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Sedgwick County

525 North Main Street 3rd
Floor
Wichita, KS 67203

Legislation Text

File #: 18-538, Version: 1

APPROVAL OF STATEMENT OF COSTS AND ASSESSMENT ROLL; ESTABLISH A PUBLIC HEARING REGARDING PROPOSED SPECIAL ASSESSMENTS FOR CERTAIN ROAD IMPROVEMENT PROJECTS IN THE COUNTY; AND PROVIDE NOTICE THEREOF FOR REDMOND ESTATES (DISTRICT 3).

Presented by: Joe Norton, Gilmore & Bell, P.C., Bond Counsel and James Weber, P.E., Deputy Director of Public Works.

RECOMMENDED ACTION: Approve Statement of Costs, Assessment Roll, and Notice of Public Hearing; Establish August 1, 2018 at 9:00 A.M. as the date and time for a public hearing; and authorize a notice of such public hearing to be published and mailed as required by law.

Statements of Costs and proposed Assessment Roll have been prepared with respect to the project hereinafter described (the "Project") by Sedgwick County Public Works in conjunction with the Sedgwick County Finance Division. A public hearing is required to be conducted prior to the levy of such special assessments; such public hearing is proposed to be held on August 1, 2018 at 9:00 A.M. at the County Commission Meeting Room. Notice of Public Hearing is required to be published in the official County newspaper and mailed to each affected property owner 10 days prior to such public hearing.

<u>Project Name</u>	<u>Statutory Authority</u>	<u>Authorizing Resolution</u>
Richmond Estates	68-728/CR61	70-2016

A schedule of events regarding these assessments and the bonds to be issued therefor is attached hereto.

Through guidelines established in the County's Special Assessment Projects policy, the County facilitates new development by installing basic infrastructure for the benefit of properties within an assessment district. Special Assessment Districts are created by Resolution and assessments are levied on properties benefited by the Project.

Redmond Estates (Street) - Resolution No. 70-2016

Construction of street and drainage improvements, consisting of an asphalt suburban residential street and drainage ditches, all to serve Lots 1-9, Block A; Lots 1-10, Block B; Lots 1-8, Block C; Lots 1-3, Block D; and Lots 1-2, Block E; all in Redmond Estates Addition to Sedgwick County, Kansas, to be constructed in accordance with the plans and specifications prepared or approved by Sedgwick County Public Works.

[K.S.A. 68-728 et seq., as amended by Charter Resolution No. 61]

The petition submitted prior to consideration of Resolution No. 70-2016, which authorized the Project was signed by 71% of the owners of record of the area within the proposed benefit district, as

determined by Sedgwick County Public Works (23 of 32 Lots). The lots will be assessed equally per lot (32 lots) so that each lot will bear a proportionate share of the costs of the Improvements to the benefits derived therefrom for such lot. In the event that such parcel is subdivided, the assessment on that parcel shall be prorated to the new parcels on the basis of land area.

Alternatives: The alternative to utilizing special assessment funding would be at-large funding by Sedgwick County, which would utilize tax dollars from all residents of the County, not just those directly impacted by the projects.

Financial Considerations: Use of special assessments allows the project costs to be passed on to the benefited property. All fees required by the Special Assessment Policy have been included in the assessment calculation.

Legal Considerations: The Board of County Commissioners (the "Board") has heretofore authorized various internal improvement projects within the County, a portion of which will be assessed to property owners benefited thereby. Prior to such levy of special assessments, the Board must approve final cost statements and proposed assessment rolls, establish a date and time for public hearing and provide published and mailed notice thereof to affected property owners 10 days prior to such public hearing. At the conclusion of the public hearing, the Board will consider a resolution levying such assessments. The property owners will have 30 days to pay against such special assessments. Any amounts not so paid will be funded over a period of 15 years with the County's general obligation bonds.

Policy Considerations: These proceedings are governed by the Special Assessment Policies.

Outside Attendees: Joe Norton, Gilmore & Bell, P.C., Bond Counsel.

Multimedia Presentation: N/A