

CITY OF DERBY, KANSAS



SERVICE EXTENSION PLAN FOR PROPOSED ANNEXATION

MULTIPLE TRACTS

- Tract 1:** West of McIntosh Road approximately ½ mile south of Meadowlark Boulevard (71st Street South) – Maps and Estimates for Tract 1 are located in Appendix A
- Tract 2:** West of McIntosh Road and north of Madison Avenue (79th Street South) – Maps and Estimates for Tract 2 are located in Appendix B
- Tract 3:** Southwest of the corner of McIntosh Road and Madison Avenue (79th Street South), north of Market Street (83rd Street South) – Maps and Estimates for Tract 3 are located in Appendix C
- Tract 4:** East and west of Buckner Street South (55th Street East) between Arkansas River and K-15 Highway, approximately ½ mile north of 95th Street South – Maps and Estimates for Tract 4 are located in Appendix D
- Tract 5:** West of the intersection of Woodlawn Boulevard and Chet Smith Avenue (87th Street South) – Maps and Estimates for Tract 5 are located in Appendix E

Property descriptions in this report have been organized into 5 tracts of land being considered for annexation. Each tract consists of multiple parcels which have been assigned a parcel description consisting of the tract number and a letter. Example: Tract 3 includes 3 parcels designated as parcels 3a, 3b and 3c.

Maps and estimates referenced throughout this report are included in the appendices of this report containing the same letter designation as the map or estimate. Example: Map C3 and Estimate C1 are included in Appendix C.

September 23, 2014

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I. 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.*

All of the tracts of land identified in this report are contiguous with the municipal boundary of the City of Derby. As a result of development that has occurred in close proximity to these tracts, major municipal services are already available or can readily be made available. In most cases, the areas are already benefitting from services provided by the City of Derby. Annexation is advisable to provide for equitable sharing of the costs for major municipal services. Furthermore, all of the tracts considered for annexation are within the near-term or long-term growth area as identified in the City of Derby's Comprehensive Plan.

Annexation of the identified properties can be accomplished in one proceeding because the proposed areas for annexation constitute "land" eligible for annexation pursuant to K.S.A. 12-520(a). Each tract as identified on Maps A1, B1, C1, D1 and E1 in the appendices is eligible for annexation pursuant to the following condition(s):

- Tract 1:** K.S.A. 12-520(a)(6) – The tract is so situated that 2/3 of any boundary line adjoins the city, except no tract in excess of 21 acres shall be annexed under this condition.
- Tract 2:** K.S.A. 12-520(a)(6) – The tract is so situated that 2/3 of any boundary line adjoins the city, except no tract in excess of 21 acres shall be annexed under this condition.
- Tract 3:** K.S.A. 12-520(a)(6) – The tract is so situated that 2/3 of any boundary line adjoins the city, except no tract in excess of 21 acres shall be annexed under this condition.
- Tract 4:** K.S.A. 12-520(a)(6) – The tract is so situated that 2/3 of any boundary line adjoins the city, except no tract in excess of 21 acres shall be annexed under this condition.
- Tract 5:** K.S.A. 12-520(a)(4) – The land lies within or mainly within the city and has a common perimeter with the city boundary line of more than 50%.

All 5 tracts may be annexed by one ordinance pursuant to K.S.A. 12-520(g). The invalidity of the annexation of any tract or land in the ordinance shall not affect the validity of the remaining tracts or lands which are annexed by the ordinance and which conform to any one or more of the above mentioned conditions permitting annexation.

II. Legal Descriptions of Proposed Annexation Areas

Complete legal descriptions of tracts 1-5 can be found in Appendices A through E.

III. Locations of Proposed Annexation Properties

Each area proposed for annexation has been assigned a tract number for the purposes of this report. The general location of each tract is described below and shown on the Tract Identification map on page 3. The owners of record of each individual parcel are identified in Table 1 on page 4. The relationship of each tract and parcel to the existing corporate boundary of the City of Derby is shown on Maps A1, B1, C1, D1 and E1 in the appendices.

- Tract 1:** Tract 1 is located west of and adjacent to McIntosh Road approximately ½ mile south of Meadowlark Boulevard (71st Street South). The proposed annexation area is 13.27 acres and consists of 4 unplatted parcels: Parcel 1a is a 4.85 acre lot; Parcels 1b and 1c are both 2 acre lots; and, Parcel 1d is a 4.42 acre lot.
- Tract 2:** Tract 2 is located west of and adjacent to McIntosh Road north of Madison Avenue (79th Street South). The proposed annexation area is 10.06 acres and consists of 5 unplatted parcels: Parcel 2a is a 1.94 acre lot; Parcel 2b is a 2.84 acre lot; Parcel 2c is a 1.27 acre lot; Parcel 2d is a 2.93 acre lot; and, Parcel 2e is a 1.08 acre lot.
- Tract 3:** Tract 3 is generally located at the southwest corner of McIntosh Road and Madison Avenue (79th Street South). The proposed annexation area is 9.69 acres consisting of 3 unplatted parcels: Parcel 3a is a 4.25 acre lot; Parcel 3b is a 3.26 acre lot; and, Parcel 3c is a 2.18 acre lot.
- Tract 4:** Tract 4 is generally located along Buckner Street South (55th Street East) between the Arkansas River and K-15 highway approximately ½ mile north of 95th Street South. The proposed annexation area is 10.13 acres and consists of 2 unplatted parcels: Parcel 4a is a 1.59 acre lot and Parcel 4b is a 8.54 acre lot.
- Tract 5:** Tract 5 is generally located west of the intersection of Woodlawn Boulevard and Chet Smith Avenue (87th Street South). The proposed annexation area is 5.08 acres and consists of 4 unplatted parcels: Parcel 5a is a 2.44 acre lot; Parcel 5b is a 0.34 acre tract; Parcel 5c is a 1.90 acre lot; and, Parcel 5d is a 0.40 acre tract.



Scale: 1" = 2500'

Tract 1



Tract 2

Tract 3

Tract 5

Tract 4

Legend

-  Derby City Limits
-  Annexation Tracts

Tract Identifications

Table 1: Parcel Ownership*

Tract #	Parcel ID	Existing Address	Owner of Record
1	Parcel 1a	7615 S McIntosh Road	Monte Ysidro Living Trust & Carol M. Ysidro Living Trust
1	Parcel 1b	7621 S McIntosh Road	Yvonne Ysidro
1	Parcel 1c	7655 S McIntosh Road	Robert and Joan Vanboering
1	Parcel 1d	7715 S McIntosh Road	Kris A. and Lisa L. Atcheson
2	Parcel 2a	7821 S McIntosh Road	Gerald L. and Virginia L. Evans
2	Parcel 2b	7825 S McIntosh Road	Brandon Bonewell
2	Parcel 2c	Vacant	John R. and Joyce E. Christians
2	Parcel 2d	Vacant	John R. and Joyce E. Christians
2	Parcel 2e	7941 S McIntosh Road	James A. and Linda K. Heavener
3	Parcel 3a	5115 E 79 th Street South	Richard Dennis & Darlene K. Dennis (dec'd)
3	Parcel 3b	8055 S 51 st Street East	David A. and Deborah S. Rosedale
3	Parcel 3c	Vacant	Q Corporation
4	Parcel 4a	8722 S 55 th Street East	Louis R. Vancauwenbergh and Frances R. Vancauwenbergh Revocable Trust
4	Parcel 4b	8835 S 55 th Street East	William C. Bennett
5	Parcel 5a	8803 S Woodlawn Boulevard	Todd M. and Mercedes A. Shoemaker
5	Parcel 5b	Vacant (Owned by the owner of Parcel 5a)	Todd M. and Mercedes A. Shoemaker
5	Parcel 5c	8851 S Woodlawn Boulevard	Gregory M. and Marea C. McHenry & Robert E. McHenry Irrevocable Family Trust No. 2
5	Parcel 5d	Vacant (Owned by the owner of Parcel 5c)	Gregory M. and Marea C. McHenry & Robert E. McHenry Irrevocable Family Trust No. 2

* Ownership list obtained from a certified land abstractor August 6, 2014.

IV. Land Use and Zoning

Land Use

The areas proposed for annexation consist primarily of residential uses and vacant land. The existing use of each parcel is identified in Table 2 and the pattern of land use is visible on Maps A1, B1, C1, D1 and E1 in Appendices A through E. The estimated population of the residential tracts is approximately 43 people (16 buildable residential tracts x 2.65 persons per household average).

Table 2: Existing Land Use of Annexation Areas

Tract #	Parcel ID	Acres	Land Use
1	Parcel 1a	4.85	Residential: Single-Family Detached Dwelling
1	Parcel 1b	2.00	Residential: Single-Family Detached Dwelling
1	Parcel 1c	2.00	Residential: Single-Family Detached Dwelling
1	Parcel 1d	4.42	Residential: Single-Family Detached Dwelling
2	Parcel 2a	1.94	Residential: Single-Family Detached Dwelling
2	Parcel 2b	2.84	Residential: Manufactured Home Site
2	Parcel 2c	1.27	Vacant
2	Parcel 2d	2.93	Vacant
2	Parcel 2e	1.08	Residential: Single-Family Detached Dwelling
3	Parcel 3a	4.25	Residential: Single-Family Detached Dwelling
3	Parcel 3b	3.26	Residential: Single-Family Detached Dwelling
3	Parcel 3c	2.18	Vacant
4	Parcel 4a	1.59	Residential: Single-Family Detached Dwelling
4	Parcel 4b	8.54	Residential: Single-Family Detached Dwelling
5	Parcel 5a	2.44	Residential: Single-Family Detached Dwelling
5	Parcel 5b	0.34	Vacant (owned by owner of Parcel 5a)
5	Parcel 5c	1.90	Residential: Single-Family Detached Dwelling
5	Parcel 5d	0.40	Vacant (owned by owner of Parcel 5c)

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Zoning

All tracts within the proposed annexation areas are presently zoned in accordance with the Wichita-Sedgwick County Unified Zoning Code. Table 3 shows the existing zoning of each tract.

City of Derby zoning regulations provide that upon annexation into the City, tracts are assigned a new zoning designation of R-1 "Single-Family Residential" district. The property owner, the Planning Commission or the City Council may also submit an application to initiate the process to rezone the property. If annexed, the City of Derby plans to initiate rezoning of all of Tract 3 and Parcel 4a of Tract 4 to M-1 "Industrial" zoning as shown below in Table 3.

Property owners may request that their properties be rezoned to another appropriate zoning classification. Property owners should contact the City Planner for additional information regarding rezoning.

Table 3: Existing and Proposed Zoning

Tract #	Parcel ID	Wichita / Sedgwick County Zoning	Proposed City of Derby Zoning
1	Parcel 1a	RR - Rural Residential	R-1 -- Single-Family Residential
1	Parcel 1b	RR - Rural Residential	R-1 -- Single-Family Residential
1	Parcel 1c	RR - Rural Residential	R-1 -- Single-Family Residential
1	Parcel 1d	RR - Rural Residential	R-1 -- Single-Family Residential
2	Parcel 2a	RR - Rural Residential	R-1 -- Single-Family Residential
2	Parcel 2b	RR - Rural Residential	R-1 -- Single-Family Residential
2	Parcel 2c	RR - Rural Residential	R-1 -- Single-Family Residential
2	Parcel 2d	RR - Rural Residential	R-1 -- Single-Family Residential
2	Parcel 2e	RR - Rural Residential	R-1 -- Single-Family Residential
3	Parcel 3a	LI - Limited Industrial	M-1 -- Industrial
3	Parcel 3b	LI - Limited Industrial	M-1 -- Industrial
3	Parcel 3c	LI - Limited Industrial	M-1 -- Industrial
4	Parcel 4a	LI - Limited Industrial	M-1 -- Industrial
4	Parcel 4b	LI - Limited Industrial / RR - Rural Residential	R-1 -- Single-Family Residential
5	Parcel 5a	RR - Rural Residential	R-1 -- Single-Family Residential
5	Parcel 5b	RR - Rural Residential	R-1 -- Single-Family Residential
5	Parcel 5c	RR - Rural Residential	R-1 -- Single-Family Residential
5	Parcel 5d	RR - Rural Residential	R-1 -- Single-Family Residential

V. Extension of Major Municipal Services

A. Public Streets

Tract 1: All parcels comprising Tract 1 have direct access to a public street along their east boundary adjoining McIntosh Road, a two-lane rural collector roadway with open ditches. McIntosh Road was paved by Sedgwick County in 2005. The City of Derby annexed the roadway in 2007 and has provided maintenance since that time. The City of Derby will continue to maintain McIntosh Road.

Tract 1 is currently addressed on the Sedgwick County grid system and will need to be re-addressed if annexed into the City. Table 4 on page 9 provides the proposed new addresses for parcels in Tract 1.

Tract 2 All parcels comprising Tract 2 have direct access to a public street along their east boundary adjoining McIntosh Road, a two-lane rural collector roadway with open ditches. McIntosh Road was paved by Sedgwick County in 2005. The City of Derby annexed the roadway in 2007 and has provided maintenance since that time. The City of Derby will continue to maintain McIntosh Road.

Tract 2 is currently addressed on the Sedgwick County grid system and will need to be re-addressed if annexed into the City. Table 4 on page 9 provides the proposed new addresses for parcels in Tract 2.

Tract 3: Parcel 3a has direct access to a public street where Madison Avenue and McIntosh Road rights-of-way intersect. Madison Avenue at this location is a two-lane urban arterial with curb and gutter. McIntosh Road was paved by Sedgwick County in 2005 as a two-lane rural collector roadway with open ditches. The City of Derby currently maintains both Madison Avenue and McIntosh Road and will continue to do so following annexation.

Parcel 3b and Parcel 3c gain access to Madison Avenue by way of a recorded ingress and egress easement which is shown on the plat of the adjacent Derby Industrial Park. There is an existing unimproved driveway identified as 51st Street East which lies on private property adjacent to the east boundary of Tract 3. Following annexation and dedication of street right-of-way, the owners of parcels within Tract 3 may petition for the City of Derby to extend McIntosh Road south to provide access to all parcels within Tract 3.

The cost of installing the public street will be assessed to the benefitting properties. An estimate of the cost to extend McIntosh Road is labeled Estimate C1 and is included in Appendix C. The cost estimate for extension of the street is based on current construction costs; actual cost at the time of installation may vary significantly from current estimates.

Map C3 in Appendix C shows the proposed extension of McIntosh Road to serve Tract 3.

Tract 3 is currently addressed on the Sedgwick County grid system and will need to be re-addressed if annexed into the City. Table 4 on page 9 provides the proposed new addresses for parcels in Tract 3.

Tract 4: Both parcels comprising Tract 4 have direct access to a public street where the parcel boundaries adjoin Buckner Street (55th Street East). Buckner Street north of the parcels was reconstructed with asphalt surfacing by the City of Derby in 2012. Buckner Street south of the current City of Derby municipal boundary line is an unimproved rural residential roadway with open ditches. Due to the variation in surface types and limited extent of the street adjacent to the parcels proposed for annexation (approximately 275 feet), the City does not propose to annex the street or assume maintenance at this time.

Tract 4 is currently addressed on the Sedgwick County grid system and will need to be re-addressed if annexed into the City. The following Table 4 on page 9 provides the proposed new address for parcels in Tract 4.

Tract 5: Parcels 5b and 5d have direct access to a public street along their east boundary adjoining Woodlawn Boulevard. Parcels 5b and 5d are owned by the owners of Parcels 5a and 5c, respectively, which provides Parcels 5a and 5c cross-lot access to Woodlawn Boulevard. Woodlawn Boulevard at this location transitions from an urban arterial street with curb and gutter to a two-lane rural arterial with open ditches. The street is currently within the City of Derby's municipal boundary, and maintenance of Woodlawn Boulevard is provided by the City. Following annexation, the City of Derby will continue to maintain Woodlawn Boulevard.

Tract 5 is currently addressed on the Sedgwick County grid system and will need to be re-addressed if annexed into the City. The following Table 4 on page 9 provides the proposed new address for parcels in Tract 5.

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Table 4: Address Changes*

Tract #	Parcel ID	Existing Address	Proposed New Address
1	Parcel 1a	7615 S McIntosh Road	1047 N McIntosh Road
1	Parcel 1b	7621 S McIntosh Road	1041 N McIntosh Road
1	Parcel 1c	7655 S McIntosh Road	1011 N McIntosh Road
1	Parcel 1d	7715 S McIntosh Road	921 N McIntosh Road
2	Parcel 2a	7821 S McIntosh Road	801 N McIntosh Road
2	Parcel 2b	7825 S McIntosh Road	701 N McIntosh Road
2	Parcel 2c	Vacant	†
2	Parcel 2d	Vacant	†
2	Parcel 2e	7941 S McIntosh Road	601 N McIntosh Road
3	Parcel 3a	5115 E 79 th Street South	401 N McIntosh Road
3	Parcel 3b	8055 S 51 st Street East	307 N McIntosh Road
3	Parcel 3c	Vacant	†
4	Parcel 4a	8722 S 55 th Street East	808 S Buckner Street
4	Parcel 4b	8835 S 55 th Street East	901 S Buckner Street
5	Parcel 5a	8803 S Woodlawn Boulevard	1113 S Woodlawn Boulevard
5	Parcel 5b	Vacant (Owned by the owner of Parcel 5a)	†
5	Parcel 5c	8851 S Woodlawn Boulevard	1125 S Woodlawn Boulevard
5	Parcel 5d	Vacant (Owned by the owner of Parcel 5c)	†

* **Street Addresses.** All tracts proposed for annexation are currently addressed on the Sedgwick County grid system. In order to maintain an addressing system within the City that provides for simple recognition by the public and emergency responders, property addresses will be changed to reflect inclusion of the property into the City. Upon annexation, City staff will notify approximately 20 governmental entities and utilities of the address changes. Table 4 (above) identifies the anticipated address changes.

† Properties which are currently vacant will be assigned an address using the City of Derby addressing system when a principal structure is constructed on the site.

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B. Water

Tract 1: An existing 12-inch main located within the McIntosh Road right-of-way is available to provide water service to all parcels within Tract 1. Following annexation, water service may be extended to parcels by installation of private service lines connecting to the existing 12-inch water main. The cost of installation of private service lines to connect to the water distribution system will be the responsibility of the respective property owner; applicable connection and service fees as established by City resolution apply.

Map A3 shows a layout of the existing City of Derby water system near Tract 1.

Tract 2: An existing 6-inch water main is located on the north side of Madison Avenue ending at the east side of McIntosh Road. Subsequent to annexation and receipt of a valid petition, water service will be extended to parcels within Tract 2 by extension of the existing 6-inch water line. The cost of installing required improvements will be assessed to the benefitting properties. An estimate of the cost to extend water is labeled Estimate B1 and is included in Appendix B. The cost estimate for extension of water is based on current construction costs; actual cost at the time of installation may vary significantly from current estimates.

The cost of improvements and installation of private service lines to connect to the water distribution system will be the responsibility of the respective property owner; applicable connection and service fees as established by City resolution apply.

Map B3 in Appendix B shows a layout of the existing City of Derby water system as well as a concept layout of the proposed water line extension necessary to serve Tract 2.

Tract 3: An existing 6-inch water main is located on the north side of Madison Avenue ending at the east side of McIntosh Road. Subsequent to annexation and receipt of a valid petition, water service will be extended to parcels within Tract 3 by extension of the existing 6-inch water line. The cost of installing required improvements will be assessed to the benefitting properties. An estimate of the cost to extend water is labeled Estimate C2 and is included in Appendix C. The cost estimate for extension of water is based on current construction costs; actual cost at the time of installation may vary significantly from current estimates.

The cost of improvements and installation of private service lines to connect to the water distribution system will be the responsibility of the respective property owner; applicable connection and service fees as established by City resolution apply.

Map C4 in Appendix C shows a layout of the existing City of Derby water system as well as a concept layout of the proposed water line extension necessary to serve Tract 3.

Tract 4: An existing 8-inch water main is located within the Buckner Street South (55th Street East) right-of-way north of the annexation area. Subsequent to annexation and receipt of a valid petition, water service will be extended to parcels within Tract 4 by extension of the existing 8-inch water line. The cost of installing required improvements will be assessed to the benefitting properties. An estimate of the cost to extend water is labeled Estimate D1 and is included in Appendix D. The cost estimate for extension of water is based on current construction costs; actual cost at the time of installation may vary significantly from current estimates.

The cost of improvements and installation of private service lines to connect to the water distribution system will be the responsibility of the respective property owner; applicable connection and service fees as established by City resolution apply.

Map D3 in Appendix D shows a layout of the existing City of Derby water system as well as a concept layout of the proposed water line extension necessary to serve Tract 4.

Tract 5: An existing 12-inch main located within the Woodlawn Boulevard street right-of-way is available to provide water service to parcels within Tract 5. Following annexation, water service may be extended to parcels by installation of private service line connections to the existing 12-inch water main. The cost of installation of private service lines to connect to the water distribution system will be the responsibility of the respective property owner; applicable connection and service fees as established by City resolution apply.

Map E3 in Appendix E shows a layout of the existing City of Derby water system near Tract 5.

Tract 5 is within the Sedgwick County Rural Water District #3 (RWD3) service area and RWD3 currently provides service to the properties. When water service to the properties is requested, the city will coordinate provisions for the extension of service with RWD3 as required by applicable state statutes.

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C. Sanitary Sewer

Tract 1: All of Tract 1 lies within the area served by the City's west side interceptor. This interceptor sewer ranges from 24 inches to 30 inches in size in this area and is generally located along State Highway K-15 and the Arkansas River south to Market Street (83rd Street South). Existing lines have sufficient capacity to handle future wastewater flows from all parcels within Tract 1.

Parcel 1d was connected to the west side interceptor sewer in 1998 and continues to be served by the City. Following annexation, sewer service will continue to be provided to Parcel 1d. Sewer rates for customers connected to the City's sewer system, but not within the corporate limits of the City, pay a 75% surcharge for sewer service. Annexation of Parcel 1d would make the property eligible for the same sewer rate paid by other residents.

Parcels 1a, 1b, and 1c are currently served by private sanitary sewer systems. Following annexation and receipt of a valid petition, sanitary sewer service may be extended to Parcels 1a, 1b and 1c by extension of a sanitary sewer lateral from the existing 8-inch sewer near the northwest corner of Parcel 1a.

The cost of installing required improvements will be assessed to the benefitting properties. An estimate of the cost to extend sewer is labeled Estimate A1 and is included in Appendix A. The cost estimate for extension of sewer is based on current construction costs; actual cost at the time of installation may vary significantly from current estimates. The cost of installation of the private service lines to connect to the sewer system will be the responsibility of the respective property owners; applicable connection and service fees as established by City resolution apply.

Map A4 in Appendix A shows a layout of the existing sanitary sewer system near Tract 1 as well as a concept layout of the proposed sewer extension necessary to serve Parcels 1a, 1b and 1c.

Tract 2: All 5 parcels within Tract 2 are currently served by private sanitary sewer systems or are currently undeveloped.

All of Tract 2 lies within the area served by the City's west side interceptor. This interceptor sewer ranges from 24 inches to 30 inches in size in this area and is generally located along State Highway K-15 and the Arkansas River south to Market Street (83rd Street South). Existing lines have sufficient capacity to handle future wastewater flows from all parcels within Tract 2.

Following annexation and receipt of a valid petition, sanitary sewer service may be extended to Parcels 2a and 2b by extension of a sanitary sewer lateral from the existing 24-inch west side interceptor sewer west of the parcels. Parcels 2c, 2d and 2e may be extended service by extension of a sanitary sewer lateral from the existing 18-inch sewer which extends from the west side interceptor sewer east to Madison Avenue road right-of-way.

The cost of installing required improvements will be assessed to the benefitting properties. An estimate of the cost to extend sewer is labeled Estimate B2 and is included in Appendix B. The

cost estimate for extension of sewer is based on current construction costs; actual cost at the time of installation may vary significantly from current estimates. The cost of installation of the private service lines to connect to the sewer system will be the responsibility of the respective property owners; applicable connection and service fees as established by City resolution apply.

Map B4 in Appendix B shows a layout of the existing sanitary sewer system near Tract 2 as well as a concept layout of the proposed sewer extension necessary to serve parcels within Tract 2.

Tract 3: All of Tract 3 lies within the area served by the City's west side interceptor. This interceptor sewer ranges from 24 inches to 30 inches in size in this area and is generally located along State Highway K-15 and the Arkansas River south to Market Street (83rd Street South). Existing lines have sufficient capacity to handle future wastewater flows from all parcels within Tract 3.

Parcel 3a and Parcel 3b of the proposed annexation area were connected to the west side interceptor sewer in 1998 and continue to be served by the City. Following annexation, sewer service will continue to be provided to Parcels 3a and 3b. Sewer rates for customers connected to the City's sewer system, but not within the corporate limits of the City, pay a 75% surcharge for sewer service. Annexation of Parcels 3a and 3b would make the properties eligible for the same sewer rate paid by other residents.

Parcel 3c is currently undeveloped. Following annexation, sanitary sewer service can be provided to Parcel 3c by connection of a service line to the existing sanitary sewer system on the property. The cost of installation of private service lines to connect to the sewer system will be the responsibility of the property owner; applicable connection and service fees as established by City resolution apply.

Map C5 in Appendix C shows locations of existing sewer lines in the area of Tract 3.

Tract 4: Both parcels within Tract 4 of the proposed annexation area are currently served by private sanitary sewer systems.

Tract 4 lies within the area served by an existing 18-inch City sanitary sewer. This sewer is generally located along Buckner Street South and extends south to the City's wastewater treatment facility. Existing lines have sufficient capacity to handle future wastewater flows expected from all parcels within Tract 4.

Following annexation, sanitary sewer service can be provided to Parcel 4b by connection of a service line to the exiting 18-inch sanitary sewer line. The cost of installation of the private service line to connect to the sewer system will be the responsibility of the property owner; applicable connection and service fees as established by City resolution apply.

Following annexation and receipt of a valid petition, sanitary sewer service may be extended to Parcel 4a by extension of a sanitary sewer lateral from the exiting 18-inch line. The cost of installing required improvements will be assessed to the benefitting properties. An estimate of the cost to extend sewer is labeled D1 and is included in Appendix D. The cost estimate for

extension of sewer is based on current construction costs; actual cost at the time of installation may vary significantly from current estimates. The cost of installation of private service lines to connect to the sewer system will be the responsibility of the property owner; applicable connection and service fees as established by City resolution apply.

Map D4 in Appendix D shows a layout of the existing sanitary sewer near Tract 4 as well as a concept layout of the proposed sewer extension necessary to serve Parcel 4a.

Tract 5: Parcel 5c was connected to the mid-town sewer interceptor sewer in 1991 and continues to be served by the City. Following annexation, sewer service will continue to be provided to Parcel 5c. The agreement providing for connection to the sewer serving parcel 5c stipulates the owner pay a monthly rate similar to other city customers of similar size.

Parcel 5a of the proposed annexation area is currently served by private sanitary sewer systems. Parcels 5b and 5d are currently undeveloped.

All 4 parcels within Tract 5 are within the area served by the City's mid-town sewer interceptor. The mid-town interceptor sewer at this location is 36-inches in size and is generally located west of Woodlawn Boulevard south to 91st Street South before extending west to the City's wastewater treatment facility west of K-15 Highway. Existing lines have sufficient capacity to handle future wastewater flows expected from all parcels within Tract 5.

Following annexation, sanitary sewer service may be provided to all unserved parcels within Tract 5 by connection of service lines to the existing 36-inch sanitary sewer. The cost of installation of private service lines to connect to the sewer system will be the responsibility of the respective property owners; applicable connection and service fees as established by City resolution apply.

Map E4 shows locations of existing sanitary sewer in the area of Tract 5.

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D. Flood Protection and Stormwater Management

The City of Derby created a stormwater utility in 2013. Residential properties are currently charged a \$3 per month stormwater utility fee which is paid concurrent with the monthly utility bill. Commercial properties are assessed based on the ratio of the commercial property's impervious area to the impervious area of a typical residential unit. Properties that are not connected to city water or sewer are billed twice annually, with each billing reflecting the stormwater fee for a six-month period. Revenue collected from the stormwater fee is used to maintain and improve the City's stormwater system and to help meet stormwater regulatory requirements.

The City of Derby was recently admitted into the National Flood Insurance Program's Community Rating System (CRS). The CRS is a voluntary incentive program which recognizes and promotes community floodplain management activities. In December 2013, Derby was recognized as a Class 8 rated community in the CRS program (ratings are Class 1 to Class 10, with Class 1 being the highest rating). Currently, the Class 8 rating allows flood insurance policyholders within Zone AE – the 1.0% recurrence interval flood hazard area (100-year flood) – to be eligible for up to a 10% discount on insurance premiums. Properties outside the 1.0% recurrence interval flood hazard area are also eligible for discounted flood insurance rates. In addition to reduced insurance rates, CRS floodplain management activities enhance public safety, reduce damage to property and public infrastructure, protect the environment and improve quality of life for the community.

Tract 1: According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for Sedgwick County dated February 7, 2007, parcels comprising Tract 1 are mostly located in "Zone X -Areas Determined to be Outside the 0.2 pct. Annual Chance Floodplain," sometimes referred to as the 500-year floodplain. The western portion of each parcel is within "Zone AE – the 1.0% recurrence interval flood hazard area (100-year flood) – for which flood elevations have been established." Map A5 depicts the Flood Insurance Rate Map in the area of Tract 1. The portions of Tract 1 identified as Floodway or Zone AE are subject to regulation as development in flood-prone areas, including but not limited to the regulations of the City's Zoning Ordinance.

The existing stormwater system at this location consists of open ditches along McIntosh Road. Stormwater management and maintenance of public stormwater facilities including stream maintenance and debris removal; ditch and culvert cleaning; inspection and maintenance of enclosed stormwater systems; and enforcement of applicable stormwater and flood protection regulations are provided by the City's Department of Public Works. Maintenance and improvement projects are scheduled and programmed by the Director of Public Works commensurate with the resources of the department.

Tract 2: According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for Sedgwick County dated February 7, 2007, the majority of parcels within Tract 2 are located in "Zone X – Areas Determined to be Outside the 0.2 pct. Annual Chance Floodplain," sometimes referred to as the 500-year floodplain. Small portions of the westernmost part of Parcels 2b and 2d are within "Zone AE – the 1.0% recurrence interval flood hazard area (100-year flood) – for which flood elevations have been established." Map B5 depicts the Flood Insurance Rate Map in the area of Tract 2.

The existing stormwater system at this location consists of open ditches and culverts along McIntosh Road. Stormwater management and maintenance of public stormwater facilities including stream maintenance and debris removal; ditch and culvert cleaning; inspection and maintenance of enclosed stormwater systems; and enforcement of applicable stormwater and flood protection regulations are provided by the City's Department of Public Works. Maintenance and improvement projects are scheduled and programmed by the Director of Public Works commensurate with the resources of the department.

Tract 3: According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for Sedgwick County dated February 7, 2007, the eastern parts of parcels comprising Tract 3 are outside the 0.2% recurrence interval flood hazard area (500-year flood). The western portion of each parcel is within the Arkansas River floodway. Map C6 depicts the Flood Insurance Rate Map in the area of Tract 3. The portions of Tract 3 identified as Floodway or Zone AE are subject to regulation as development in flood-prone areas, including but not limited to the regulations of the City's Zoning Ordinance.

Stormwater management and maintenance of public stormwater facilities including stream maintenance and debris removal; ditch and culvert cleaning; inspection and maintenance of enclosed stormwater systems; and enforcement of applicable stormwater and flood protection regulations are provided by the City's Department of Public Works. Maintenance and improvement projects are scheduled and programmed by the Director of Public Works commensurate with the resources of the department.

Tract 4: According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for Sedgwick County dated February 7, 2007, Parcel 4a is outside the 0.2% recurrence interval flood hazard area (500-year flood). The eastern portion of Parcel 4b is also outside the 0.2% (500-year flood). The middle portion of Parcel 4b is within the 0.2% or the 1.0% (100-year flood) recurrence interval flood hazard areas, and the western half of Parcel 4b is also within the Arkansas River floodway. Map D5 depicts the Flood Insurance Rate Map in the area of Tract 4. The portions of Tract 4 identified as Floodway or Zone AE are subject to regulation as development in flood-prone areas, including but not limited to the regulations of the City's Zoning Ordinance.

The existing stormwater system at this location consists of open ditches along Buckner Street South (55th Street East). Stormwater management and maintenance of public stormwater

facilities including stream maintenance and debris removal; ditch and culvert cleaning; inspection and maintenance of enclosed stormwater systems; and enforcement of applicable stormwater and flood protection regulations are provided by the City's Department of Public Works. Maintenance and improvement projects are scheduled and programmed by the Director of Public Works commensurate with the resources of the department.

Tract 5: According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for Sedgwick County dated February 7, 2007, the northern portion of Parcels 5a and 5b are within the Spring Creek floodway. Portions of Parcel 5a are within the 0.2% recurrence interval flood hazard area (500-year flood) and "Zone AE – the 1.0% recurrence interval flood hazard area (100-year flood) – for which flood elevations have been established". Only the southeast portion of Parcel 5a and the south half of Parcel 5b are outside the 0.2% recurrence interval flood hazard area (500-year flood).

The south and west portions of Parcel 5c are within the 0.2% recurrence interval flood hazard area (500-year flood), but the remaining portion and nearly all of Parcel 5d are outside the 0.2% recurrence interval flood hazard area (500-year flood).

The portions of Tract 5 identified as Floodway or Zone AE are subject to regulation as development in flood-prone areas, including but not limited to the regulations of the City's Zoning Ordinance. Map E5 depicts the Flood Insurance Rate Map in the area of Tract 5.

The existing stormwater system at this location consists of open ditches along Woodlawn Boulevard which drain north to Spring Creek or south to an open earthen channel which provides drainage for the development east of Woodlawn Boulevard. The open earthen channel conveys stormwater along the south side of Parcels 5c and 5d west to Spring Creek. Stormwater management and maintenance of public stormwater facilities including stream maintenance and debris removal; ditch and culvert cleaning; inspection and maintenance of enclosed stormwater systems; and enforcement of applicable stormwater and flood protection regulations are provided by the City's Department of Public Works. Maintenance and improvement projects are scheduled and programmed by the Director of Public Works commensurate with the resources of the department.

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E. Fire Protection and Medical First Response

Fire protection and medical first response are currently provided by Sedgwick County Fire District #1. Sedgwick County Fire District #1 and Derby Fire and Rescue have an automatic aid agreement for response to structure fires in the proposed annexation areas, which is expected to continue after annexation.

Fire protection and emergency first response 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.

Derby city-at-large ad valorem property taxes, sales tax, and other general revenues will finance fire protection. Residents of the area should not see any change in the provision of fire or medical first response service as a result of annexation.

Maps showing the location of existing and proposed fire stations in relationship to each of the proposed annexation areas are included in Appendices A through E.

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F. Police Protection

Upon annexation, Tracts 1-5 will be provided police protection by the Derby Police Department headquartered at 229 N. Baltimore. Areas of police protection in the City of Derby are divided into 4 beats for patrol purposes.

Upon annexation, Tracts 1 and 2 will be provided police protection by Beat No. 1. The population of Beat No. 1 is estimated to be 7,025 based on U.S. Census average of 2.65 persons per household. There are 3 officers assigned to Beat No. 1 over a 24-hour period; a ratio of one officer per 2,341 people. The addition of 7 households to Beat No. 1 resulting from this proposed annexation will not have a significant impact on the ability to provide police protection.

Tracts 3, 4, and 5 will be provided police protection by Beat No. 3. Based on the same U.S. Census average of 2.65 persons per household, the population of Beat No. 3 is estimated to be 7,287 people. There are 3 officers assigned to Beat No. 3 over a 24-hour period; a ratio of one officer per 2,429 people. The addition of 6 households to Beat No. 3 will not have a significant impact on the ability to provide police protection.

Animal Control services are also provided through the Derby Police Department. If annexed, residents of the proposed annexation areas may contact 911 to report animal control concerns.

Due to the relatively low number of people within the proposed annexation areas, no increase in police staff will be needed. The 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 successful protection of these areas.

Maps showing the relationship between proposed annexation areas and existing police beats are included in Appendices A through E.

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G. Parks

High Park is the largest park in the city, consisting of approximately 105 acres. The amenities at High Park include a 10-acre stocked lake, playgrounds, shelters, picnic areas, walking trails, ball fields and open space. Overall, Derby has 335 acres of parks which are open to the public, all of which are located within five miles of the proposed annexation areas.

Other Derby parks are located throughout the city and provide open space and recreation amenities for Derby residents. The City of Derby also has an extensive network (more than 25 miles) of hike and bike paths throughout the city. The path system connects many of the City's parks, schools and other destinations. Tract 5 has direct access to the existing hike and bike path system. Tracts 1 through 4 are within ¼ mile of the existing path system.

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

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

Maps provided in Appendices A through E show locations of existing city parks and hike & bike paths.

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H. Trash and Recycling Services

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

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) recycling cart. Waste Connections weighs the recyclables and credits points to the customer's "Recycle Bank" account; credits may be redeemed for coupons to local and on-line 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 neighborhoods.

Upon annexation, each residential household 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. Three trash cart sizes are currently available – 35, 65 or 95 gallons. Quarterly rates as of December 1, 2014 are \$36.07, \$42.78 or \$49.50 respectively. These rates include both trash and recycling service.

Commercial properties are not required to contract with Waste Connections and may continue their existing service.

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I. Library

The Derby Public Library is a member of the South Central Kansas Regional Library System. Property owners of the proposed annexation areas are presently served by the Derby Public Library, paid for in small part by grants from the regional library system and primarily by City of Derby taxes. Upon annexation, property owners will continue to have library service equal to or better than the level of service currently provided.

A new public library building was constructed and opened to serve the area in November 2009. The facility is located on Walnut Grove Road, one block west of Rock Road (less than two miles from the furthest 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 from both within and outside of the corporate limits of the city. The library is funded through a combination of property and sales taxes.

Annexation of the proposed annexation areas will not significantly affect the library's operation.

Maps showing the location of the Derby Public Library in relationship to each of the proposed annexation areas are included in Appendices A through E.

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VI. Ad Valorem Taxes

The current total appraised value and assessed valuation of the proposed annexation area is shown in Table 5 below:

Table 5: Total Appraised Values and Assessed Valuations

<u>2014 Appraised Value *</u>	<u>2014 Assessed Valuation</u>
\$ 2,103,500	\$ 242,113

* As of 1/1/2014 – Source: Sedgwick County

Upon annexation, County Fire District, South Central Kansas Library and Rockford Township taxes will no longer be assessed, and property owners will begin to pay the City of Derby's levy of 47.054 mills (2014 Mill Levy).

In order to determine how annexation will affect property owners within the proposed annexation areas, sample detailed breakdowns of ad valorem taxes, before and after annexation, are included in Appendices A through E. Samples are provided for each tract and parcel where appropriate, based upon the 2014 appraised value assigned by the Sedgwick County Appraiser's Office.

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VII. Timetable for Services

The proposed financing and timetable for the extension of major municipal services to the proposed annexation area are shown in Table 6. Most citywide municipal services such as fire and police protection, parks, library, building inspection and other general government services will be extended to the area immediately upon annexation.

Table 6: 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 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 Laterals & Fire Hydrants	As Required	Upon Petition	Per City Policy
Sewer Laterals	As Required	Upon Petition	Per City Policy
Fire Protection	Provided by City	Upon Annexation	City at Large
Medical First Response	Provided by City	Upon Annexation	City at Large
Police Protection	Provided by City	Upon Annexation	City at Large
Parks	Identified	Existing	City at Large/sales tax/fees
Library	Yes	Existing	City at Large/sales tax/fees
Trash & Recycling	Yes	Upon Annexation	Owner or tenant
City Building Code Enforcement	Yes	Upon Annexation	City at Large and user fees
City Health & Nuisance 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

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Appendix A: Tract 1

Legal Descriptions

Parcel 1a: Beginning at a Point 2335.59 feet North of the Southeast Corner of Government Lot 1 in the Southwest Quarter of Section 1, Township 29 South, Range 1 East, of the 6th Principal Meridian, Sedgwick County, Kansas; thence West 520.00 feet; thence Northwesterly 377.35 feet to a Point 367.00 feet North and 701.60 feet West of the Point of Beginning; thence East 701.60 feet to the East line of Government Lot 1; thence South 367.00 feet to the Point of Beginning; EXCEPT the East 40.00 feet for road right-of-way, the described tract lying within the Southwest Quarter and Northwest Quarter of Section 1, Township 29 South, Range 1 East, of the 6th Principal Meridian.

Parcel 1b: Beginning at a Point 2157.795 feet North of the Southeast Corner of Government Lot 1 in the Southwest Quarter of Section 1, Township 29 South, Range 1 East, of the 6th Principal Meridian, Sedgwick County, Kansas; thence West 520.00 feet; thence North 177.795 feet; thence East 520.00 feet; thence South 177.795 feet to the Point of Beginning; EXCEPT the East 30.00 feet for road right-of-way.

Parcel 1c: Beginning at a Point 120.00 rods North of the Southeast Corner of Government Lot 1 in the Southwest Quarter of Section 1, Township 29 South, Range 1 East, of the 6th Principal Meridian, Sedgwick County, Kansas; thence North 177.795 feet; thence West 520.00 feet; thence South 177.795 feet; thence East 520.00 feet to the Point of Beginning; EXCEPT the East 30.00 feet for road right-of-way.

Parcel 1d: Beginning at a Point 1829.00 feet North of the Southeast Corner of Government Lot 1 in the Southwest Quarter of Section 1, Township 29 South, Range 1 East, of the 6th Principal Meridian, Sedgwick County, Kansas; thence North 151.00 feet; thence West 1320.00 feet more or less to the West line of Government Lot 1; thence South 151.00 feet; thence East 1320.00 feet more or less to the Point of Beginning; EXCEPT the East 30.00 feet for street right-of-way.

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Ad Valorem Taxes

Sample Tax Break Down: Tract 1, Parcel 1a

Current Appraised Value According to Sedgwick County = \$215,970

Current Assessed Value (Total Taxable Value) = \$24,837

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	\$37.26	\$37.26	\$0.00
Sedgwick County	29.377	\$729.64	\$729.64	\$0.00
Rockford Township	3.794	\$94.23	\$0.00	-\$94.23
USD 260	25.233	\$626.71	\$626.71	\$0.00
USD 260 SG	20	\$496.74	\$496.74	\$0.00
USD 260 Bond	0	\$0.00	\$0.00	\$0.00
USD 260 Bond #2	7.897	\$196.14	\$196.14	\$0.00
County Fire District	18.348	\$455.71	\$0.00	-\$455.71
South Central Kansas Library	1.126	\$27.97	\$0.00	-\$27.97
El Paso Cemetery	1.058	\$26.28	\$26.28	\$0.00
Recreation Commission	6.953	\$172.69	\$172.69	\$0.00
City of Derby	47.054	\$0.00	\$1,168.68	\$1,168.68
Property Tax Total		\$2,863.36	\$3,454.13	\$590.77

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

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Ad Valorem Taxes

Sample Tax Break Down: Tract 1, Parcel 1b

Current Appraised Value According to Sedgwick County = \$103,080

Current Assessed Value (Total Taxable Value) = \$11,855

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	\$17.78	\$17.78	\$0.00
Sedgwick County	29.377	\$348.26	\$348.26	\$0.00
Rockford Township	3.794	\$44.98	\$0.00	-\$44.98
USD 260	25.233	\$299.14	\$299.14	\$0.00
USD 260 SG	20	\$237.10	\$237.10	\$0.00
USD 260 Bond	0	\$0.00	\$0.00	\$0.00
USD 260 Bond #2	7.897	\$93.62	\$93.62	\$0.00
County Fire District	18.348	\$217.52	\$0.00	-\$217.52
South Central Kansas Library	1.126	\$13.35	\$0.00	-\$13.35
El Paso Cemetery	1.058	\$12.54	\$12.54	\$0.00
Recreation Commission	6.953	\$82.43	\$82.43	\$0.00
City of Derby	47.054	\$0.00	\$557.83	\$557.83
Property Tax Total		\$1,366.72	\$1,648.70	\$281.98

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

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Ad Valorem Taxes

Sample Tax Break Down: Tract 1, Parcel 1c

Current Appraised Value According to Sedgwick County = \$113,600

Current Assessed Value (Total Taxable Value) = \$13,065

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	\$19.60	\$19.60	\$0.00
Sedgwick County	29.377	\$383.81	\$383.81	\$0.00
Rockford Township	3.794	\$49.57	\$0.00	-\$49.57
USD 260	25.233	\$329.67	\$329.67	\$0.00
USD 260 SG	20	\$261.30	\$261.30	\$0.00
USD 260 Bond	0	\$0.00	\$0.00	\$0.00
USD 260 Bond #2	7.897	\$103.17	\$103.17	\$0.00
County Fire District	18.348	\$239.72	\$0.00	-\$239.72
South Central Kansas Library	1.126	\$14.71	\$0.00	-\$14.71
El Paso Cemetery	1.058	\$13.82	\$13.82	\$0.00
Recreation Commission	6.953	\$90.84	\$90.84	\$0.00
City of Derby	47.054	\$0.00	\$614.76	\$614.76
Property Tax Total		\$1,506.21	\$1,816.98	\$310.76

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

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Ad Valorem Taxes

Sample Tax Break Down: Tract 1, Parcel 1d

Current Appraised Value According to Sedgwick County = \$285,200

Current Assessed Value (Total Taxable Value) = \$32,799

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	\$49.20	\$49.20	\$0.00
Sedgwick County	29.377	\$963.54	\$963.54	\$0.00
Rockford Township	3.794	\$124.44	\$0.00	-\$124.44
USD 260	25.233	\$827.62	\$827.62	\$0.00
USD 260 SG	20	\$655.98	\$655.98	\$0.00
USD 260 Bond	0	\$0.00	\$0.00	\$0.00
USD 260 Bond #2	7.897	\$259.01	\$259.01	\$0.00
County Fire District	18.348	\$601.80	\$0.00	-\$601.80
South Central Kansas Library	1.126	\$36.93	\$0.00	-\$36.93
El Paso Cemetery	1.058	\$34.70	\$34.70	\$0.00
Recreation Commission	6.953	\$228.05	\$228.05	\$0.00
City of Derby	47.054	\$0.00	\$1,543.32	\$1,543.32
Property Tax Total		\$3,781.27	\$4,561.42	\$780.16

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

Sanitary Sewer Rate

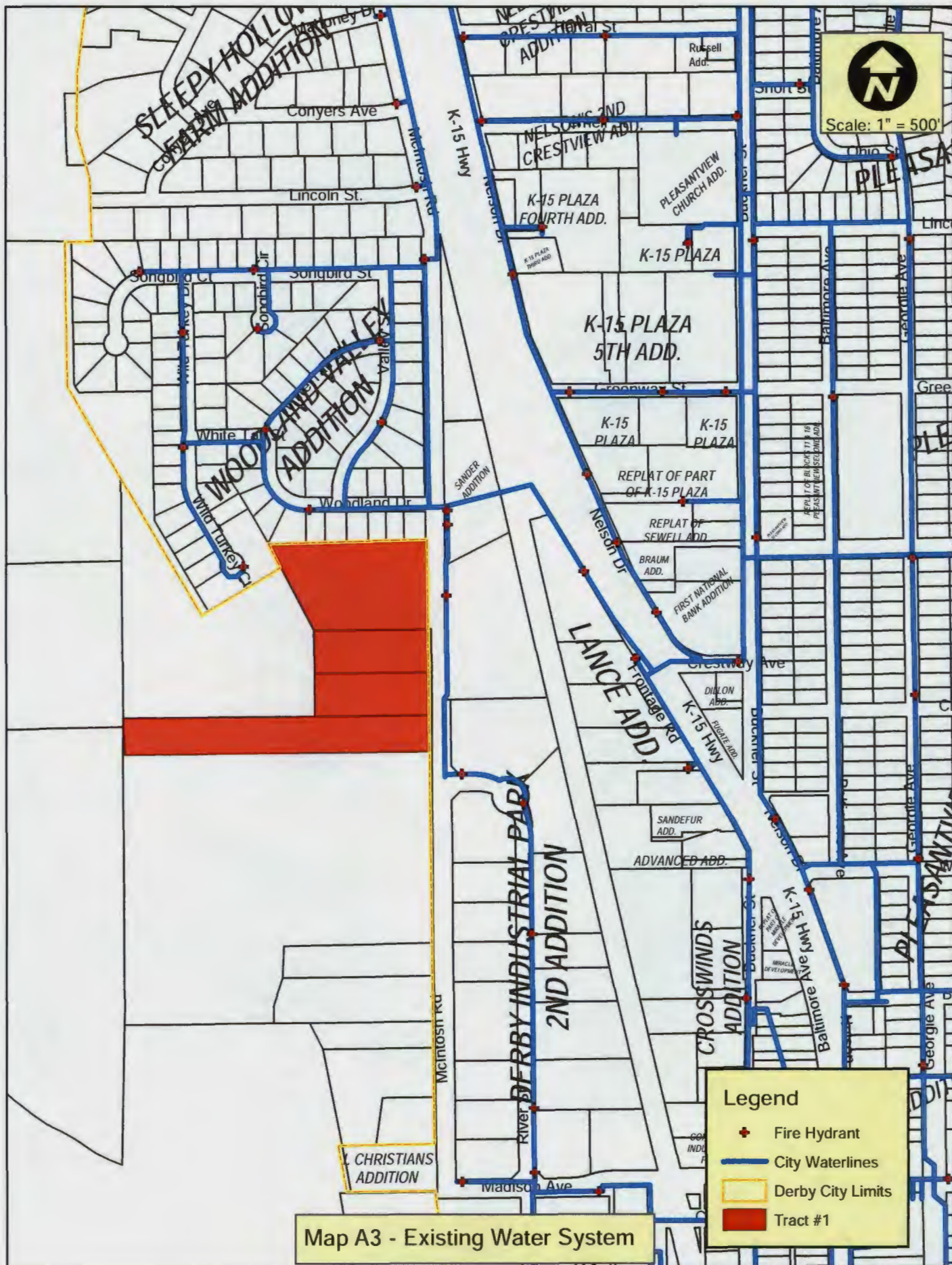
Sanitary Sewer Service	Out of City Sewer Rate	In City Sewer Rate	Difference	Annual Difference
Unmetered City of Derby Rate †	\$39.04 / mo.	\$22.31 / mo.	-\$16.73 / mo.	-\$200.76

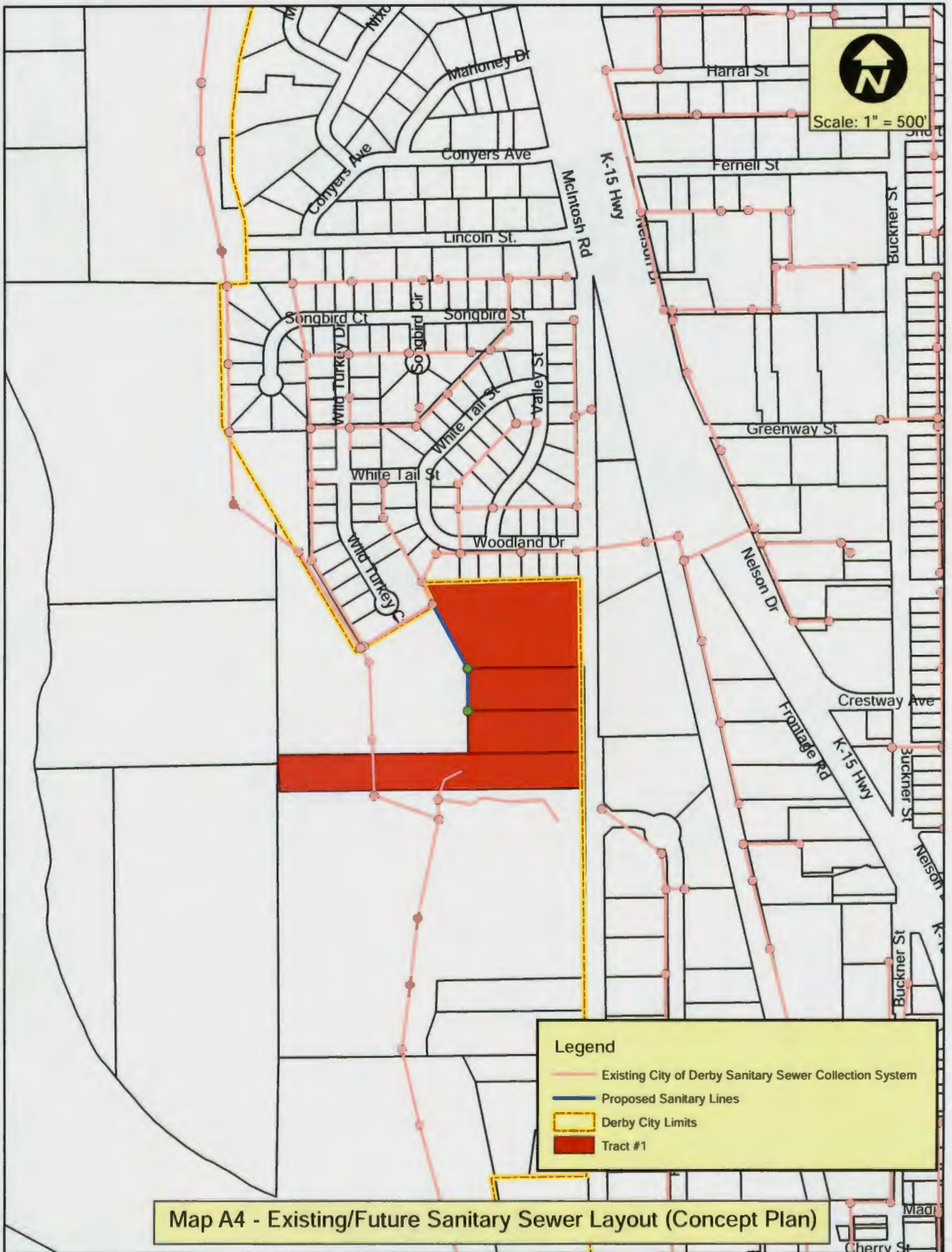
† Based on current rates for unmetered sanitary sewer service.



Map A1 - Vicinity Map/Land Use







Estimate A1: Sanitary Sewer Extension

Sanitary Sewer Extension

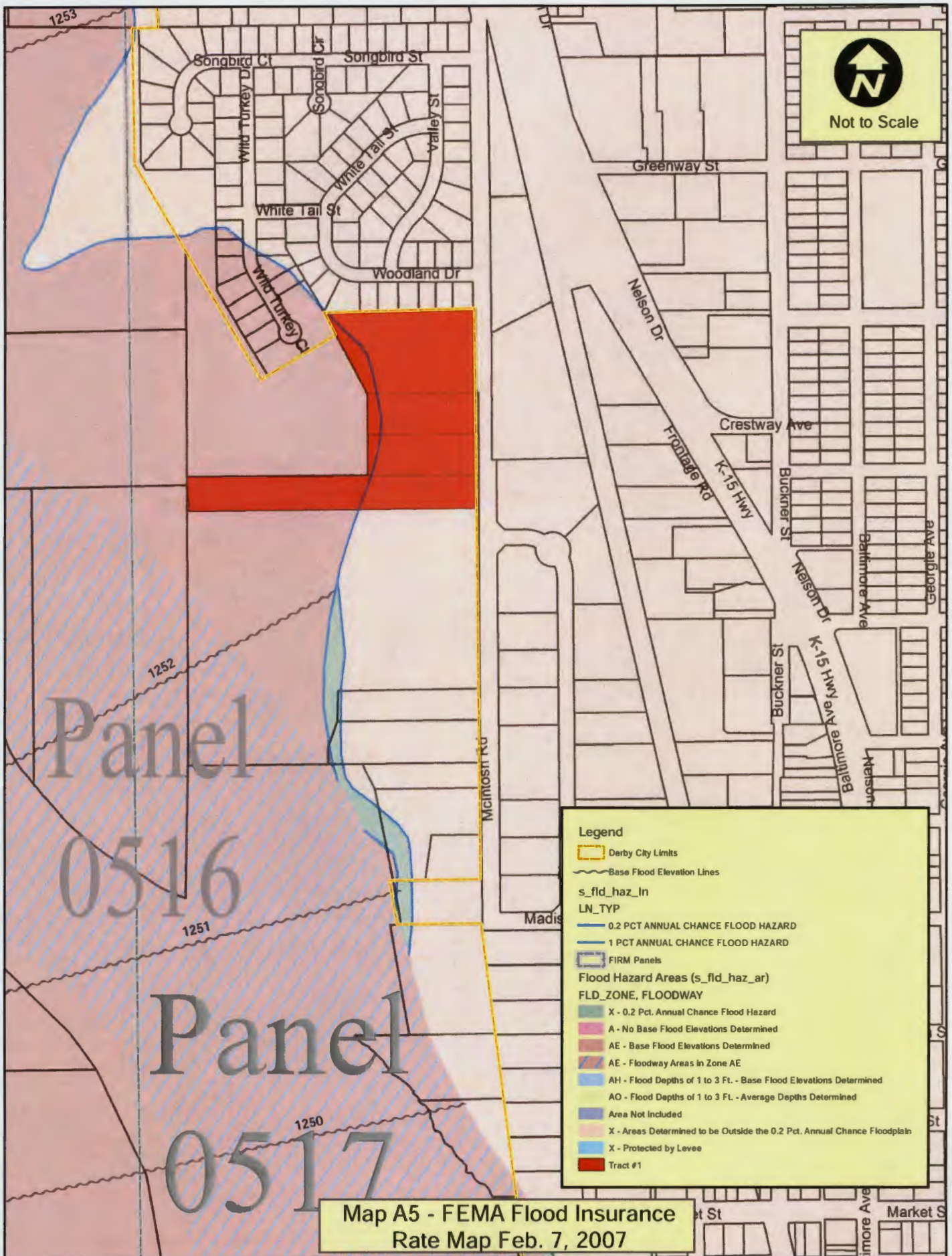
Tract 1: Parcels 1a, 1b and 1c

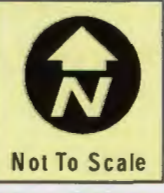
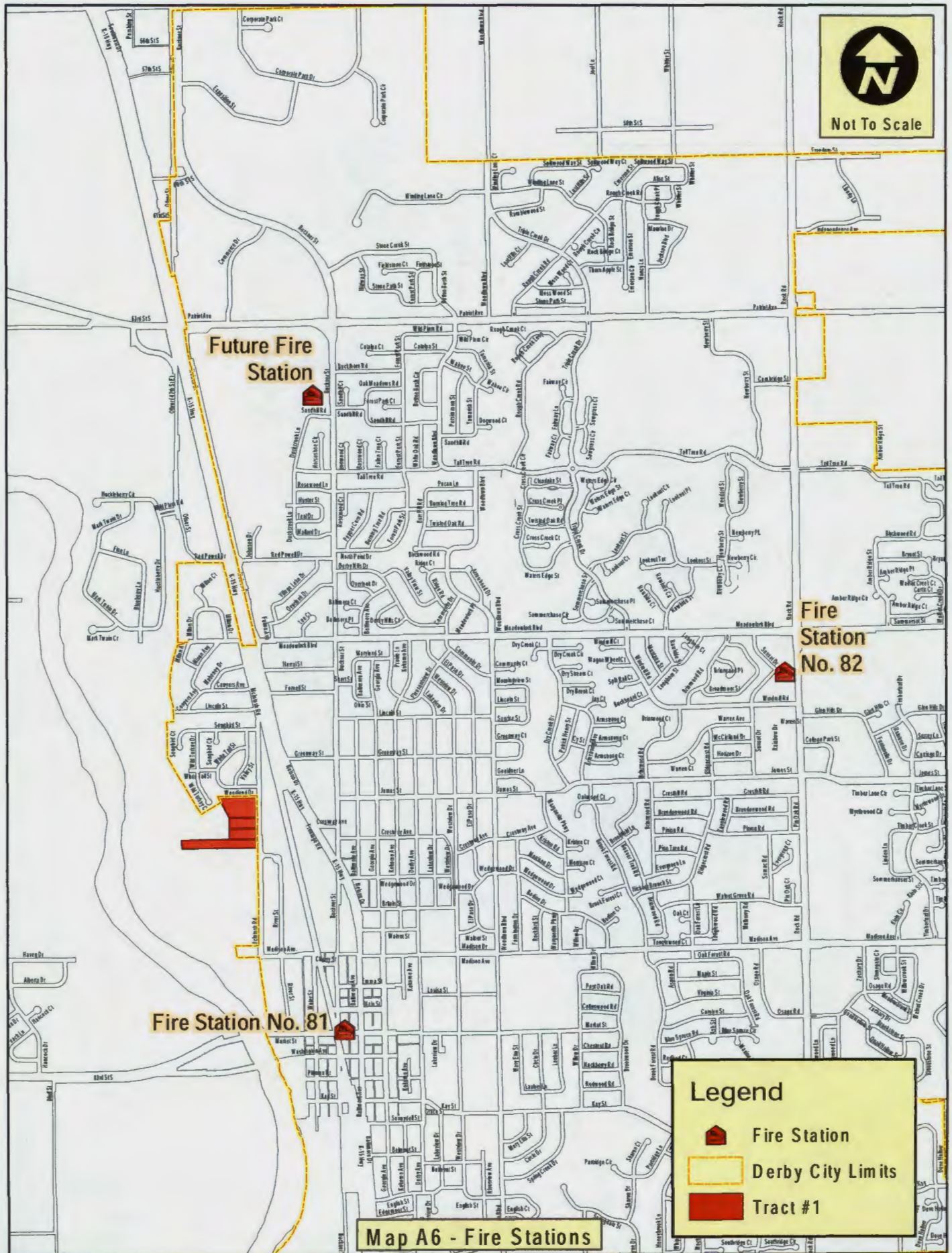
Prepared 8/20/2014*

Expense	Units		Unit Cost	Total
8-inch Sanitary Sewer	485	LF	\$ 40.00	\$ 19,400.00
Connect to Existing Manhole	1	EA	\$ 2,500.00	\$ 2,500.00
4-foot Diameter Manhole	2	EA	\$ 3,000.00	\$ 6,000.00
4-inch Stub with Riser	3	EA	\$ 600.00	\$ 1,800.00
Seeding and Erosion Control	1	LS	\$ 1,000.00	\$ 1,000.00
Site Clearing and Restoration	1	LS	\$ 1,000.00	\$ 1,000.00
SUBTOTAL				\$ 31,700.00
Design, Inspection & Administration (30%)				\$ 9,510.00
Temporary Notes (8%)				\$ 2,536.00
TOTAL				\$ 43,746.00

* This cost estimate is based on construction costs available at the time prepared; actual cost at the time of installation may vary significantly.

† The cost of construction of public improvements may be financed by the City in accordance with the City's adopted policy for Municipal Financing of Certain Public Improvements. Payments are paid by the property owner and appear as special assessments on the County property tax bill.

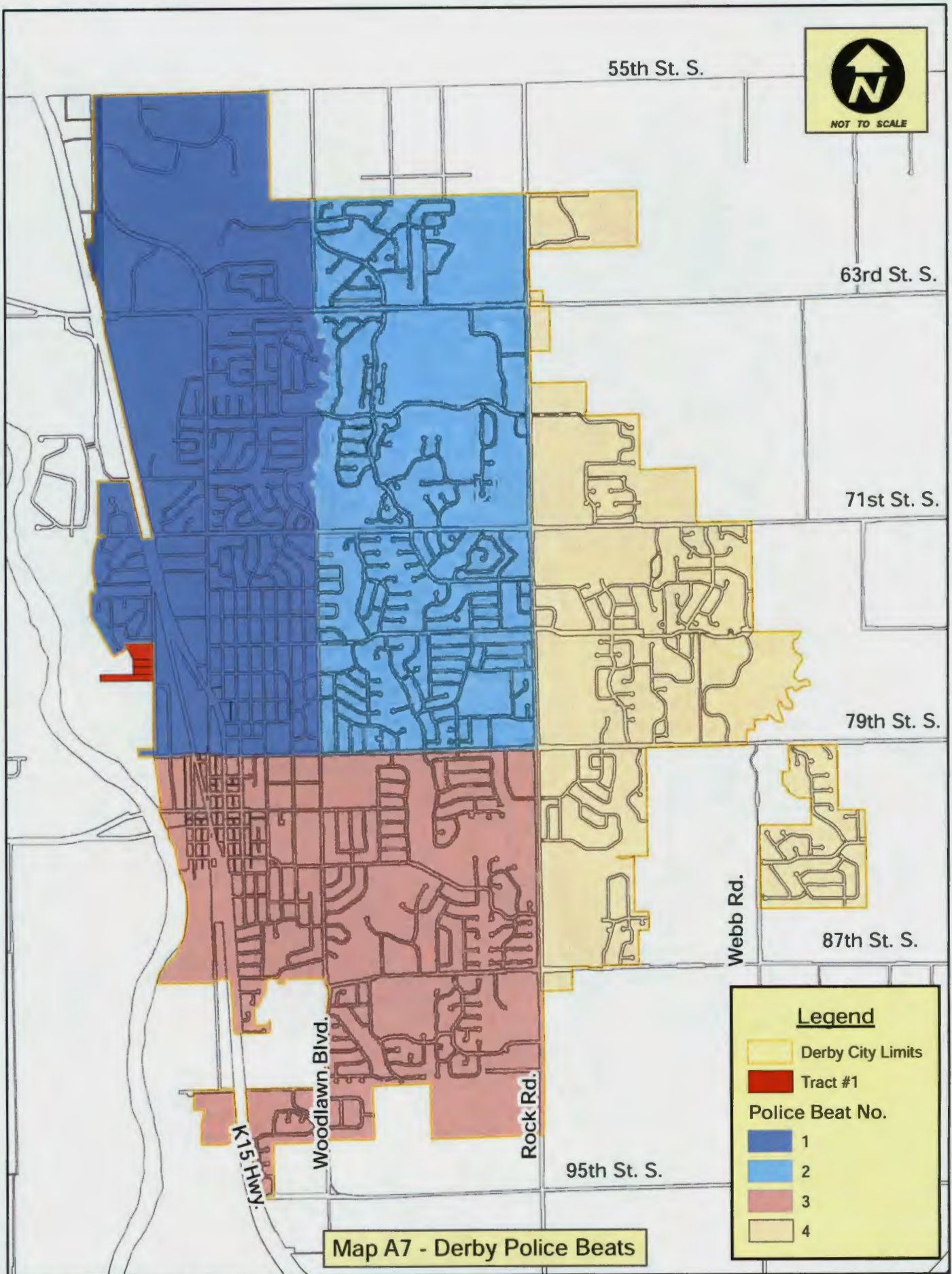


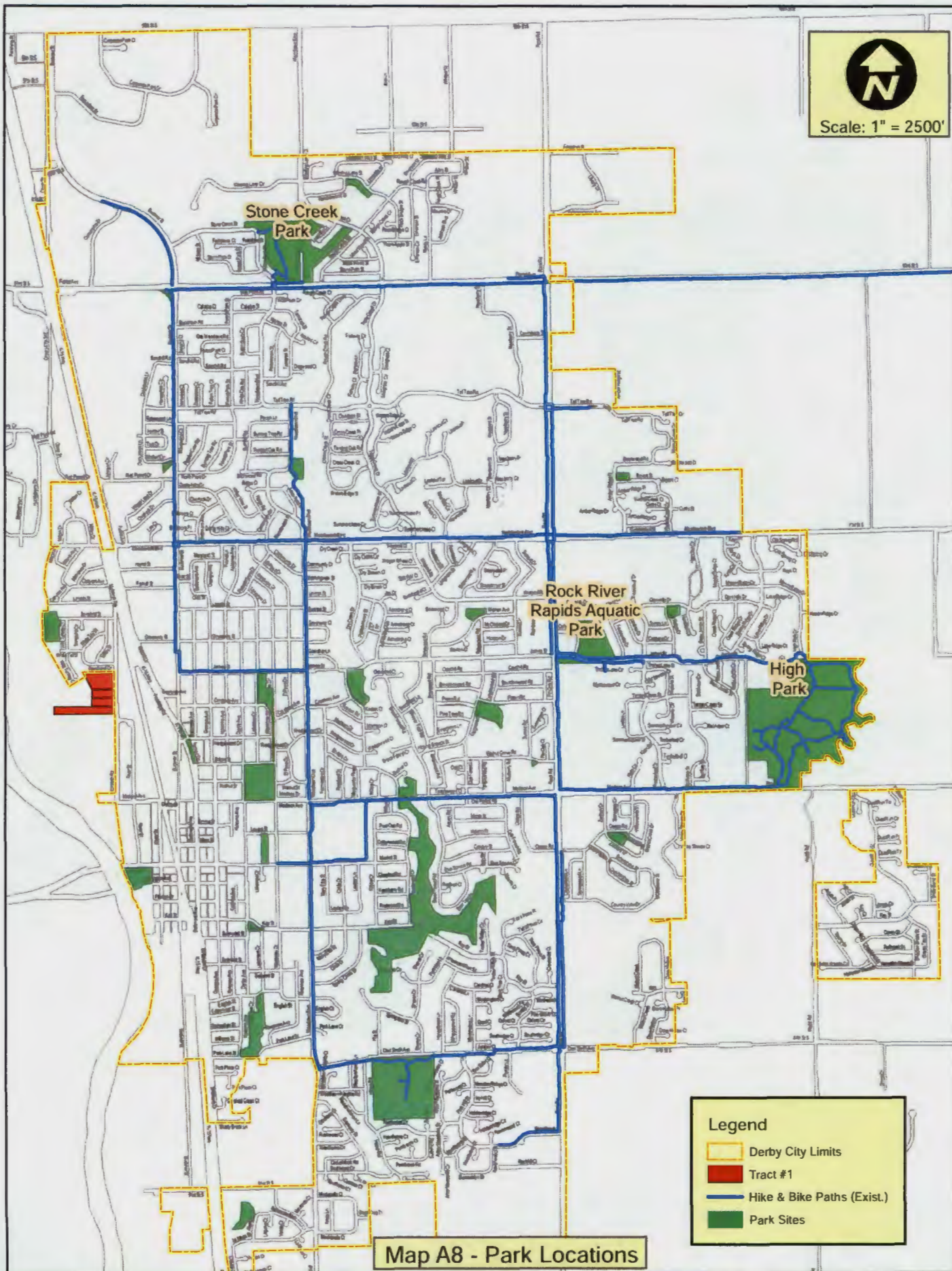


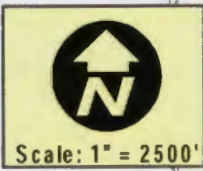
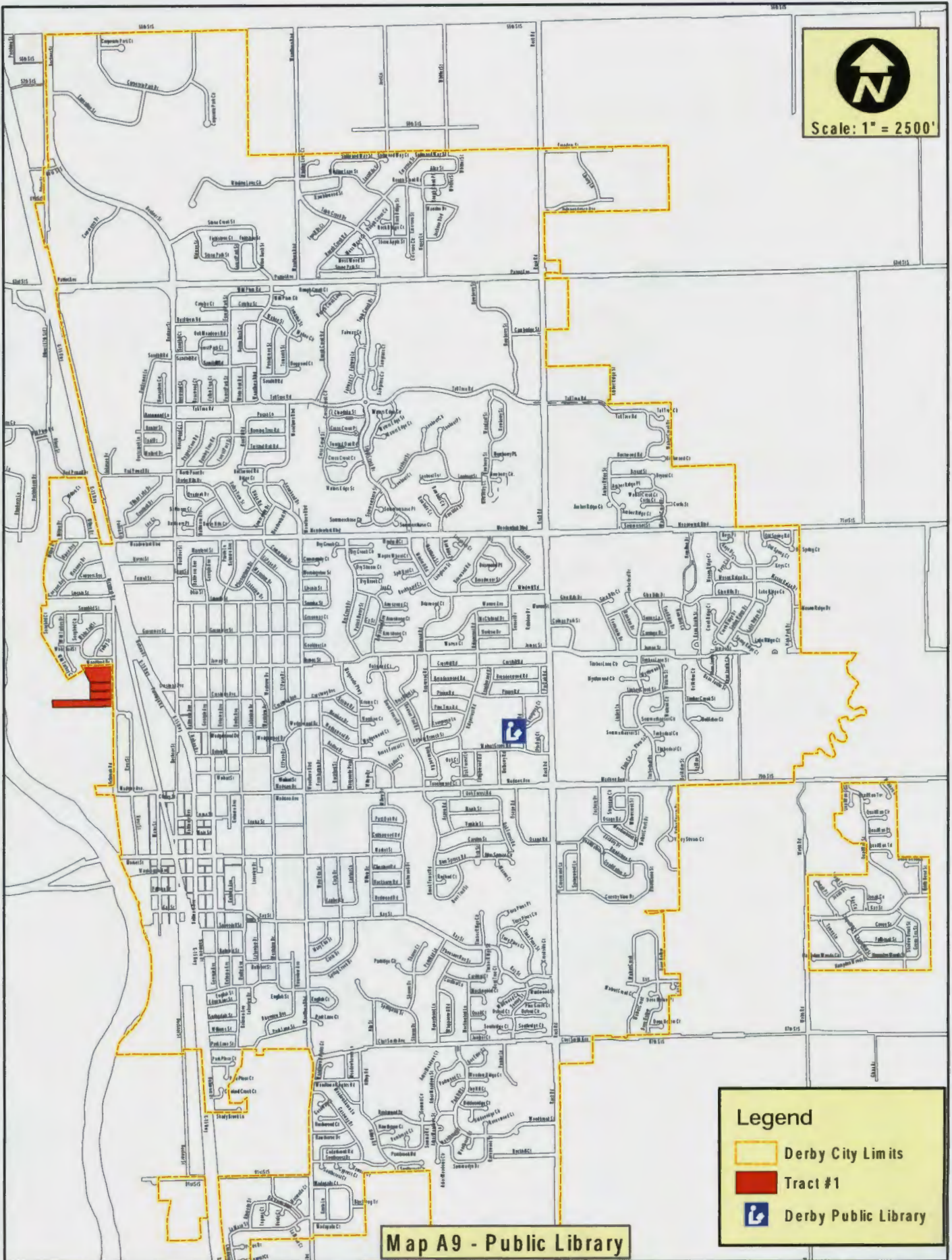
Legend

-  Fire Station
-  Derby City Limits
-  Tract #1

Map A6 - Fire Stations







Legend

- Derby City Limits
- Tract #1
- Derby Public Library

Map A9 - Public Library

Appendix B: Tract 2

Legal Descriptions

Parcel 2a: Beginning at a Point 894.50 feet North of the Southeast Corner of Government Lot 1 in the Southwest Quarter of Section 1, Township 29 South, Range 1 East, of the 6th Principal Meridian, Sedgwick County, Kansas; thence West 662.00 feet; thence North 131.60 feet; thence East 656.00 feet; thence South 131.60 feet to the Point of Beginning; EXCEPT the East 30.00 feet for road right-of-way.

Parcel 2b: Beginning at a Point 707.50 feet North of the Southeast Corner of Government Lot 1 in the Southwest Quarter of Section 1, Township 29 South, Range 1 East, of the 6th Principal Meridian, Sedgwick County, Kansas; thence West 703.00 feet; thence Northerly 75.00 feet; thence Northeasterly 119.48 feet; thence Easterly 662.00 feet; thence South 187 feet to the Point of Beginning; EXCEPT the East 30.00 feet for road right-of-way.

Parcel 2c: Beginning at a Point 596.50 feet North of the Southeast Corner of Government Lot 1 in the Southwest Quarter of Section 1, Township 29 South, Range 1 East, of the 6th Principal Meridian, Sedgwick County, Kansas; thence North 111.00 feet; thence West 554.00 feet to the East Bank of the Arkansas River; thence Southeast along the river to a Point 596.50 feet North of the South line of Government Lot 1; thence East 500.00 feet to the Point of Beginning; EXCEPT the East 30.00 feet for road right-of-way.

Parcel 2d: Beginning at the Southeast Corner of Government Lot 1 in the Southwest Quarter of Section 1, Township 29 South, Range 1 East, of the 6th Principal Meridian, Sedgwick County, Kansas; thence North 596.50 feet; thence West 500.00 feet; thence South along the Arkansas River to the South line of Government Lot 1; thence East 400.00 feet to the Point of Beginning; EXCEPT beginning at a Point 195.00 feet North of the Southeast Corner of said Government Lot 1; thence North 198.00 feet; thence West 252.00 feet; thence Southwesterly 200.26 feet; thence East 282.00 feet to the Point of Beginning; AND, EXCEPT J. Christians Addition to Derby, Sedgwick County, Kansas; AND, EXCEPT the East 30.00 feet for road right-of-way.

Parcel 2e: Beginning at a Point 195.00 feet North of the Southeast Corner of Government Lot 1 in the Southwest Quarter of Section 1, Township 29 South, Range 1 East, of the 6th Principal Meridian, Sedgwick County, Kansas; thence North 198.00 feet; thence West 252.00 feet; thence Southwesterly 200.26 feet; thence East 282.00 feet to the Point of Beginning; EXCEPT the East 30.00 feet for road right-of-way.

Ad Valorem Taxes

Sample Tax Break Down: Tract 2, Parcel 2a

Current Appraised Value According to Sedgwick County = \$145,700

Current Assessed Value (Total Taxable Value) = \$16,756

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	\$25.13	\$25.13	\$0.00
Sedgwick County	29.377	\$492.24	\$492.24	\$0.00
Rockford Township	3.794	\$63.57	\$0.00	-\$63.57
USD 260	25.233	\$422.80	\$422.80	\$0.00
USD 260 SG	20	\$335.12	\$335.12	\$0.00
USD 260 Bond	0	\$0.00	\$0.00	\$0.00
USD 260 Bond #2	7.897	\$132.32	\$132.32	\$0.00
County Fire District	18.348	\$307.44	\$0.00	-\$307.44
South Central Kansas Library	1.126	\$18.87	\$0.00	-\$18.87
El Paso Cemetery	1.058	\$17.73	\$17.73	\$0.00
Recreation Commission	6.953	\$116.50	\$116.50	\$0.00
City of Derby	47.054	\$0.00	\$788.44	\$788.44
Property Tax Total		\$1,931.73	\$2,330.29	\$398.56

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

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Ad Valorem Taxes

Sample Tax Break Down: Tract 2, Parcel 2b

Current Appraised Value According to Sedgwick County = \$70,950

Current Assessed Value (Total Taxable Value) = \$8,160

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	\$12.24	\$12.24	\$0.00
Sedgwick County	29.377	\$239.72	\$239.72	\$0.00
Rockford Township	3.794	\$30.96	\$0.00	-\$30.96
USD 260	25.233	\$205.90	\$205.90	\$0.00
USD 260 SG	20	\$163.20	\$163.20	\$0.00
USD 260 Bond	0	\$0.00	\$0.00	\$0.00
USD 260 Bond #2	7.897	\$64.44	\$64.44	\$0.00
County Fire District	18.348	\$149.72	\$0.00	-\$149.72
South Central Kansas Library	1.126	\$9.19	\$0.00	-\$9.19
El Paso Cemetery	1.058	\$8.63	\$8.63	\$0.00
Recreation Commission	6.953	\$56.74	\$56.74	\$0.00
City of Derby	47.054	\$0.00	\$383.96	\$383.96
Property Tax Total		\$940.73	\$1,134.83	\$194.09

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

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Ad Valorem Taxes

Sample Tax Break Down: Tract 2, Parcel 2c

Current Appraised Value According to Sedgwick County = \$2,700

Current Assessed Value (Total Taxable Value) = \$324

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	\$0.49	\$0.49	\$0.00
Sedgwick County	29.377	\$9.52	\$9.52	\$0.00
Rockford Township	3.794	\$1.23	\$0.00	-\$1.23
USD 260	25.233	\$8.18	\$8.18	\$0.00
USD 260 SG	20	\$6.48	\$6.48	\$0.00
USD 260 Bond	0	\$0.00	\$0.00	\$0.00
USD 260 Bond #2	7.897	\$2.56	\$2.56	\$0.00
County Fire District	18.348	\$5.94	\$0.00	-\$5.94
South Central Kansas Library	1.126	\$0.36	\$0.00	-\$0.36
El Paso Cemetery	1.058	\$0.34	\$0.34	\$0.00
Recreation Commission	6.953	\$2.25	\$2.25	\$0.00
City of Derby	47.054	\$0.00	\$15.25	\$15.25
Property Tax Total		\$37.35	\$45.06	\$7.71

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

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Ad Valorem Taxes

Sample Tax Break Down: Tract 2, Parcel 2d

Current Appraised Value According to Sedgwick County = \$6,300

Current Assessed Value (Total Taxable Value) = \$756

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	\$1.13	\$1.13	\$0.00
Sedgwick County	29.377	\$22.21	\$22.21	\$0.00
Rockford Township	3.794	\$2.87	\$0.00	-\$2.87
USD 260	25.233	\$19.08	\$19.08	\$0.00
USD 260 SG	20	\$15.12	\$15.12	\$0.00
USD 260 Bond	0	\$0.00	\$0.00	\$0.00
USD 260 Bond #2	7.897	\$5.97	\$5.97	\$0.00
County Fire District	18.348	\$13.87	\$0.00	-\$13.87
South Central Kansas Library	1.126	\$0.85	\$0.00	-\$0.85
El Paso Cemetery	1.058	\$0.80	\$0.80	\$0.00
Recreation Commission	6.953	\$5.26	\$5.26	\$0.00
City of Derby	47.054	\$0.00	\$35.57	\$35.57
Property Tax Total		\$87.16	\$105.14	\$17.98

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

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Ad Valorem Taxes

Sample Tax Break Down: **Tract 2, Parcel 2e**

Current Appraised Value According to Sedgwick County = \$124,000

Current Assessed Value (Total Taxable Value) = \$14,261


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	\$21.39	\$21.39	\$0.00
Sedgwick County	29.377	\$418.95	\$418.95	\$0.00
Rockford Township	3.794	\$54.11	\$0.00	-\$54.11
USD 260	25.233	\$359.85	\$359.85	\$0.00
USD 260 SG	20	\$285.22	\$285.22	\$0.00
USD 260 Bond	0	\$0.00	\$0.00	\$0.00
USD 260 Bond #2	7.897	\$112.62	\$112.62	\$0.00
County Fire District	18.348	\$261.66	\$0.00	-\$261.66
South Central Kansas Library	1.126	\$16.06	\$0.00	-\$16.06
El Paso Cemetery	1.058	\$15.09	\$15.09	\$0.00
Recreation Commission	6.953	\$99.16	\$99.16	\$0.00
City of Derby	47.054	\$0.00	\$671.04	\$671.04
Property Tax Total		\$1,644.09	\$1,983.31	\$339.21

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

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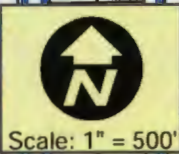
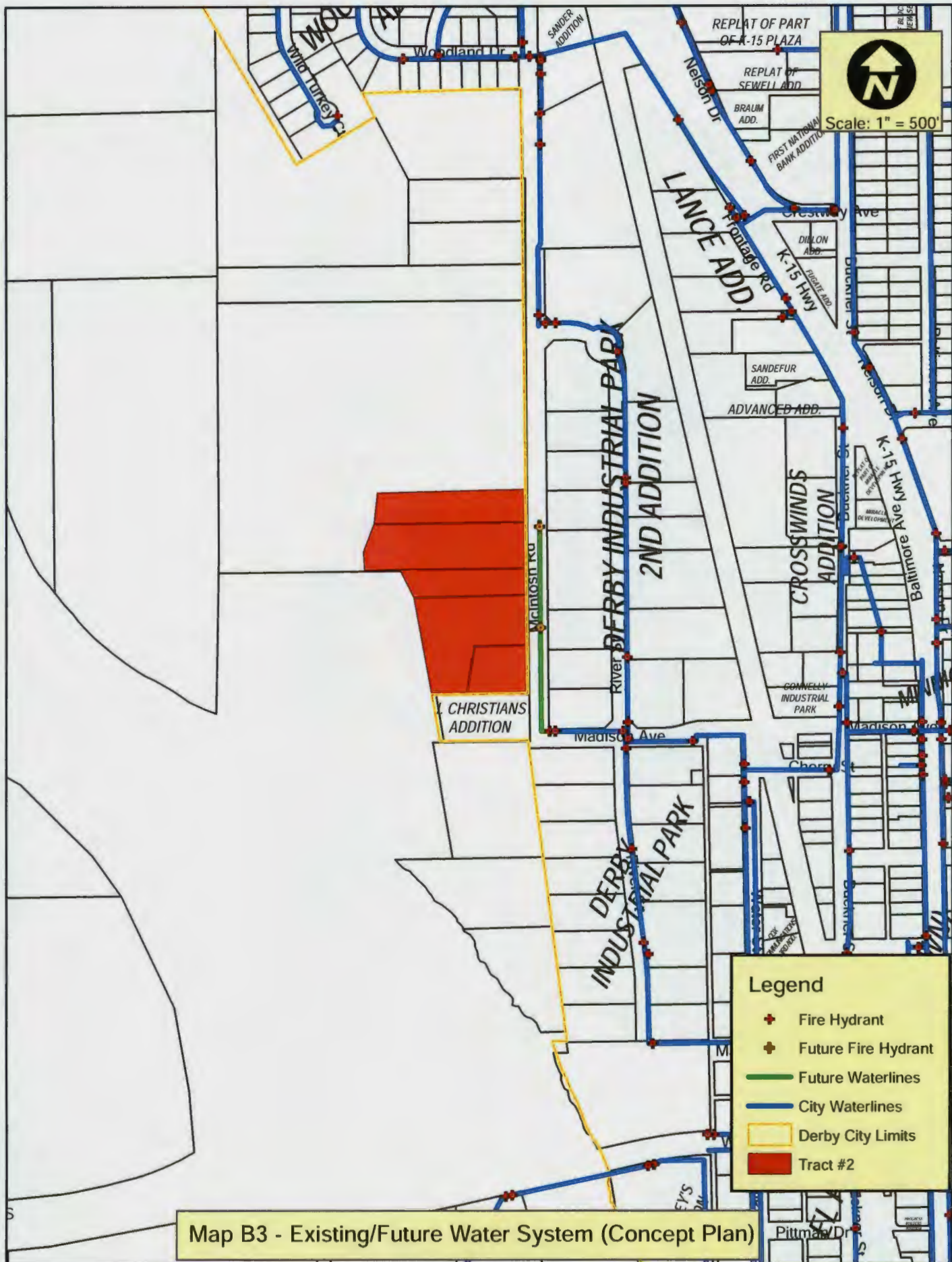

Scale: 1" = 1500'

Legend
 Derby City Limits
 Tract #2

Map B1 - Vicinity Map/Land Use



Scale: 1" = 500'



Legend

- ✦ Fire Hydrant
- Future Fire Hydrant
- Future Waterlines
- City Waterlines
- Derby City Limits
- Tract #2

Map B3 - Existing/Future Water System (Concept Plan)

Estimate B1: Water Line Extension

Water Line Extension

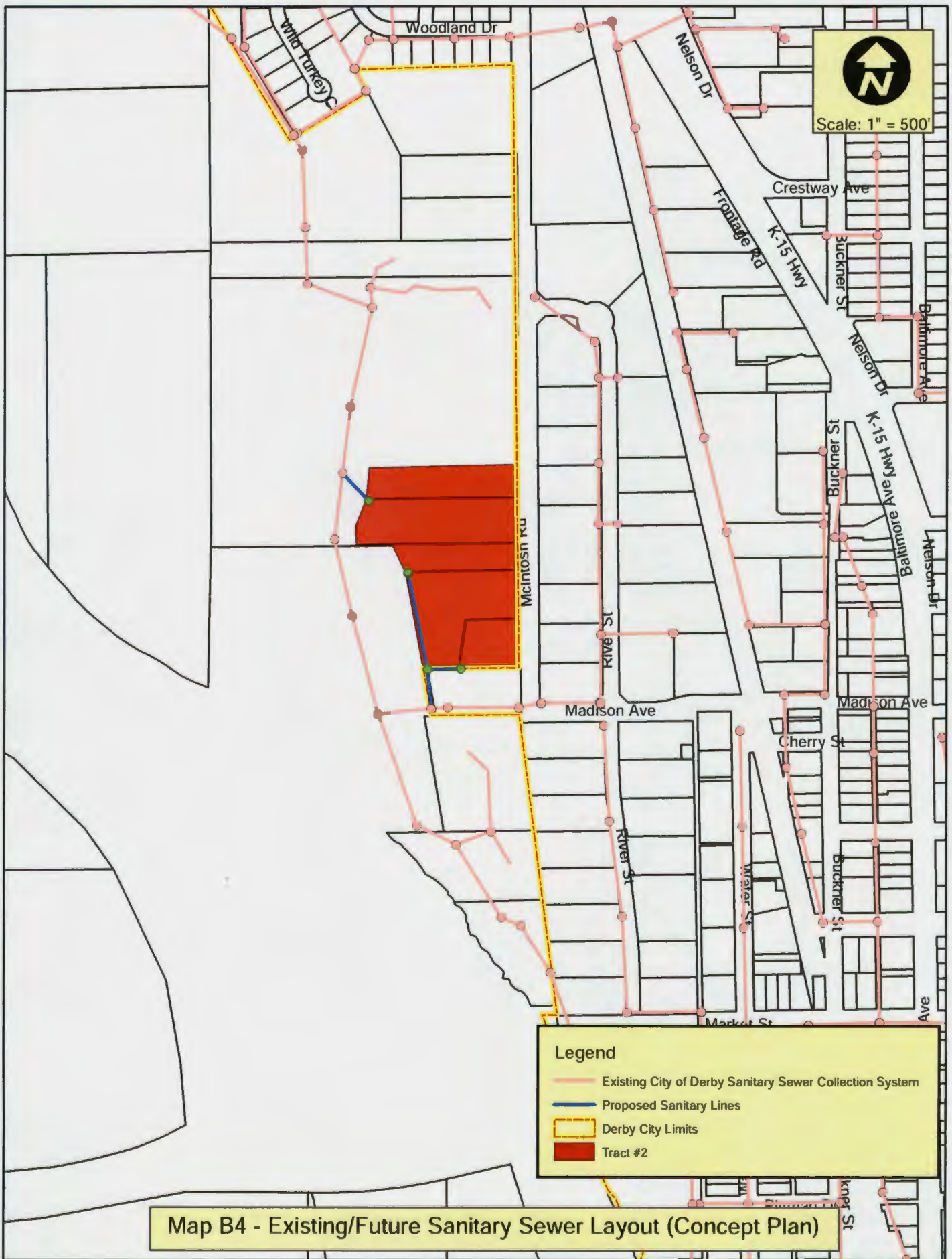
Tract 2: Parcels 2a, 2b, 2c, 2d and 2e

Prepared 8/20/2014*

Expense	Units		Unit Cost	Total
12-inch Water Line	903	LF	\$ 40.00	\$ 36,120.00
Fire Hydrant Assembly	2	EA	\$ 4,500.00	\$ 9,000.00
12-inch Valve Assembly	1	EA	\$ 3,500.00	\$ 3,500.00
Seeding and Erosion Control	1	LS	\$ 1,000.00	\$ 1,000.00
Site Clearing and Restoration	1	LS	\$ 1,000.00	\$ 1,000.00
SUBTOTAL				\$ 50,620.00
Design, Inspection & Administration (30%)				\$ 15,186.00
Temporary Notes (8%)				\$ 4,049.60
TOTAL				\$ 69,855.60

* This cost estimate is based on construction costs available at the time prepared; actual cost at the time of installation may vary significantly.

† The cost of construction of public improvements may be financed by the City in accordance with the City's adopted policy for Municipal Financing of Certain Public Improvements. Payments are paid by the property owner and appear as special assessments on the County property tax bill.



Estimate B2: Sanitary Sewer Extension

Sanitary Sewer Extension

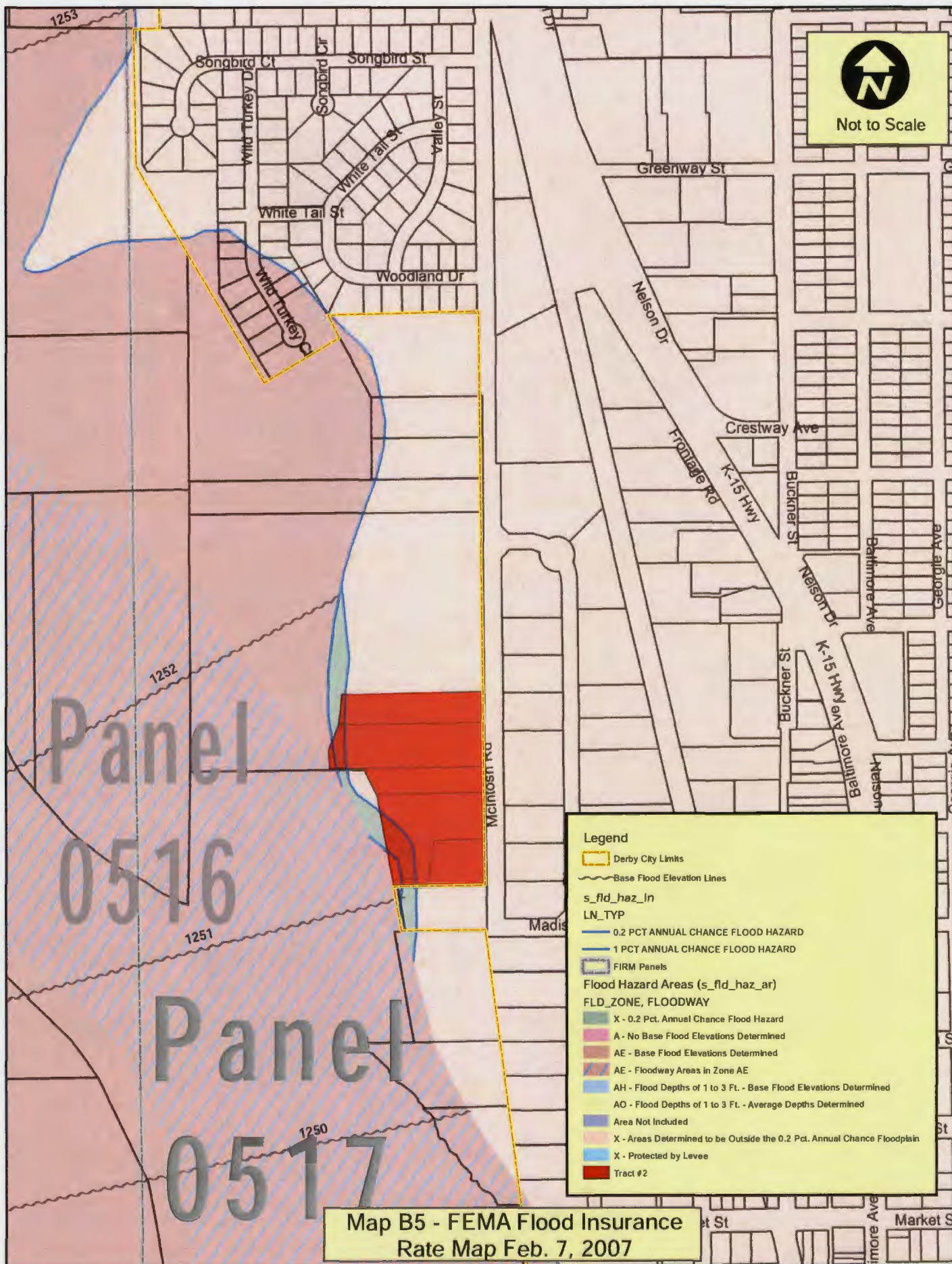
Tract 2: Parcels 2a, 2b, 2c, 2d and 2e

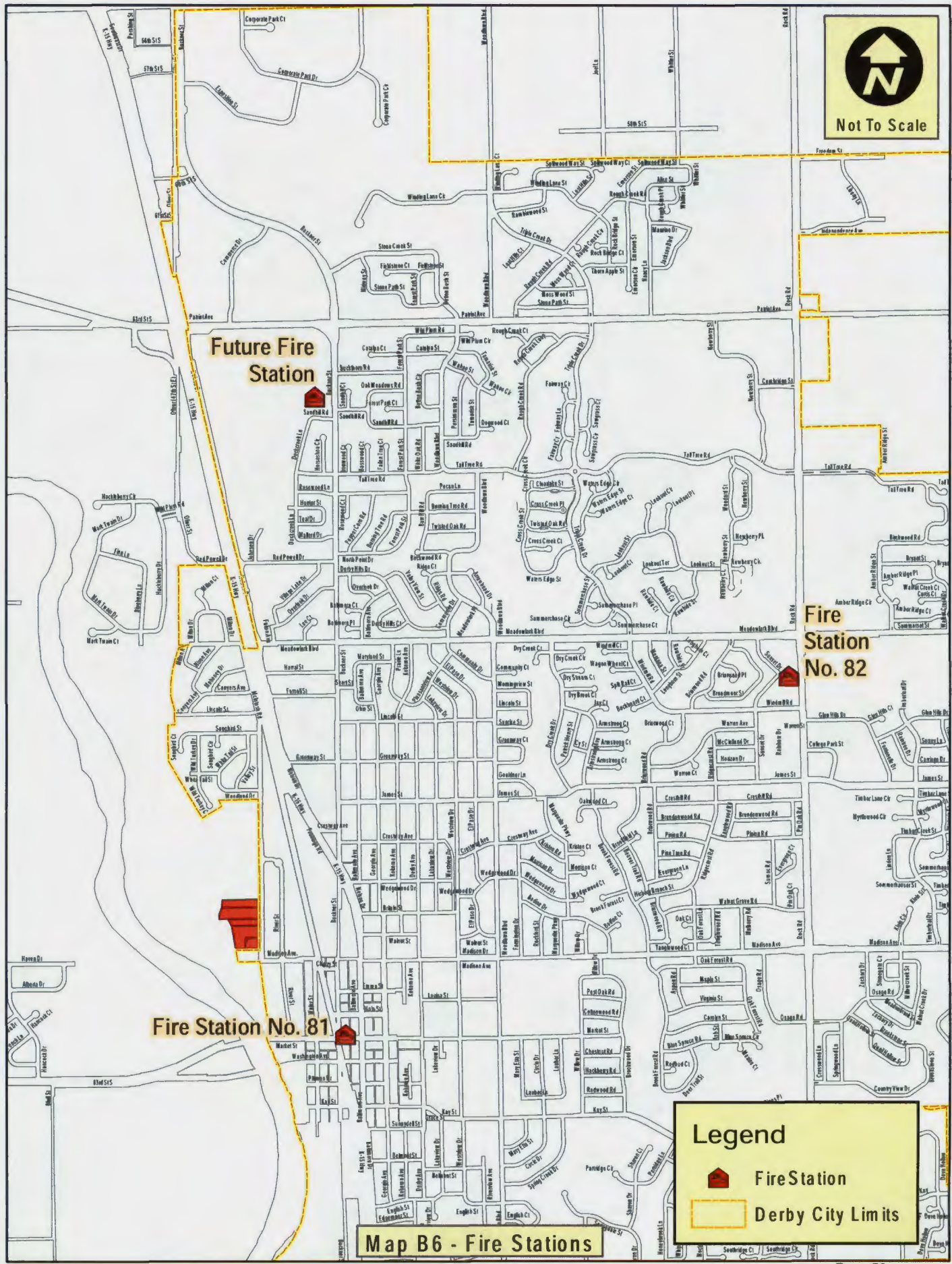
Prepared 8/20/2014*

Expense	Units		Unit Cost	Total
8-inch Sanitary Sewer	878	LF	\$ 40.00	\$ 35,120.00
Connect to Existing Manhole	2	EA	\$ 2,500.00	\$ 5,000.00
4-foot Diameter Manhole	4	EA	\$ 3,000.00	\$ 12,000.00
4-inch Stub with Riser	4	EA	\$ 600.00	\$ 2,400.00
Seeding and Erosion Control	1	LS	\$ 1,500.00	\$ 1,500.00
Site Clearing and Restoration	1	LS	\$ 1,500.00	\$ 1,500.00
SUBTOTAL				\$ 57,520.00
Design, Inspection & Administration (30%)				\$ 17,256.00
Temporary Notes (8%)				\$ 4,601.60
TOTAL				\$ 79,377.60

* This cost estimate is based on construction costs available at the time prepared; actual cost at the time of installation may vary significantly.

† The cost of construction of public improvements may be financed by the City in accordance with the City's adopted policy for Municipal Financing of Certain Public Improvements. Payments are paid by the property owner and appear as special assessments on the County property tax bill.







Future Fire Station

Fire Station No. 82

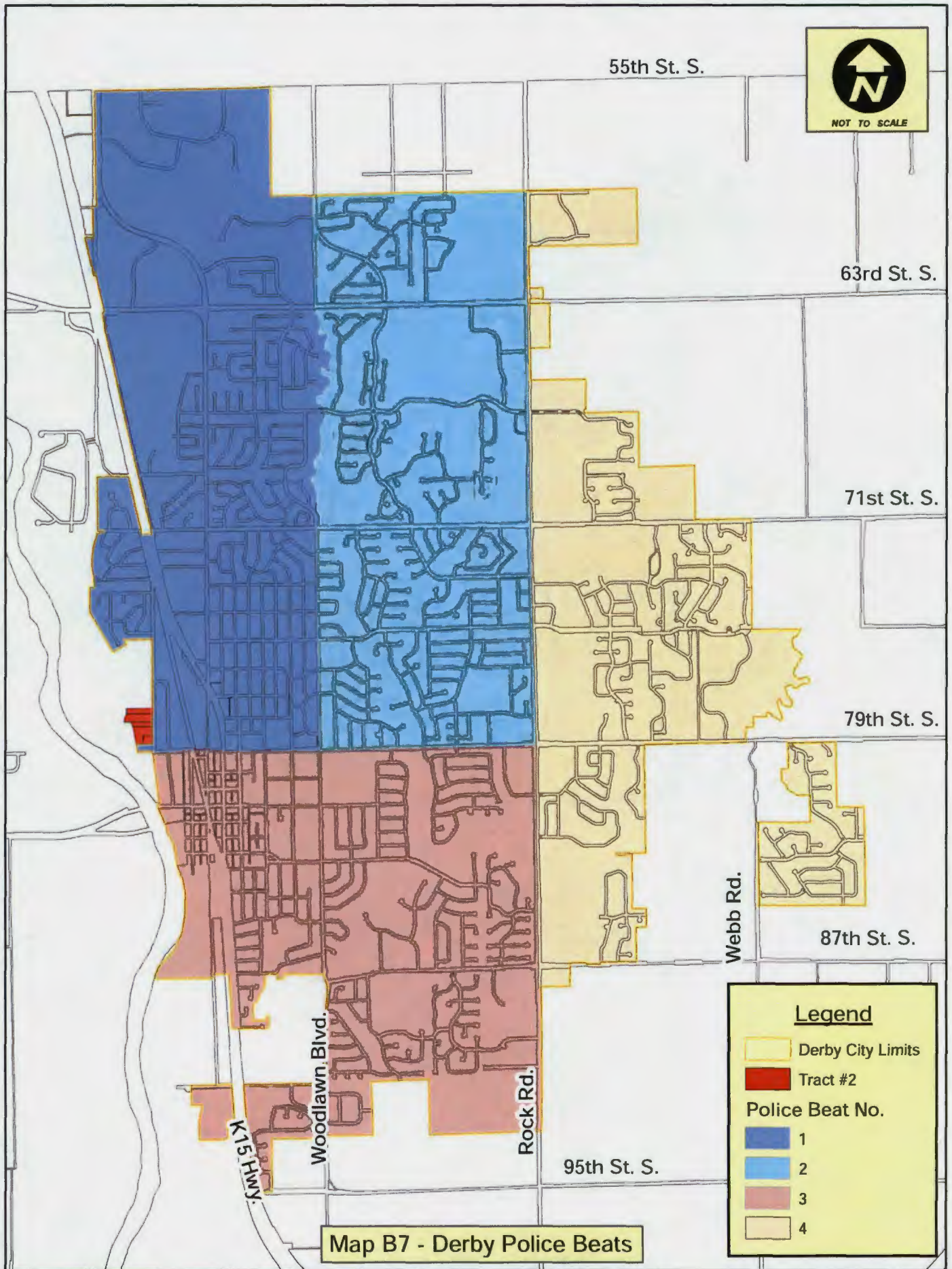
Fire Station No. 81

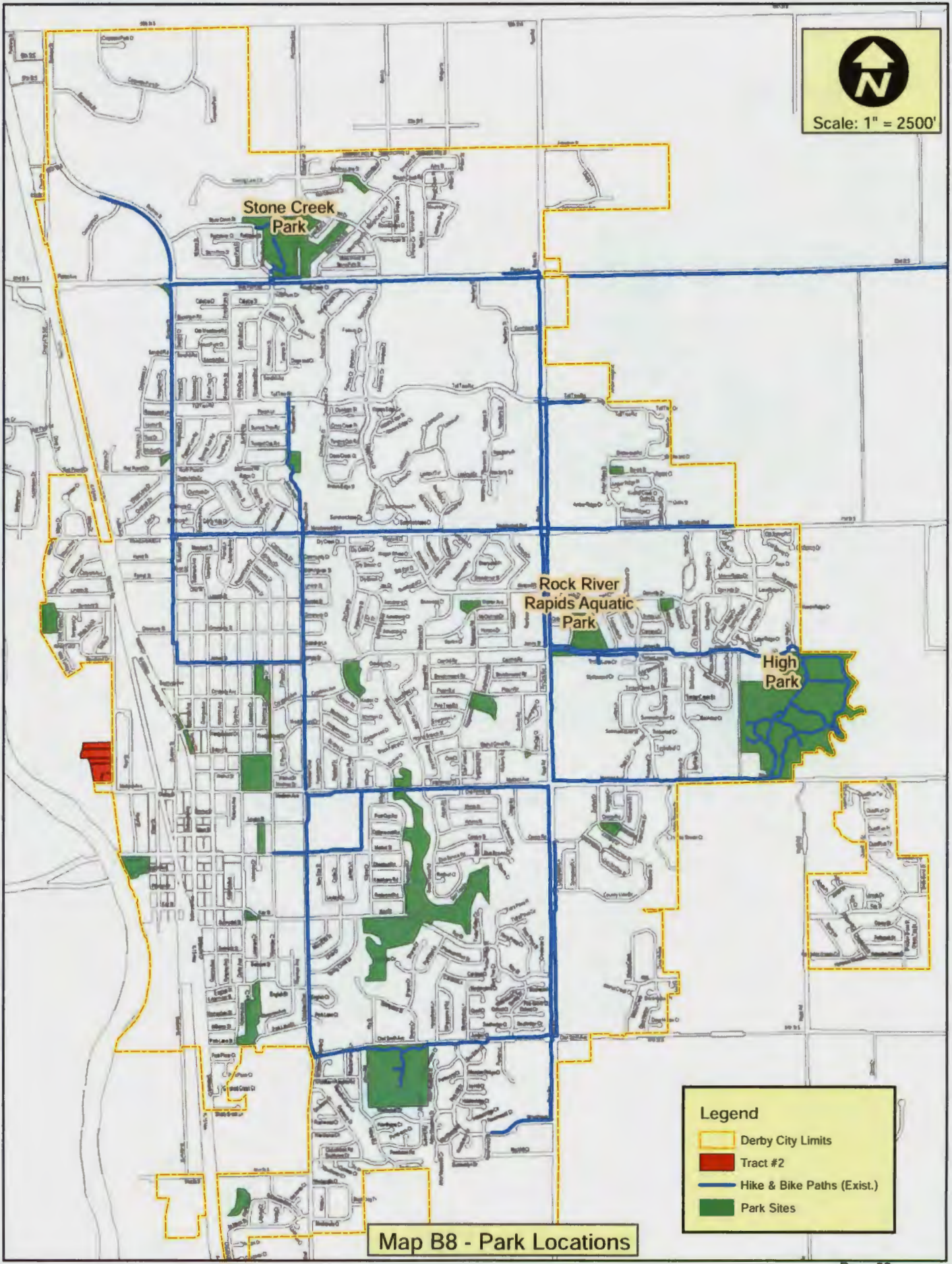
Legend


 Fire Station

 Derby City Limits

Map B6 - Fire Stations



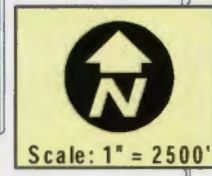
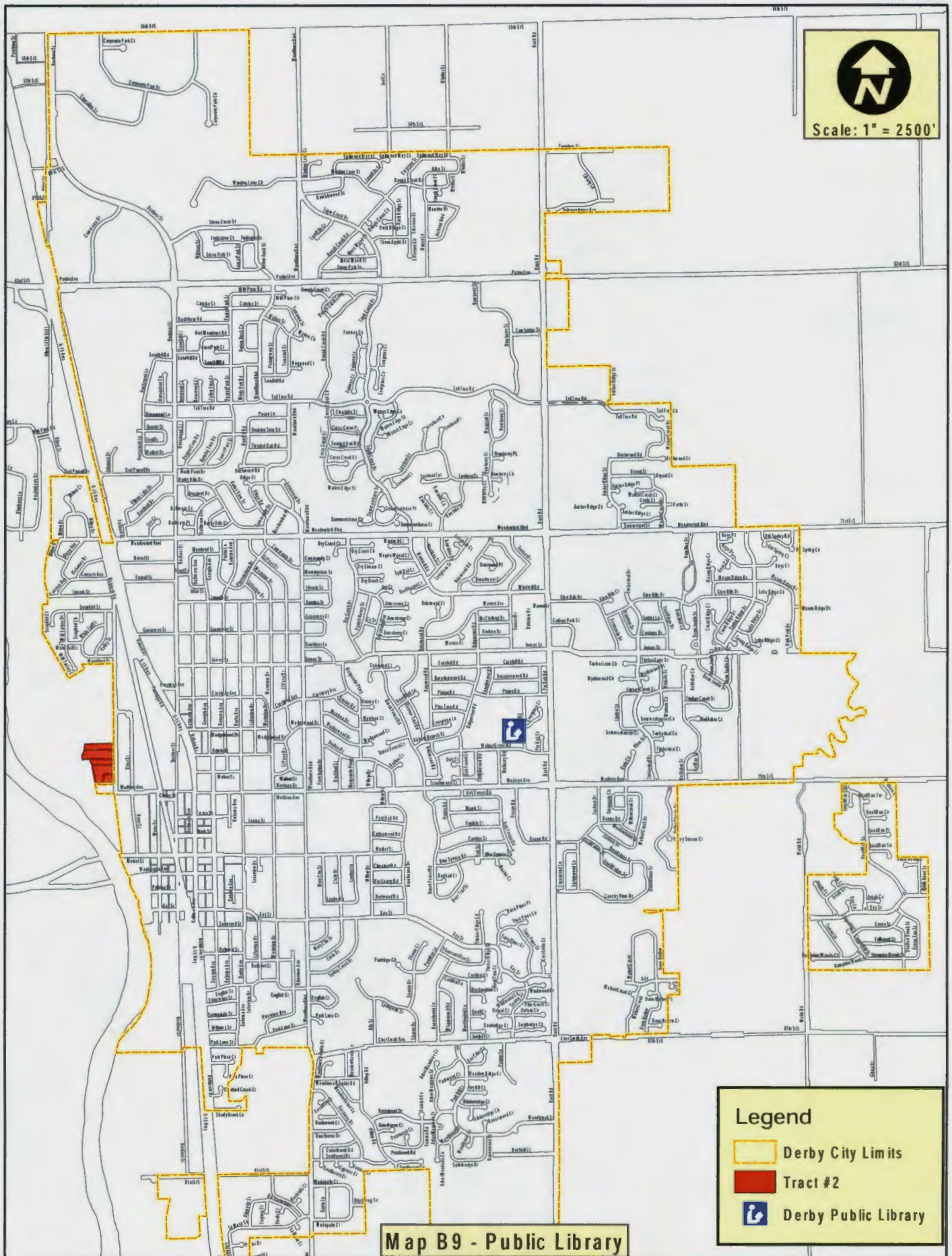



Scale: 1" = 2500'

Legend

-  Derby City Limits
-  Tract #2
-  Hike & Bike Paths (Exist.)
-  Park Sites

Map B8 - Park Locations



Legend

- Derby City Limits
- Tract #2
- Derby Public Library

Map B9 - Public Library

Appendix C: Tract 3

Legal Descriptions

Parcel 3a: Beginning at a Point 30.00 feet West of the Southwest Corner of the Southeast Quarter of the Southwest Quarter in Section 1, Township 29 South, Range 1 East, of the 6th Principal Meridian, Sedgwick County, Kansas; thence West 410.00 feet to the bank of the Arkansas River; thence Southeast to a Point 530.00 feet South of the North line of Section 12, Township 29 South, Range 1 East, of the 6th Principal Meridian in said County and State; thence East 377.00 feet; thence Northwest to the Point of Beginning; EXCEPT the Southerly 50.00 feet thereof.

Parcel 3b: Beginning at a Point 30.00 feet West and 483.75 feet Southeasterly of the Southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 1, Township 29 South, Range 1 East, of the 6th Principal Meridian, Sedgwick County, Kansas; thence Southeasterly 283.52 feet; thence Westerly to the Arkansas River; thence Northwesterly along the River to a Point West of the Point of Beginning; thence East to the Point of Beginning, the described tract being part of Government Lot 1 lying within the Northwest Quarter of Section 12, Township 29 South, Range 1 East, of the 6th Principal Meridian in said County and State.

Parcel 3c: Part of Government Lot 1 described as Beginning at a Point 30.00 feet West and 767.27 feet Southeasterly of the Southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 1, Township 29 South, Range 1 East, of the 6th Principal Meridian, Sedgwick County, Kansas; thence Southeasterly to a Point 536.00 feet, more or less, to the Southeast Corner of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter of Section 12, Township 29, Range 1 East, of the 6th Principal Meridian of said county and state; thence Northwesterly along the Arkansas River to a Point West of the Point of Beginning; thence East to the Point of Beginning; EXCEPT 0.19 acre for road right-of-way on the South.

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Ad Valorem Taxes

Sample Tax Break Down: Tract 3, Parcel 3a

Current Appraised Value According to Sedgwick County = \$122,900

Current Assessed Value (Total Taxable Value) = \$14,134

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	\$21.20	\$21.20	\$0.00
Sedgwick County	29.377	\$415.21	\$415.21	\$0.00
Rockford Township	3.794	\$53.62	\$0.00	-\$53.62
USD 260	25.233	\$356.64	\$356.64	\$0.00
USD 260 SG	20	\$282.68	\$282.68	\$0.00
USD 260 Bond	0	\$0.00	\$0.00	\$0.00
USD 260 Bond #2	7.897	\$111.62	\$111.62	\$0.00
County Fire District	18.348	\$259.33	\$0.00	-\$259.33
South Central Kansas Library	1.126	\$15.91	\$0.00	-\$15.91
El Paso Cemetery	1.058	\$14.95	\$14.95	\$0.00
Recreation Commission	6.953	\$98.27	\$98.27	\$0.00
City of Derby	47.054	\$0.00	\$665.06	\$665.06
Property Tax Total		\$1,629.45	\$1,965.64	\$336.19

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

Sanitary Sewer Rate

Sanitary Sewer Service	Out of City Sewer Rate	In City Sewer Rate	Difference	Annual Difference
Unmetered City of Derby Rate †	\$39.04 / mo.	\$22.31 / mo.	-\$16.73 / mo.	-\$200.76

† Based on current rates for unmetered sanitary sewer service.

Ad Valorem Taxes

Sample Tax Break Down: Tract 3, Parcel 3b

Current Appraised Value According to Sedgwick County = \$123,000

Current Assessed Value (Total Taxable Value) = \$14,145

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	\$21.22	\$21.22	\$0.00
Sedgwick County	29.377	\$415.54	\$415.54	\$0.00
Rockford Township	3.794	\$53.67	\$0.00	-\$53.67
USD 260	25.233	\$356.92	\$356.92	\$0.00
USD 260 SG	20	\$282.90	\$282.90	\$0.00
USD 260 Bond	0	\$0.00	\$0.00	\$0.00
USD 260 Bond #2	7.897	\$111.70	\$111.70	\$0.00
County Fire District	18.348	\$259.53	\$0.00	-\$259.53
South Central Kansas Library	1.126	\$15.93	\$0.00	-\$15.93
El Paso Cemetery	1.058	\$14.97	\$14.97	\$0.00
Recreation Commission	6.953	\$98.35	\$98.35	\$0.00
City of Derby	47.054	\$0.00	\$665.58	\$665.58
Property Tax Total		\$1,630.72	\$1,967.17	\$336.45

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

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Ad Valorem Taxes

Sample Tax Break Down: Tract 3, Parcel 3c

Current Appraised Value According to Sedgwick County = \$10,700

Current Assessed Value (Total Taxable Value) = \$1,284

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	\$1.93	\$1.93	\$0.00
Sedgwick County	29.377	\$37.72	\$37.72	\$0.00
Rockford Township	3.794	\$4.87	\$0.00	-\$4.87
USD 260	25.233	\$32.40	\$32.40	\$0.00
USD 260 SG	20	\$25.68	\$25.68	\$0.00
USD 260 Bond	0	\$0.00	\$0.00	\$0.00
USD 260 Bond #2	7.897	\$10.14	\$10.14	\$0.00
County Fire District	18.348	\$23.56	\$0.00	-\$23.56
South Central Kansas Library	1.126	\$1.45	\$0.00	-\$1.45
El Paso Cemetery	1.058	\$1.36	\$1.36	\$0.00
Recreation Commission	6.953	\$8.93	\$8.93	\$0.00
City of Derby	47.054	\$0.00	\$60.42	\$60.42
Property Tax Total		\$148.03	\$178.57	\$30.54

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

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Map C1 - Vicinity Map/Land Use



Parcel 3a

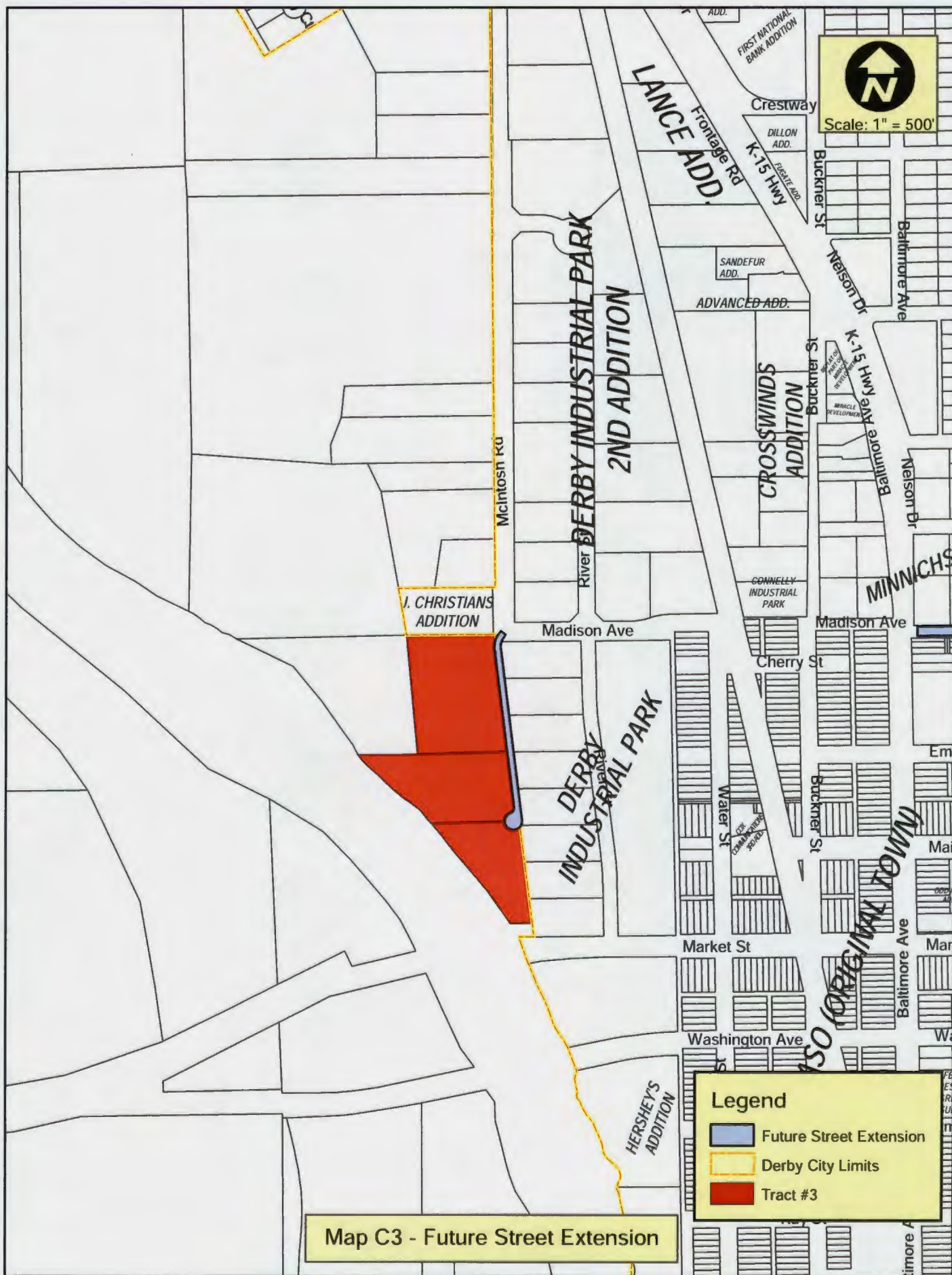
Parcel 3b

Parcel 3c

Scale: 1" = 500'

Legend
Derby City Limits
Tract #3

Map C2 - Land Use/ Tract Identification



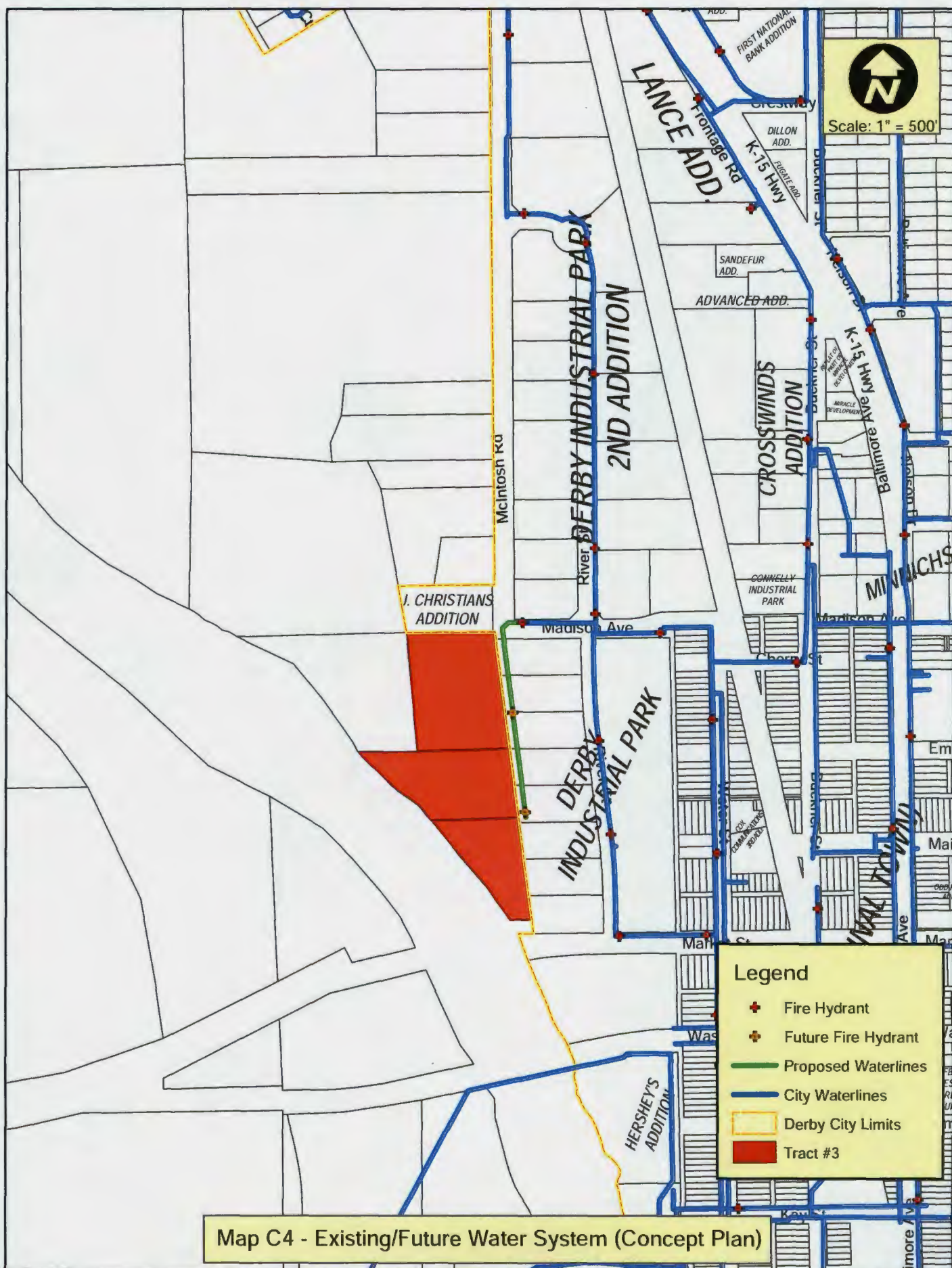
Estimate C1: Public Street Extension

Public Street Extension
 Tract 3: Parcels 3a, 3b and 3c
 Prepared 8/20/2014*

Expense	Units		Unit Cost	Total
Earthwork	1	LS	\$ 10,000.00	\$ 10,000.00
5-inch Reinforced Rock Base	3350	SY	\$ 8.00	\$ 26,800.00
5-inch Asphaltic Concrete Pavement	2680	SY	\$ 20.00	\$ 53,600.00
Curb & Gutter	1710	LF	\$ 8.00	\$ 13,680.00
Stormwater Sewer	1	LS	\$ 25,000.00	\$ 25,000.00
Seeding and Erosion Control	1	LS	\$ 2,000.00	\$ 2,000.00
Site Clearing and Restoration	1	LS	\$ 2,500.00	\$ 2,500.00
SUBTOTAL				\$ 133,580.00
Design, Inspection & Administration (30%)				\$ 40,074.00
Temporary Notes (8%)				\$ 10,686.40
TOTAL				\$ 184,340.40

* This cost estimate is based on construction costs available at the time prepared; actual cost at the time of installation may vary significantly.

† The cost of construction of public improvements may be financed by the City in accordance with the City's adopted policy for Municipal Financing of Certain Public Improvements. Payments are paid by the property owner and appear as special assessments on the County property tax bill.



Estimate C2: Water Line Extension

Water Line Extension

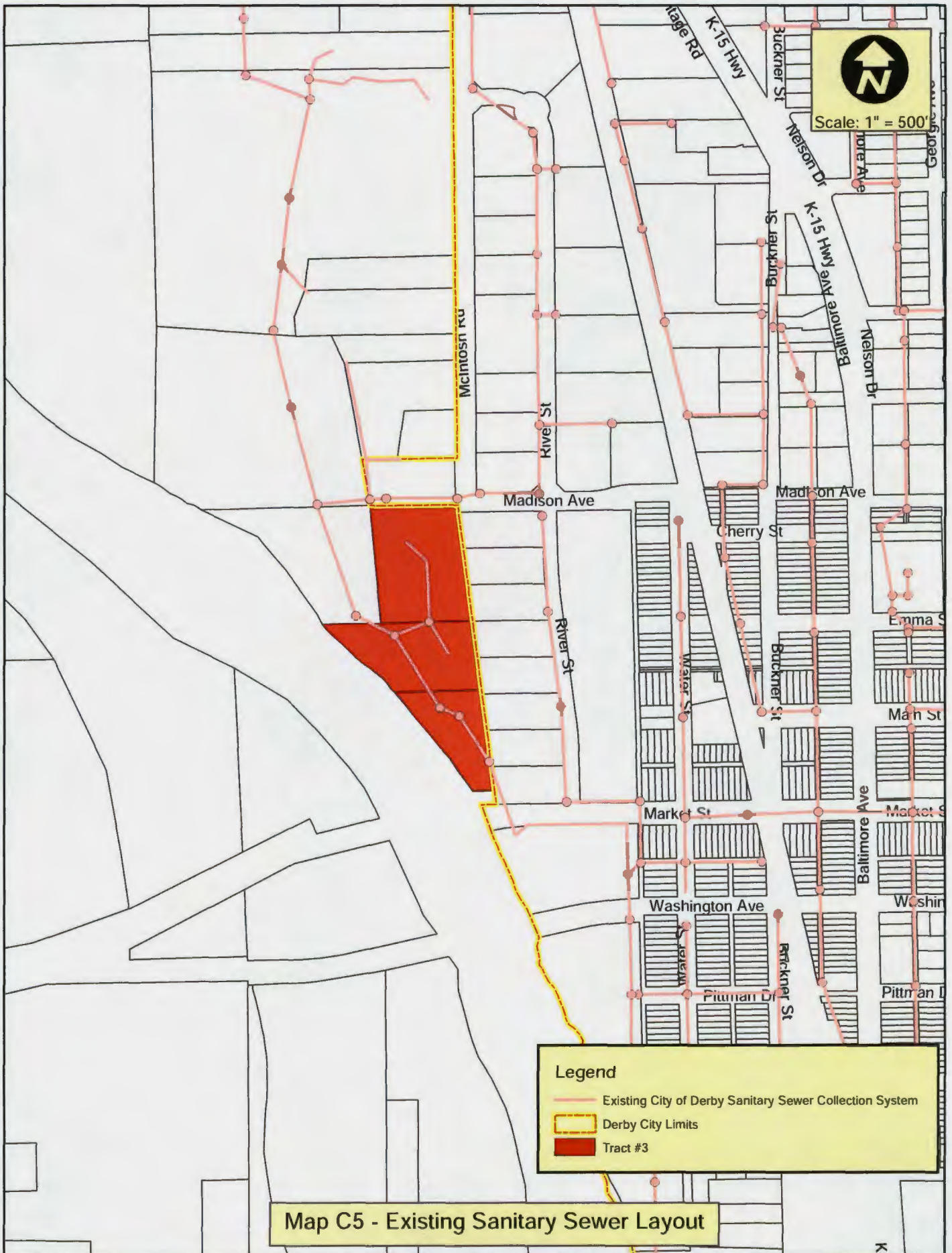
Tract 3: Parcels 3a, 3b and 3c

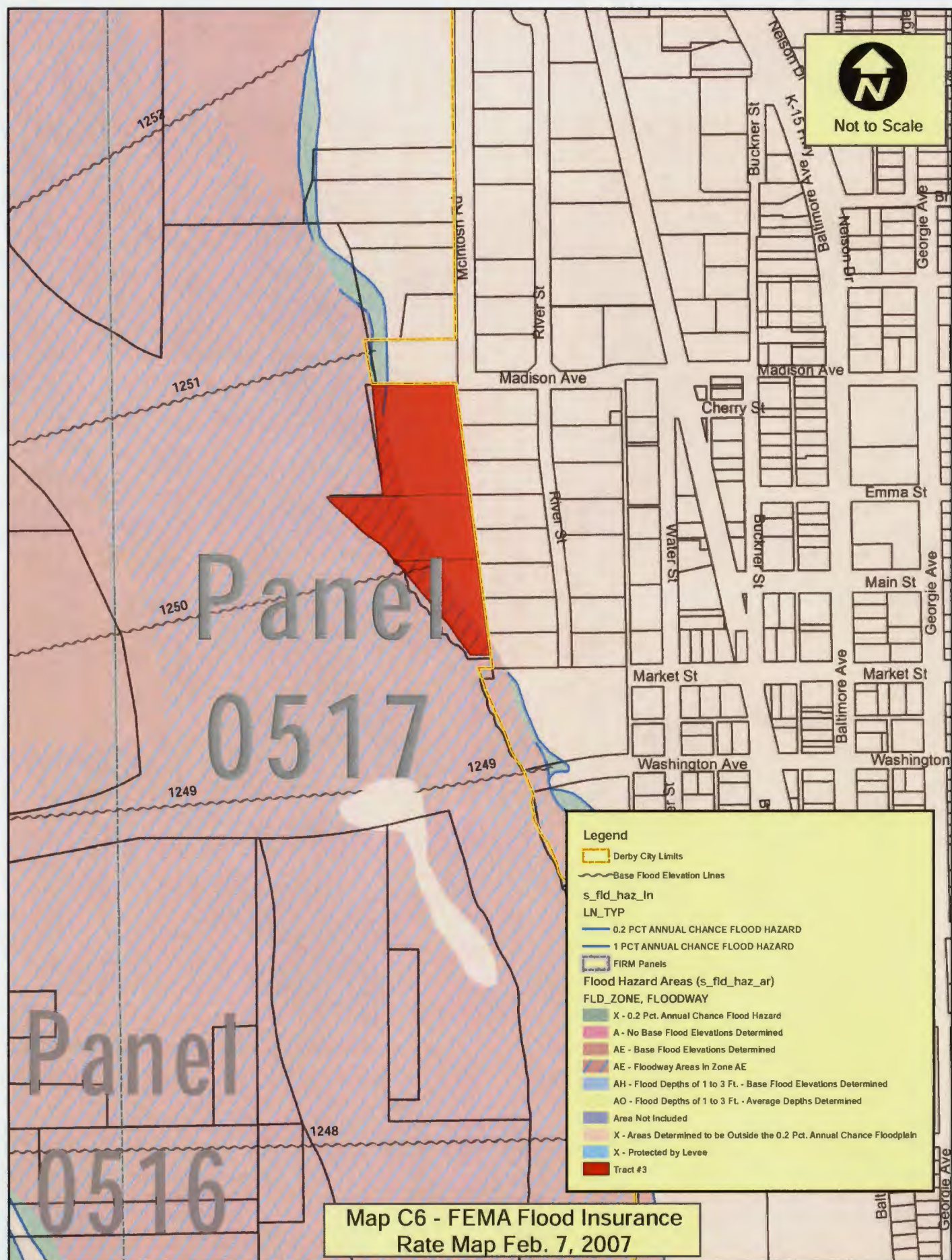
Prepared 8/20/2014*

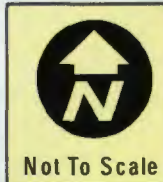
Expense	Units		Unit Cost	Total
6-inch Water Line	836	LF	\$ 25.00	\$ 20,900.00
Fire Hydrant Assembly	2	EA	\$ 4,500.00	\$ 9,000.00
6-inch Valve Assembly	2	EA	\$ 2,500.00	\$ 5,000.00
Seeding and Erosion Control	1	LS	\$ 1,000.00	\$ 1,000.00
Site Clearing and Restoration	1	LS	\$ 1,000.00	\$ 1,000.00
SUBTOTAL				\$ 36,900.00
Design, Inspection & Administration (30%)				\$ 11,070.00
Temporary Notes (8%)				\$ 2,952.00
TOTAL				\$ 50,922.00

* This cost estimate is based on construction costs available at the time prepared; actual cost at the time of installation may vary significantly.

† The cost of construction of public improvements may be financed by the City in accordance with the City's adopted policy for Municipal Financing of Certain Public Improvements. Payments are paid by the property owner and appear as special assessments on the County property tax bill.







Future Fire Station

Fire Station No. 82

Fire Station No. 81

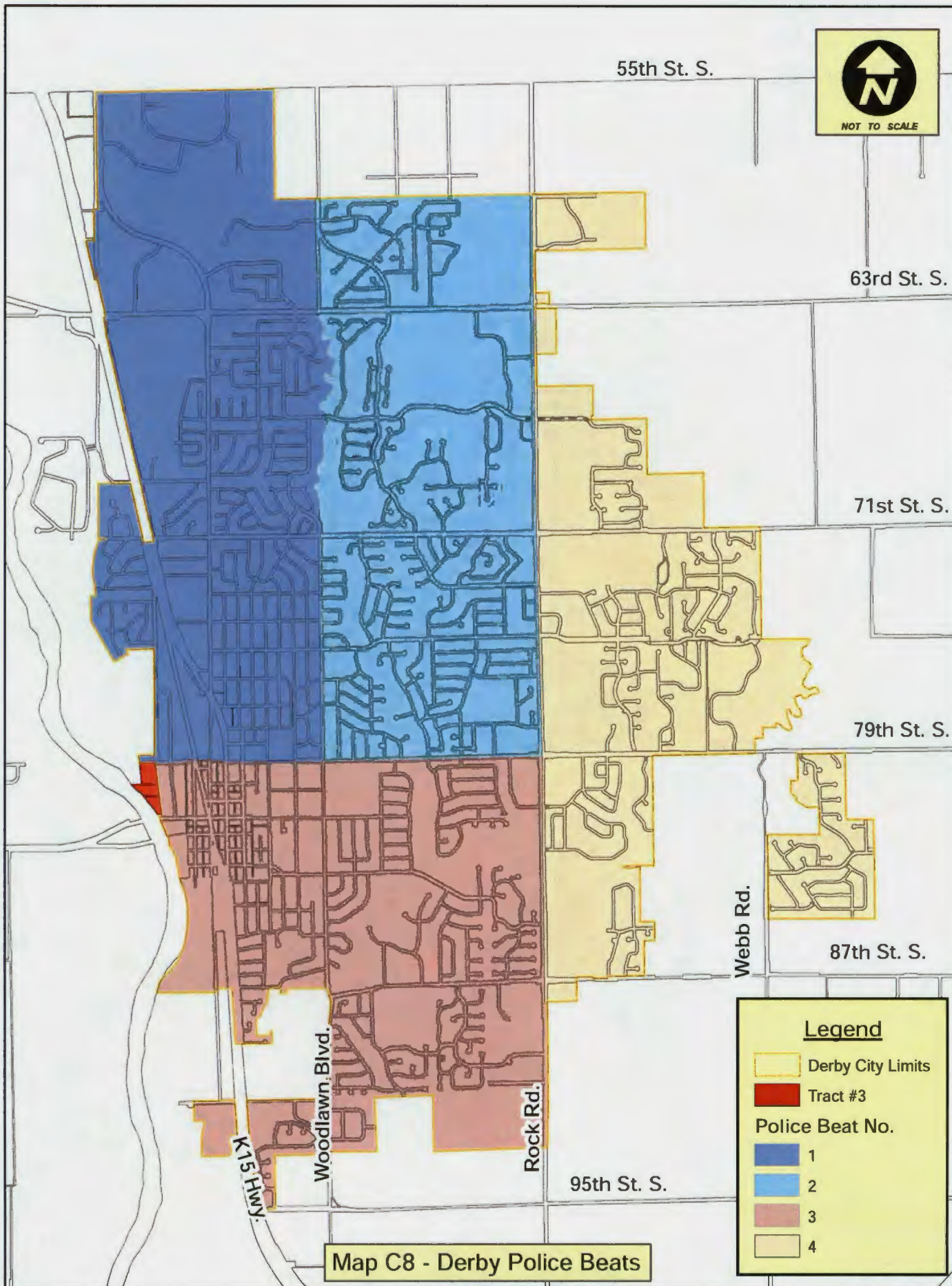
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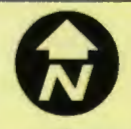
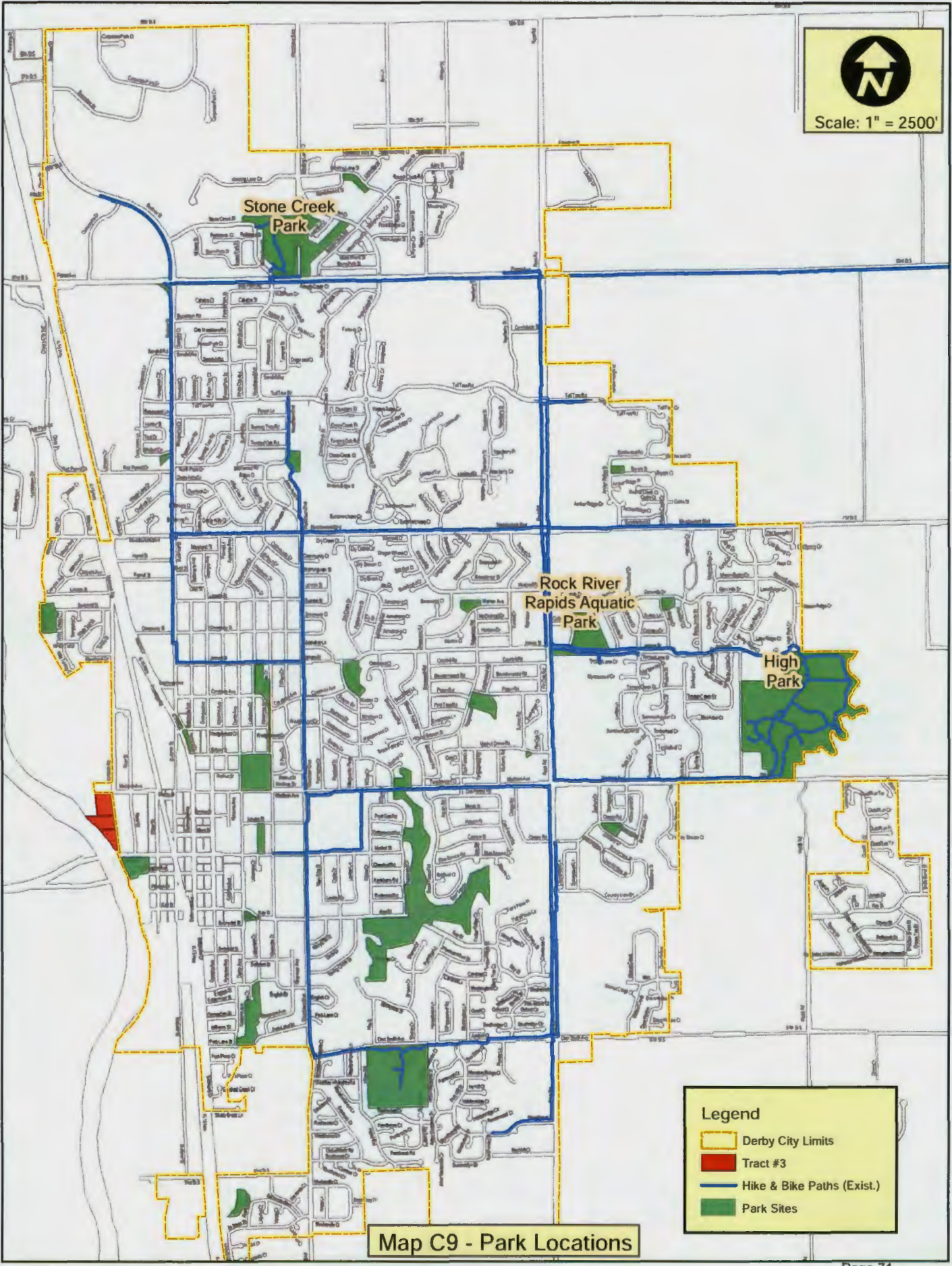


Fire Station

Derby City Limits

Map C7 - Fire Stations



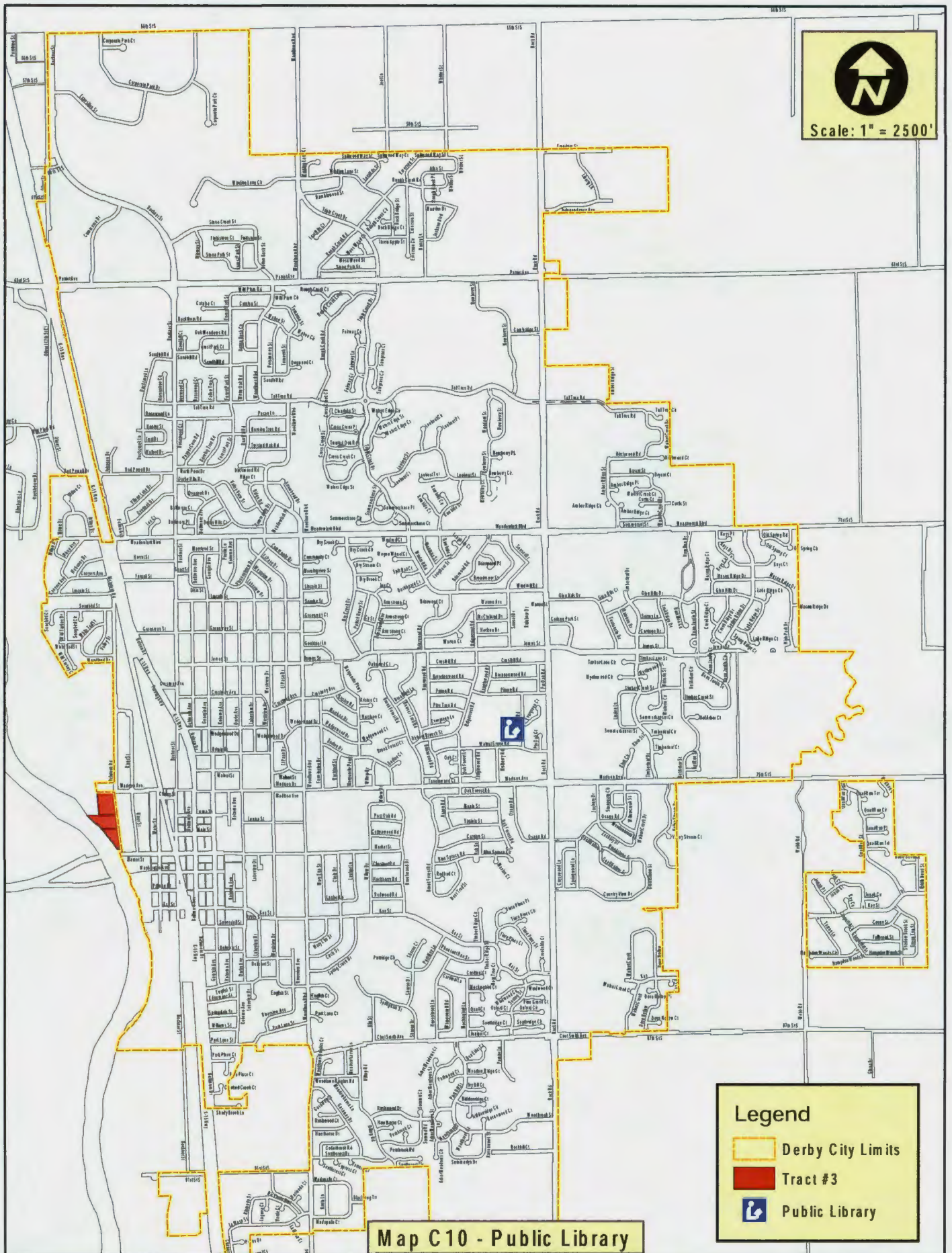


Scale: 1" = 2500'

Legend

- Derby City Limits
- Tract #3
- Hike & Bike Paths (Exist.)
- Park Sites

Map C9 - Park Locations



Map C10 - Public Library

Appendix D: Tract 4

Legal Description

Parcel 4a: The North 275.00 feet of all that part of the North 1320.00 feet of the West Half of the Northeast Quarter of Section 13, lying West of the Santa Fe Railroad Right-of-Way, in Section 13, Township 29 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT the West 30.00 feet thereof for road.

Parcel 4b: A tract of land lying within the Northwest Quarter of Section 13, Township 29 South, Range 1 East, of the 6th Principal Meridian, Sedgwick County, Kansas, more fully described as the South 282.00 feet of the North 378.00 feet of Government Lot 1; EXCEPT the South 107.00 feet of the North 152.00 feet of the East 203.55 feet; AND EXCEPT the South 130.00 feet of the East 159.84 feet; AND EXCEPT road right-of-way on the east.

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Ad Valorem Taxes

Sample Tax Break Down: Tract 4, Parcel 4a

Current Appraised Value According to Sedgwick County = \$141,300

Current Assessed Value (Total Taxable Value) = \$16,250

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	\$24.38	\$24.38	\$0.00
Sedgwick County	29.377	\$477.38	\$477.38	\$0.00
Rockford Township	3.794	\$61.65	\$0.00	-\$61.65
USD 260	25.233	\$410.04	\$410.04	\$0.00
USD 260 SG	20	\$325.00	\$325.00	\$0.00
USD 260 Bond	0	\$0.00	\$0.00	\$0.00
USD 260 Bond #2	7.897	\$128.33	\$128.33	\$0.00
County Fire District	18.348	\$298.16	\$0.00	-\$298.16
South Central Kansas Library	1.126	\$18.30	\$0.00	-\$18.30
El Paso Cemetery	1.058	\$17.19	\$17.19	\$0.00
Recreation Commission	6.953	\$112.99	\$112.99	\$0.00
City of Derby	47.054	\$0.00	\$764.63	\$764.63
Property Tax Total		\$1,873.40	\$2,259.92	\$386.52

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

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Ad Valorem Taxes

Sample Tax Break Down: Tract 4, Parcel 4b

Current Appraised Value According to Sedgwick County = \$158,200

Current Assessed Value (Total Taxable Value) = \$18,193

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	\$27.29	\$27.29	\$0.00
Sedgwick County	29.377	\$534.46	\$534.46	\$0.00
Rockford Township	3.794	\$69.02	\$0.00	-\$69.02
USD 260	25.233	\$459.06	\$459.06	\$0.00
USD 260 SG	20	\$363.86	\$363.86	\$0.00
USD 260 Bond	0	\$0.00	\$0.00	\$0.00
USD 260 Bond #2	7.897	\$143.67	\$143.67	\$0.00
County Fire District	18.348	\$333.81	\$0.00	-\$333.81
South Central Kansas Library	1.126	\$20.49	\$0.00	-\$20.49
El Paso Cemetery	1.058	\$19.25	\$19.25	\$0.00
Recreation Commission	6.953	\$126.50	\$126.50	\$0.00
City of Derby	47.054	\$0.00	\$856.05	\$856.05
Property Tax Total		\$2,097.40	\$2,530.14	\$432.74

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

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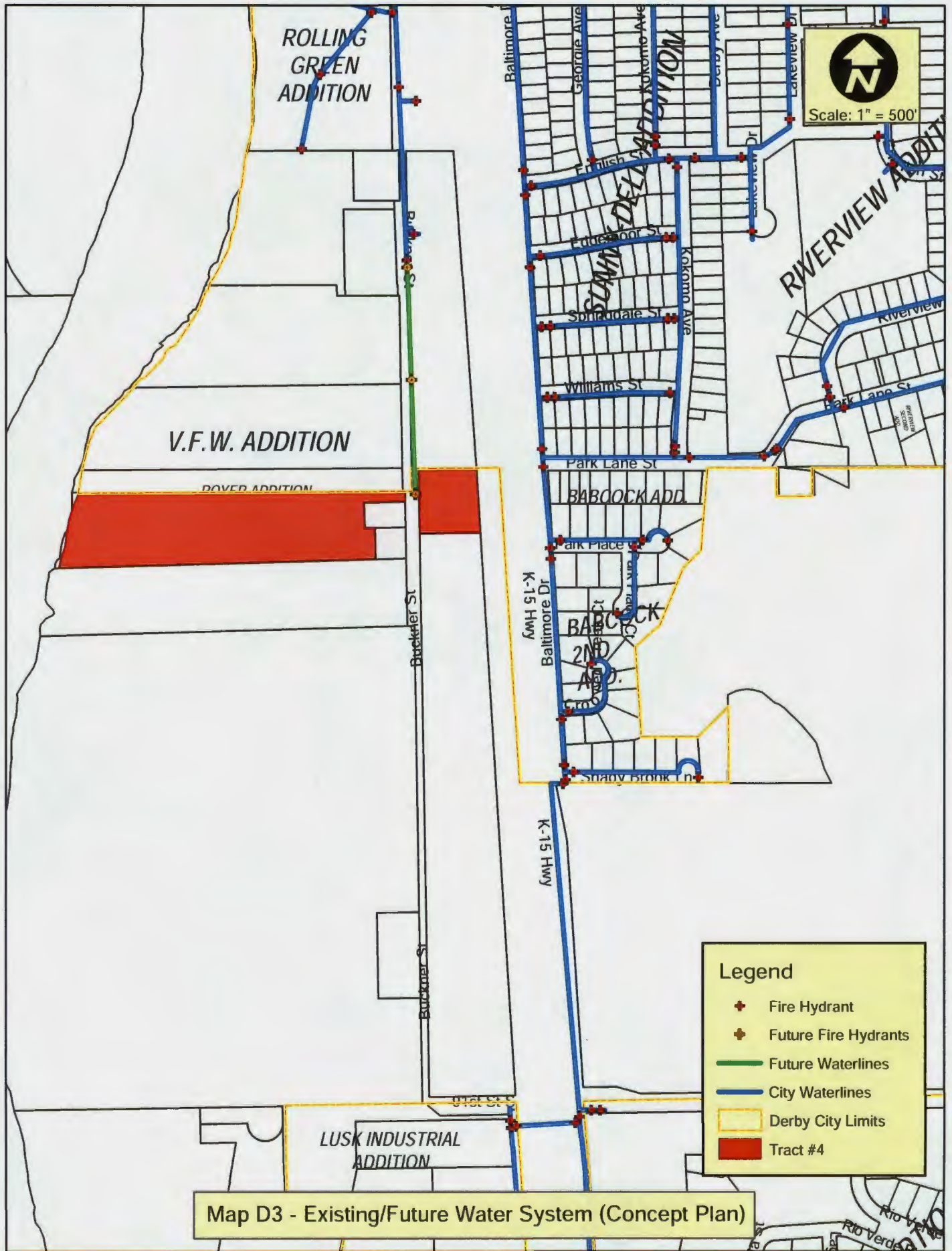
Scale: 1" = 1500'

Legend

-  Derby City Limits
-  Tract #4

Map D1 - Vicinity Map/Land Use





Estimate D1: Water Line Extension

Water Line Extension

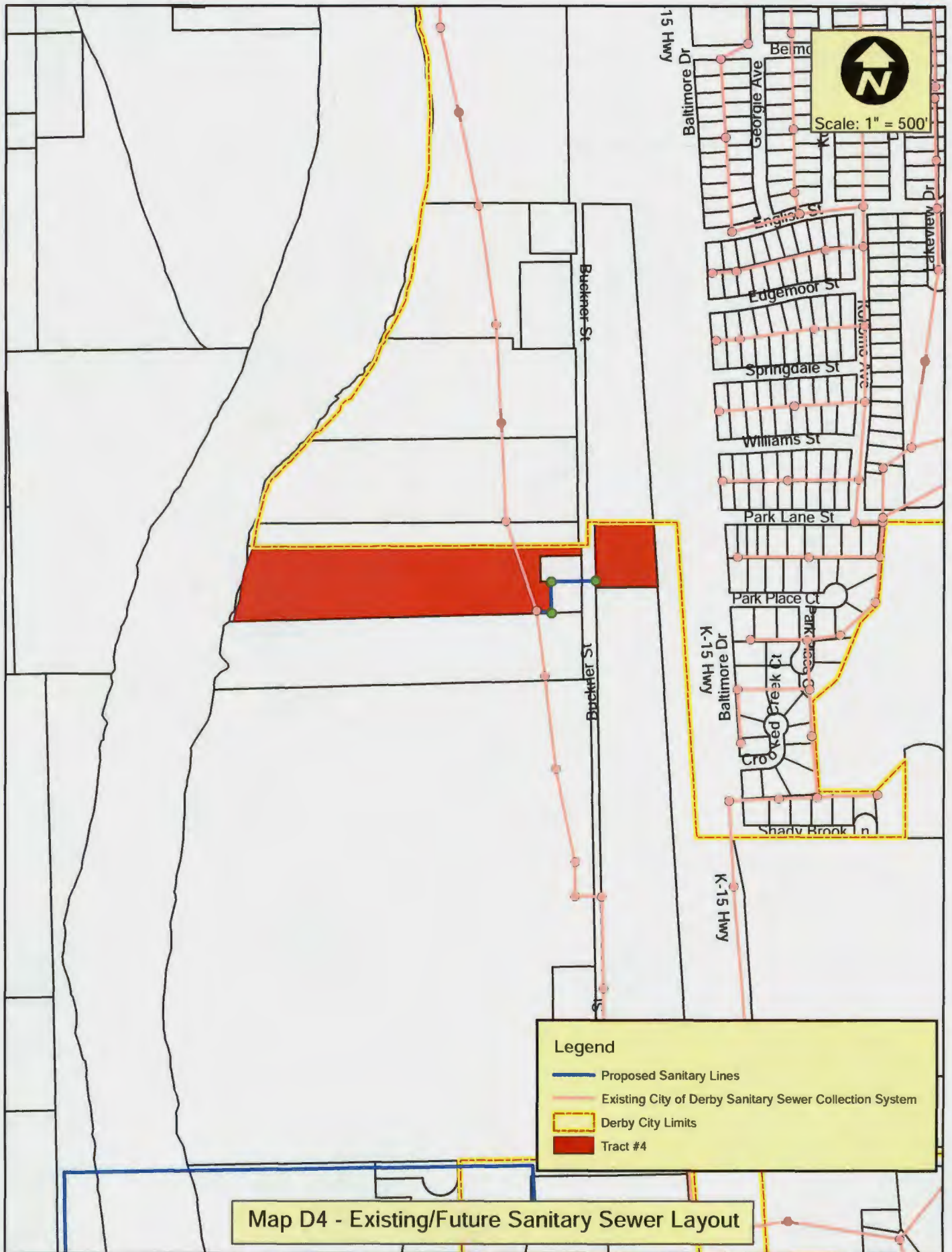
Tract 4: Parcels 4a and 4b

Prepared 8/20/2014*

Expense	Units		Unit Cost	Total
8-inch Water Line	980	LF	\$ 40.00	\$ 39,200.00
Fire Hydrant Assembly	2	EA	\$ 4,500.00	\$ 9,000.00
8-inch Valve Assembly	2	EA	\$ 3,500.00	\$ 7,000.00
Seeding and Erosion Control	1	LS	\$ 1,500.00	\$ 1,500.00
Site Clearing and Restoration	1	LS	\$ 3,000.00	\$ 3,000.00
SUBTOTAL				\$ 59,700.00
Design, Inspection & Administration (30%)				\$ 17,910.00
Temporary Notes (8%)				\$ 4,776.00
TOTAL				\$ 82,386.00

* This cost estimate is based on construction costs available at the time prepared; actual cost at the time of installation may vary significantly.

† The cost of construction of public improvements may be financed by the City in accordance with the City's adopted policy for Municipal Financing of Certain Public Improvements. Payments are paid by the property owner and appear as special assessments on the County property tax bill.



Estimate D2: Sanitary Sewer Extension

Sanitary Sewer Extension

Tract 4: Parcel 4a

Prepared 8/20/2014*

Expense	Units		Unit Cost	Total
8-inch Sanitary Sewer	381	LF	\$ 40.00	\$ 15,240.00
Connect to Existing Manhole	2	EA	\$ 2,500.00	\$ 5,000.00
4-foot Diameter Manhole	3	EA	\$ 3,000.00	\$ 9,000.00
4-inch Stub with Riser	3	EA	\$ 600.00	\$ 1,800.00
Seeding and Erosion Control	1	LS	\$ 1,000.00	\$ 1,000.00
Site Clearing and Restoration	1	LS	\$ 1,500.00	\$ 1,500.00
SUBTOTAL				\$ 33,540.00
Design, Inspection & Administration (30%)				\$ 10,062.00
Temporary Notes (8%)				\$ 2,683.20
TOTAL				\$ 46,285.20

* This cost estimate is based on construction costs available at the time prepared; actual cost at the time of installation may vary significantly.

† The cost of construction of public improvements may be financed by the City in accordance with the City's adopted policy for Municipal Financing of Certain Public Improvements. Payments are paid by the property owner and appear as special assessments on the County property tax bill.

Panel
0517



Not to Scale

Legend

Derby City Limits

Base Flood Elevation Lines

s_fld_haz_ln

LN_TYP

0.2 PCT ANNUAL CHANCE FLOOD HAZARD

1 PCT ANNUAL CHANCE FLOOD HAZARD

FIRM Panels

Flood Hazard Areas (s_fld_haz_ar)

FLD_ZONE, FLOODWAY

X - 0.2 Pct. Annual Chance Flood Hazard

A - No Base Flood Elevations Determined

AE - Base Flood Elevations Determined

AE - Floodway Areas in Zone AE

AH - Flood Depths of 1 to 3 Ft. - Base Flood Elevations Determined

AO - Flood Depths of 1 to 3 Ft. - Average Depths Determined

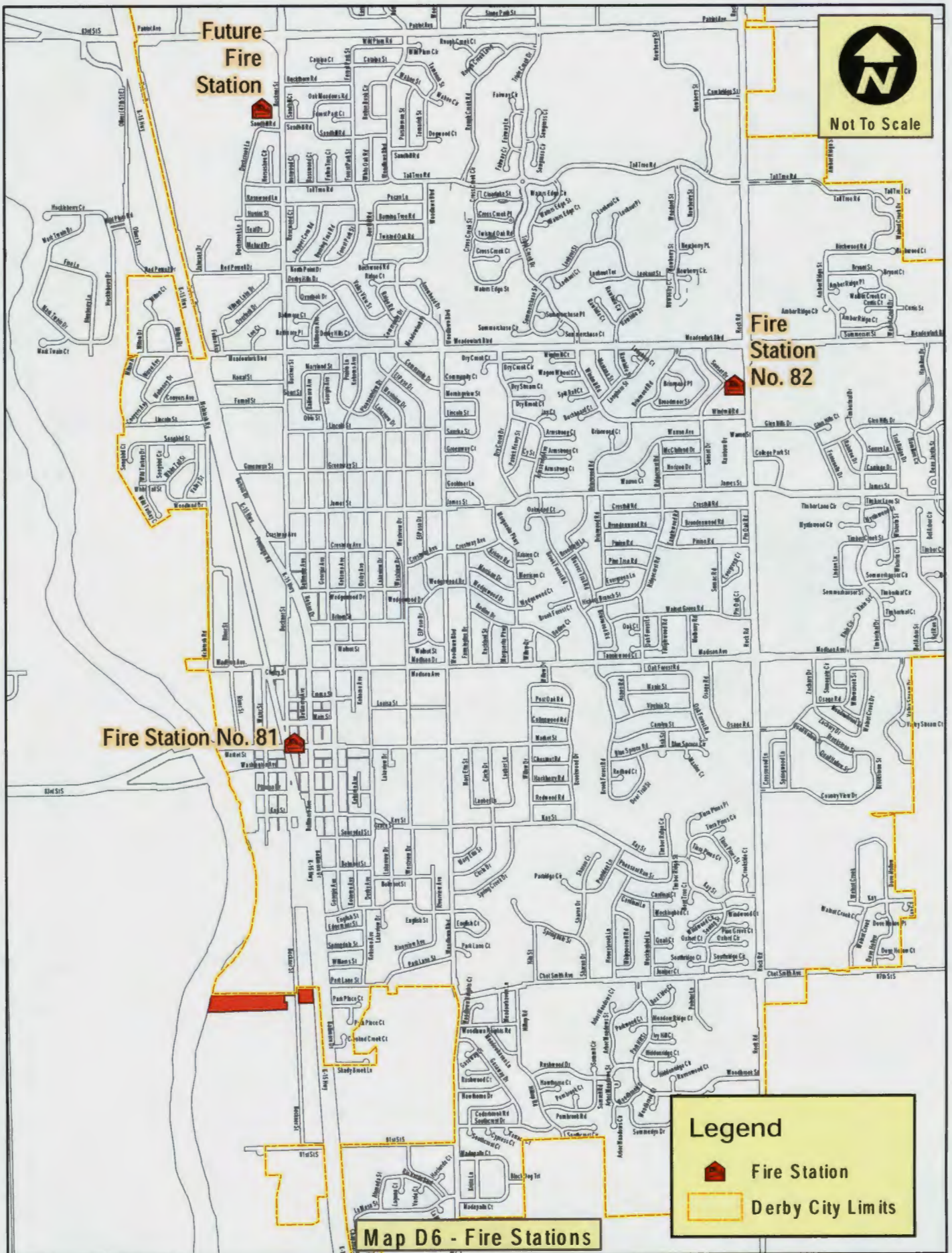
Area Not Included

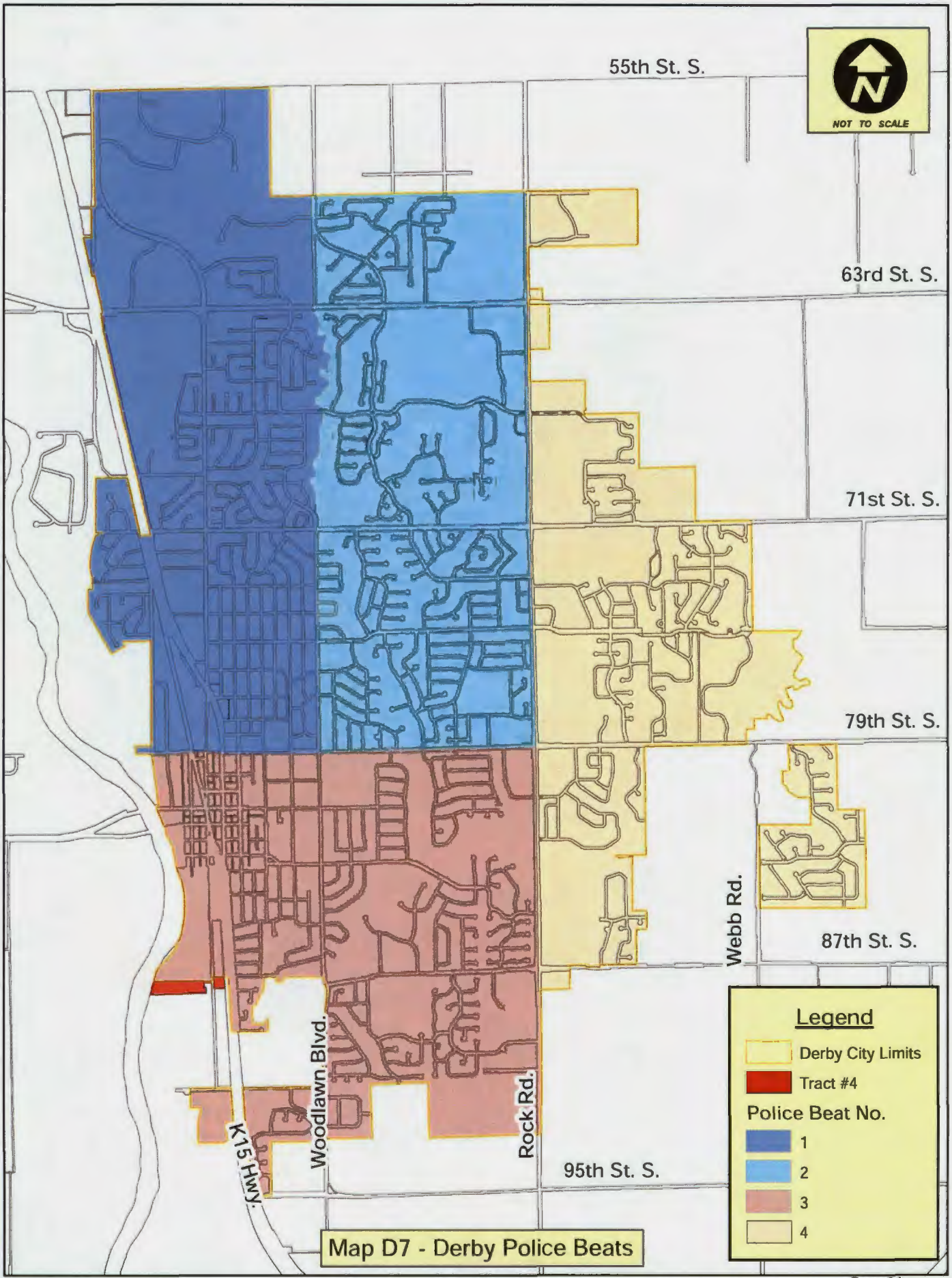
X - Areas Determined to be Outside the 0.2 Pct. Annual Chance Floodplain

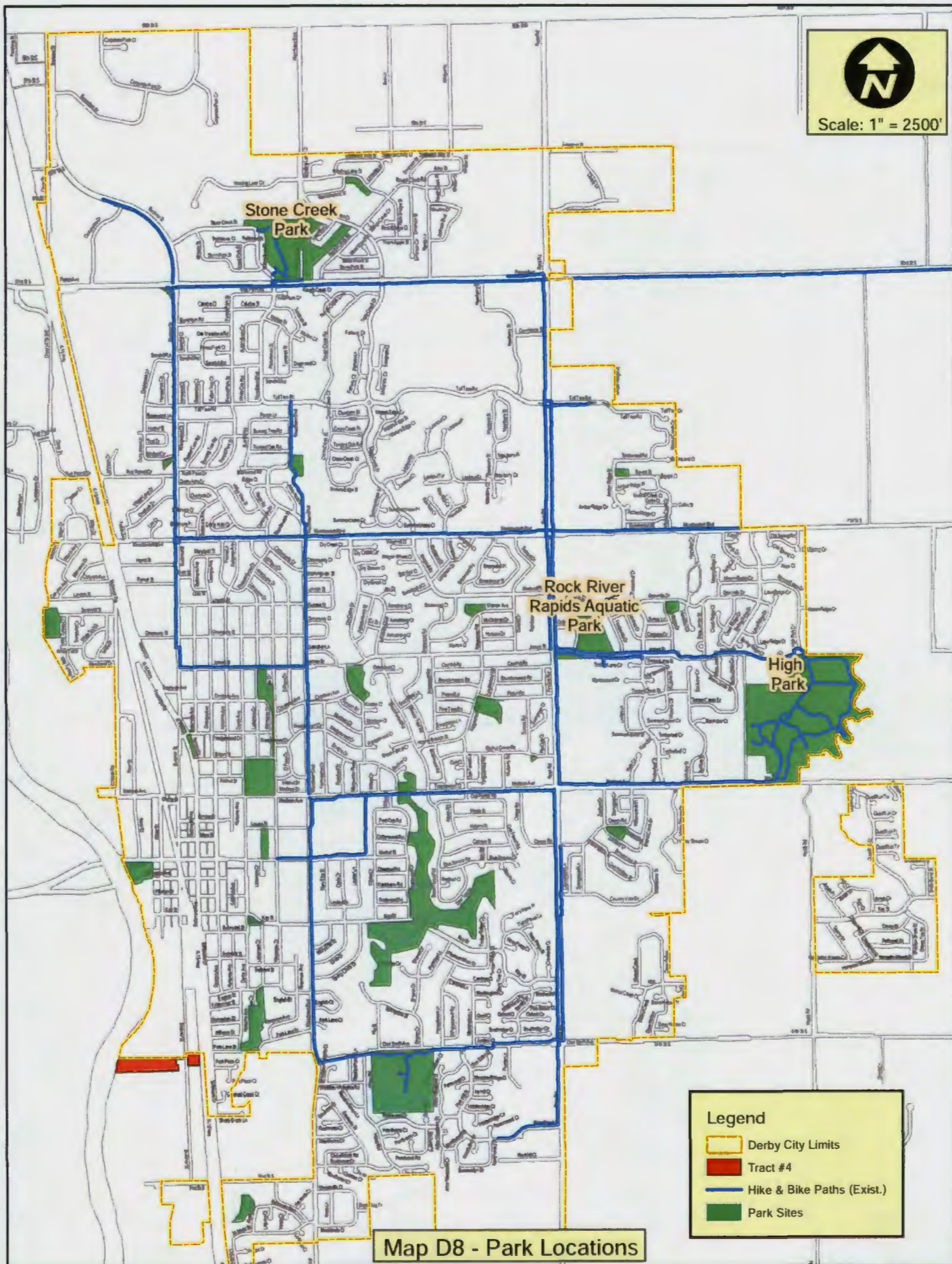
X - Protected by Levee

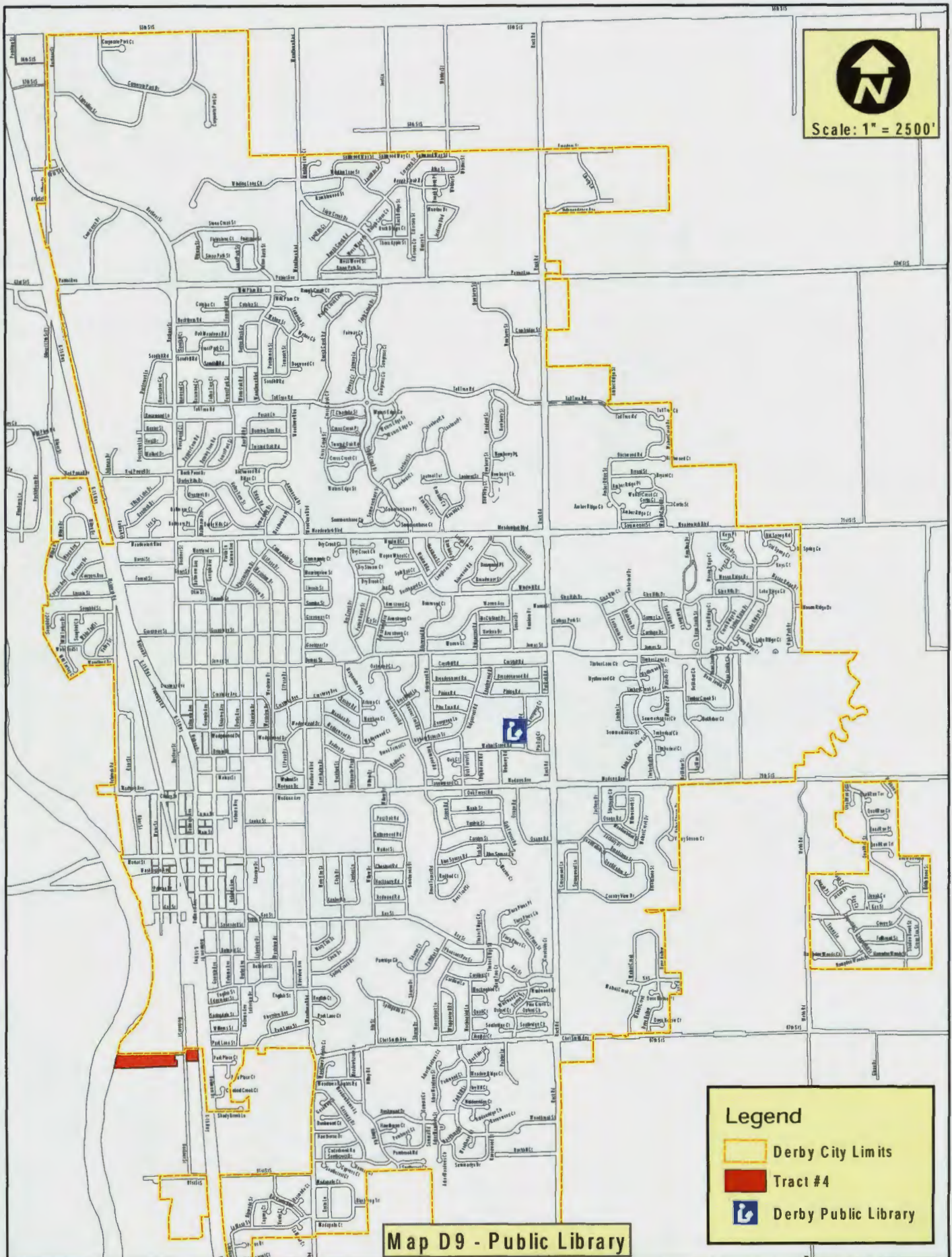
Tract #4

Map D5 - FEMA Flood Insurance
Rate Map Feb. 7, 2007









Appendix E: Tract 5

Legal Description

Parcel 5a: A tract in the Northeast Quarter of Section 13, Township 29 South, Range 1 East of the 6th Principal Meridian, Sedgwick County, Kansas, described as beginning at a point on the East line of said Quarter Section 2283.45 feet North of the Southeast Corner thereof; thence West parallel to the South line of said Quarter Section 300.00 feet; thence North parallel with the East line of said Quarter Section 357.20 feet more or less to the North line of said Quarter Section; thence East 300.00 feet to the Northeast Corner of said Quarter Section; thence South 353.45 feet to the Beginning.

Parcel 5b: A tract in the Northwest Quarter of Section 18, Township 29 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas, described as Beginning at the Northwest Corner of said Quarter Section; thence South along the West line thereof, 353.45 feet; thence East with an angle to the Left of 90 degrees, 16 minutes, 45 seconds, 107.4 feet; thence Northwesterly with an angle to the Left of 100 Degrees, 20 Minutes, 41 seconds, 157.70 feet; thence Westerly with an angle to the Left of 89 degrees, 19 minutes, 04 seconds, 11.06 feet; thence Northwesterly 210.60 feet more or less to the Northwest Corner of said Northwest Quarter and the place of Beginning, all in Sedgwick County, Kansas.

Parcel 5c: Beginning at a Point 1964.69 feet North of the Southeast Corner of the Northeast Quarter of Section 13, Township 29 South, Range 1 East, of the 6th Principal Meridian; thence North 318.76 feet; thence West 300 feet; thence South 228.37 feet; thence Southeast 38.33 feet; thence Southeast 274.70 feet to the Point of Beginning.

Parcel 5d: Beginning at a Point 1964.69 feet North of the Southwest Corner of the Northwest Quarter of Section 18, Township 29 South, Range 2 East, of the 6th Principal Meridian, Sedgwick County, Kansas; thence North 318.76 feet; thence East 107.40 feet; thence Southwest 339.75 feet; thence Northwest 66.38 feet to the Point of Beginning; EXCEPT that part for road right-of-way.

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Ad Valorem Taxes

Sample Tax Break Down: Tract 5, Parcel 5a

Current Appraised Value According to Sedgwick County = \$119,100

Current Assessed Value (Total Taxable Value) = \$13,697

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	\$20.55	\$20.55	\$0.00
Sedgwick County	29.377	\$402.38	\$402.38	\$0.00
Rockford Township	3.794	\$51.97	\$0.00	-\$51.97
USD 260	25.233	\$345.62	\$345.62	\$0.00
USD 260 SG	20	\$273.94	\$273.94	\$0.00
USD 260 Bond	0	\$0.00	\$0.00	\$0.00
USD 260 Bond #2	7.897	\$108.17	\$108.17	\$0.00
County Fire District	18.348	\$251.31	\$0.00	-\$251.31
South Central Kansas Library	1.126	\$15.42	\$0.00	-\$15.42
El Paso Cemetery	1.058	\$14.49	\$14.49	\$0.00
Recreation Commission	6.953	\$95.24	\$95.24	\$0.00
City of Derby	47.054	\$0.00	\$644.50	\$644.50
Property Tax Total		\$1,579.07	\$1,904.87	\$325.80

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

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Ad Valorem Taxes

Sample Tax Break Down: Tract 5, Parcel 5b

Current Appraised Value According to Sedgwick County = \$9,500

Current Assessed Value (Total Taxable Value) = \$1,140

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	\$1.71	\$1.71	\$0.00
Sedgwick County	29.377	\$33.49	\$33.49	\$0.00
Rockford Township	3.794	\$4.33	\$0.00	-\$4.33
USD 260	25.233	\$28.77	\$28.77	\$0.00
USD 260 SG	20	\$22.80	\$22.80	\$0.00
USD 260 Bond	0	\$0.00	\$0.00	\$0.00
USD 260 Bond #2	7.897	\$9.00	\$9.00	\$0.00
County Fire District	18.348	\$20.92	\$0.00	-\$20.92
South Central Kansas Library	1.126	\$1.28	\$0.00	-\$1.28
El Paso Cemetery	1.058	\$1.21	\$1.21	\$0.00
Recreation Commission	6.953	\$7.93	\$7.93	\$0.00
City of Derby	47.054	\$0.00	\$53.64	\$53.64
Property Tax Total		\$131.43	\$158.54	\$27.12

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

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Ad Valorem Taxes

Sample Tax Break Down: Tract 5, Parcel 5c

Current Appraised Value According to Sedgwick County = \$339,900

Current Assessed Value (Total Taxable Value) = \$39,089

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	\$58.63	\$58.63	\$0.00
Sedgwick County	29.377	\$1,148.32	\$1,148.32	\$0.00
Rockford Township	3.794	\$148.30	\$0.00	-\$148.30
USD 260	25.233	\$986.33	\$986.33	\$0.00
USD 260 SG	20	\$781.78	\$781.78	\$0.00
USD 260 Bond	0	\$0.00	\$0.00	\$0.00
USD 260 Bond #2	7.897	\$308.69	\$308.69	\$0.00
County Fire District	18.348	\$717.20	\$0.00	-\$717.20
South Central Kansas Library	1.126	\$44.01	\$0.00	-\$44.01
El Paso Cemetery	1.058	\$41.36	\$41.36	\$0.00
Recreation Commission	6.953	\$271.79	\$271.79	\$0.00
City of Derby	47.054	\$0.00	\$1,839.29	\$1,839.29
Property Tax Total		\$4,506.41	\$5,436.19	\$929.77

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

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Ad Valorem Taxes

Sample Tax Break Down: Tract 5, Parcel 5d

Current Appraised Value According to Sedgwick County = \$11,400

Current Assessed Value (Total Taxable Value) = \$1,368

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	\$2.05	\$2.05	\$0.00
Sedgwick County	29.377	\$40.19	\$40.19	\$0.00
Rockford Township	3.794	\$5.19	\$0.00	-\$5.19
USD 260	25.233	\$34.52	\$34.52	\$0.00
USD 260 SG	20	\$27.36	\$27.36	\$0.00
USD 260 Bond	0	\$0.00	\$0.00	\$0.00
USD 260 Bond #2	7.897	\$10.80	\$10.80	\$0.00
County Fire District	18.348	\$25.10	\$0.00	-\$25.10
South Central Kansas Library	1.126	\$1.54	\$0.00	-\$1.54
El Paso Cemetery	1.058	\$1.45	\$1.45	\$0.00
Recreation Commission	6.953	\$9.51	\$9.51	\$0.00
City of Derby	47.054	\$0.00	\$64.37	\$64.37
Property Tax Total		\$157.71	\$190.25	\$32.54

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

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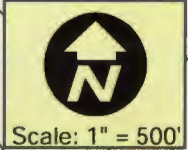
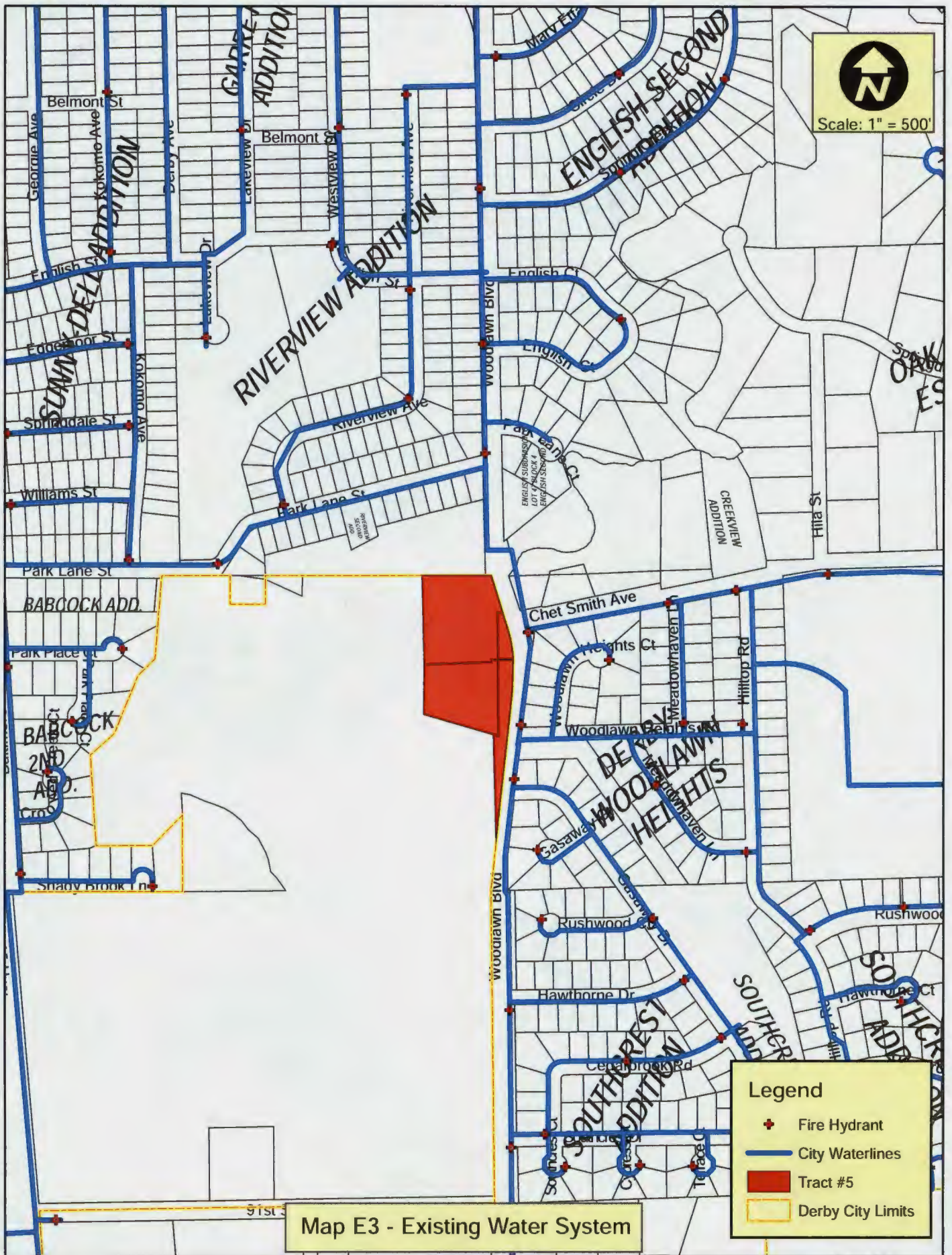


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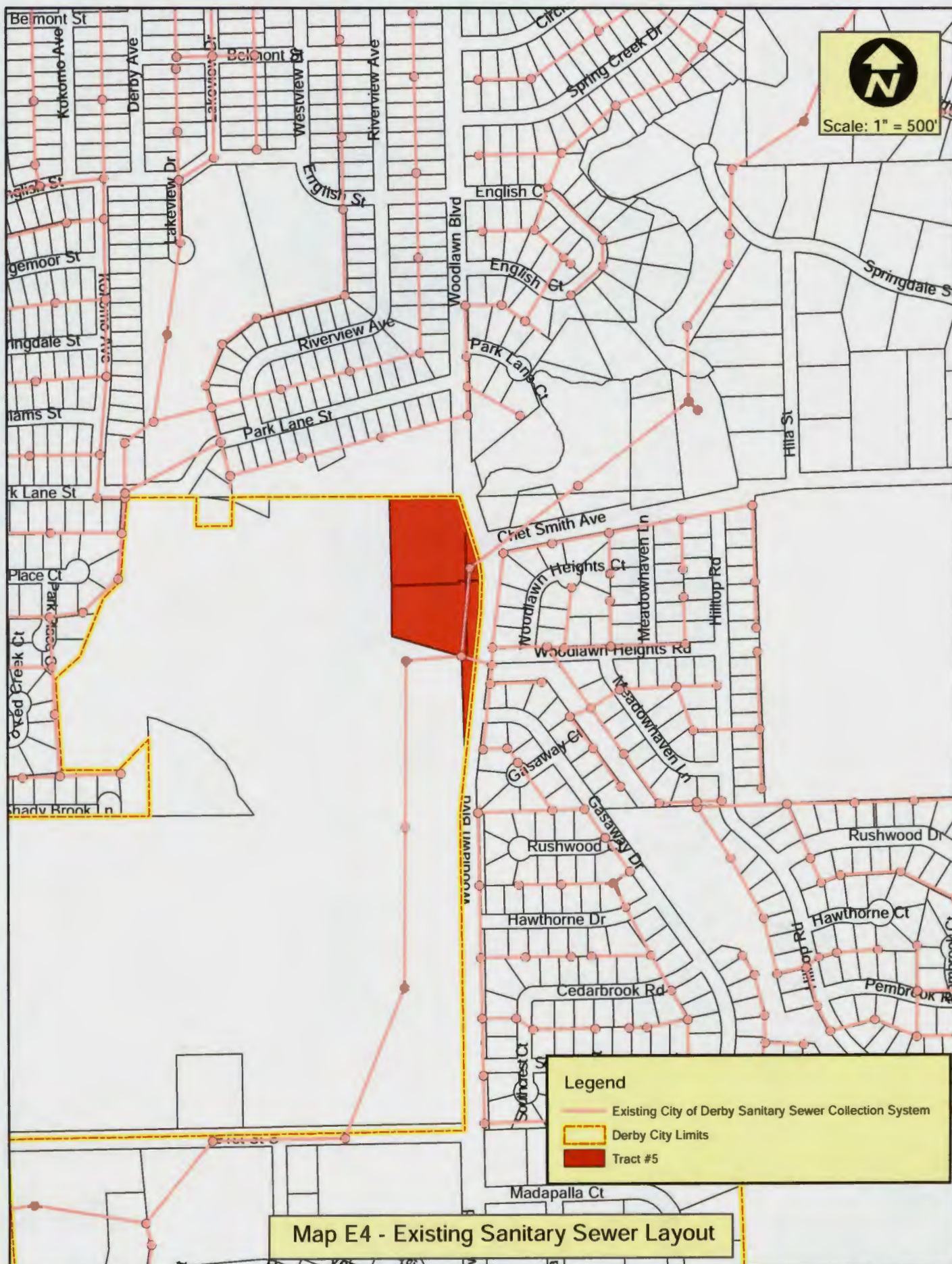
-  Derby City Limits
-  Tract #5

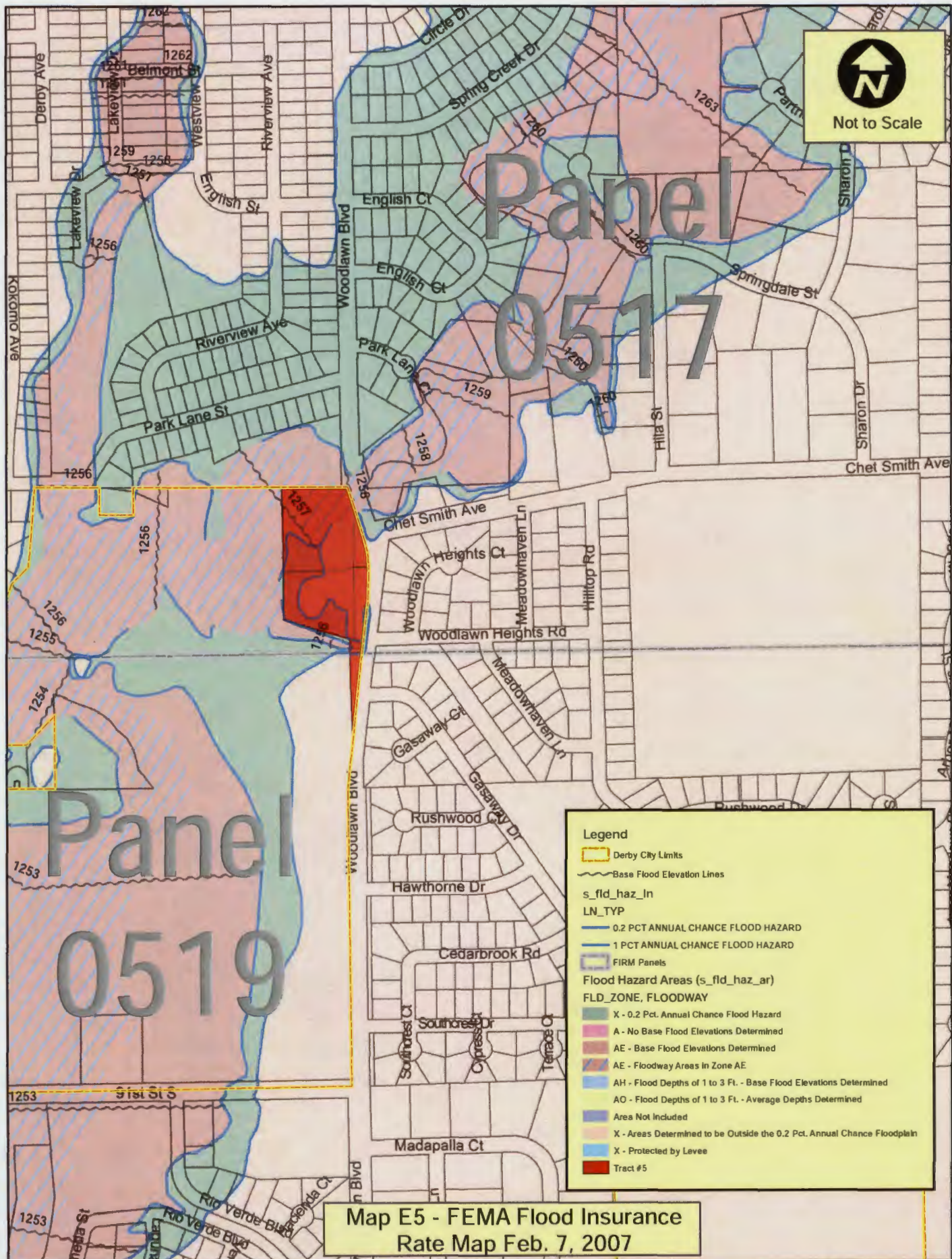
Map E1 - Vicinity Map/Land Use

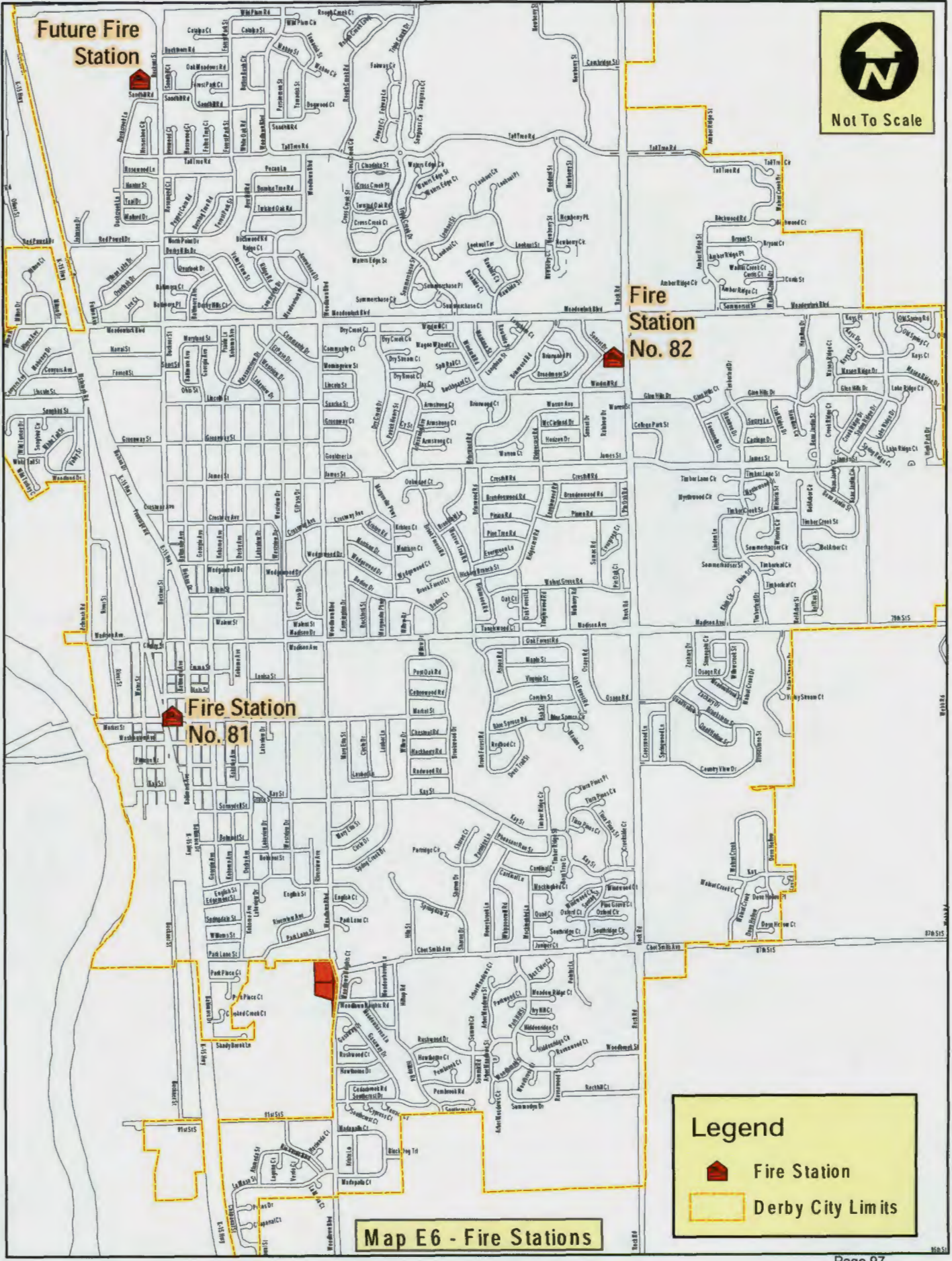


Legend

- Fire Hydrant
- City Waterlines
- Tract #5
- Derby City Limits



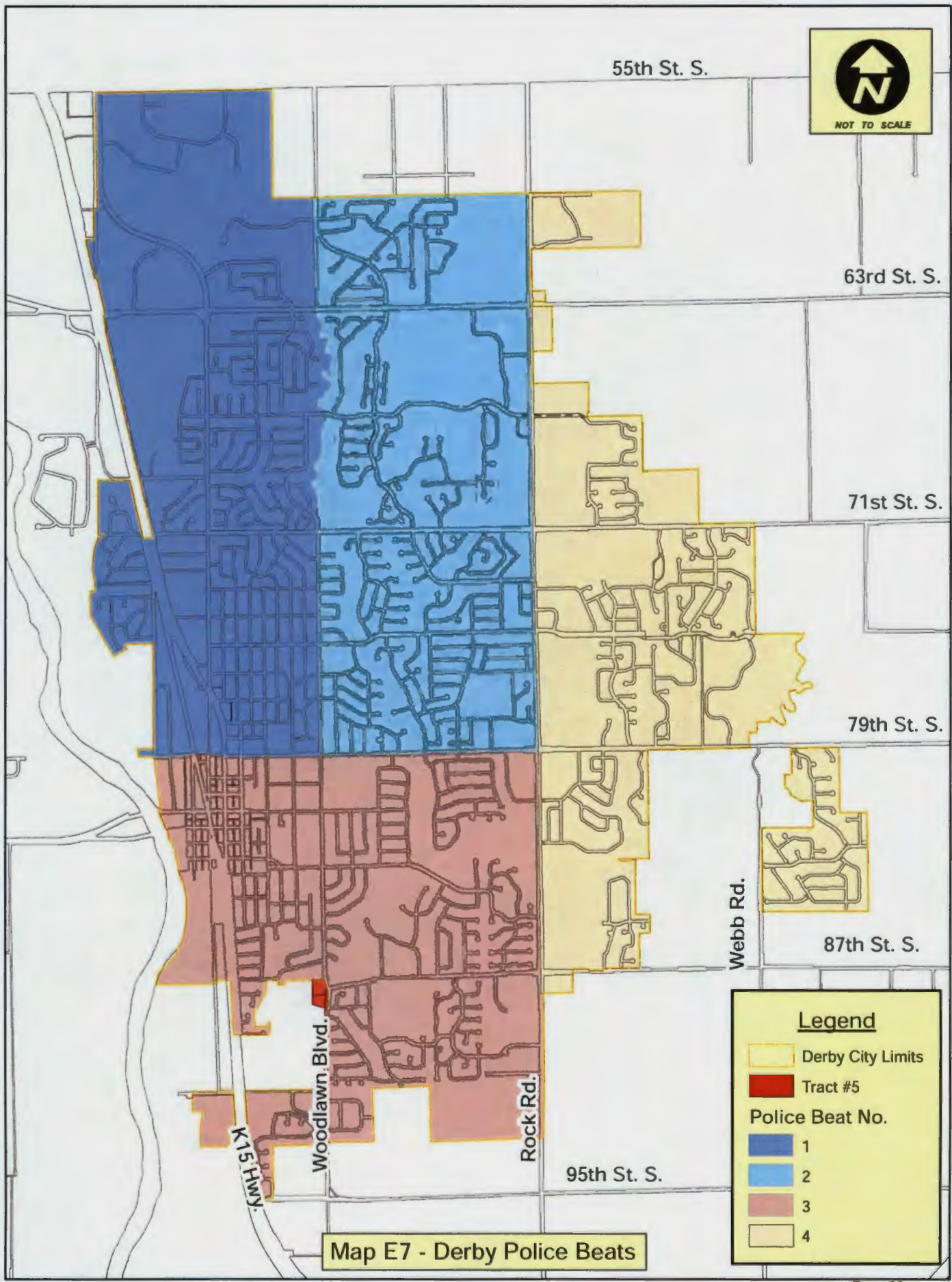


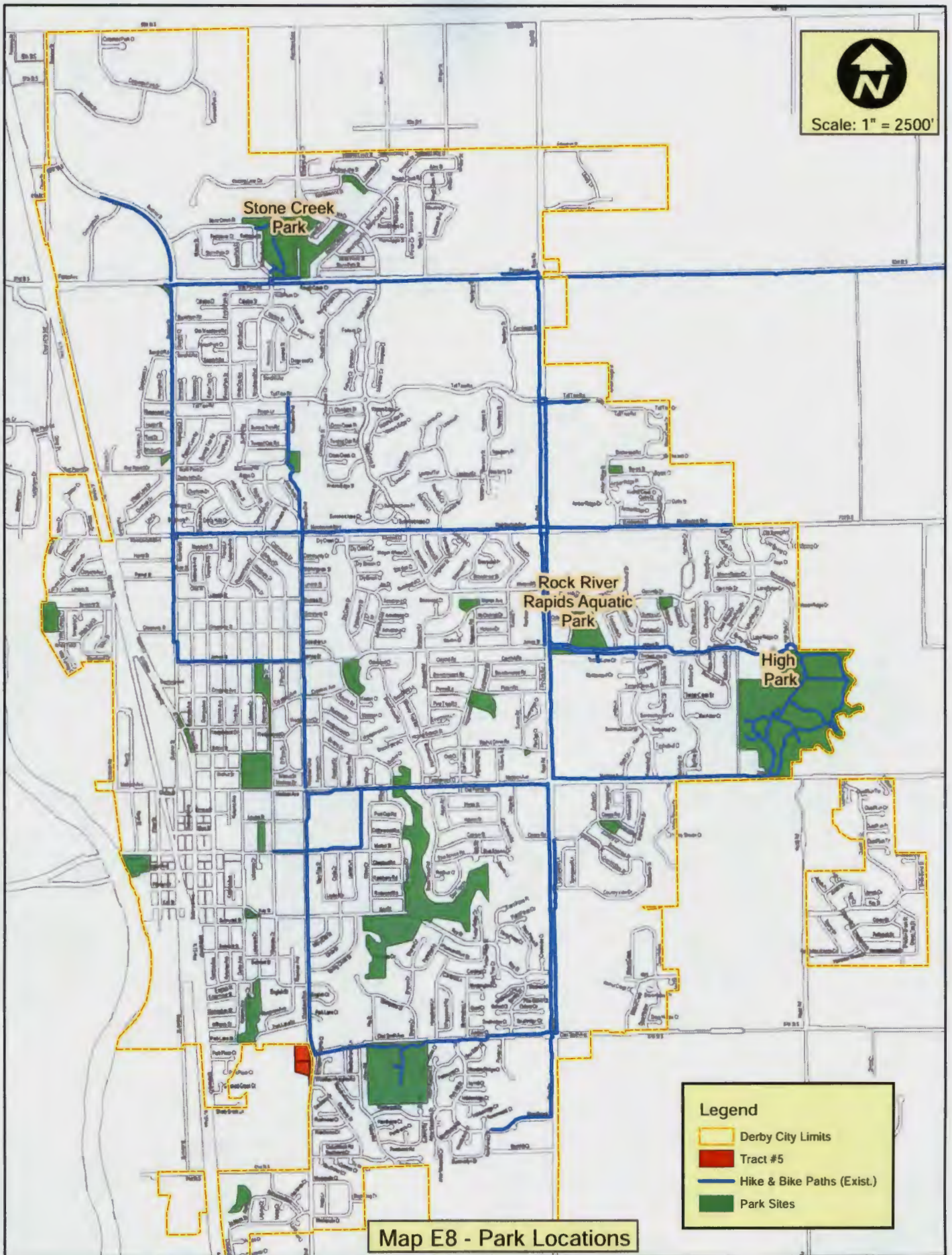


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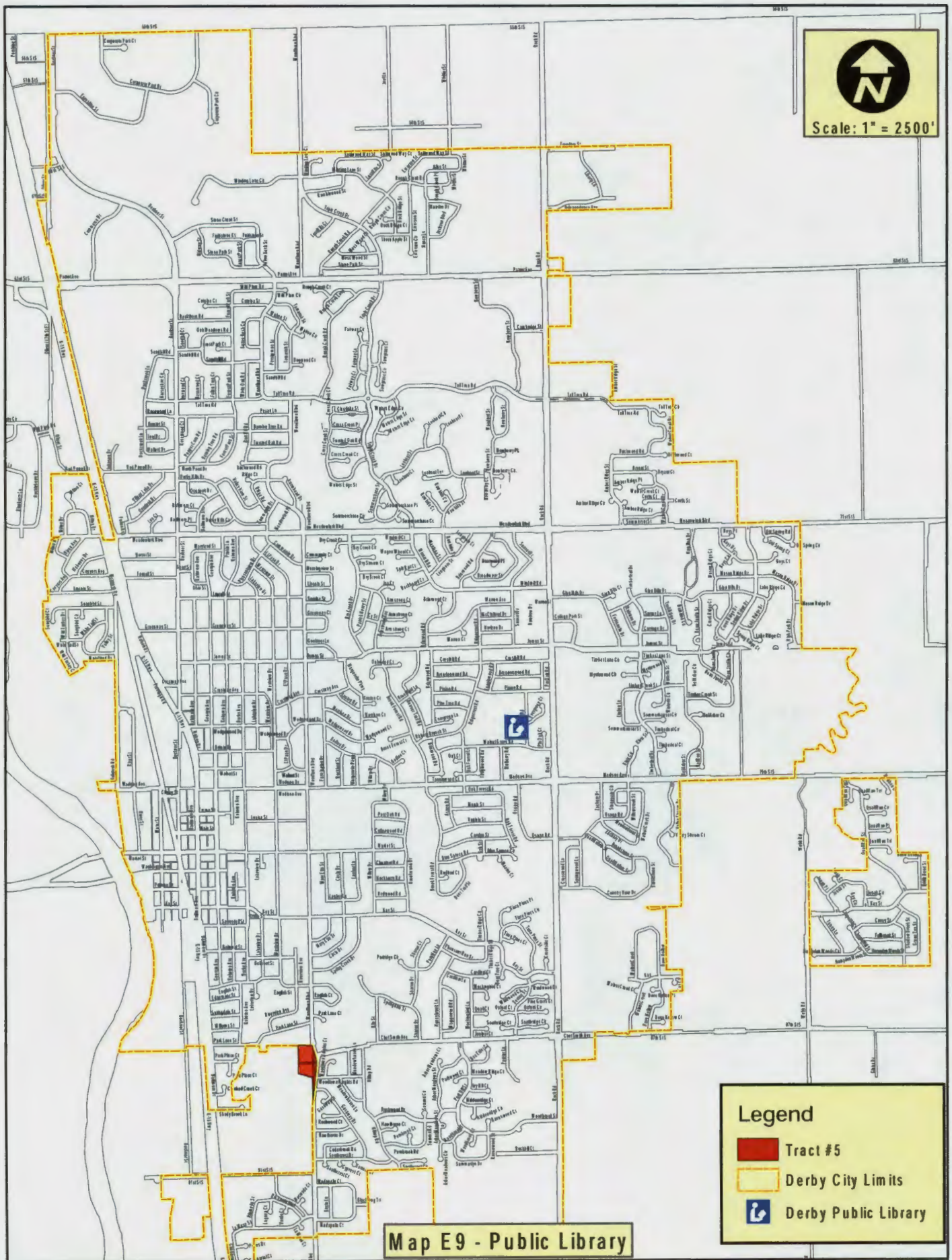
-  Fire Station
-  Derby City Limits


Map E6 - Fire Stations





Map E8 - Park Locations




Scale: 1" = 2500'

Legend

-  Tract #5
-  Derby City Limits
-  Derby Public Library

Map E9 - Public Library