

## Annexation Service Plan - City of Goddard

- I. Overview of Annexation Statues
- II. Rationale for Annexation
- III. Areas of Annexation
- IV. Land Use and Zoning
  - a. Existing Land Use
  - b. Proposed / Future Land Use
- V. Extension of Major Municipal Services
  - a. Public Streets
    - i. Local Streets
    - ii. Arterial / Collector Streets
    - iii. Street Services
    - iv. Traffic Calming
  - b. Water
    - i. Existing Water System
    - ii. Proposed / Future Water System
  - c. Sanitary Sewer
    - i. Existing Sanitary Sewer
    - ii. Proposed / Future Sanitary Sewer System
  - d. Solid Waste Management
  - e. Fire Protection
  - f. Police Protection
- VI. Ad Valorem Tax Revenues
  - a. Present Tax Structure
  - b. Future Tax Structure
  - c. Additional Offsets
- VII. Timetable of Services

## Overview of Annexation Statutes

### Unilateral Annexation – annexation without landowner consent

KSA 12-520 allows cities to annex qualified land with or without the consent of the property owner. State statute identifies six conditions, which permit cities to annex land under this process.

1. The land is platted and some part of the land adjoins the city
2. The land is owned by or held in trust for the city or any agency thereof
3. The land adjoins the city and is owned by or held in trust for any governmental unit other than the city
4. The land lies within or mainly within the city and has a common perimeter with a city boundary line of more than 50%
5. The land is less than 21 acres in size, and if annexed, will make the city boundary straight or harmonious and some part adjoins the city
6. The tract is less than 21 acres in size and is situated so that two-thirds of any boundary line adjoins the city

KSA 12-521 permits a city to annex any adjoining land upon approval of the board of county commissioners. Land that could, over time, be annexed unilaterally can be brought into the city at one time by use of this statute. There are two very broad conditions permitting cities to annex pursuant to KSA 12-521

1. If the city is not permitted to annex land through any unilateral or any consent annexation process
2. If the city may annex the land through unilateral or consent procedures but deems it advisable not to annex through either of those procedures

There are two different statutory procedures a city can utilize for the annexation of land when the landowners either consent to or petition for the annexation. If the land adjoins the city can annex the property unilaterally pursuant to KSA 12-520(a) (7). If the land does not adjoin the city, the city may annex the land subject to approval of the board of county commissioners, pursuant to KSA 12-520c.

## Rationale for Annexation

Annexation – “the act of attaching, adding, joining, or uniting one thing to another, generally spoken of the connection of a smaller or subordinate thing with a larger or principal thing.” This act of joining or uniting plays an important function in a city’s role of providing services and protection to citizens within its community.

The modern city exists to provide services and protection to those who live within its borders. A city’s ability to so provide is affected by many forces – including the nature and intensity of the use of land beyond those borders. A city’s boundary, rather, is an invisible line that is the limit of its authority and responsibility.

Whether legally a part of the city or not, fringe areas are a part of the community. Their inhabitants demand the services and protection necessitated by concentrations of people in developed territory. Timely annexation of developed or developing adjacent territory by cities is the most efficient method of providing services to fringe areas. Annexation, with the accompanying extension of planning and land use controls, prevents uses of land that may threaten the social and economic life and cohesiveness of the community. Properly used, annexation enables urban and urbanizing fringe areas to unite as a whole with the city to which it is socially and economically related, and oftentimes dependent.

The power of Kansas municipalities to annex has existed in Kansas law since statehood in 1861. Over the years, that power has undergone a series of repeals and amendments resulting from political disagreements among urban, suburban and rural interests. If cities cannot adjust their boundaries in a reasonably easy manner, special districts and small cities are often formed in order to provide essential municipal services or land is developed in an uncontrolled manner. Such actions usually result in increased complexity of local government, divided responsibility, and increased costs of services. The current annexation law reflects the balance struck between the legitimate needs of the public to accommodate the orderly growth of cities by annexation and the interest of property owners whose private, financial interests may be affected by an annexation they do not welcome.

## Reasons for Annexation

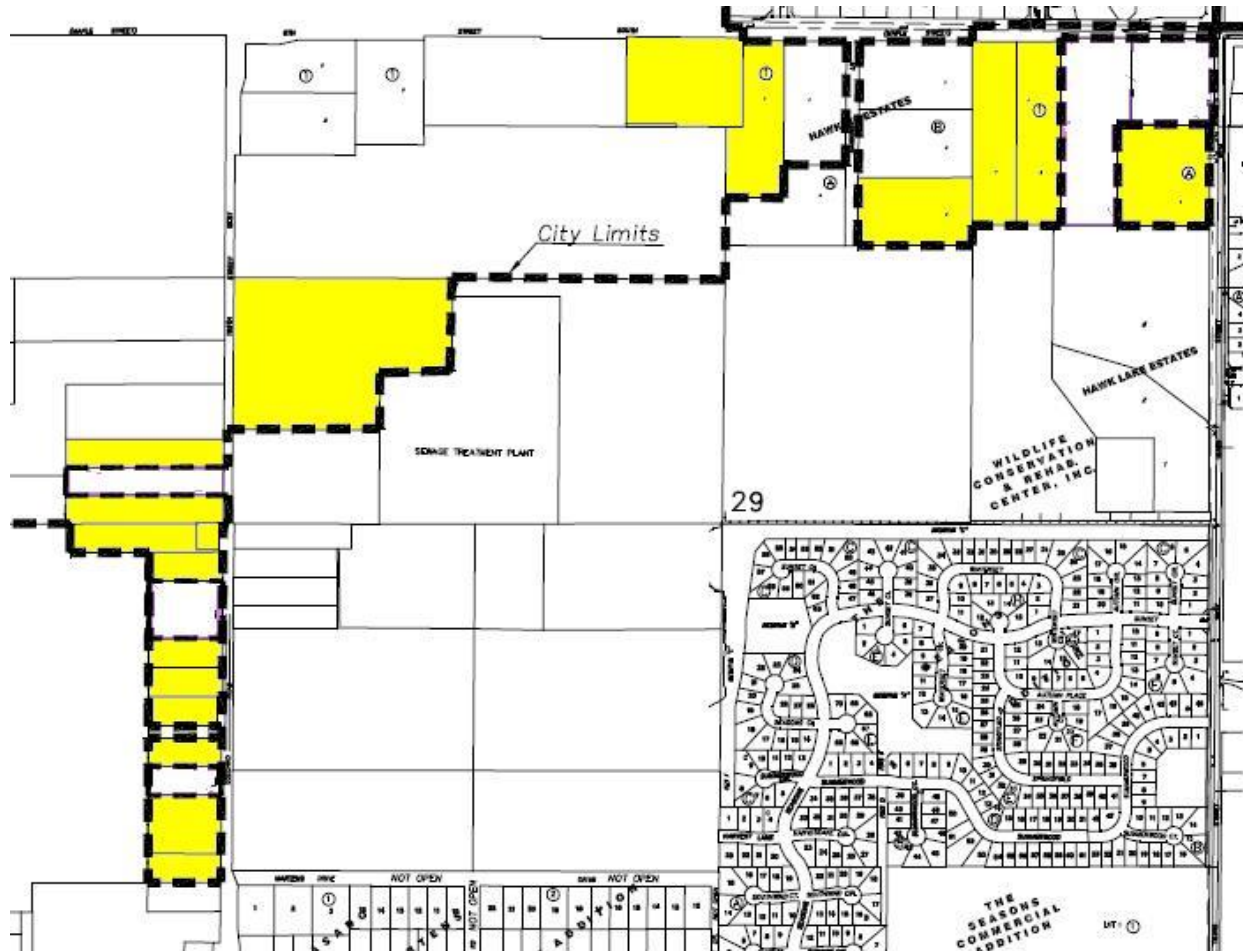
There are many reasons for cities to be able to annex territory, and often many reasons for a specific city to undertake a specific annexation. The National League of Cities has identified six basic reasons for annexation:

1. to provide for orderly growth and prosperity in the metropolitan area;
2. to plan and provide public service facilities, such as water and sewer systems, street extensions, and recreational facilities on a rational and economic basis.
3. to bring the fringe area within the city’s land use controls;
4. to subject the fringe area to the city’s police power regulations;

5. to regulate and deliver health and sanitation services to the fringe area;
6. to ensure residents of the fringe area who benefit from many of the facilities provided by the government bear their full share of those costs

## Area of Annexation

Generally speaking the area of annexation for which this plan is made is for those areas that abut 199<sup>th</sup> Street West and the current Goddard City Limits and properties that abut Maple Street and the current city limits. The areas are primarily residential farmsteads with some tracts being strictly agricultural land.



Property Owner	Address	Assessed Valuation in \$	City Services
Joyce L & William R Sinclair	1133 S 199 <sup>th</sup> ST W	10,214	-
David W & Rhonda G Adams	1153 S 199 <sup>th</sup> ST W	13,686	-
Bernice Davis	1215 S 199 <sup>th</sup> ST W	1,168	-
William Lee & Cheryl Ann Davis	1205 S 199 <sup>th</sup> ST W	15,451	Sewer
Lovina G Appelman	1231 S 199 <sup>th</sup> ST W	8,935	-
Randel K Ott	1327 S 199 <sup>th</sup> ST W	15,354	Sewer
Ferenc I Sipos	1335 S 199 <sup>th</sup> ST W	20,692	Sewer
James S Jr. & Mary E McElroy	1401 S 199 <sup>th</sup> ST W	18,331	Sewer
Bradford J & Carolyn J Holdeman	1441 S 199 <sup>th</sup> ST W	15,741	-
Bradford J & Carolyn J Holdeman	AT-001670002	15	-
CJB & V Farms	AT-00162000A	945	
Attica Township	AT-00162	0	-
Teddy D Hand	19121 W Maple	17,834	-
James E & Sherri L Fouts	800 S Hawkins	22,365	-
Timothy J Welicky	18747 W 6 <sup>th</sup> ST S	14,852	-
Timothy J Welicky	AT-01656	270	-
Daniel A & Bernadine P Wells	649 S 183 <sup>rd</sup> ST W	24,270	-

## Future Land Use and Zoning

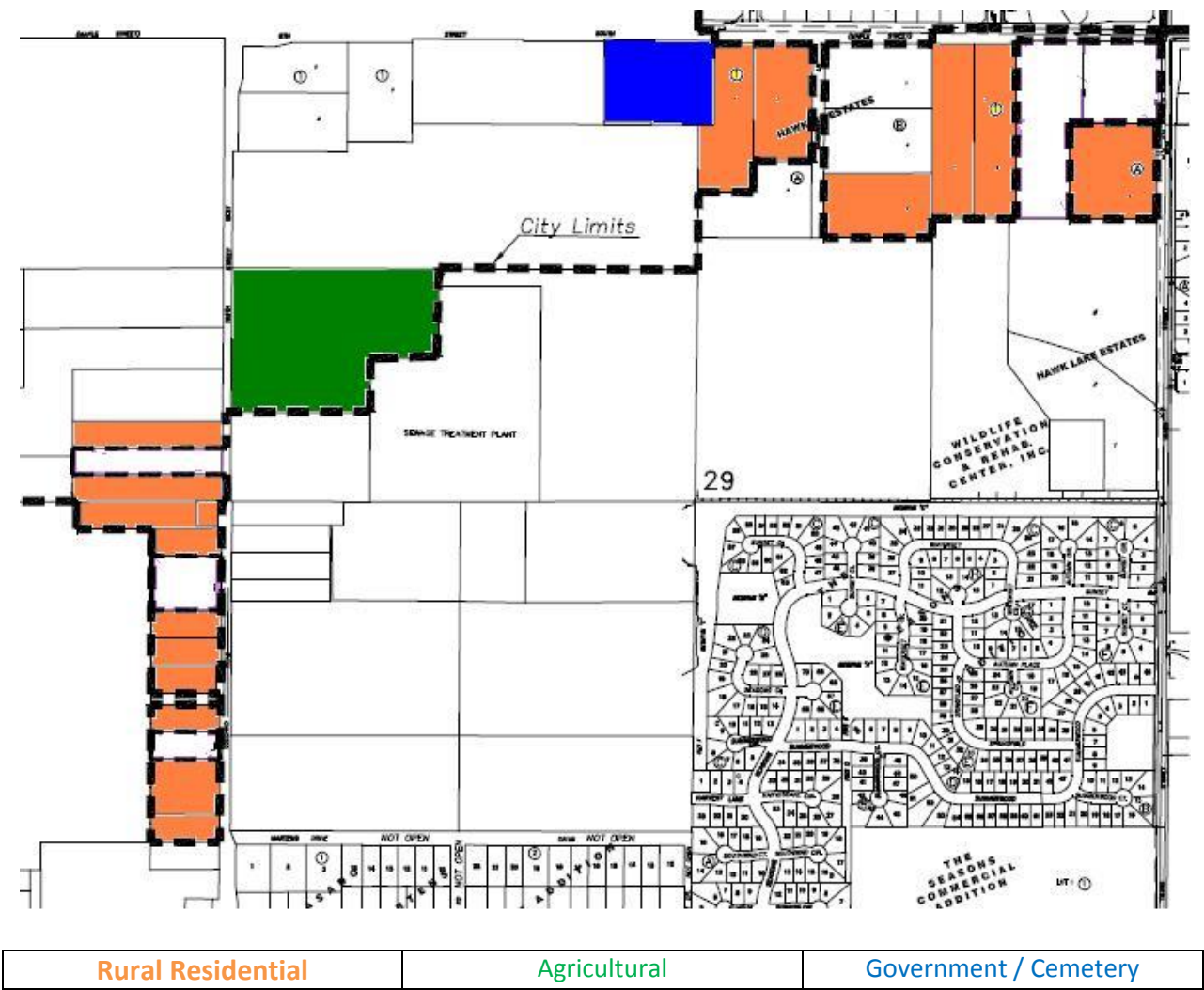
While it is difficult to anticipate where future residential and commercial development will occur, it is the city's duty to formulate projections and manage growth in a responsible manner. By incorporating Agricultural Preservation Districts as well as a Rural Residential District classification into our land use regulations the City can;

1. Allow for continuous and harmonious uses of existing properties
2. Protect the present as well as future value of existing properties
3. Ensure neat and orderly development within the growth areas
4. Establish growth policies that allow city funds to be used in an efficient manner when dealing with expansion and extension of services
5. Create an environment of mixed uses throughout the community

Agricultural Preservation - This district is intended to conserve rural character and promote the preservation of productive agricultural land, contribute to the safe, convenient and efficient conduct of farming; to support the social and economic convenience of the farm family; to lessen the conflict between urban development and agriculture, and to allow certain uses convenient to and appropriate for the general Goddard community. In addition, the agricultural district may serve as a "holding zone" for land where future urban expansion is possible, but not yet appropriate due to the lack of urban level facilities and services.

Rural Residential – The zoning of property as RR, Rural Residential District, is intended to provide for development of single-family detached dwellings at a density which does not exceed one (1) dwelling unit per three (3) acres. In addition, other uses which are compatible with the large-lot/low-density residential character of this district would be permitted under certain conditions. Property zoned RR should include only those tracts which abut or are in close proximity to existing large-lot single-family development where a neighborhood character of single-family dwellings on large lots has been established.

Future Land Use Map





## Extension of Major Municipal Services

### Public Streets

Local Streets – at the time of this report there exists no local streets within the plan area. When streets are built for residential or commercial development those streets will be built at the developers cost and to the specifications determined most appropriate by the City Engineer.

Arterial / Collector Streets – there are two major arterial streets within this plan area. The first being 199<sup>th</sup> Street West and the second being Maple Street. Each street has its own unique qualities and will be approached differently within this plan.

199<sup>th</sup> Street West – Upon the completion of the 199<sup>th</sup> Street West project the City of Goddard will assume the maintenance and management of 199<sup>th</sup> Street West to Maple Street. This will include the systematic repair of the road surface as well as incorporating the road into the city's snow removal and ice management policies. The maintenance of this road will be included in future road repair budgets of which the city has currently allocated a percentage of the general fund and a percentage of special road funds for the care and maintenance of its roads.

Maple Street – is currently maintained by Sedgwick County, the City is working in conjunction with Sedgwick County on an upgraded road which after completion the City will provide maintenance for.

Street Services – Street sweeping and any potholes will be repaired in a manner consistent with current practices of the city. Additionally, 199<sup>th</sup> Street West will be monitored and become part of the city's crack-filling maintenance plan.

### Traffic Calming

#### Speed Limits

199<sup>th</sup> Street West - At the time of this report the current speed limit on 199<sup>th</sup> Street West is 40 mph. This limit is appropriate within the roads current volume of traffic and within acceptable speed limits for the city. No change in the speed limit is anticipated.

Maple Street – A recent Sedgwick County traffic study indicated the need based on volume, access points and other factors to reduce the current speed limit from 55 mph to 45 mph. The City and County will continue to monitor conditions on this road and make appropriate changes when necessitated.

## Traffic Control

Maple/199<sup>th</sup> Street West - A two-way stop sign exists for Maple Street at the intersection of Maple Street and 199<sup>th</sup> Street West. At the time of this report traffic counts do not warrant a signal light or other traffic calming devices at this intersection. The city will monitor this intersection just as it does others to determine the appropriateness of additional traffic calming devices.

Maple/183<sup>rd</sup> Street West - A two-way stop exists for 183<sup>rd</sup> Street West at its intersection with Maple Street. At the time of this report the stop sign is adequate in calming traffic in the area but the city will monitor the intersection through city and county traffic studies to determine necessary and appropriate traffic calming methods.

## Water

Existing Water System – Residents in this area are either served from personal water wells for their domestic water use or from the City of Goddard. Goddard recently increased and extended the water main along 199<sup>th</sup> ST W to a 12" water main and while doing so installed water service taps for those residents along 199<sup>th</sup> ST W for immediate access to the municipal water supply.

Table of Water Rates City of Goddard  
Based on 5000 Gallon Consumption

Inside City of Goddard	Outside City of Goddard
\$10.00 per month	\$20.65 per month

## Future Water System

Maple Street – At present there are no City of Goddard water lines running along Maple Street. Upon petition of a majority of the residents in this area the City of Goddard will install at minimum an 8" line from 199<sup>th</sup> Street West to Pecanwood in the Elk Ridge Housing Addition to provide water service for the residents in this area. At that time an appropriate cost share between the residents and city will be arranged most likely based upon a divided cost of installation between the residents and city. Residents east of Pecanwood can be served by existing water mains

The City Engineer has estimated that to establish water service to a location on average the cost would be \$64.00 a linear foot. There is roughly 4183 feet between the city's main at 199<sup>th</sup> and Pecanwood for a total estimated cost of \$267,712.00

## Sanitary Sewer

Existing Sanitary Sewer Systems – the majority of residents in these areas have private sewage disposal systems consisting of lagoon systems and septic systems. All of these types of systems have a life cycle and will fail eventually. Sedgwick County and KDHE permit the systems based on a number of factors such as soil type and proximity to other structures. The City has in place sanitary sewer lines that can serve all of the residents in the proposed areas and under state law no new private sewage system would be allowed as a public sewer is within 400' of all property lines.

Future Sanitary Sewer Use – At that time when the property owners current sewer system should fail, the property owner will be required to tie into the City's sewer system that is readily available. All costs associated with the tapping of the sewer will be waived for new users. All costs associated with the installation of the property owner's sewer line or system requirements will be the responsibility of the property owner. The city charges a nominal monthly fee for sewer that the property owner will be responsible for.

Sewer Rate Fee  
Based On 5000 Gallon Consumption

Inside City of Goddard	Outside City of Goddard
\$41.12 per month	\$49.37 per month

## Solid Waste Collection

The City of Goddard allows residents to contract for their own solid waste disposals. However, the City is considering creating a Solid Waste Utility in an effort to reduce fees collected from residents. If the City were to create this fund residents in this area would be able to take full advantage of this service.

## Fire Protection

Fire protection for all residents in the area covered by this report is provided by Sedgwick County Fire Department. A new station, Station 35 is being built just north of the intersection of 199<sup>th</sup> Street West and Kellogg Drive. With the addition of this station and the City's commitment to install fire hydrants in accordance with NFPA regulations when new service mains are laid, it is anticipated that the residents in the areas covered by this plan will see a reduction in their ISO rating which could correlate with a reduction in homeowners insurance rates. The individual property owner should contact his insurance company to determine what if any savings they may be entitled to.

## Police Protection

The residents in this area are primarily covered by the Sedgwick County Sherriff's Department. Through an inter-local agreement the City of Goddard Police act as first responders when an initial call is made to 911, Sherriff's Deputies cover a larger geographic area and often times are more than 10 minutes away from a call in these areas where as a Goddard Police Officer can be on scene in little than 3 minutes depending on call volume. Upon annexation the City of Goddard will act as the primary enforcement agency for the areas covered in this report. Goddard Police are generally confined in a much tighter geographic area and are able to respond quicker than the average Sherriff patrol vehicle. The City of Goddard provides 24-hour police protection to its residents.

Goddard Police Officers Per 1000 pop.	Sedgwick County Sherriff Officer Per 1000 pop.
2.7/1000	2.0/1000

## Ad Valorem Tax Revenues

Each resident in this area will see an increase in the Ad Valorem Taxes that they pay. With increased city services such as police protection and road maintenance the effects of this increase should be equal to or less than the increase in services provided.

Table of Comparable Tax Rates

2010 Unit Levies	City of Goddard	Attica Township
State / County	49.815	49.815
USD	65.302	65.302
City	18.789	----
Township	0.478	5.378
Total All Levies	134.384	120.495

Financial Impact on Affected Property Owners – while it is difficult to predict exact financial impacts as valuations change over time and each property owner is affected differently from user based fees such as water charges the following estimates were created to provide examples based upon existing properties within the area covered in this report.

Table of Estimated Financial Impact

Taxing Entity (mill levy)	Current Rate	Rate Upon Annexation	Difference in Rates
State of Kansas	1.500	1.500	---
Sedgwick County	49.815	49.815	---
Attica Township	5.378	0.478	-4.900
USD 265	65.302	65.302	---
City of Goddard	---	18.789	+18.789
Property Tax Total	121.995	135.884	+13.889
Average Assessed Value in the Area \$12,403.94	\$1,513.22	\$1,685.50	\$172.28
Net Savings from Water Rate, Sewer Rate Reductions	\$840.24	\$613.44	\$226.80
Estimated Net Change			Savings of \$54.52

Timetable of Services - The proposed financing and timetable for the extension of municipal services to the subject areas under consideration are shown below. 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. Most residents within this area are already connected to City water and sewer service. For any property owner that is currently not connected, this service can be extended or programmed upon petition by the benefiting parties, with cost equitably allocated as described.

Timetable of Services Chart

Service	Proposed for the Area	Timing	Financing
Street Maintenance	Yes	Upon Annexation	City At Large
Local Street Improvements	As Requested	Upon Petition	100% by benefiting property
Street Lights	As Warranted	Upon Annexation	City At Large
Ditch Cleaning	Yes	Upon Annexation	City At Large
Culvert Cleaning	Yes	Upon Annexation	City At Large
Water Mains	Yes	As Necessary	City At Large – Utility Fees
Water Laterals	Yes	Upon Petition	Benefitting Residents
Fire Hydrants	Yes	As Necessary	City At Large
Sewer Mains			
Sewer Laterals			
Fire Protection	Provided By County	Existing	City At Large
Police Protection	Provided By City	Upon Annexation	City At Large
Parks	Reduction of Rates	Upon Annexation	User Fees
Library			
City Building Codes Enforcement	Yes	Upon Annexation	User Fees – City At Large
City Health Codes Enforcement	Yes	Upon Annexation	City At Large
City Housing Codes Enforcement	Yes	Upon Annexation	City At Large
City Zoning Code Enforcement	Yes	Upon Annexation	City At Large