

CITY OF DERBY, KANSAS

SERVICE EXTENSION PLAN
FOR
PROPOSED ANNEXATION

HILLSDALE ADDITION

Area approximately ½ mile north of Patriot Avenue (63rd Street South),
At 60th Street South on the west side of Woodlawn Boulevard

March 12, 2013

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I. Legal Description of Proposed Annexation Area

Hillsdale Addition, Sedgwick County, Kansas

II. Introduction

The City of Derby is proposing to annex land by unilateral annexation pursuant to its authority under Kansas Statutes Annotated (K.S.A.) 12-519 et. seq.

Previous annexations of Stone Creek Addition to the east and south, Derby Corporate Park Addition to the west and north, and Kerfoot Addition to the north have resulted in the Proposed Annexation Area being almost completely surrounded by the incorporated territory of the City of Derby. Approximately 88% of the Hillsdale Addition boundary is currently contiguous with Derby's corporate limits.

This annexation can be accomplished in one proceeding because the Proposed Annexation Area constitutes "land" eligible for annexation pursuant to K.S.A. 12-520(a)(1) and (a)(4).

III. Location of Proposed Annexation Area

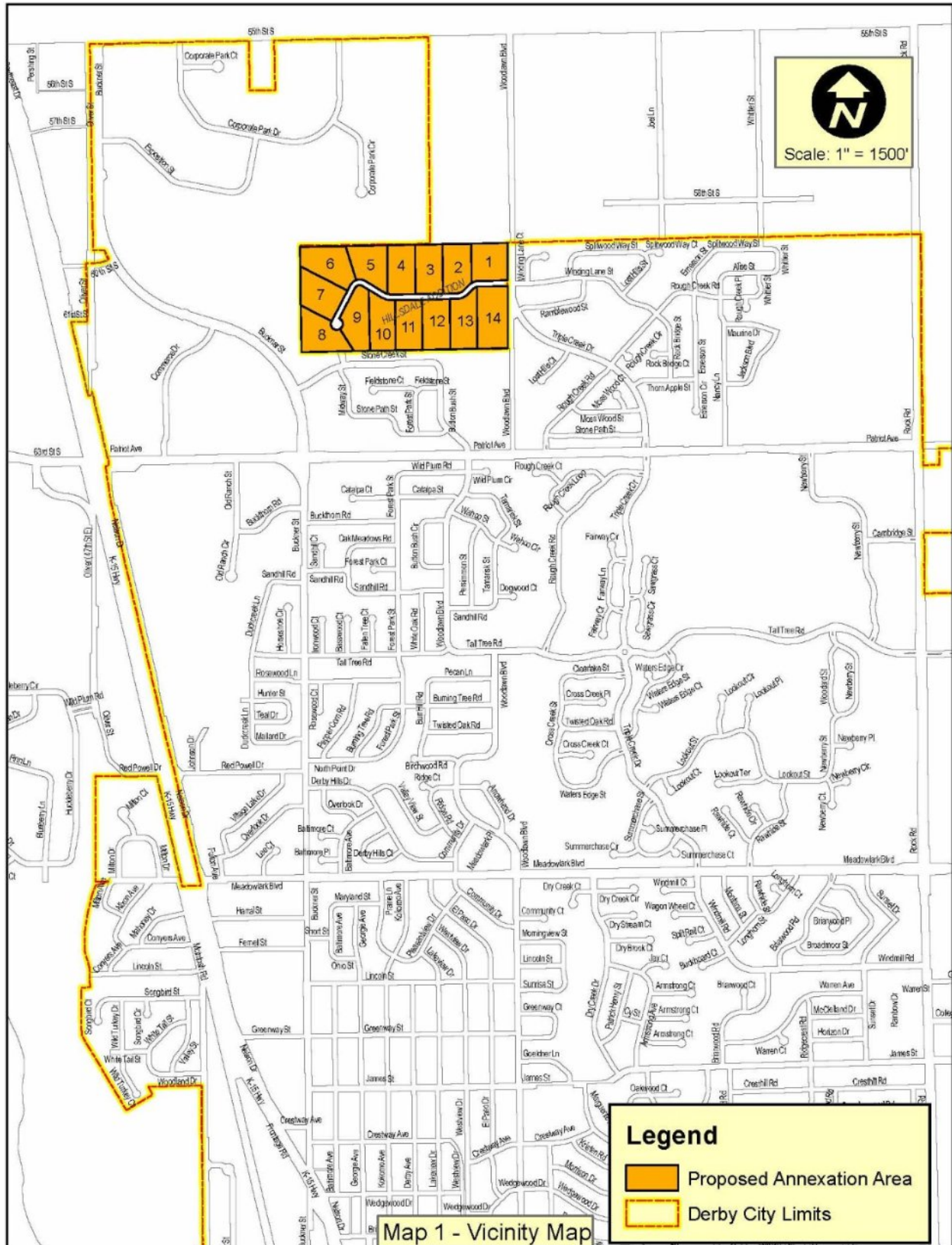
The Proposed Annexation Area is generally located at 60th Street South and Woodlawn Boulevard, which is about ½ mile north of Patriot Avenue (63rd Street South) on the west side of Woodlawn Boulevard.

The map on the following page illustrates the general location of the Proposed Annexation Area and the relationship to the existing corporate boundary of the City of Derby.

The Proposed Annexation Area consists of Hillsdale Addition, a platted subdivision 80 acres in size. Hillsdale Addition was platted in 1979 and has 14 lots. Each lot has been assigned a Tract Number for the purposes of this report and is identified on the map shown on page 5.

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Map 1: Vicinity Map



Map 2: Annexation Area/ Tract Identification



IV. Land Use and Zoning

Land Use

The Proposed Annexation Area consists of entirely residential uses and has an estimated population of 40 people. Tract No. 14 is vacant and is owned by the owners of Tract No. 13. The remaining 13 tracts are all developed with suburban residential uses. Tracts vary from 4.44 to 6.84 acres in size.

Table 1: Annexation Area Land Use Information

Residential Tracts	Agricultural Tracts	Vacant Tracts	Total
13	0	1	14

Zoning

All tracts within the Proposed Annexation Area are presently zoned "RR – Rural Residential" in accordance with Wichita-Sedgwick County Unified Zoning Code.

Upon annexation into the City of Derby, all subject tracts will be rezoned to R-1C "Suburban Single-Family Residential" in accordance with City of Derby zoning regulations. All tracts are of sufficient size and character to comply with the R-1C District requirements. Property owners may also petition to rezone their properties to R-1 "Single-Family Residential." Allowable lot size requirements in the R-1 District would provide opportunity for lots to be split to create additional building sites. Residents should contact the City Planner for additional information regarding lots splits and rezoning.

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V. Extension of Major Municipal Services

A. Public Streets

Arterial Streets. Woodlawn Boulevard, adjacent to the east side of the Proposed Annexation Area and south from 60th Street South, is a 2-lane urban arterial. The roadway was constructed in November 2000 as a jointly funded project by Stone Creek Development and the City of Derby. North of 60th Street South, Woodlawn is a paved 2-lane rural roadway with open ditches maintained by Riverside Township. The roadway north of 60th Street was overlaid by the township in September 2011. No additional improvements to Woodlawn Boulevard are anticipated in the foreseeable future.

Local Streets. 60th Street South is the only public street within the Proposed Annexation Area. 60th Street is a local street with approximately 24 ft. wide asphalt pavement (pavement thickness unknown) and open ditches. The most recent pavement improvement project was a hot-mix asphalt overlay completed in September 2011 by Riverside Township. The roadways and ditches are constructed within 70 ft. of street right-of-way platted as part of Hillsdale Addition. It appears that the existing roadside ditches are located within the existing right-of-way.

It is proposed that the existing street system remains as it currently exists following annexation. Per City of Derby policy, an improved roadway built to urban standards (curb, gutter, and storm sewers) can be provided 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 improvement details and costs would be determined and provided to property owners upon completion of design engineering after receipt of the petition.

Street Services. Upon annexation, the public streets will be added to the City's inventory and receive routine maintenance as part of the City's Pavement Maintenance Program. Typical routine maintenance of city streets may include the following as prioritized by the City's Public Works Department: crack sealing and repair, patching, seal coats and mill-and-overlays based on pavement condition.

Snow Removal. The City of Derby provides snow removal on designated routes. 60th Street South is classified as a residential street, and Derby's snow removal routes do not typically include clearing residential streets. Because Triple Creek Drive and Woodlawn Boulevard immediately connect to 60th Street South and are designated as collector streets, they are listed as secondary snow removal routes in the City's 2012-2013 Snow and Ice Removal Procedures and are treated and cleared according to the City's current snow removal policy.

Street Right-of-Way Maintenance. The City of Derby currently mows street rights-of-way only at limited specific locations. The City will mow, or cause to be mowed, the street right-of-way along 60th Street South on a schedule determined by the Director of Public Works. The schedule for mowing will be determined based upon maintaining a sufficient hydraulic capacity of the ditches and preventing vegetation from obstructing sight angles of vehicles around corners and curves. The City will also

provide trimming of tree limbs at the creek crossing and around traffic control signs when views are obstructed or the presence of limbs creates a hazard to public safety.

Street Signs. Upon annexation, Derby Public Works will evaluate all existing signs to assure compliance with the Manual for Uniform Traffic Control Devices (MUTCD) and revise locations, heights, sizes, etc. as needed.

Street Lights. There are no existing street lights on 60th Street South or at the intersection with Woodlawn Boulevard. 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 requests street lights, the City of Derby will contact Westar Energy to prepare a street light plan and coordinate installation of the lights. This will be done at the City’s expense and planned during the City’s five-year Capital Improvement Program (CIP).

Street Addresses. All tracts are currently addressed on the Sedgwick County grid system. It is the City’s policy to require newly annexed properties to be addressed using the City’s grid system. Also, 60th Street South will be renamed since its designation is associated with the County street naming system. The purpose of updating addresses and street names to the city nomenclature is to support emergency response to areas that over time often get surrounded by development also using the same city nomenclature. Upon annexation, City staff will notify approximately 20 governmental entities of the proposed address changes. The following table identifies the address changes that will be required:

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Table 2: Address Changes

<u>Tract #</u>	<u>Existing Address</u>	<u>Proposed New Address</u>
1	6035 S Woodlawn	3201 N Woodlawn
2	6200 E 60 th Street South	500 E Winding Lane Circle
3	6100 E 60 th Street South	400 E Winding Lane Circle
4	6000 E 60 th Street South	300 E Winding Lane Circle
5	5830 E 60 th Street South	218 E Winding Lane Circle
6	5820 E 60 th Street South	200 E Winding Lane Circle
7	5800 E 60 th Street South	118 E Winding Lane Circle
8	5801 E 60 th Street South	101 E Winding Lane Circle
9	5805 E 60 th Street South	201 E Winding Lane Circle
10	5901 E 60 th Street South	301 E Winding Lane Circle
11	6001 E 60 th Street South	319 E Winding Lane Circle
12	6105 E 60 th Street South	401 E Winding Lane Circle
13	6205 E 60 th Street South	501 E Winding Lane Circle
14	None	519 E Winding Lane Circle or 3101 N Woodlawn

Renaming 60th Street South to Winding Lane Circle provides consistency with the residential street aligned directly across Woodlawn Boulevard.

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B. Water

Water service is presently provided to a portion of the Proposed Annexation Area by Sedgwick County Rural Water District No. 3 (RWD #3) for domestic use only. RWD #3 has a 4-inch line along 60th Street South. Following annexation, RWD #3 will continue to provide water service to properties in the Proposed Annexation Area indefinitely, until the City water distribution system is requested by petition. Upon receipt of petition, the City of Derby will coordinate with RWD #3 to work out an arrangement for extending Derby water service to the benefitting area.

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 (16-inch) is located on the east side of Woodlawn Boulevard, 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 16-inch main line along Woodlawn Boulevard. 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 costs of the required improvements.

According to Kansas Geological Survey (KGS) records, there are thirteen (13) existing water wells on six (6) of the developed lots. KGS records indicate five (5) of the thirteen (13) wells are for irrigation and eight (8) are for domestic use. Since records indicate multiple wells on some of the lots and since RWD #3 also has a water line in the area, some of these wells may have been abandoned.

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

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Map 3: Existing Water System



Map 4: Future Water System Layout (Concept Plan)



C. Sanitary Sewer

All of the tracts within the Proposed Annexation Area are currently served by private sanitary sewer systems (lagoons).

The Proposed Annexation Area lies within the service boundaries of the City's Mid-Town Interceptor. This interceptor is a 12-inch line located generally along Woodlawn Boulevard and Dry Creek, and runs through Tracts 1 and 14 of the Proposed Annexation Area. City sewer laterals have been constructed off of this main interceptor sewer to serve new development in the area, specifically Stone Creek Addition to the east and south 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 area and also shows a concept layout of sewer lateral extensions that could be utilized for providing municipal wastewater service to the area.

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

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Map 5: Future Sanitary System Layout (Concept Plan)



D. Flood Protection and Stormwater Management

Roadside ditches appear to be well-maintained, with no evidence of ponding areas. Some minor ditch cleaning is needed due to sedimentation near culverts. Some metal culverts have minor damage at the ends which may affect capacity.

Dry Creek crosses under 60th Street South via two – 7 x 5 ft. reinforced concrete box culverts (RCBC). These RCBC's appear to be in good condition; however, the guardrails on both upstream and downstream ends may not meet current safety standards and should be considered for replacement during the City's five-year planning for capital improvements.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for Sedgwick County dated February 7, 2007, Flood Hazard Zone AE has been established for Dry Creek which flows through Lots 1 and 14 of Hillsdale Addition. As shown on Map 6, the AE zone encumbers most of Lots 1 and 14 and extends partially into Lots 2 and 13.

During the platting of Hillsdale Addition in 1979, a flood profile was evidently determined for Dry Creek since minimum pad elevations for Lots 1 and 14 are included on the plat. It appears from recent Lidar contours that the house on Lot 1 is properly elevated above both the established minimum pad and the current FEMA base flood elevation and thus appears to be outside the 1% recurrence interval flood hazard area (100-year flood). Since Lot 14 is currently vacant, any future structures on that lot would be required to meet the current City standards for elevating above the 1% recurrence interval flood hazard area (100-year flood), if this annexation is approved.

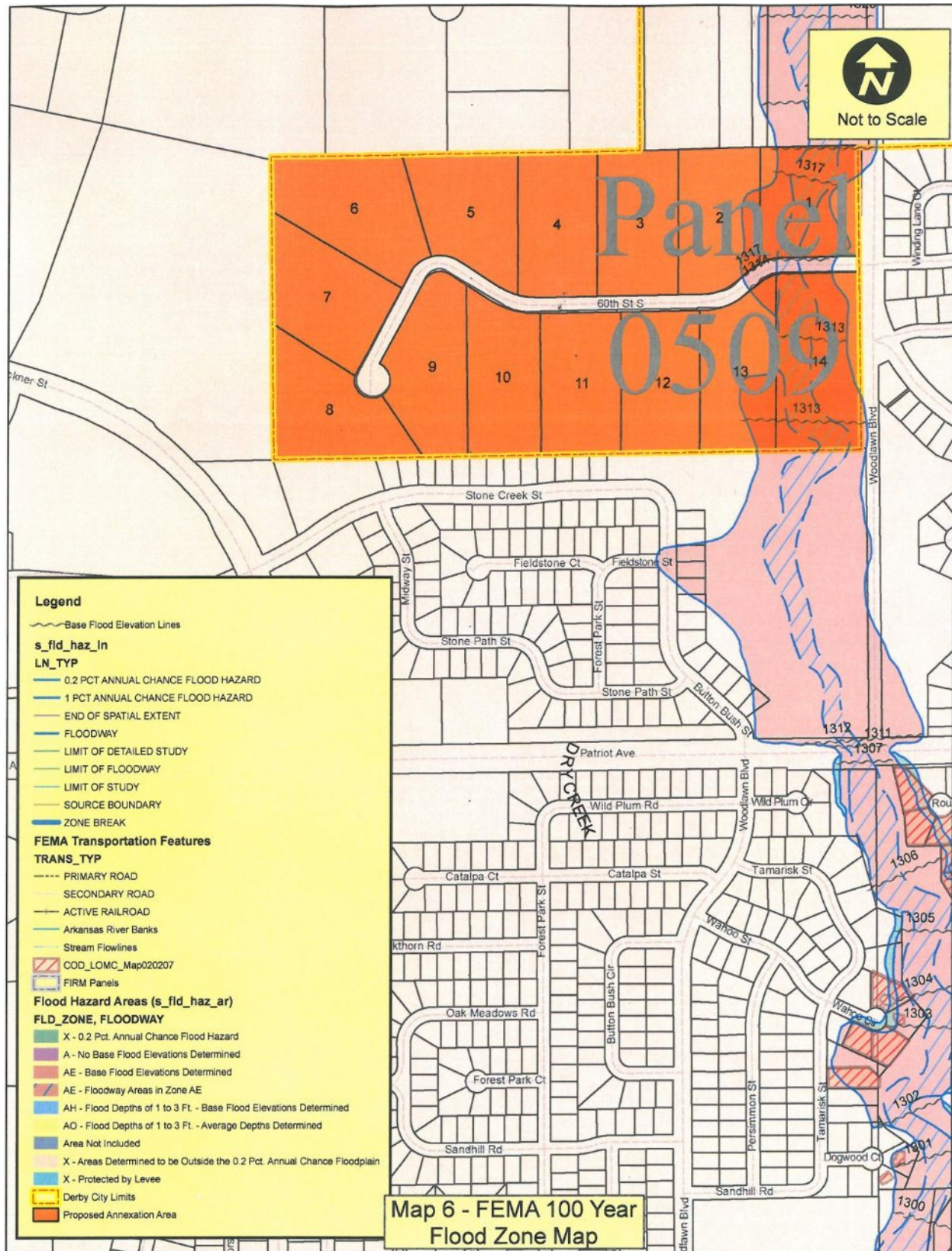
Two small tributaries to Dry Creek and several small ponds are located in this neighborhood and are not included in the FEMA Flood Insurance Study, so the flood hazard potential is unknown.

Hillsdale Addition pre-dates the requirements for stormwater management practices and stormwater detention requirements.

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

The City of Derby enacted a stormwater fee beginning in 2013. Residential properties are assessed a base fee of one Equivalent Residential Unit (ERU) per month, which is paid concurrently with the monthly water bill. The fee is determined by City Council and adopted by resolution. For properties that are not connected to the City water distribution system, the stormwater fee will be mailed twice annually, each reflecting the stormwater fee for a six-month period. Revenue collected from the stormwater fee is utilized to maintain and improve the City's stormwater system. Maintenance and construction of improvements is prioritized and scheduled by the Director of Public Works as funding permits.

Map 6: FEMA Flood Zone



E. Fire Protection

Fire protection is currently provided for this area by 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 and Rescue have an automatic aid agreement for response to structure fires in this area. That agreement is expected to continue after annexation.

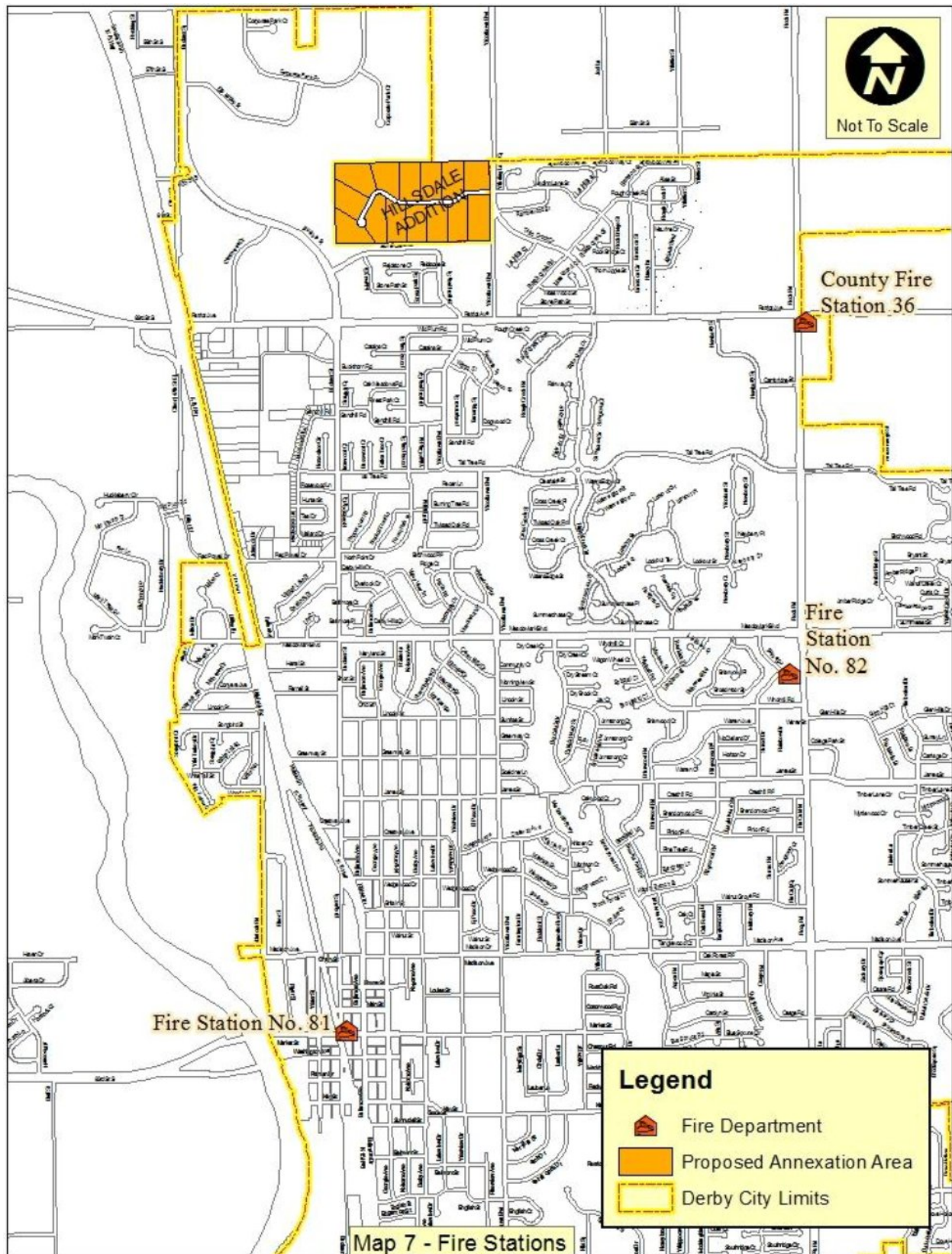
Fire protection will be provided from Derby Fire Station #81 at 128 W. Market and Derby Fire Station #82 at 1401 N. Rock Road. Additionally, the City of Derby has purchased land at 2433 N. Buckner Street for construction of an additional fire station in the future. Currently, Derby Fire and Rescue provides 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 18.4 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.

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

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Map 7: Fire Stations



F. Police Protection

Upon annexation, police protection will be provided by Beat No. 1 of the Derby Police Department headquartered at 229 N. Baltimore.

The population of Beat No. 1 is currently 12,354 based on U.S. Census average of 2.85 persons per household. There are 3 officers assigned to Beat No. 1 over a 24-hour period; a ratio of one officer per 4,118 people. An additional estimated 40 people on Beat No. 1 due to this proposed annexation would have minimal impact on this ratio.

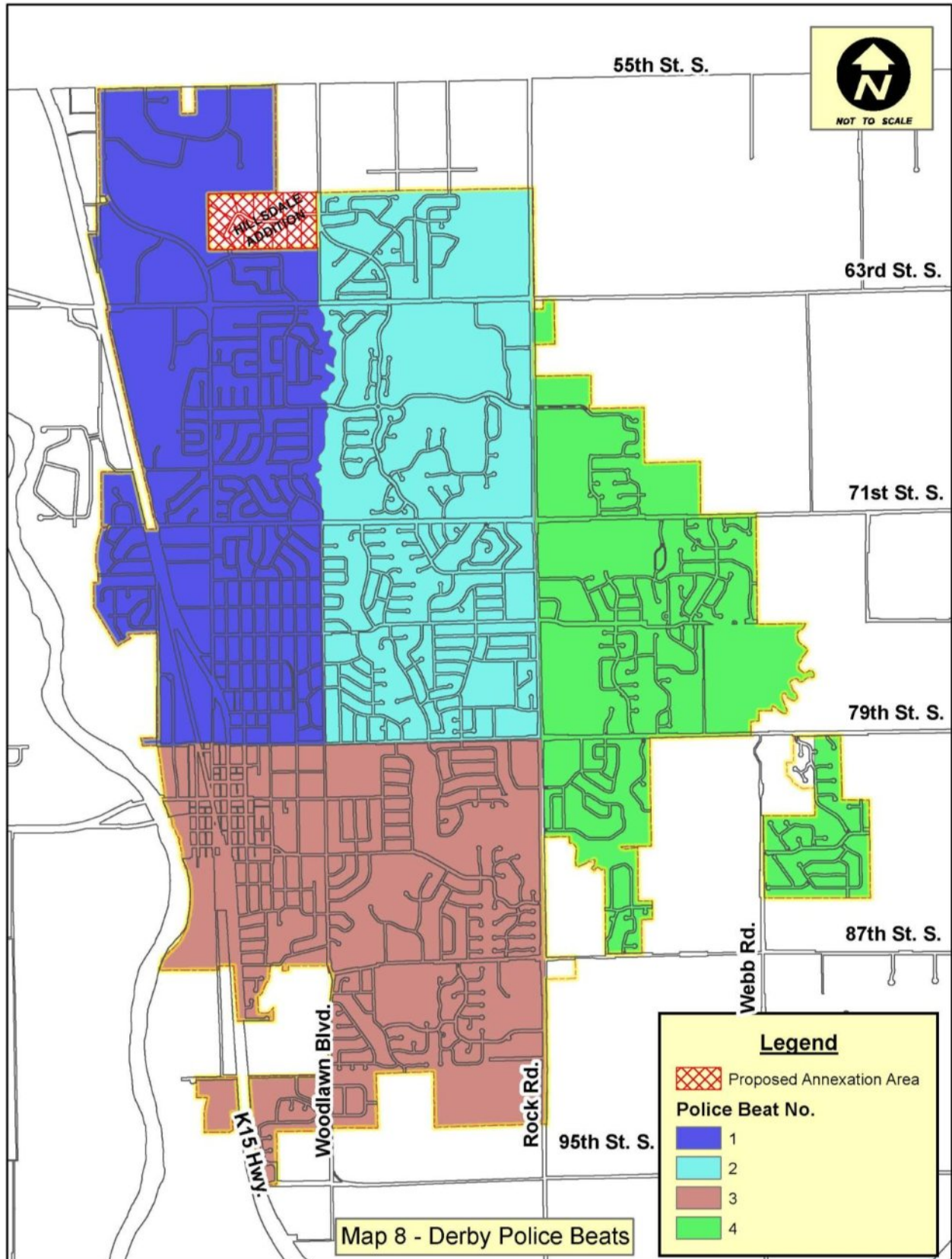
Animal Control services are also provided through the Derby Police Department. If annexed, residents of the Proposed Annexation Area may contact 911 to report animal control concerns and a Derby Animal Control Officer will respond.

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 dialogue between the police and citizens will be critical to the successful protection of this area.

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Map 8: Derby Police Beats



G. Parks

The closest park to the Proposed Annexation Area is Stone Creek Park which is located within the City of Derby immediately adjacent to the south line of the Proposed 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 its Community Lakes Program, a fishing dock, 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 four 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 four miles of the Proposed Annexation Area.

The City of Derby also has an extensive network (approximately 25 miles) of Hike and Bike paths throughout the city which connect many of the City's parks, schools and other destinations. A portion of the existing Hike and Bike path is located within Stone Creek Park, adjacent to the Proposed Annexation Area.

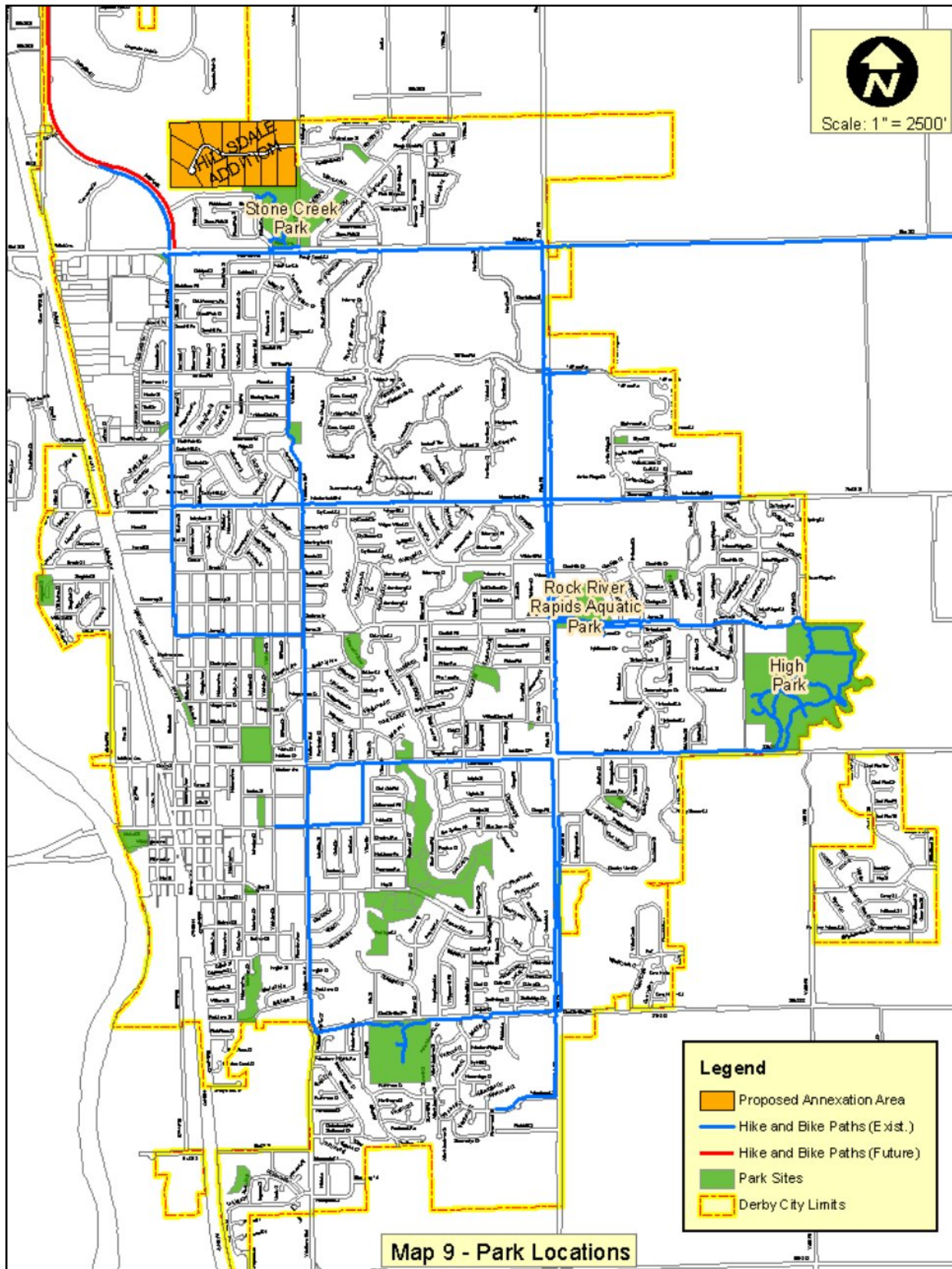
There are no Sedgwick County parks in the southeastern portion of the County.

Annexation of the Proposed Annexation Area will have no effect on the Derby Park system.

Map 9 shows locations of existing City parks and Hike and Bike paths.

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Map 9: Park Locations



H. Trash Service

On July 28, 2009, the Derby City Council approved a contract for city-wide trash and recycling collection services with Waste Connections, Inc. This service began December 1, 2009 and has resulted in lower costs for most residents while providing more service for all residents.

Trash pickup is on a weekly basis and provides 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. are collected curbside in a single-stream (no sorting required). After Waste Connections weighs the recyclables, points are credited to the customer's "Recycle Bank" account and may be redeemed for valuable coupons to local businesses.

This city-wide contract 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 resident will be required to enroll for trash service with Waste Connections. Some exemptions are possible: Contact City Hall for details. Each customer is responsible for the cost of their trash service. Starting December 1, 2012, three trash cart sizes are available – 35, 65 or 95 gallons. Quarterly rates as of December 1, 2012 are \$34.98, \$41.49 or \$48.00 respectively. These rates include both trash and recycling service.

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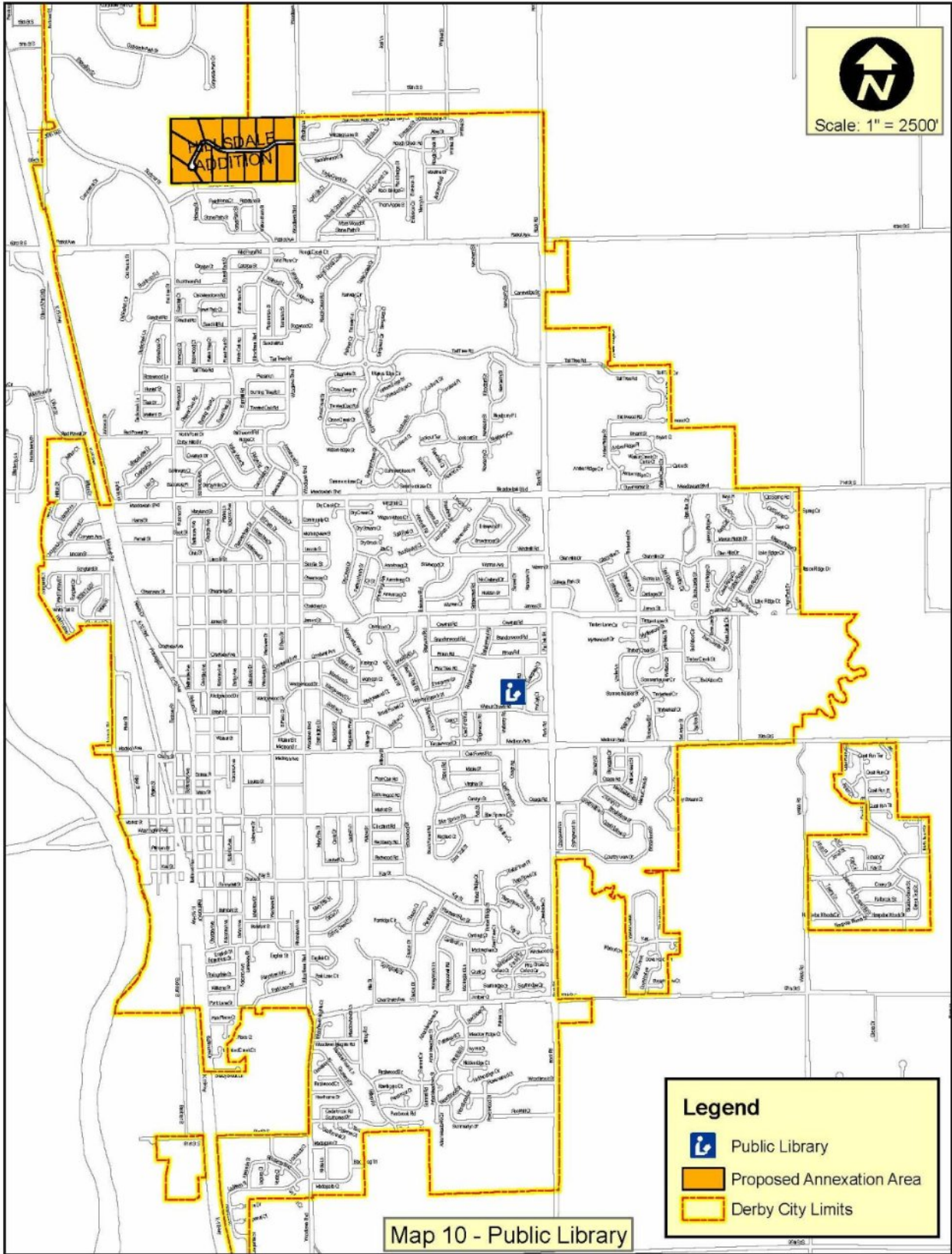
I. Library

Opened in November 2009, the Derby Public Library is located on Walnut Grove Street, 1 block west of Rock Road (approximately two miles south of the Proposed Annexation Area). The facility includes more than 37,000 square feet of space and functions as a regional library and community meeting facility. The library is open to the public and serves patrons who live outside the corporate limits of the city. The library is funded primarily by city property and sales taxes.

Annexation of the Proposed Annexation Area will not affect the library's operation.

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Map 10: Public Library



VI. Ad Valorem Taxes

The current total appraised value and assessed valuation of the Proposed Annexation Area is shown in the table below:

Table 3: Total Appraised Values and Assessed Valuations

<u>2012 Appraised Value</u> *	<u>2012 Assessed Valuation</u>
\$2,823,200	\$324,721

* As of 1/1/2013 – Source: Sedgwick County

Upon annexation, Riverside Township, County Fire District, and South Central Kansas Library taxes will no longer be assessed, and property owners will begin to pay the City of Derby's levy of 47.153 mills (2012 Mill Levy).

In order to determine how annexation will affect property owners within the Proposed Annexation Area, three (3) sample detailed breakdowns of ad valorem taxes, before and after annexation, are included on the following pages.

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Sample Tax Breakdown

Example #1 - \$150,000 Valuation

"Example" Appraised Value According to Sedgwick County = \$150,000

"Example" Assessed Value (Total Taxable Value) = \$17,250

Tax = Assessed Value x Mill Levy / 1,000

Taxing Entity	Mill Levy	Current Taxes	Taxes Upon Annexation	Estimated Net Change
State of Kansas	1.5	\$25.88	\$25.88	\$0.00
Sedgwick County	29.447	\$507.96	\$507.96	\$0.00
Riverside Township	3.218	\$55.51	\$0.00	-\$55.51
USD 260	24.359	\$420.19	\$420.19	\$0.00
USD 260 SG	20	\$345.00	\$345.00	\$0.00
USD 260 Bond #2	7.949	\$137.12	\$137.12	\$0.00
County Fire District	18.398	\$317.37	\$0.00	-\$317.37
South Central Kansas Library	1.138	\$19.63	\$0.00	-\$19.63
Recreation Commission	6.998	\$120.72	\$120.72	\$0.00
City of Derby	47.153	\$0.00	\$813.39	\$813.39
Property Tax Total		\$1,949.37	\$2,370.25	\$420.88

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

Sample Tax Breakdown

Example #2 - \$200,000 Valuation

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

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

Tax = Assessed Value x Mill Levy / 1,000

Taxing Entity	Mill Levy	Current Taxes	Taxes Upon Annexation	Estimated Net Change
State of Kansas	1.5	\$34.50	\$34.50	\$0.00
Sedgwick County	29.447	\$677.28	\$677.28	\$0.00
Riverside Township	3.218	\$74.01	\$0.00	-\$74.01
USD 260	24.359	\$560.26	\$560.26	\$0.00
USD 260 SG	20	\$460.00	\$460.00	\$0.00
USD 260 Bond #2	7.949	\$182.83	\$182.83	\$0.00
County Fire District	18.398	\$423.15	\$0.00	-\$423.15
South Central Kansas Library	1.138	\$26.17	\$0.00	-\$26.17
Recreation Commission	6.998	\$160.95	\$160.95	\$0.00
City of Derby	47.153	\$0.00	\$1,084.52	\$1,084.52
Property Tax Total		\$2,599.16	\$3,160.34	\$561.18

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

Sample Tax Breakdown

Example #3 - \$250,000 Valuation

"Example" Appraised Value According to Sedgwick County = \$250,000

"Example" Assessed Value (Total Taxable Value) = \$28,750

Tax = Assessed Value x Mill Levy / 1,000

Taxing Entity	Mill Levy	Current Taxes	Taxes Upon Annexation	Estimated Net Change
State of Kansas	1.5	\$43.13	\$43.13	\$0.00
Sedgwick County	29.447	\$846.60	\$846.60	\$0.00
Riverside Township	3.218	\$92.52	\$0.00	-\$92.52
USD 260	24.359	\$700.32	\$700.32	\$0.00
USD 260 SG	20	\$575.00	\$575.00	\$0.00
USD 260 Bond #2	7.949	\$228.53	\$228.53	\$0.00
County Fire District	18.398	\$528.94	\$0.00	-\$528.94
South Central Kansas Library	1.138	\$32.72	\$0.00	-\$32.72
Recreation Commission	6.998	\$201.19	\$201.19	\$0.00
City of Derby	47.153	\$0.00	\$1,355.65	\$1,355.65
Property Tax Total		\$3,248.95	\$3,950.42	\$701.47

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

VII. 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	Per City Policy
Street Lights	Upon requests of majority of residents	Included in five-year CIP	City at Large
Street Name Changes and Signage	Yes	Upon Annexation	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	Per City Policy
Sewer Mains	N/A	N/A	N/A
Sewer Laterals	As Required	Upon Petition	Per City Policy
Fire Protection	Provided by City	Upon Annexation	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 or tenant
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