

**MEETING OF THE BOARD OF COUNTY COMMISSIONERS
SITTING AS THE GOVERNING BODY OF SEWER DISTRICT**

REGULAR MEETING

MAY 22, 1996

The Regular Meeting of the Board of County Commissioners of Sedgwick County, Kansas, Sitting as the governing body of the Sewer District, was called to order at 9:30 a.m., Wednesday, May 22, 1996, in the County Commission Meeting Room in the Courthouse in Wichita, Kansas, by Chairman Thomas G. Winters, with the following present: Chair Pro Tem Melody C. Miller; Commissioner Betsy Gwin; Commissioner Paul W. Hancock; Commissioner Mark F. Schroeder; Mr. William P. Buchanan, County Manager; Mr. Stephen B. Plummer, County Counselor; Mr. David C. Spears, P.E., Director, Bureau of Public Services; and Ms. Susan E. Crockett-Spoon, County Clerk.

GUESTS

Mr. Joe Norton, County Bond Counsel, Gilmore & Bell, P.C.

ROLL CALL

The Clerk reported, after calling roll, that all Commissioners were present.

CONSIDERATION OF MINUTES: **Regular Meeting, April 24, 1996.**

The Clerk reported that all Commissioners were present at the meeting of April 24, 1996.

Chairman Winters said, "Commissioners, you've seen these minutes, what's the will of the Board?"

MOTION

Commissioner Gwin moved to approve the Minutes of April 24, 1996.

Commissioner Hancock seconded the Motion.

There was no discussion on the Motion, the vote was called.

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VOTE

Commissioner Betsy Gwin	Aye
Commissioner Paul W. Hancock	Aye
Chairman Pro Tem Melody C. Miller	Aye
Commissioner Mark F. Schroeder	Aye
Chairman Thomas G. Winters	Aye

Chairman Winters said, "Thank you very much. Next item please."

PUBLIC HEARING

A. PUBLIC HEARING AND RESOLUTION REGARDING PROPOSED SPECIAL ASSESSMENTS FOR CERTAIN INTERNAL IMPROVEMENT PROJECTS IN THE COUNTY.

Mr. Joe L. Norton, County Bond Counsel, Gilmore & Bell, P.C., said, "Item C is the public hearing on sewer improvements located within the sewer district created by the Board of County Commissioners, there are seven primary projects for consideration this morning, which have several different components. The improvement projects that are under consideration this morning are as depicted upon the map generally located in the eastern portion of the County. Again, as indicated in Item B, after the May 1 meeting of the Board of County Commissioners, in which you established this date for public hearing on these matters, notice was published and mailed to each affected property owner, advising them of their opportunity to be present today and address the Commission before you consider these assessments. The projects under consideration for this public hearing are Project One, Greenwich Heights Addition sewer projects which has several components we'll talk about later. Project Two are street improvements in Savanna's 6th Addition. Project Three, are sewer improvements in Savannah 7th Addition. Projects Four and Five involve sewer improvements in White Tail Addition Phases 9, 10, 11, and 12. Project Six is a sewer improvement project in Crest Ridge 2nd Addition. Project Seven are sewer improvements in Overbrook 2nd Addition. Project Eight, a sewer improvement project in the Elpyco Church of Christ Addition. Project Nine, sewer improvements in the Pinehurst Addition and Project Ten, sewer improvements in the Smithmoor 4th Addition. You will note that many of these additions we have talked about were also referred to with street improvement projects in the prior agenda item.

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SLIDE PRESENTATION

"Project One involves sewer improvements in the area generally known as Greenwich Heights of the County. This is an area in the southeast portion of the County located south of Harry Street and east of Greenwich Road. On the screen before you is a map that indicates three different colored parcels. There are three lateral districts and main sewer district comprising this improvement. The main sewer district is a line which takes the flow from all three of the lateral districts and each parcel within each of the three lateral districts pays a main sewer district assessment for their proportionate share of the cost of the main line. Then there are three different lateral districts which each bear the cost of the sewer lateral extensions to their affected properties within that lateral district. So each person that lives within this particular area will receive a two component assessment, an assessment for the main, called Spring Creek Main and a lateral district assessment for the proportionate lateral district, and those are known as Sloan's Addition, Spurrier's Addition, and the Greenwich Lateral Addition.

"On the screen before you now is the break out of the project cost. I might go down the project one total project costs briefly. This is a project that has a little bit of history in the County. It was initially discussed back in the late 1980's and formally the project was initiated by action of the Board of County Commissioners in 1990 based on majority petitions of the affected property owners. This is one of the final projects for which the County has received EPA grant funds to assist in the development of the project costs. You will note that under net project costs, about half way down the page, the total costs of these improvements in this area is approximately \$1,747,000. The line right below it is less grant funds. The County received approximately \$762,000 from the Environmental Protection Agency through the Kansas Department of Health and Environment to pay for a portion of the cost of this project. This results in a net project cost or an amount to be bonded column in red of about \$995,000. The original estimated cost of the combined projects before the grant was applied was approximately \$2,064,000, so the project total came in about \$300,000 less than the original estimated and when you apply the grant, it came in about one-half of the initial estimated cost of the project.

"The break out of that project, again as we indicated, is a main district and three lateral districts. The Spring Creek main district, called Main 6A, the second column of numbers, has a total project cost of about \$287,000.

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"A proportioned amount of the grant, in the amount of about \$125,000 was applied to this component of the project resulting in a net amount to be bonded of about \$164,000. There are 239 parcels within the main district. This would result, when divided equally, a principal component per parcel of approximately \$684. Again, all 239 parcels would bear this assessment. Then there are three lateral districts within this general area. Project 1B, the middle column of numbers is the Sloan's lateral district. Total project costs there were about \$64,000. Again, a proportionate amount of EPA funds, in the amount of \$28,000 was applied to this project, resulting in a net project amount of approximately \$36,000. There are 31 parcels within this lateral district and their proportionate share of the cost would be \$1,171.13. So again, if you live within Sloans lateral district, you would get an assessment comprised of the \$1,171.13 plus the \$684.00, for a total assessment.

"In Spurrier's lateral addition, total costs were approximately \$362,000, a proportionate share of the grant being about \$158,000, reducing the total cost to be assessed to approximately \$206,000. There are 55 parcels in the Spurrier's lateral sewer district, resulting in the principal component of approximately \$3,751 per lot when divided equally.

"The Greenwich lateral district, the largest of the group, had a total cost of approximately \$1,033,000. A proportionate share of the grant is approximately \$451,000, reducing the cost to be assessed to approximately \$588,500. There are 153 parcels in this lateral district and their proportionate share of the cost is approximately \$3,847."

Chairman Winters said, "Okay, would this be the appropriate time to open the public meeting and as we discuss all the rest of the projects too?"

Mr. Norton said, "Yes sir."

Chairman Winters said, "Okay, at this time we'll open the public meeting. Is there anyone here in the audience who would like to speak to the Greenwich Heights Sewer Additions? Any of the projects in the Greenwich Heights Addition? Seeing no one, proceed on to the next project."

Mr. Norton said, "The next project is sewer improvements in Savanna 6th Addition, Phase I. Again, that area is located north and west of the intersection of 143rd Street East and 13th Street North. There are three phases in this particular project. You will note the division among the parcels on the map before you. We're talking about Phase I improvements today.

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This is project number two on the cost statement before you. Savanna 6th sewer improvements have a total cost, again, the amount to be bonded column, of approximately \$63,200. There are 16 parcels in this improvement district resulting in a principal component of about \$3,950."

Chairman Winters said, "Is there anyone here who would like to speak to this Savanna 6th Addition sewer project? Seeing no one, proceed please."

Mr. Norton said, "The next project, project number three, Savanna 7th Addition sewers. We're talking about the General Phase and the Phase I. On the screen before you is the break out of the project costs. The General Phase being approximately \$151,262, the amount to be bonded is approximately \$153,000. When divided among the 59 parcels in that area, results in a principal component of about \$2,590 per parcel. The Phase I improvements for sewers, have an amount to bond of about \$260,000. There are 52 parcels in Phase I, principal component being approximately \$4,985 per parcel."

Chairman Winters said, "Thank you. Is there anyone here who would like to speak to this Savanna 7th Addition sewer project? Seeing no one, proceed please."

Mr. Norton said, "Again, projects four and five involve sewer improvements for Phases 9, 11, and 12 of the White Tail Addition, an addition located south and west of the intersection of 13th Street North and 147th Street East. This project involves Phases 9 and 12 of this Addition. Again, the breakdown of the project costs, in the middle column, about \$168,000 for Phase 9. There are 66 parcels in this phase resulting in a principal component of about \$2,543. Phase 12 has 36 parcels. The total cost being about \$166,000, the principal component being approximately \$2,667 per lot."

Chairman Winters said, "Is there anyone here who would like to speak to the White Tail sewers phases 9 and 12. Seeing no one, proceed."

Mr. Norton said, "Phase 11 in that particular subdivision has a principal component of approximately \$38,000. There are nine lots within this Phase, a principal component per lot approximately \$4,200 per lot."

Chairman Winters said, "Thank you. Is there anyone here who would like to speak to the White Tail sewers Phase 11? Seeing no one, proceed."

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Mr. Norton said, "Project number six is a sewer improvement in Crest Ridge 2nd Addition, located north of the intersection of K-96 and Central Street, just east of 127th Street East. There are 31 parcels in this subdivision and the proposed method of assessment is equally per parcel. Again, project number six, the principal component being approximately \$68,798. There are 31 parcels divided equally, resulting in a principal component of about \$2,220 per lot."

Chairman Winters said, "Is there anyone here who would like to speak to the Crest Ridge 2nd Addition sewer improvement? Seeing no one, proceed."

Mr. Norton said, "Project seven involves Overbrook 2nd Addition sewers. Again, this development is located north of the Kansas Turnpike and Central, east of 143rd Street East. There are multiple phases within this project as depicted upon the plat map before you, again, divided equally per lot. Total principal component of approximately \$52,600 for the sewer improvement. There are 11 parcels in this phase of the development, resulting in a principal component of about \$4,782 per lot."

Chairman Winters said, "Thank you. Is there anyone here who would like to speak to the Overbrook 2nd Sewer? Seeing no one, please proceed."

Mr. Norton said, "Project eight is a lateral sewer district for the Elpyco Church of Christ Addition. This is a newly constructed church located north of the intersection of K-96 and Central on the west side of 127th Street East. The total cost of the project is approximately \$39,100. Again, there is only one lot, the church, in this component, which results in the total cost being assessed to that parcel of about \$39,096."

Chairman Winters said, "Is there anyone here who would like to speak to the Elpyco Church sewer addition? Seeing no one, proceed."

Mr. Norton said, "Project nine involves a sewer improvement district in the Pinehurst Addition. This is located immediately north and west of the intersection of Central and 143rd Street East. There are 32 lots within this subdivision. The method of assessment is equally per lot. Total cost of improvements approximately \$84,723. When divided among the 32 parcels, it results in a principal component of approximately \$2,648 per lot."

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Chairman Winters said, "This is project nine we're talking about, Pinehurst sewers. Is there anyone here who would like to speak to the Pinehurst sewers? Seeing no one, proceed."

Mr. Norton said, "Project ten involves sewer improvements in Smithmoor 4th Addition. This project was authorized in 1995 and is located south of Harry Street between Webb Road and Greenwich Road. Phase four involves 14 parcels depicted upon the plat map before you. Proposed method of assessment is equally per lot. Again, project ten Smithmoor 4th Addition sewer, total cost of improvement is approximately \$47,884, divided by the 14 parcels results in a principal component of about \$3,420 per lot."

Chairman Winters said, "Is there anyone here who would like to speak to the Smithmoor 4th Addition sewer project? Seeing no one, proceed."

Mr. Norton said, "I think it would be appropriate at this time to close the public hearing and consider the assessment Resolution levying the assessments."

Chairman Winters said, "Alright, one last time, is there anyone here who would like to speak to any of these sewer projects? Seeing no one, the public hearing has been closed."

Mr. Norton said, "Again, for your consideration, we have prepared a Resolution which would levy the assessments in the amounts depicted in the public hearing. Property owners will be given an opportunity within 30 days of receiving a mailed notice to pay the assessment. If not, it would be spread over a 15 year period with interest at the rate that the County would achieve in their bond sale this summer. If there are no questions, we would recommend your adoption of the Resolution."

Chairman Winters said, "Commissioners, you've heard the presentation."

MOTION

Commissioner Schroeder moved to adopt the Resolution.

Commissioner Hancock seconded the Motion.

There was no discussion on the Motion, the vote was called.

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VOTE

Commissioner Betsy Gwin	Aye
Commissioner Paul W. Hancock	Aye
Commissioner Melody C. Miller	Aye
Commissioner Mark F. Schroeder	Aye
Chairman Thomas G. Winters	Aye

Mr. Norton said, "Thank you."

Chairman Winters said, "Thank you very much, Mr. Norton. Is there other business to come before this Board? Any other business to come before this Board of the governing body of the sewer district? If not, this meeting is adjourned. Time 9:47 A.M.

B. OTHER

C. ADJOURNMENT

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There being no other business to come before the Board, the Meeting was adjourned at 9:47 a.m.

**BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS**

THOMAS G. WINTERS, Chairman
Third District

MELODY C. MILLER, Chair Pro Tem,
Fourth District

BETSY GWIN, Commissioner,
First District

PAUL W. HANCOCK, Commissioner,
Second District

MARK F. SCHROEDER, Commissioner
Fifth District

ATTEST:

Susan E. Crockett-Spoon, County Clerk

APPROVED:

_____, 1996