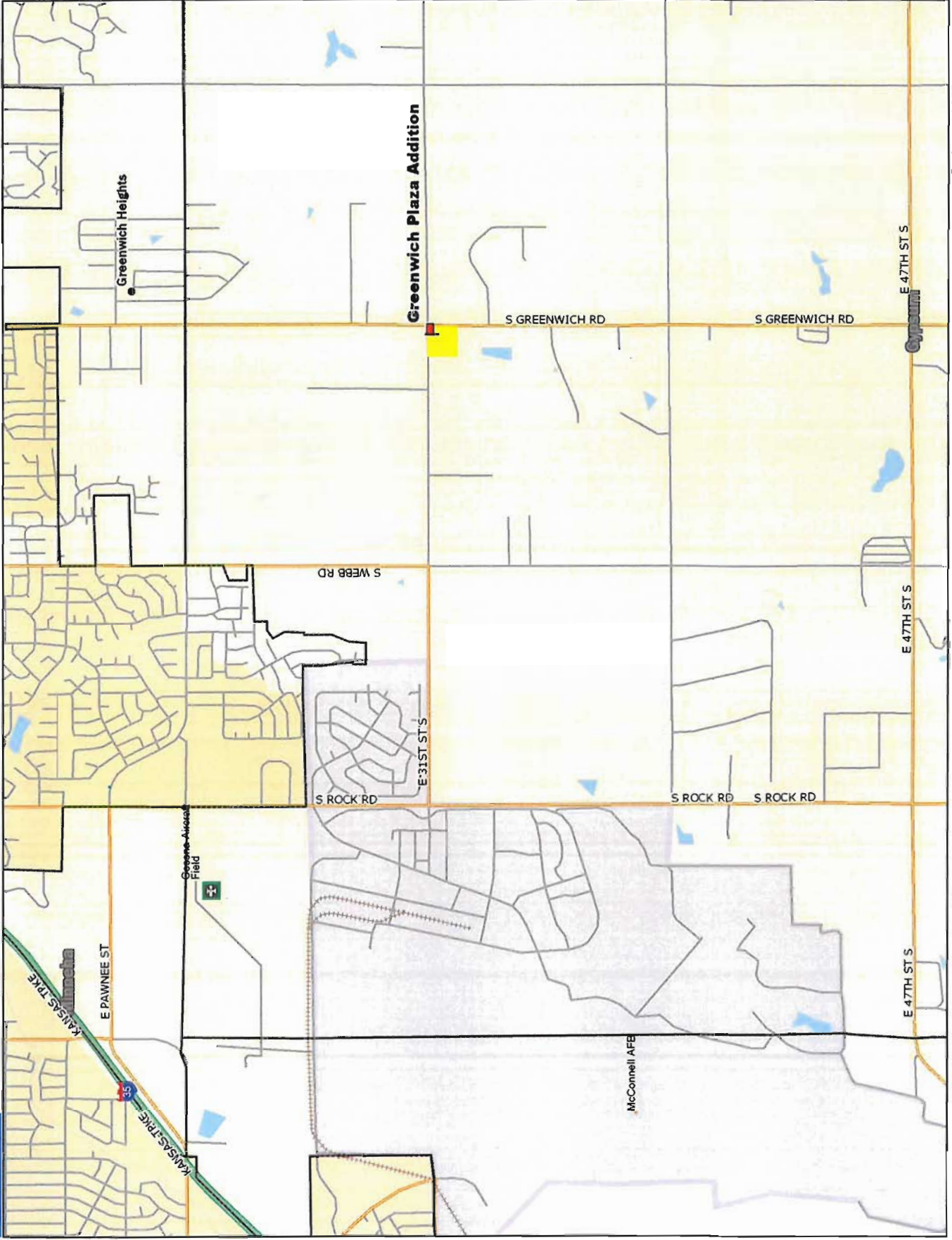
Number of Lots or Units 3

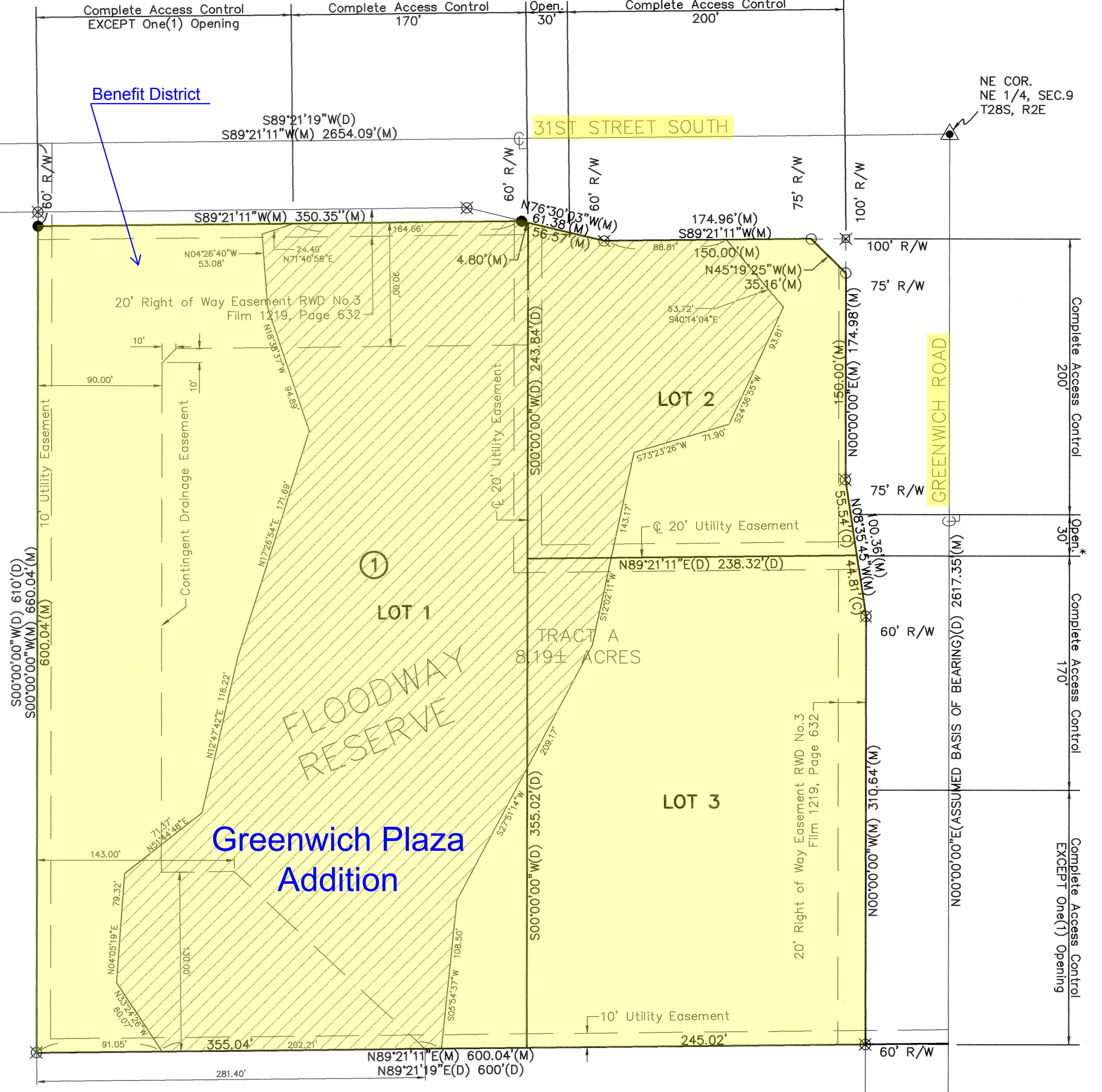
Principal Cost Per Lot

Lot 1 (60.33%)	\$36,414
Lot 2 (15.07%)	\$9,096
Lot 3 (24.60%)	\$14,848

Annual Assessment Per Lot

Level Total Payment	Lot 1	\$3,391
(4.5% for 15 years)	Lot 2	\$847
	Lot 3	\$1,383





Benefit District

NE COR.
NE 1/4, SEC. 9
T28S, R2E

31ST STREET SOUTH

GREENWICH ROAD

Greenwich Plaza
Addition

①

LOT 1

LOT 2

LOT 3

TRACT A
8.19± ACRES

20' Right of Way Easement RWD No. 3
Film 1219, Page 632

20' Right of Way Easement RWD No. 3
Film 1219, Page 632

Contingent Drainage Easement

20' Utility Easement

20' Utility Easement

10' Utility Easement

60' R/W

60' R/W

60' R/W

75' R/W

100' R/W

100' R/W

75' R/W

75' R/W

60' R/W

100.36'(M)

100.36'(M)

55.54'(M)

150.00'(M)

174.98'(M)

174.96'(M)

150.00'(M)

35.16'(M)

88.81'

63.72'

93.81'

71.90'

143.17'

573'23'26"W

S24'36'55"W

S120'21"W

209.17'

S27'51'14"W

S05'54'37"W

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