

CITY OF DERBY, KANSAS

SERVICE EXTENSION PLAN

FOR

PROPOSED ANNEXATION

OF

TOWN & COUNTRY ESTATES ADDITION

COUNTRY LANE ADDITION

AND

UNPLATTED TRACTS

Area North of Patriot Avenue (63<sup>rd</sup> Street So.),

approximately ½ mile west of Rock Road

November, 2009

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## **I. Legal Description of the Proposed Annexation Area**

Beginning at a point on the E line of and 50 feet north of the SE Corner of the W  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of Sec.30, T 28 S, R 2 E of the Sixth Principal Meridian, Sedgwick County, Kansas; thence west, parallel with and 50 feet north of the south line of the SE  $\frac{1}{4}$ , Section 30 to a point 10 feet south of the SE corner COUNTRY LANE ADDITION; thence north 10 feet to said SE corner COUNTRY LANE ADDITION; thence west, parallel with and 60 feet north of the south line, SE  $\frac{1}{4}$ , to the SW corner COUNTRY LANE ADDITION, said point being 330 feet east of W line, SE  $\frac{1}{4}$ ; thence west, parallel with and 60 feet north of S line SE  $\frac{1}{4}$ , to a point 160 feet east of W line SE  $\frac{1}{4}$ ; thence south 10 feet; thence west, parallel with and 50 feet north of S line SE  $\frac{1}{4}$ , to the west line of the east 20 rods of the SW  $\frac{1}{4}$ , Section 30, said point also being on the east line of STONE CREEK ADDITION; thence north along the east line of STONE CREEK ADDITION to a point 329.00 feet north of the S line said Sec. 30; thence east parallel with the S line of said Sec. 30, 20 rods to a point on the W line of the SE  $\frac{1}{4}$ , said Sec. 30; thence north on said W line to the NW Corner of TOWN AND COUNTRY ESTATES, Sedgwick County, Kansas; thence easterly on the N line of TOWN AND COUNTRY ESTATES to a point(Point 'A') 770 feet east of the W line of said SE  $\frac{1}{4}$  as measured at right angles to said W line; thence northerly on a line, (which intersects the N line of said SE  $\frac{1}{4}$ , 903.13 feet east of the NW Corner of said SE  $\frac{1}{4}$ ), 327.24 feet, more or less, to a point which is 325 feet north of said Point 'A' as measured parallel with the W line of said SE  $\frac{1}{4}$ ; thence continuing northerly on the extension of the previously described line to a point which is 525 feet north of Point 'A' as measured parallel with the W line of said SE  $\frac{1}{4}$ ; thence easterly at right angles to the W line of said SE  $\frac{1}{4}$ , 250 feet; thence southerly parallel with said W line, 200 feet; thence easterly, 241.97 feet, more or less, to a point on the E line of, and 805.81 feet, more or less, south of the NE corner of the W  $\frac{1}{2}$ , SE  $\frac{1}{4}$ , said Sec. 30, thence south on the E line said W  $\frac{1}{2}$ , SE  $\frac{1}{4}$ , to the point of beginning; along with another tract described as beginning at aforesaid Point 'A'; thence northerly on a line, (which intersects the N line of said SE  $\frac{1}{4}$ , 903.13 feet east of the NW Corner of said SE  $\frac{1}{4}$ ), 327.24 feet, more or less, to a point which is 325 feet north of said Point 'A' as measured parallel with the W line of said SE  $\frac{1}{4}$ ; thence continuing northerly on the extension of the previously described line, 14.35 feet; thence southwesterly with a deflection angle left of  $170^{\circ} 49' 50''$ , a distance of 19.97 feet; thence southwesterly with a deflection angle right of  $00^{\circ} 49' 38''$ , a distance of 41.19 feet; thence southwesterly with a deflection angle right of  $01^{\circ} 44' 20''$ , a distance of 35.61 feet; thence southwesterly with a deflection angle right of  $02^{\circ} 52' 50''$ , a distance of 73.03 feet; thence southwesterly with a deflection angle right of  $06^{\circ} 33' 17''$ , a distance of 31.46 feet; thence southwesterly with a deflection angle right of  $03^{\circ} 39' 17''$ , a distance of 60.89 feet; thence southwesterly with a deflection angle right of  $02^{\circ} 28' 36''$ , a distance of 80.17 feet, more or less, to a point on the north line TOWN AND COUNTRY ESTATES; thence easterly on said N line a distance of 111.68 feet, more or less, to the point of beginning.

## **II. Introduction**

The City of Derby is proposing to annex certain eligible tracts of land by means of unilateral annexation pursuant to the requirements of state law found in Kansas Statutes Annotated (KSA) 12-520 *et. seq.*

Recent annexations of Calvary Baptist Church Addition to the east and areas being platted as Stone Creek 4<sup>th</sup> and 5<sup>th</sup> Additions to the west and north have resulted in the subject proposed annexation area being totally surrounded by tracts that are presently within the Derby corporate boundary.

Annexation of the entire area can therefore be accomplished in one process, since the aggregate of all the platted lots and unplatted tracts is defined by state law as “land”, with “land” eligible for annexation when totally within the City. (KSA 12-519 *et. seq.*)

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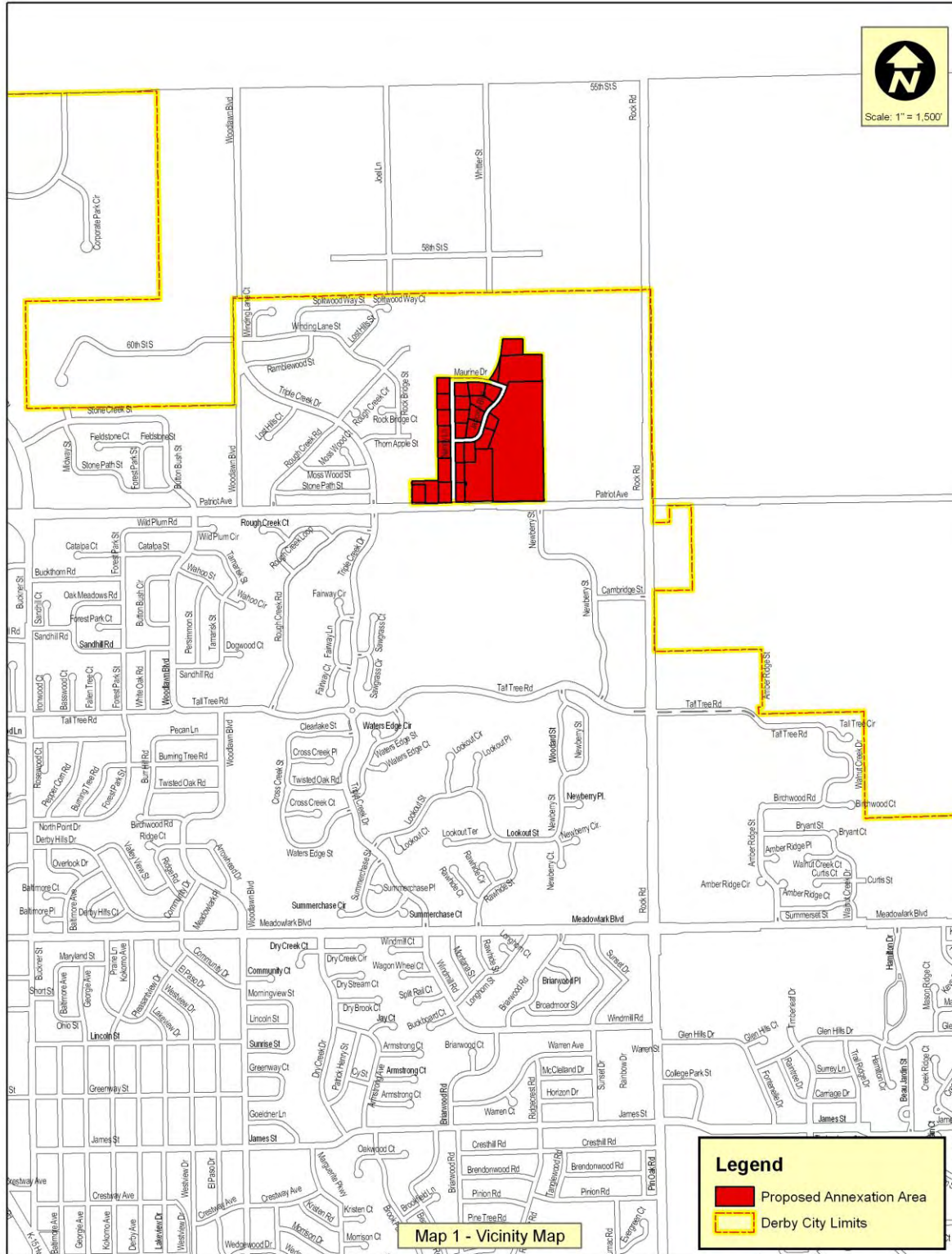
### **III. Location of the Proposed Annexation Area**

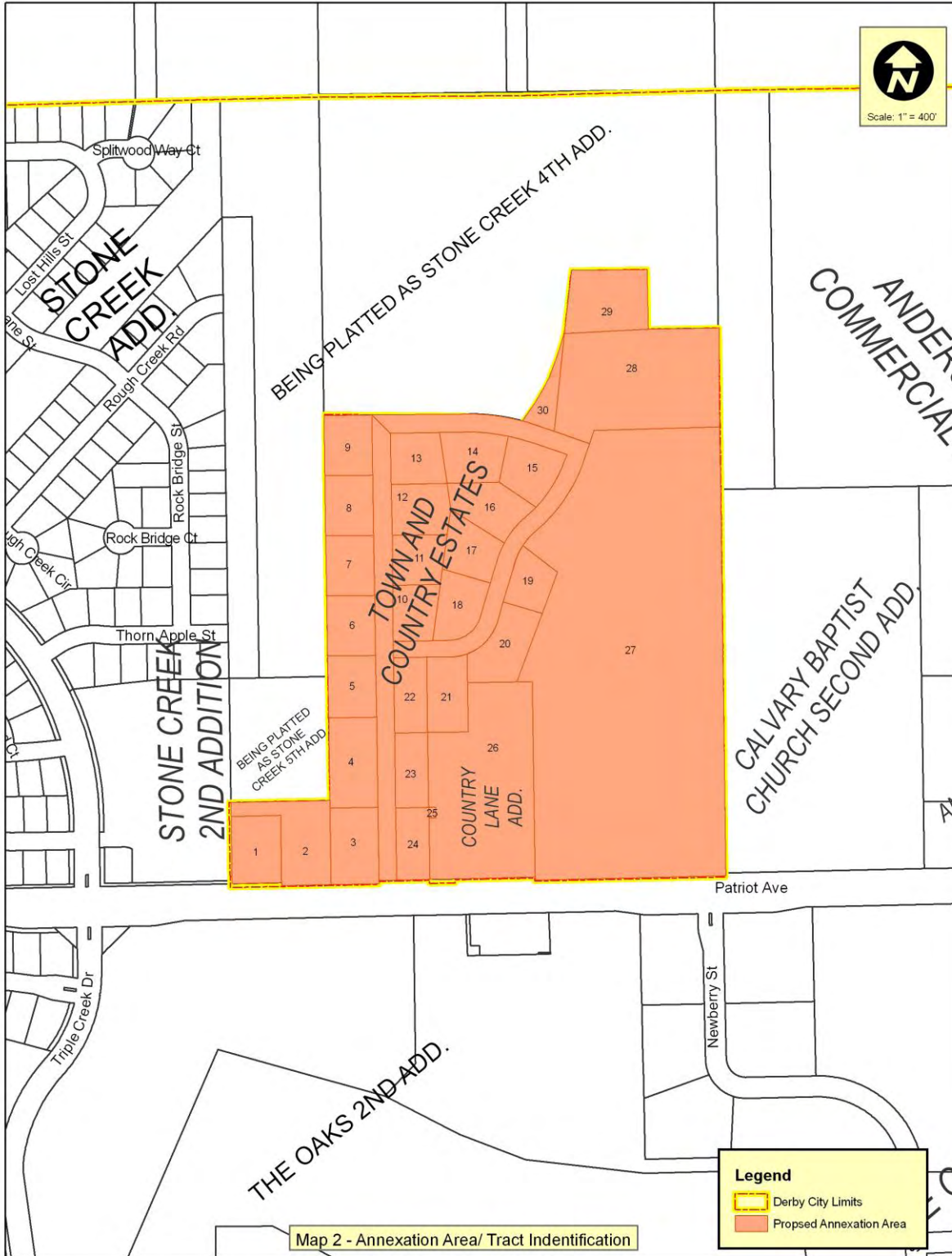
The tracts proposed for annexation are in an area generally located on the north side of Patriot Avenue (63<sup>rd</sup> Street South) approximately ½ mile west of Rock Road.

The map on page 7 illustrates the general location of the proposed annexation area and the relationship to the existing City of Derby boundary.

The proposed annexation area consists of a total of 52.4 acres and is comprised of two platted subdivisions, Town and Country Estates (1955) which has 18 lots and Country Lane Addition (1998) which has 1 lot, along with 11 additional unplatted tracts. Each lot and tract has been assigned a Tract Number for the purposes of this report and are identified on the map shown on page 8.

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#### **IV. Land Use and Zoning**

##### **Land Use**

The proposed annexation area is predominantly residential. It is estimated that 80 people presently live within the proposed annexation area. Tract No. 25 is vacant, but is owned by owners of Tract No. 24 and appears to have been purchased to accommodate a small out-building. Tract No. 30 is also vacant, but appears to be used for access to Tract No. 29. Tract No. 27, the largest tract in the proposed annexation area, is residential but has some agricultural use, primarily pasture on the southerly 11+ acres.

Table 1: Annexation Area Land Use Information

Residential Tracts	Agricultural Tracts	Vacant Tracts	Total
28	0	2	30

##### **Zoning**

All tracts within the proposed annexation area are presently zoned “RR – Rural Residential” per Sedgwick County zoning regulations.

Upon annexation into the City of Derby, all tracts will automatically be zoned “R-1 Single Family Residential” per City of Derby zoning regulations. Derby does have a separate zoning district called “R-1B Low Density Single Family Residential” which may be more appropriate for this type of suburban development. However, a few of the lots within Town and Country Estates would not comply with the minimum lot size as now required per the bulk regulations of that district. Options for future Derby zoning are as follows:

1. Retain R-1 zoning after annexation. Allowable lot size requirements in the R-1 district may result in some of the larger lots being split to create additional building sites.
2. Rezone to R-1B, retaining minimum lot sizes in the zoning regulations, knowing that some tracts are not large enough, resulting in them being “Non-Conforming”.
3. Rezone to R-1B and amend minimum lot sizes in the R-1B zoning regulations so that all lots would be compliant to the new minimum sizes.

## **V. Extension of Major Services**

### **A. Public Streets**

1. Arterial Streets. Patriot Avenue (63<sup>rd</sup> Street South) is a 5-lane urban arterial along the south edge of the proposed annexation area. This roadway was constructed in 2005 as a jointly funded project by Sedgwick County and the City of Derby. Tract No.'s 1, 2, 26, and 27 have their only access directly to Patriot Avenue. Tract No. 3 has a "circle drive" with access to both Patriot Avenue and Nancy Lane. The remaining tracts access Patriot Avenue via Nancy Lane. No additional improvements to Patriot Avenue are anticipated in the foreseeable future.

2. Local Streets. Nancy Lane, Maurine Drive and Jackson Boulevard are the only public streets within the proposed annexation area. These are considered local streets with approximately 24' wide asphalt pavement (6" asphalt over 5" Fly Ash Treated Subgrade) and open ditches for drainage. The most recent pavement improvement project was completed in May 2001 via a special assessment project which will pay out in 2015. Some patching and crack sealing has also been performed more recently on these streets. The roadways and ditches are constructed within 60' street right-of-way platted as part of Town and Country Estates. This is less than the present-day county standard width of 70', resulting in ditches that have fairly steep sideslopes in some locations and/or ditch slopes that may extend into private property.

Existing roadway and driveway culverts appear to be well maintained. Roadside ditches appear to drain well, but some mowing and maintenance along the north side of Maurine is needed. Also, some erosion is occurring on the west side of Nancy Lane, just north of Patriot where ditch drainage enters the storm sewer that was constructed in conjunction with the Patriot Avenue improvement project.

It is proposed that the existing street system remain as is after annexation. An improved roadway built to urban standards (5" asphalt on 5" rock base, curb and gutter, storm sewers) can be provided when a majority of owners request such a project and are willing to pay for it entirely.

3. Street Services. Upon annexation, the public streets will be added to the City's inventory to receive routine maintenance as part of the City's Pavement Maintenance Program. This includes crack sealing and repair, patching, seal coats, milling and overlays based on pavement condition.

4. Street Signs. Upon annexation, Derby Public Works personnel will evaluate all existing signs to assure compliance with the Uniform Manual for Uniform Traffic Control Devices (MUTCD) and revise locations, heights, sizes, etc. as needed. A new stop sign at Jackson and Nancy is needed as well as a "No Outlet" sign on Nancy Lane as you enter Town and Country Estates off of Patriot.

5. Street Lights. Street lights exist along Patriot Avenue but there are no street lights on Nancy Lane, Maurine or Jackson. In previous cases of annexation, the City contacted each homeowner and requested a "vote" regarding placement of street lights. In this annexation case, we will poll the residents and if a positive response is received and a majority of residents request street lights, the City

of Derby will contact Westar Energy to prepare a street light plan and coordinate installation of the lights as soon as practical. This will be done at the City's expense.

6. Street Addresses. Tract No.'s 1, 2, 26, and 27 are now addressed on the City of Derby system. The remaining tracts are addressed on the Sedgwick County system. Upon annexation, City staff will notify approximately 20 governmental entities of the proposed address change. The following table identifies the address changes that will be required:

Table 2 – Address Changes

<u>Tract #</u>	<u>Existing Address</u>	<u>Proposed New Address</u>
3	6361 S. Nancy Lane	2801 N. Nancy Lane
4	6331 S. Nancy Lane	2821 N. Nancy Lane
5	6301 S. Nancy Lane	2901 N. Nancy Lane
6	6263 S. Nancy Lane	2921 N. Nancy Lane
7	6245 S. Nancy Lane	3001 N. Nancy Lane
8	6225 S. Nancy Lane	3021 N. Nancy Lane
9	6201 S. Nancy Lane	3041 N. Nancy Lane
10	6260 S. Nancy Lane	2920 N. Nancy Lane
11	6248 S. Nancy Lane	3000 N. Nancy Lane
12	6230 S. Nancy Lane	3020 N. Nancy Lane
13	6200 S. Nancy Lane	3040 N. Nancy Lane
14	7325 E. Maurine Drive	1501 E. Maurine Drive
15	6201 S. Jackson Boulevard	3047 N. Jackson Boulevard
16	6225 S. Jackson Boulevard	3027 N. Jackson Boulevard
17	6245 S. Jackson Boulevard	3001 N. Jackson Boulevard
18	6261 S. Jackson Boulevard	2925 N. Jackson Boulevard
19	6240 S. Jackson Boulevard	2936 N. Jackson Boulevard
20	6266 S. Jackson Boulevard	2924 N. Jackson Boulevard
21	6270 S. Jackson Boulevard	2912 N. Jackson Boulevard
22	6300 S. Nancy Lane	2900 N. Nancy Lane
23	6340 S. Nancy Lane	2820 N. Nancy Lane
24	6360 S. Nancy Lane	2800 N. Nancy Lane
28	6156 S. Jackson Boulevard	3112 N. Jackson Boulevard
29	6146 S. Jackson Boulevard	3124 N. Jackson Boulevard

Tract No.'s 25 and 30 will not require a new address, as these tracts are owned or otherwise associated with other tract ownerships (no present County address).

There are no other existing streets in Derby with the names Nancy, Maurine or Jackson, therefore, these street names will be retained.

## **B. Water**

Water service in the proposed annexation area is presently provided by Rural Water District No. 3 (RWD #3) for domestic use only. RWD #3 has a 4" line in Nancy Lane, Maurine, and Jackson. After annexation, RWD #3 will continue to provide water service to properties in the proposed annexation area indefinitely, until the city water distribution system is extended and city water service is available.

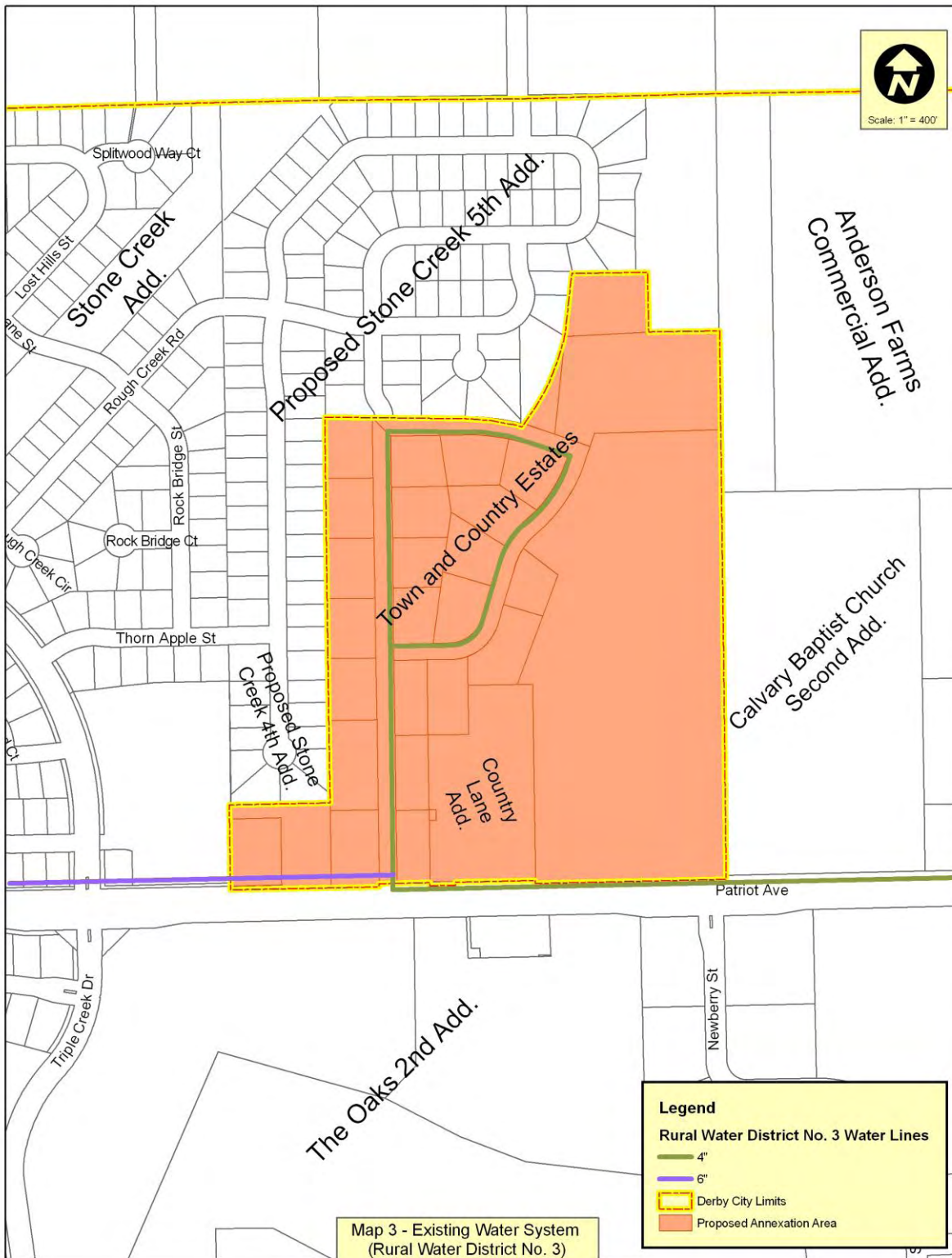
Per City of Derby policy, city water service would be provided by extension of the City's water distribution system to the proposed annexation area upon receipt of a petition by owners of a majority of the benefitting properties. The cost of installing required improvements would be financed by levy of special assessments against benefitted properties. Final locations, elevations, profiles, details, and costs would be determined and provided to property owners upon completion of design engineering after receipt of the petition.

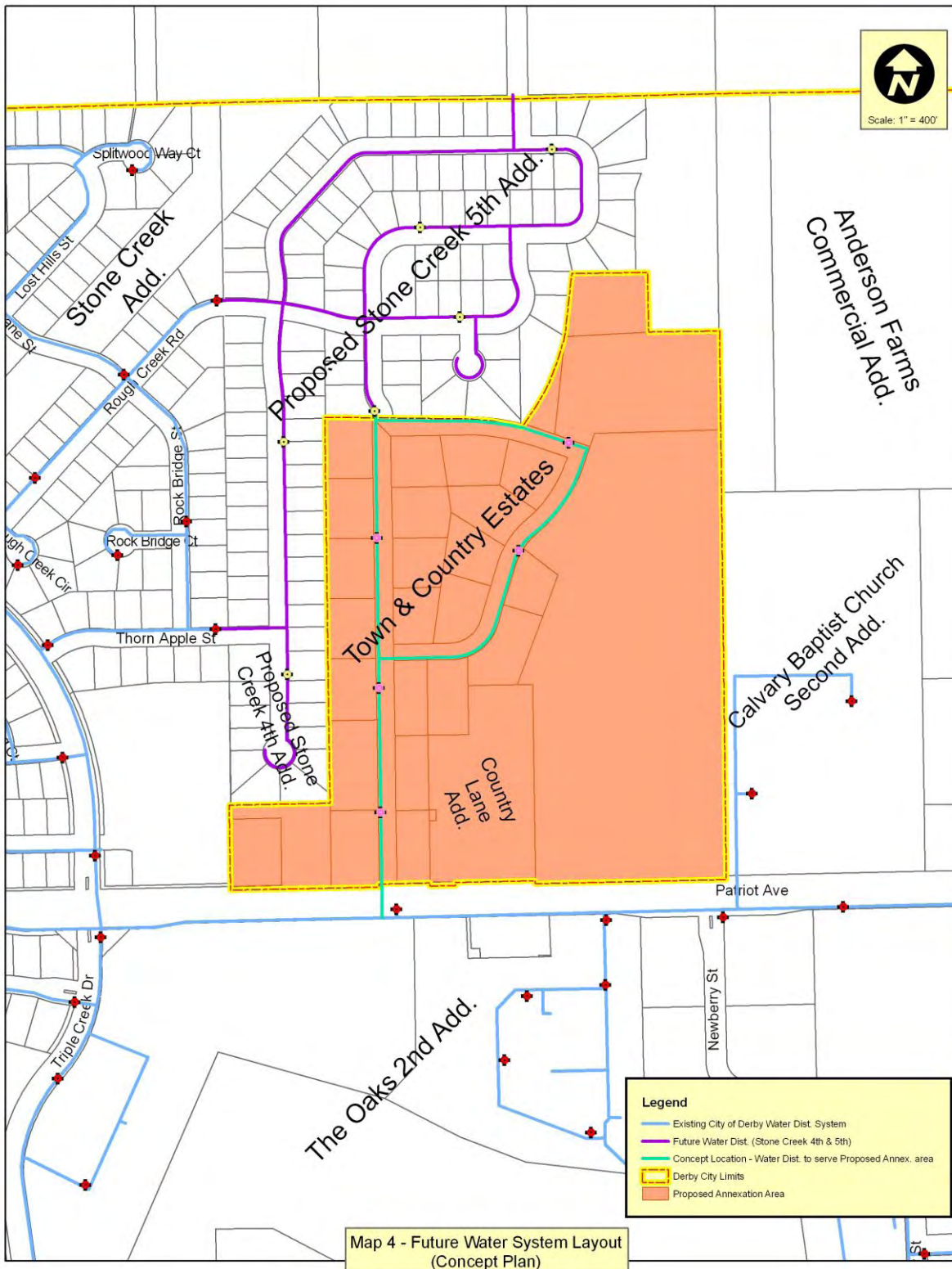
A major Derby water main (24") is located on the south side of Patriot, adjacent to the proposed annexation area. Water service to the proposed annexation area could be provided via a future water line meeting Derby's requirements for line size, material, hydrant spacing, valve locations, etc. connected to the 24" main in Patriot Avenue and to the water distribution lines projected to be constructed in the Stone Creek 4<sup>th</sup> Addition area being platted north of the proposed annexation area. It is the City's policy to provide such water service only when owners of a majority of benefitted properties request such service and are willing to pay the cost of service and the entire cost of required improvements.

Some tracts may also have existing water wells, however, public records of privately owned wells are not available.

On the following pages, a layout of the existing RWD #3 system is shown on Map 3, and Map 4 indicates a concept plan for a possible future extension of the Derby water distribution system.

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### **C. Sanitary Sewer**

All of the tracts within the proposed annexation area are currently being serviced by private sanitary sewer systems (lagoons or septic tank/lateral field).

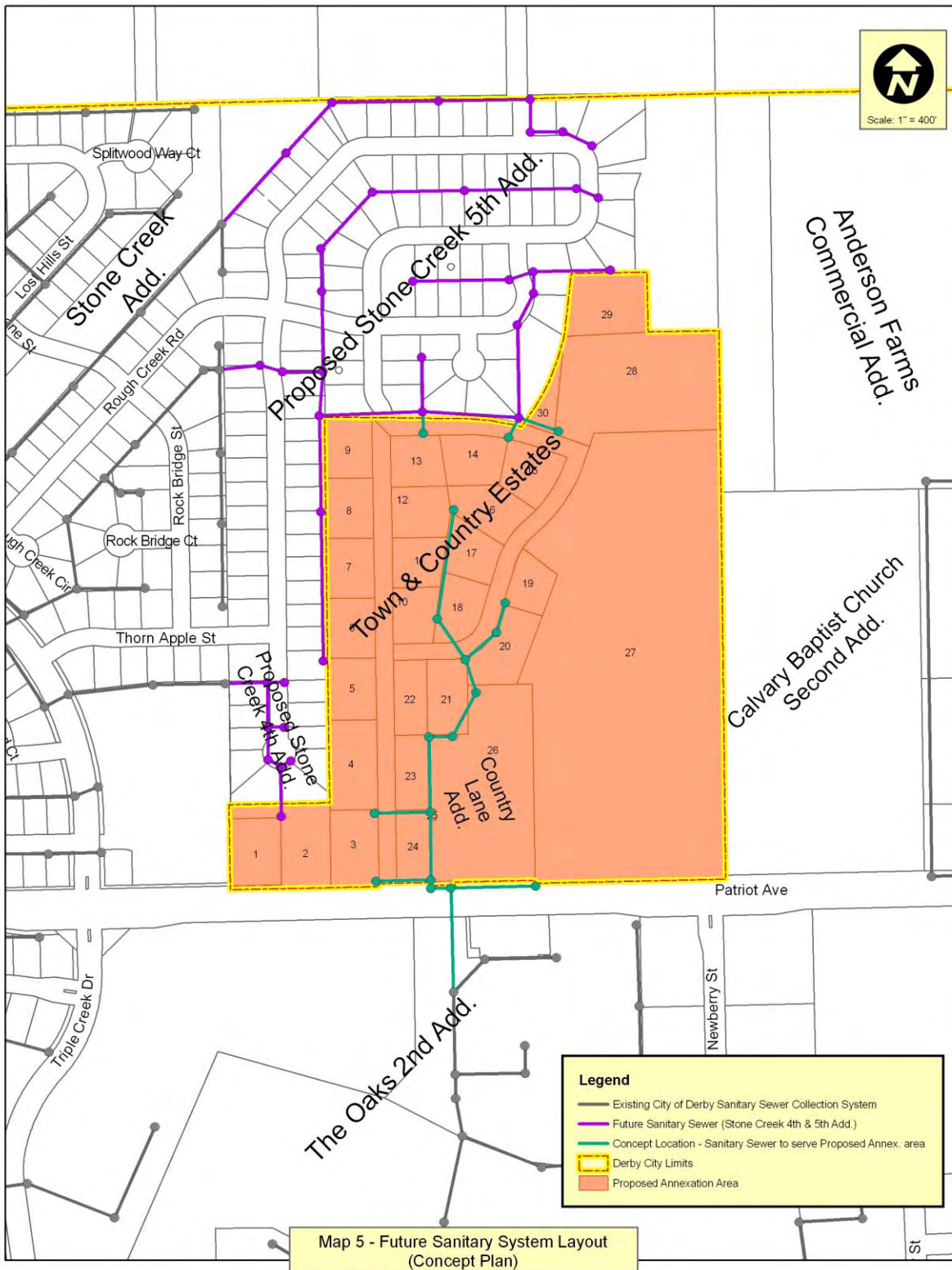
The proposed annexation area lies within the service boundaries of the City's Mid-Town Interceptor. This interceptor is 18" in size and is located generally along Dry Creek, approximately ½ mile west. City sewer laterals have been constructed off of this main interceptor sewer to serve new developments in the area, The Oaks Addition to the south and Stone Creek Addition to the west and north of the proposed annexation area. Existing lines have sufficient capacity to handle future wastewater flows from the proposed annexation area.

Map 5 shows locations of existing sewer laterals in The Oaks Addition and concept locations of sewer laterals being proposed for Stone Creek 4<sup>th</sup> and 5<sup>th</sup> Additions now in the platting process. Map 5 also shows a concept layout of sewer lateral extensions that could be utilized for providing municipal wastewater service to the area.

Per the City of Derby policy, municipal sewer service will only be provided to the area upon a petition by a majority of the benefitting tracts, with the cost of installing the sewer laterals provided by the property owners. Final locations, elevations, profiles, details, and costs would be provided upon completion of design engineering after receipt of the petition.

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#### **D. Flood Protection and Stormwater Management**

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for Sedgwick County dated February 7, 2007, only a small portion of Tract No. 26 is included in the Flood Hazard Area, Zone A (No Base Flood Elevations Determined). This stream extends from Patriot Avenue north-northeasterly through Tracts 26, 27 and 28, and to the east of Tract 29.

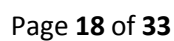
During the platting of Country Lane Addition (Tract No. 26) in 1998, detailed flood elevations were determined for the pond located within that plat. All adjacent tracts are adequately elevated above the base flood elevation (100-yr.) of 1322.0.

Stone Creek 5<sup>th</sup> Addition is a proposed residential subdivision north of the proposed annexation area. As part of that development, an additional stormwater detention area will be required to limit runoff to pre-developed levels. This will assure that the new development will not add or contribute to flooding downstream.

Town and Country Estates pre-dates the requirements for stormwater management practices and the pond and stream north of Country Lane Addition up to the proposed Stone Creek 5<sup>th</sup> Addition area is unstudied and flood hazard potential is unknown.

Upon annexation, the Derby Public Works Department will perform stream maintenance activities on an as-needed or complaint basis.

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## **E. Fire Protection**

Fire protection is currently provided for this area from Sedgwick County Fire Dist. #1 with the closest fire station being Station #36 located at 6400 S. Rock Road. Currently, Sedgwick County Fire Dist. #1 and Derby Fire/Rescue have an automatic aid agreement for response to structure fires in this area. That agreement will continue after annexation.

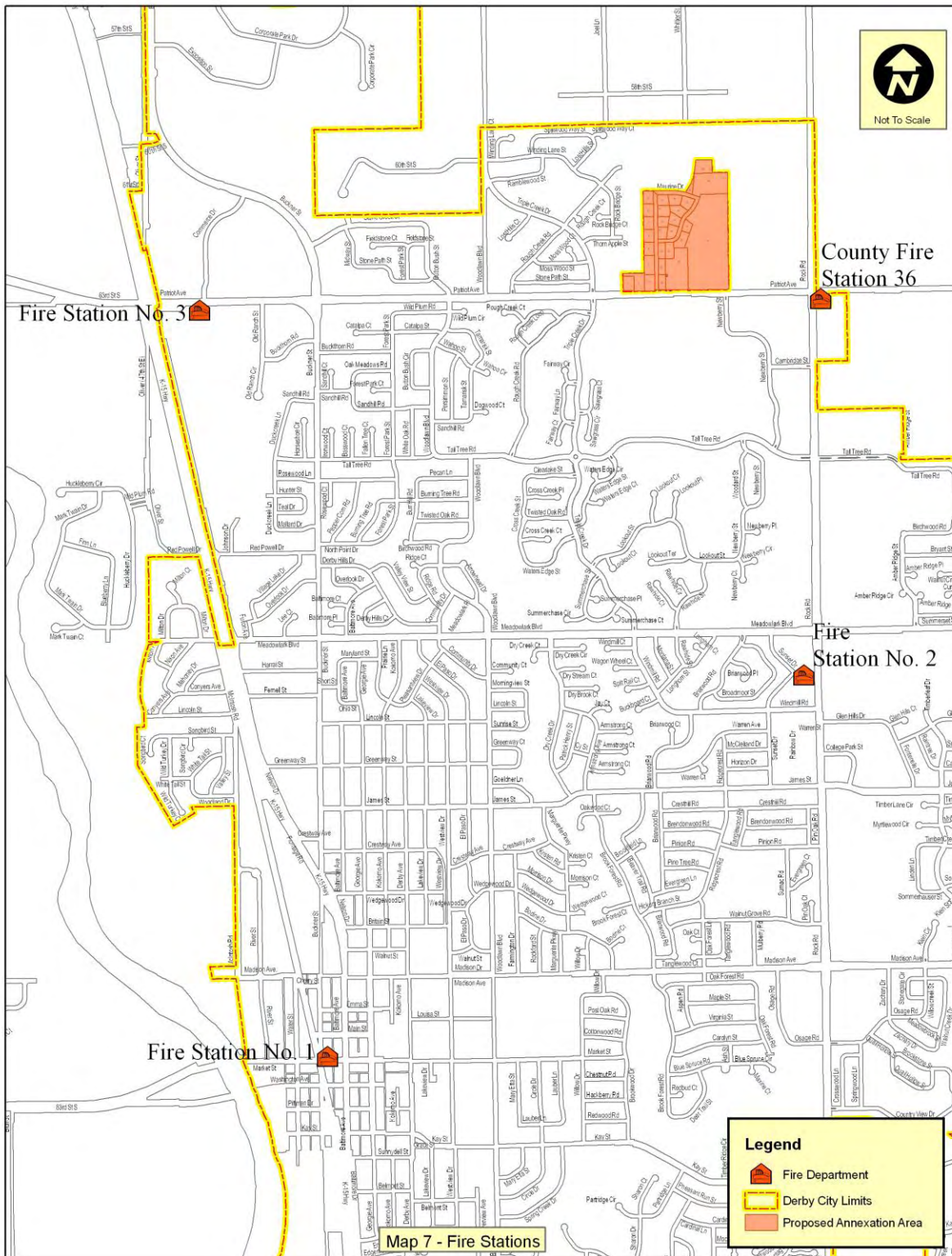
Fire protection will be provided from Derby Fire Station #1 at 128 W. Market; Derby Fire Station #2 at 1401 N. Rock Road and Derby Fire Station # 3 at 401 W. Patriot, as well as Sedgwick County Station #36 at 6400 S. Rock Road. Currently, Derby Fire/Rescue provides a 4 minute or less response 82% of the time within the city limits of Derby.

When annexed, the Derby 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, if the annexation is approved, will be based on approximately 18.5 mills. Residents of the area should not see any change in the provision of fire or medical first response service after the annexation is approved.

Fire protection would be improved upon the extension of municipal water lines as discussed in Section V.B, as additional fire hydrants would be included in the City water system, if petitioned.

The ISO (Insurance Service Organization) provides ratings classifying local jurisdictions ability to provide fire protection. The current Sedgwick County rating is Class 5 and once the tracts are annexed, the rating will lower to a Class 3. This lower rating may result in a reduction of homeowners insurance premiums. Property owners are encouraged to contact their insurance agent to see how the lower ISO rating may affect their premiums.

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## **F. Police Protection**

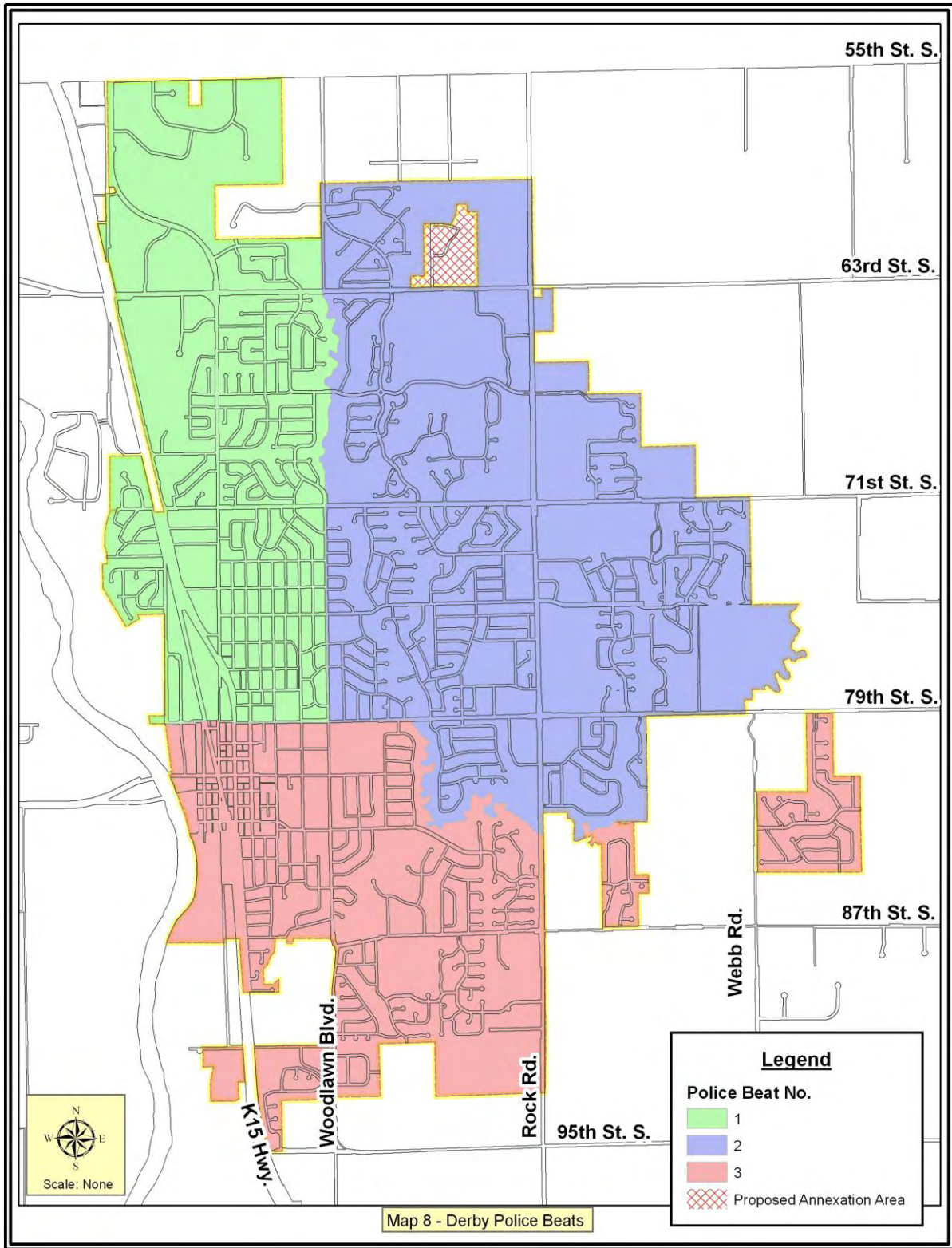
Upon annexation, police protection will be provided by Beat No. 2 of the Derby Police Department headquartered at 229 N. Baltimore.

The population of 2 Beat is currently 10,283 based on U.S. Census average of 2.85 persons per household. There are 4 officers assigned to 2 Beat over a 24-hour period; a ratio of one officer per 2,570.75 people. This is also the minimum number of officers assigned to each shift, so the ratio is the same. An additional 80 people on 2 beat would have minimal impact on the ratio. The ratio would become one officer per 2,590.75 people (an increase of .78%), requiring no increase in police staff as a result of this annexation alone.

Due to the relatively low number of people within the proposed annexation area, no increase in police staff will be needed. City of Derby will provide police services with existing resources.

Community partnerships, proactive intervention and open dialog between the police and citizens will be critical to the successful protection of this area.

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## **G. Parks**

The closest park to the proposed annexation area is Stone Creek Park which is located within the City of Derby approximately ½ mile west of the annexation area. Stone Creek Park amenities include a 4½ acre pond which is stocked by the Kansas Department of Wildlife and Parks (KDWP) each summer as part of their Community Lakes Program, walking trails, playground, disc golf course, and wooded open space. The largest park in the area, consisting of about 105 acres, is Derby's High Park located approximately 3 miles southeast of the proposed annexation area. The amenities at High Park include a 10 acre lake, also stocked by KDWP, playgrounds, shelters, picnic areas, walking trails, ball fields, soccer fields and open space. Overall, Derby has approximately 244 acres of parks which are open to the public, all of which are located within about 4 miles of the proposed annexation area.

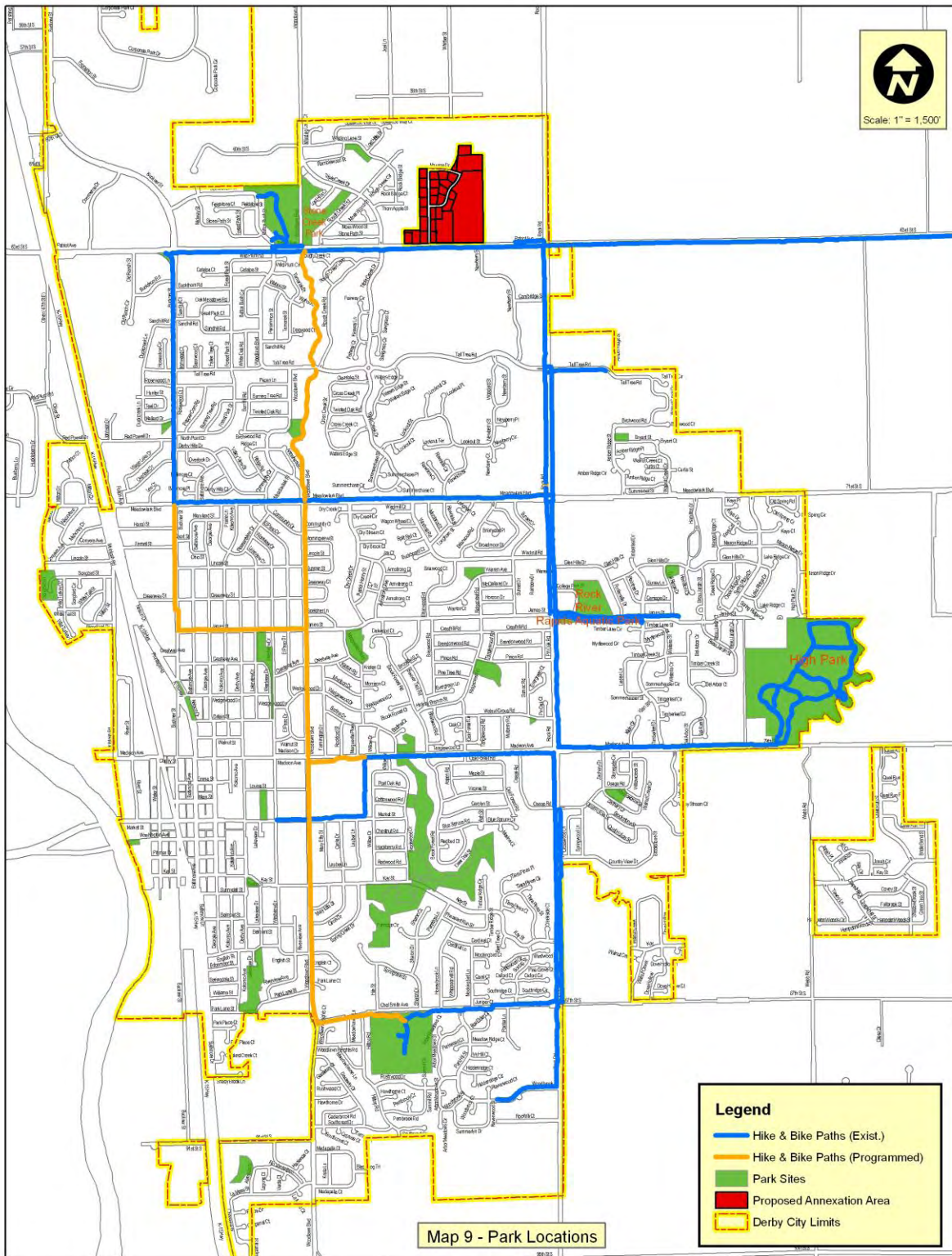
The City of Derby also has an extensive network of approximately 16 miles of Hike and Bike paths throughout the city which connect many of the City's parks. An additional 4¼ miles of path are either under construction, under contract, or programmed in the City's Capital Improvement Plan (CIP) for next year. A portion of the existing Hike and Bike path is located on the south side of Patriot Avenue adjacent to the proposed annexation area.

There are no Sedgwick County parks in the southeastern portion of the County.

Annexation of the proposed annexation area will have no effect on the Derby Park system.

Map 9 shows locations of existing city parks and High and Bike paths.

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## **H. Trash Service**

On July 28, 2009, the Derby City Council approved a contract for city wide trash and recycling pickup services with Waste Connections, Inc. This service will begin December 1, 2009 and will result in lower cost for most residents while providing more service for all residents.

Trash pickup will be on a typical weekly basis and will provide options on cart size, free bulky waste pickup such as mattresses or appliances, and free cart roll out service for disabled and elderly.

Biweekly recycling services are included, but not mandatory. Recyclables such as cardboard, chipboard, plastics #1 - #7, steel and aluminum cans, glass, newspaper, magazines, junk mail, phone books, etc. will be collected in a single stream (no sorting required).

Franchising results in a more efficient system (thus reducing cost), reduces truck traffic which is good for street maintenance, reduces noise and air pollution, and improves general tidiness of the neighborhood.

Upon annexation, each trash customer will be required to enroll for trash service with Waste Connections. There are some exemptions. Contact City Hall for details. Each customer is responsible for the cost of their trash service. Quarterly rates are either \$38.25 or \$44.25 depending on the size of trash cart selected.

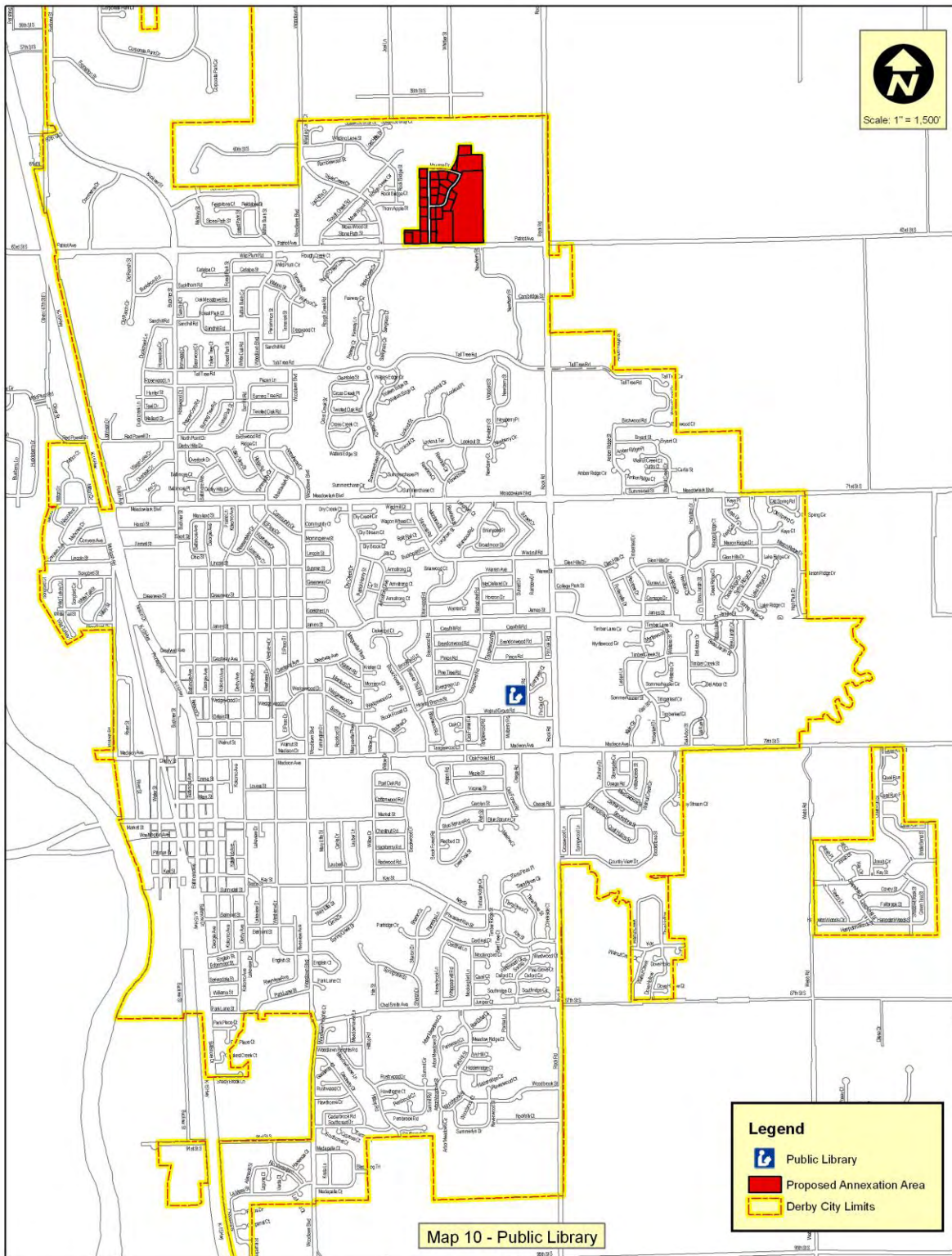
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## **I. Library**

A new Derby Public Library located on Walnut Grove Street, 1 block west of Rock Road (approximately 2 miles south of the proposed annexation area) will open on November 14, 2009. This facility's construction was funded by a ½% city sales tax. The facility includes over 37,000 square feet of space and is large enough to be considered a regional library. The library is open to the public and has many existing patrons who live outside the corporate limits of the city.

Annexation of the proposed annexation area will have no effect on the library's operation.

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## **VI. Ad Valorem Taxes**

The current total appraised values and assessed valuations of the tracts proposed for annexation are shown in the table below:

Table 3 – Total Appraised Values and Assessed Valuations  
(Source – 2008 Sedgwick County records)

<u>Appraised Value</u>	<u>Assessed Valuation</u>
\$4,926,340	\$566,529

Upon annexation, Gypsum Township, County Fire District, and South Central Kansas Library taxes will no longer be assessed, but property owners will begin to pay City of Derby's mill levy rate of 47.905 mills.

In order to determine how annexation will affect the property owners within the proposed annexation area, four (4) sample detailed breakdowns of ad valorem taxes, before and after annexation, are included on the following pages.

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#### Four (4) Sample Tax Breakdowns

##### Tax Levy Changes and Net Change - \$100,000 valuation

Tax Levy Changes and Net Change - Sample #1

\$100,000 = "Example" Appraised Value According to Sedgwick County

"Example" Assessed Value (Total Taxable Value) = \$11,500

Current Mill Levy (2008) = **109.848**

**Difference = +21.7%**

<b>Taxing Entity (mill levy)</b>	<b>Current Taxes</b>	<b>Taxes Upon Annexation</b>	<b>Difference in Taxes</b>	<b>Estimated Net Change</b>
State of Kansas (1.5)	\$17.25	\$17.25	\$0.00	\$0.00
Sedgwick County (30.377)	\$349.34	\$349.34	\$0.00	\$0.00
Gypsum Township (4.492)	\$51.66	\$0.00	-\$51.66	-\$51.66
USD 260 (47.788)	\$549.56	\$549.45	\$0.00	\$0.00
USD 260 Bond #2 (6.177)	\$71.04	\$71.04	\$0.00	\$0.00
County Fire District (18.501)	\$212.76	\$0.00	-\$212.76	-\$212.76
South Central Kansas Library (1.013)	\$11.65	\$0.00	-\$11.65	-\$11.65
City of Derby (47.905)	\$0.00	\$550.91	\$550.91	\$550.91
Property Tax Total	\$1,263.25	\$1,537.99	\$274.74	\$274.74
Estimated Net Change		\$274.74		
(Projected Additional Expense				
once Annexed)				

\* All costs are annual unless otherwise noted; mills are shown in parentheses. (A mill is one dollar per \$1,000 of assessed valuation.)

#### Four (4) Sample Tax Breakdowns

##### Tax Levy Changes and Net Change - \$200,000 Valuation

Tax Levy Changes and Net Change - Sample #2

\$200,000 = "Example" Appraised Value According to Sedgwick County

"Example" Assessed Value (Total Taxable Value) = \$23,000

Current Mill Levy (2008) = **109.848**

**Difference = +21.7%**

<b>Taxing Entity (mill levy)</b>	<b>Current Taxes</b>	<b>Taxes Upon Annexation</b>	<b>Difference in Taxes</b>	<b>Estimated Net Change</b>
State of Kansas (1.5)	\$34.50	\$34.50	\$0.00	\$0.00
Sedgwick County (30.377)	\$698.67	\$698.67	\$0.00	\$0.00
Gypsum Township (4.492)	\$103.32	\$0.00	-\$103.32	-\$103.32
USD 260 (47.788)	\$1,099.12	\$1,099.12	\$0.00	\$0.00
USD 260 Bond #2 (6.177)	\$142.07	\$142.07	\$0.00	\$0.00
County Fire District (18.501)	\$425.52	\$0.00	-\$425.52	-\$425.52
South Central Kansas Library (1.013)	\$23.30	\$0.00	-\$23.30	-\$23.30
City of Derby (47.905)	\$0.00	\$1,101.82	\$1,101.82	\$1,101.82
Property Tax Total	\$2,526.50	\$3,076.18	\$549.68	\$549.68
Estimated Net Change		\$549.68		
(Projected Additional Expense				
once Annexed)				

\* All costs are annual unless otherwise noted; mills are shown in parentheses. (A mill is one dollar per \$1,000 of assessed valuation.)

#### Four (4) Sample Tax Breakdowns

##### Tax Levy Changes and Net Change - \$300,000 Valuation

Tax Levy Changes and Net Change - Sample #3

\$300,000 = "Example" Appraised Value According to Sedgwick County

"Example" Assessed Value (Total Taxable Value) = \$34,500

Current Mill Levy (2008) = **109.848**

**Difference = +21.7%**

<b>Taxing Entity (mill levy)</b>	<b>Current Taxes</b>	<b>Taxes Upon Annexation</b>	<b>Difference in Taxes</b>	<b>Estimated Net Change</b>
State of Kansas (1.5)	\$51.75	\$51.75	\$0.00	\$0.00
Sedgwick County (30.377)	\$1,048.00	\$1,048.00	\$0.00	\$0.00
Gypsum Township (4.492)	\$154.97	\$0.00	-\$154.97	-\$154.97
USD 260 (47.788)	\$1,648.69	\$1,648.69	\$0.00	\$0.00
USD 260 Bond #2 (6.177)	\$213.11	\$213.11	\$0.00	\$0.00
County Fire District (18.501)	\$638.28	\$0.00	-\$638.28	-\$638.28
South Central Kansas Library (1.013)	\$34.95	\$0.00	-\$34.95	-\$34.95
City of Derby (47.905)	\$0.00	\$1,652.72	\$1,652.72	\$1,652.72
Property Tax Total	\$3,789.75	\$4,614.27	\$824.52	\$824.52
Estimated Net Change		\$824.52		
(Projected Additional Expense				
once Annexed)				

\* All costs are annual unless otherwise noted; mills are shown in parentheses. (A mill is one dollar per \$1,000 of assessed valuation.)

#### Four (4) Sample Tax Breakdowns

##### Tax Levy Changes and Net Change - \$400,000 Valuation

Tax Levy Changes and Net Change - Sample #4

\$400,000 = "Example" Appraised Value According to Sedgwick County

"Example" Assessed Value (Total Taxable Value) = \$46,000

Current Mill Levy (2008) = **109.848**

**Difference = +21.7%**

<b>Taxing Entity (mill levy)</b>	<b>Current Taxes</b>	<b>Taxes Upon Annexation</b>	<b>Difference in Taxes</b>	<b>Estimated Net Change</b>
State of Kansas (1.5)	\$69.00	\$69.00	\$0.00	\$0.00
Sedgwick County (30.377)	\$1,397.34	\$1,397.34	\$0.00	\$0.00
Gypsum Township (4.492)	\$206.63	\$0.00	-\$206.63	-\$206.63
USD 260 (47.788)	\$2,198.25	\$2,198.25	\$0.00	\$0.00
USD 260 Bond #2 (6.177)	\$284.14	\$284.14	\$0.00	\$0.00
County Fire District (18.501)	\$851.05	\$0.00	-\$851.05	-\$851.05
South Central Kansas Library (1.013)	\$46.60	\$0.00	-\$46.60	-\$46.60
City of Derby (47.905)	\$0.00	\$2,203.63	\$2,203.63	\$2,203.63
Property Tax Total	\$5,053.01	\$6,152.36	\$1,099.35	\$1,099.35
Estimated Net Change		\$1,099.35		
(Projected Additional Expense				
once Annexed)				

\* All costs are annual unless otherwise noted; mills are shown in parentheses. (A mill is one dollar per \$1,000 of assessed valuation.)



### Timetable for Services

The proposed financing and timetable for the extension of municipal services to the proposed annexation area are shown in Table 4 Timing and Financing of Services. Most citywide municipal services such as fire, police, park, library, building inspection and other general government services will be extended to the area immediately upon annexation.

Table 4 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	Upon Annexation	No cost for installation; about \$89 per light per year for operation; City at Large
Ditch Cleaning	yes	Upon Annexation	City at Large
Culvert Cleaning	Yes	Upon Annexation	City at Large
Stream Maintenance	Yes	Upon Annexation	City at Large
Water Mains	N/A	N/A	N/A
Water Laterals & Fire Hydrants	As Required	Upon Petition	100% by benefiting property
Sewer Mains	N/A	N/A	N/A
Sewer Laterals	As Required	Upon Petition	Per City Policy
Fire Protection	Provided by City & County	City/County Fire Station / 1st Responder Agreement	City at Large
Police Protection	Provided by City	Upon Annexation	City at Large
Parks	Identified	Existing	City at Large
Library	Yes	Existing	City at Large and fees
Franchised Trash Service	Yes	Upon Annexation	Owner
City Building Code Enforcement	Yes	Upon Annexation	City at Large and user fees
City Health Code Enforcement	Yes	Upon Annexation	City at Large and user fees
Minimum Housing Code & Zoning Code Enforcement	Yes	Upon Annexation	City at Large and user fees