



*Sedgwick County...*  
*working for you*

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## Public Works

1144 S. Seneca, Wichita, KS 67213-4443 - [www.sedgwickcounty.org](http://www.sedgwickcounty.org) - TEL: 316-660-1777 - FAX: 316-660-1875

David C. Spears, P.E.  
Director/County Engineer

March 4, 2016

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

Dear Joe:

Re: Petition for Street Improvements – Redmond Estates

This office has received a valid petition to create a benefit district for the purpose of constructing street improvements under K.S.A. 68-728 *et seq*, as amended by Charter Resolution No. 61 of the County. I have enclosed a copy of the petition, a project estimate, location map and benefit district map for the project. The owners representing 70.7% of the total area liable for assessment have signed the petition.

Please prepare appropriate documents for creation of the benefit district by the Board of County Commissioners. This project is located within three miles of the City of Wichita.

Please call me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "L. T. Packer".

Lynn T. Packer, P.E.  
Engineering Manager

Enclosures

cc: Chris Chronis, Chief Financial Officer (electronic copy)  
Mandy Estes, Principal Accountant (electronic copy)  
Eric Yost, County Counselor (electronic copy)

LP/ltp



*Sedgwick County...*  
*working for you*

---

## Public Works

1144 S. Seneca, Wichita, KS 67213-4443 - [www.sedgwickcounty.org](http://www.sedgwickcounty.org) - TEL: 316-660-1777 - FAX: 316-660-1875

David C. Spears, P.E.  
Director/County Engineer

To: Kelly Arnold, County Clerk

Attn: Evelyn Good

From: Lynn T. Packer, P.E.  
Public Works – Engineering Manager

Date: March 4, 2016

Subject: Petition for Street Improvements  
Redmond Estates

Two original copies of the same petition for street improvements to serve Redmond Estates are attached. The petitions together have been signed by the owners of 70.7 percent of the property area in the proposed Benefit District. Please complete the filing information on the last page of the petition upon receipt of the documents and file. We will work with Gilmore and Bell to prepare the appropriate documents for action by the Board of County Commissioners.

As always, call me if you have any questions.

Enclosures

LP:ltt

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF  
SEDGWICK COUNTY, KANSAS

PETITION TO CREATE ROAD IMPROVEMENT BENEFIT DISTRICT  
**REDMOND ESTATES**

The undersigned(s) do hereby petition the Board of County Commissioners (the "Board") of Sedgwick County, Kansas (the "County") for the creation of a road improvement benefit district pursuant to K.S.A. 68-728 *et seq.*, as amended by Charter Resolution No. 61 of the County (the "Act"), in support of said petition, the undersigned(s) state the following:

1. We are the owners of record of more than half of the area described in paragraph 2 hereof.
2. The real property to be included within the proposed road improvement benefit district (the "Benefit District") and assessed for the costs of the Improvements is as follows:

Lots 1-9, Block A Redmond Estates, Sedgwick County, KS;  
Lots 1-10, Block B Redmond Estates, Sedgwick County, KS;  
Lots 1-8, Block C Redmond Estates, Sedgwick County, KS;  
Lots 1-3, Block D Redmond Estates, Sedgwick County, KS;  
Lots 1-2, Block E Redmond Estates, Sedgwick County, KS;

all or a portion of said property being platted and laid off into lots and blocks within the County and outside the corporate limits of any incorporated city located within the County.

3. The general nature of the proposed improvement (the "Improvements") is as follows:  
  
Construction of street and drainage improvements, consisting of an asphalt suburban residential street and drainage ditches to serve the property described in paragraph 2 hereof, to be constructed in accordance with the plans and specifications of Sedgwick County Public Works.
4. The estimated or probable costs of the Improvements are: \$679,000, to be increased at the pro rata rate of one percent (1%) per month from and after adoption of a resolution creating the Benefit District.
5. The method of assessment is: equally per lot (32 lots). In the event that any unplatted 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.

The undersigned further request that the proposed Improvements be made without notice and hearing as required by the Act.

7. All similar petitions which have been signed by the owners of the land described in paragraph number two (2) 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.



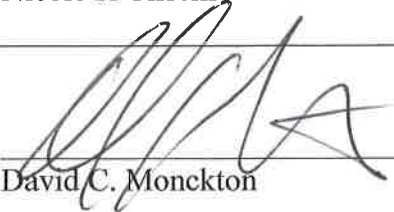

Names may not be withdrawn from this Petition by the signers hereof after the Board commences consideration of this Petition, or, later than seven (7) days after the filing hereof, whichever occurs first.

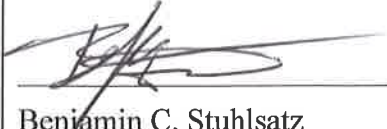
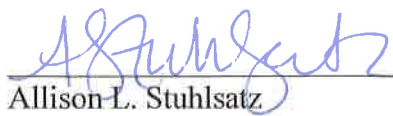


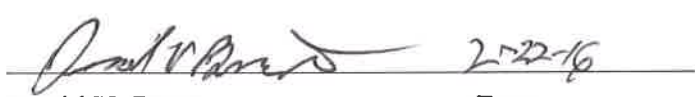





IN WITNESS WHEREOF, we executed our names on the respective dates shown below:

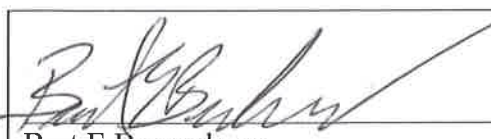


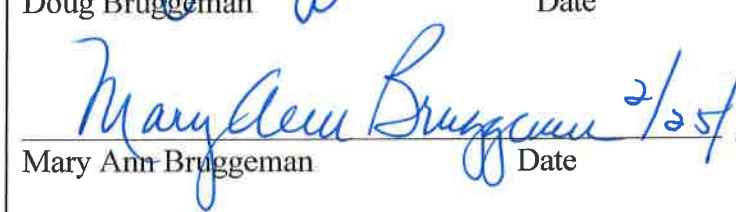

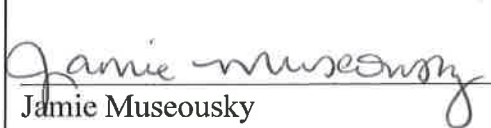
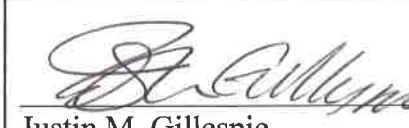
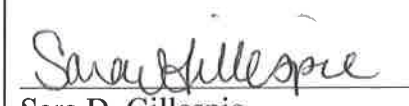
SIGNATURE OF  
PROPERTY OWNER

DESCRIPTION OF PROPERTY  
(Lot & Block)

**Redmond Estates, Sedgwick County, KS**

<div>Todd A. Zimmer Date</div> <div>Cybill M. Zimmer Date</div>	<div>Todd A &amp; Cybill M Zimmer Lot 1, Block A</div>
<div> Dustin C. Girrens Date 2/22/16</div> <div> Nicole R Girrens Date 2/26/16</div>	<div>Dustin C &amp; Nicole R Girrens Lot 2, Block A</div>
<div> David C. Monckton Date 2/22/16</div> <div> Sara R. Monckton Date 2/26/16</div>	<div>David C &amp; Sara R Monckton Lot 3, Block A</div>

 Benjamin C. Stuhlsatz                      Date  2-22-16 Allison L. Stuhlsatz                      Date	Benjamin C & Allison L Stuhlsatz  Lot 4, Block A
 2/22/16 Thomas Butherus                      Date  2/22/16 Phyllis Butherus                      Date	Thomas & Phyllis Butherus  Lot 5, Block A
 2-22-16 David V. Brant                      Date  2/24/16 Andrea L. Brant                      Date	David V & Andrea L Brant  Lot 6, Block A
 2-22-16 Brian Melson                      Date  2/22/16 Stacy Melson                      Date	Brian & Stacy Melson  Lot 7, Block A
 22 Feb 2016 Douglas A Sheridan                      Date  2/22/16 Tamara L. Hogg-Sheridan                      Date	Douglas A Sheridan & Tamara L Hogg-Sheridan  Lot 8, Block A





<div> <div></div> <div>2-24-14</div> <div>Bart E Brunscheen</div> <div>Date</div> </div> <div> <div></div> <div>2/22/14</div> <div>Elizabeth Cartagena-Brunschcen</div> <div>Date</div> </div>	<div>Bart E Brunscheen &amp; Elizabeth Cartagena-Brunschcen</div> <div>Lot 9, Block A</div>
<div> <div></div> <div></div> <div>Ryan C. Seitz</div> <div>Date</div> </div> <div> <div></div> <div></div> <div>Allison Marie Seitz</div> <div>Date</div> </div>	<div>Ryan C &amp; Allison Marie Seitz</div> <div>Lot 1, Block B</div>
<div> <div></div> <div>2/25/16</div> <div>Doug Bruggeman</div> <div>Date</div> </div> <div> <div></div> <div>2/25/16</div> <div>Mary Ann Bruggeman</div> <div>Date</div> </div>	<div>Doug &amp; Mary Ann Bruggeman</div> <div>Lot 2, Block B</div>
<div> <div></div> <div>2/22/2016</div> <div>Nicholas Museousky</div> <div>Date</div> </div> <div> <div></div> <div>2/22/16</div> <div>Jamie Museousky</div> <div>Date</div> </div>	<div>Nicholas &amp; Jamie Museousky</div> <div>Lot 3, Block B</div>
<div> <div></div> <div>2/22/14</div> <div>Justin M. Gillespie</div> <div>Date</div> </div> <div> <div></div> <div>2/22/14</div> <div>Sara D. Gillespie</div> <div>Date</div> </div>	<div>Justin M &amp; Sara D Gillespie</div> <div>Lot 4, Block B</div>

<div>Christopher K. Wirths</div> <div>Date</div>	Christopher K & Raeann M Wirths Lot 5, Block B
<div>Raeann M. Wirths</div> <div>Date</div>	
<div>Richard A. Baumert 2/26/16</div> <div>Richard A. Baumert</div> <div>Date</div>	Richard A & Kathy J Baumert Lot 6, Block B
<div>Kathy J. Baumert 2/26/16</div> <div>Kathy J. Baumert</div> <div>Date</div>	
<div>James M. Bevilacqua</div> <div>Date</div>	James M Bevilacqua Living Trust Lot 7, Block B
<div>Rhonda L. Bevilacqua 2-28-16</div> <div>Rhonda L. Bevilacqua</div> <div>Date</div>	
<div>Jamie D. Duhon 2/25/16</div> <div>Jamie D. Duhon</div> <div>Date</div>	Jamie D & Raymond L Duhon Lot 8, Block B
<div>Raymond L. Duhon 2/25/16</div> <div>Raymond L. Duhon</div> <div>Date</div>	
<div>Craig A. Brown</div> <div>Date</div>	Craig A & Heather Brown Lot 9, Block B
<div>Heather Brown</div> <div>Date</div>	



<div> <div><u>Douglas A. Leiker</u></div> <div>Douglas A. Leiker</div> </div> <div> <div><u>2/22/16</u></div> <div>Date</div> </div>	Douglas A Leiker Living Trust
<div> <div><u>Mary H. Leiker</u></div> <div>Mary H. Leiker</div> </div> <div> <div><u>2/22/16</u></div> <div>Date</div> </div>	Lot 10, Block B
<div> <div><u>Nathan P. Eickhoff</u></div> <div>Nathan P. Eickhoff</div> </div> <div> <div><u>Date</u></div> <div>Date</div> </div>	Nathan P & Erica A Eickhoff
<div> <div><u>Erica A. Eickhoff</u></div> <div>Erica A. Eickhoff</div> </div> <div> <div><u>Date</u></div> <div>Date</div> </div>	Lot 1, Block C
<div> <div><u>D. Cox</u></div> <div>Darrin C. Cox</div> </div> <div> <div><u>2-28-16</u></div> <div>Date</div> </div>	Darrin C & Tina N Cox
<div> <div><u>Tina N. Cox</u></div> <div>Tina N. Cox</div> </div> <div> <div><u>2-28-16</u></div> <div>Date</div> </div>	Lot 2, Block C
<div> <div><u>Aaron C. Schulte</u></div> <div>Aaron C. Schulte</div> </div> <div> <div><u>Date</u></div> <div>Date</div> </div>	Aaron C & Jennifer Schulte
<div> <div><u>Jennifer Schulte</u></div> <div>Jennifer Schulte</div> </div> <div> <div><u>Date</u></div> <div>Date</div> </div>	Lot 3, Block C
<div> <div><u>Justin C. Strelow</u></div> <div>Justin C. Strelow</div> </div> <div> <div><u>2/22/16</u></div> <div>Date</div> </div>	Justin C & Krystle L Strelow
<div> <div><u>Krystle L. Strelow</u></div> <div>Krystle L. Strelow</div> </div> <div> <div><u>2/22/16</u></div> <div>Date</div> </div>	Lot 4, Block C



<div>Anthony J. Gornley</div> <div>Date</div> <div>Brenda Gornley</div> <div>Date</div>	<div>Anthony J &amp; Brenda Gornley</div> <div>Lot 5, Block C</div>
<div>James D. Kirk</div> <div>Date</div> <div>Karin M. Kirk</div> <div>Date</div>	<div>James D &amp; Karin M Kirk</div> <div>Lot 6, Block C</div>
<div>Jeffrey N. Albert</div> <div>Date</div> <div>Myka M. Albert</div> <div>Date</div>	<div>Jeffrey N &amp; Myka M Albert Revocable Trust</div> <div>Lot 7, Block C</div>
<div>  <div>2/22/16</div> <div>Christopher Glenn Schoen</div> <div>Date</div> </div> <div>  <div>2/22/16</div> <div>Tonya M Wirths</div> <div>Date</div> </div>	<div>Christopher Glenn Schoen &amp; Tonya M Wirths</div> <div>Lot 8, Block C</div>
<div>  <div>2/22/16</div> <div>David A. Nance</div> <div>Date</div> </div> <div>  <div>2/24/16</div> <div>Debra M. Nance</div> <div>Date</div> </div>	<div>David A &amp; Debra M Nance</div> <div>Lot 1, Block D</div>

<u>Michael R. Williams</u> 2-22-16 Michael R. Williams Date <u>Cheryl A. Williams</u> 2/22/16 Cheryl A. Williams Date	Michael R & Cheryl A Williams Lot 2, Block D
<u>Larry A. Brown</u> 2/25/16 Larry A. Brown Date <u>Maureen K. Stout</u> 2/22/16 Maureen K. Stout Date	Larry A Brown & Maureen K Stout Lot 3, Block D
_____ Caleb J. Everitt Date	Caleb J Everitt Lot 1, Block E
<u>Christopher Jay Conover</u> 2-22-16 Christopher Jay Conover Date <u>Heather Lynn Conover</u> 2/22/16 Heather Lynn Conover Date	Christopher Jay & Heather Lynn Conover Lot 2, Block E

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

\_\_\_\_\_  
Kelly B. Arnold, County Clerk

The undersigned further request that the proposed Improvements be made without notice and hearing as required by the Act.

7. All similar petitions which have been signed by the owners of the land described in paragraph number two (2) 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  
(Lot & Block)

**Redmond Estates, Sedgwick County, KS**

<div>Todd A. Zimmer</div> <div>Date</div>	Todd A & Cybill M Zimmer  Lot 1, Block A
<div>Cybill M. Zimmer</div> <div>Date</div>	
<div>Dustin C. Girrens</div> <div>Date</div>	Dustin C & Nicole R Girrens  Lot 2, Block A
<div>Nicole R Girrens</div> <div>Date</div>	
<div>David C. Monckton</div> <div>Date</div>	David C & Sara R Monckton  Lot 3, Block A
<div>Sara R. Monckton</div> <div>Date</div>	

<hr/> Benjamin C. Stuhlsatz                      Date	Benjamin C & Allison L Stuhlsatz  Lot 4, Block A
<hr/> Allison L. Stuhlsatz                      Date	
<hr/> Thomas Butherus                      Date	Thomas & Phyllis Butherus  Lot 5, Block A
<hr/> Phyllis Butherus                      Date	
<hr/> David V. Brant                      Date	David V & Andrea L Brant  Lot 6, Block A
<hr/> Andrea L. Brant                      Date	
<hr/> Brian Melson                      Date	Brian & Stacy Melson  Lot 7, Block A
<hr/> Stacy Melson                      Date	
<hr/> Douglas A Sheridan                      Date	Douglas A Sheridan & Tamara L Hogg-Sheridan  Lot 8, Block A
<hr/> Tamara L. Hogg-Sheridan                      Date	



<hr/> Christopher K. Wirths                      Date	Christopher K & Raeann M Wirths  Lot 5, Block B
<hr/> Raeann M. Wirths                      Date	
<hr/> Richard A. Baumert                      Date	Richard A & Kathy J Baumert  Lot 6, Block B
<hr/> Kathy J. Baumert                      Date	
<hr/> James M. Bevilacqua                      Date	James M Bevilacqua Living Trust  Lot 7, Block B
<hr/> Rhonda L. Bevilacqua                      Date	
<hr/> Jamie D. Duhon                      Date	Jamie D & Raymond L Duhon  Lot 8, Block B
<hr/> Raymond L. Duhon                      Date	
<hr/> Craig A. Brown                      Date	Craig A & Heather Brown  Lot 9, Block B
<hr/> Heather Brown                      Date	





<div> <div> Anthony J. Gormley Date 2/29/16 </div> <div> Brenda Gormley Date 2/29/16 </div> </div>	Anthony J & Brenda Gormley Lot 5, Block C
<div> James D. Kirk Date </div> <div> Karin M. Kirk Date </div>	James D & Karin M Kirk Lot 6, Block C
<div> Jeffrey N. Albert Date </div> <div> Myka M. Albert Date </div>	Jeffrey N & Myka M Albert Revocable Trust Lot 7, Block C
<div> Christopher Glenn Schoen Date </div> <div> Tonya M. Wirths Date </div>	Christopher Glenn Schoen & Tonya M Wirths Lot 8, Block C
<div> David A. Nance Date </div> <div> Debra M. Nance Date </div>	David A & Debra M Nance Lot 1, Block D

<div>_____</div> <div>Michael R. Williams                      Date</div> <div>_____</div> <div>Cheryl A. Williams                      Date</div>	<div>Michael R &amp; Cheryl A Williams</div> <div>Lot 2, Block D</div>
<div>_____</div> <div>Larry A. Brown                      Date</div> <div>_____</div> <div>Maureen K. Stout                      Date</div>	<div>Larry A Brown &amp; Maureen K Stout</div> <div>Lot 3, Block D</div>
<div>_____</div> <div>Caleb J. Everitt                      Date</div>	<div>Caleb J Everitt</div> <div>Lot 1, Block E</div>
<div>_____</div> <div>Christopher Jay Conover                      Date</div> <div>_____</div> <div>Heather Lynn Conover                      Date</div>	<div>Christopher Jay &amp; Heather Lynn Conover</div> <div>Lot 2, Block E</div>

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

\_\_\_\_\_  
Kelly B. Arnold, County Clerk

# ESTIMATE OF TOTAL PROJECT COST

## Special Assessment Redmond Estates Addition

Items

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### Construction Items

Right of Way	\$0
Design	\$50,000
Construction	\$568,049
Utility Relocation	\$0
Change Orders	\$7,101
Contingency	\$0
Inspection and Testing	<u>\$8,521</u>

*Total Construction Costs* *\$633,670*

### Temporary Note Overhead Items

Interest on Notes (1 yr. @ 2%)	\$12,673
Cost of Issuance - Temp. Notes	<u>\$9,505</u>

*Total Temporary Notes* *\$655,848*

### Bond Issue Overhead Items

Cost of Issuance - Bonds	\$9,838
Indirect Cost Reimbursement	<u>\$13,117</u>

*Total Bond Issue* *\$22,955*

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<b>Total Project Cost</b>	<b>\$678,803</b>
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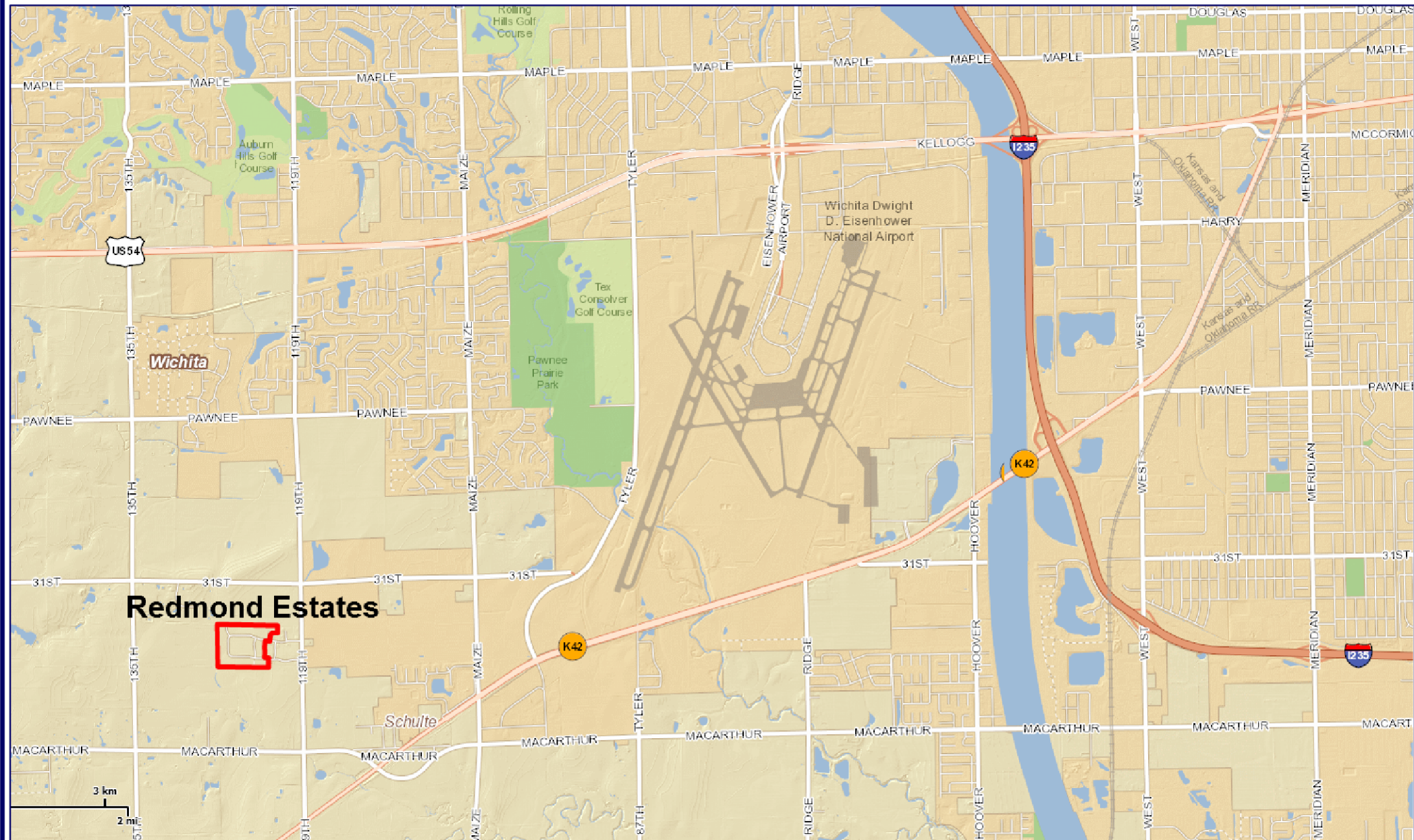
Number of Lots or Units	32
-------------------------	----

Principal Cost Per Lot	\$21,213
------------------------	----------

Annual Assessment Per Lot	\$1,908
Level Total Payment	
(4% for 15 years)	

# Redmond Estates

## Road Improvement Special Assessment



Geographic Information Services  
Division of Information & Operations  
[www.sedgwickcounty.org/gis](http://www.sedgwickcounty.org/gis)  
525 N. Main, Suite 212, Wichita, KS 67203  
Tel: 316.660.9290 Fax: 316.262.1174

DISCLAIMER: It is understood that, while Sedgwick County Geographic Information Services (SCGIS), City of Wichita GIS, (for purposes of the road centerline file), participating agencies, and information suppliers, have no indication or reason to believe that there are inaccuracies in information provided, SCGIS, its suppliers make no representations of any kind, including, but not limited to, warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied with respect to the information, data or service furnished herein. In no event shall the Data Providers become liable to users of these data, or any other party, for any loss or damages, consequential or otherwise, including but not limited to time, money, or goodwill, arising from the use, operation or modification of the data. In using these data, users further agree to indemnify, defend, and hold harmless the Data Providers for any and all liability of any nature arising out of or resulting from the lack of accuracy or correctness of the data, or the use of the data. No person shall sell, give or receive for the purpose of selling or offering for sale, any portion of the information provided herein.

Tue Mar 8 15:14:05 GMT-0600 2016



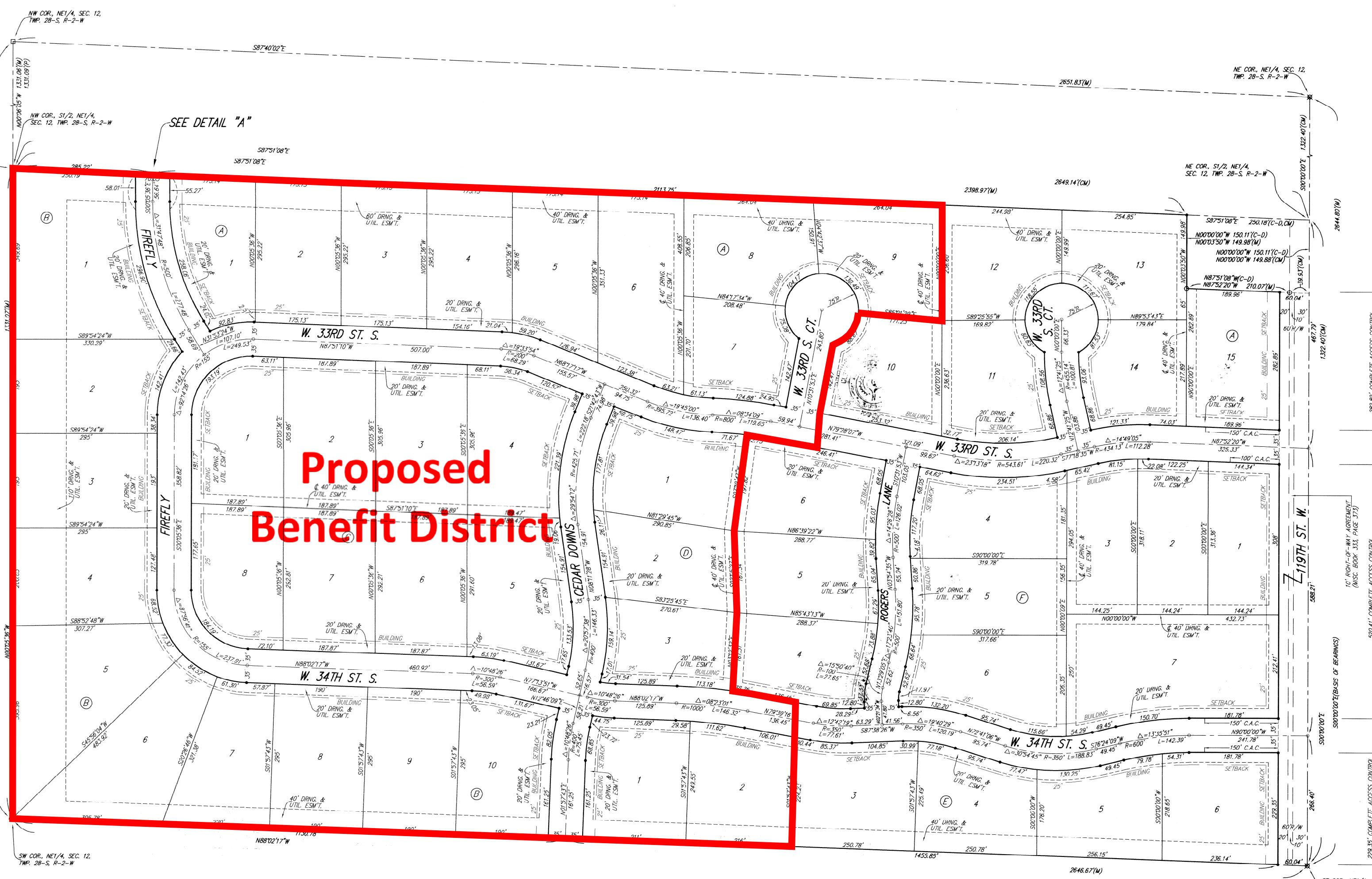
SE COR. LOT 11, BLK. A,  
OVERVIEW HILLS

NW COR., NE1/4, SEC. 12,  
TWP. 28-S, R-2-W

NE COR., NE1/4, SEC. 12,  
TWP. 28-S, R-2-W

SEE DETAIL "A"

# Proposed Benefit District



10' RIGHT-OF-WAY AGREEMENT  
(MISC. BOOK 333, PAGE 373)

500'00" (BASIS OF BEARINGS)

229.35' COMPLETE ACCESS CONTROL

SE COR., NE1/4, SEC. 12,  
TWP. 28-S, R-2-W