

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

**REGULAR MEETING**

**MAY 9, 2001**

The Regular Meeting of the Board of the County Commissioners of Sedgwick County, Kansas, sitting as the governing body of the Sewer District, was called to order at 10:09 A.M., on Wednesday, May 9, 2001 in the County Commission Meeting Room in the Courthouse in Wichita, Kansas, by Chair Carolyn McGinn; with the following present: Chairman Pro Tem Ben Sciortino; Commissioner Betsy Gwin; Commissioner Tim R. Norton; Commissioner Thomas G. Winters; Mr. William P. Buchanan, County Manager; Mr. Rich Euson, County Counselor; Mr. David Spears, Director, Bureau of Public Works and Ms. Lisa Davis, Deputy County Clerk.

**GUESTS**

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

**ROLL CALL**

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

**CONSIDERATION OF MINUTES:      **Regular Meeting, March 28, 2001.****

The Clerk reported that all Commissioners were present at the Regular Meeting of March 28, 2001.

**Commissioner McGinn** said, "Commissioners, have you had a chance to review the Minutes?"

**MOTION**

Commissioner Winters moved to approve the Minutes of the Regular Meeting of March 28, 2001.

Commissioner Sciortino seconded the Motion.

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

**VOTE**

**Regular Meeting, May 9, 2001**

Commissioner Betsy Gwin	Aye
Commissioner Tim Norton	Aye
Commissioner Thomas Winters	Aye
Commissioner Ben Sciortino	Aye
Chair Carolyn McGinn	Aye

**Commissioner McGinn** said, "Next item."

**PUBLIC HEARING**

**A. PUBLIC HEARING AND RESOLUTION REGARDIN GPROPOSED SPECIAL ASSESSMENTS FOR CERTAIN INTERNAL IMPROVEMENT PROJECTS IN THE COUNTY.**

**POWERPOINT PRESENTATION**

**Mr. Joe Norton**, Bond Counsel, Gilmore & Bell, P.C., greeted the Commissioners and said, "This is a similar preceding as we went through on the Regular Agenda for assessment projects that have been previously initiated and completed in the Sewer District. As indicated for the record, we have had a prior hearing of this body that established this date and time to receive public comment on these proposed assessments. Notice of this public hearing has been published in the official County newspaper and mailed to each affected property owner with an estimated amount of the assessment to be considered this morning.

"Again, subsequent to completion of the public hearing, property owners will be notified of their final proposed assessment. That assessment Resolution will be published and these property owners will be given the opportunity to provide for payment in full or part of the proposed assessment. If not so paid, then the County would finance these over a 15 year period with their general obligation bonds and the assessments would be spread at the same interest rates that the County would receive on its General Obligation Bond issue.

"There are ten projects within the Sewer District. Although I can't guarantee this is the last time that we will do this. It is probably the last substantial time we will have special assessment hearings and assessments for sewers in the County as a result of your action previously to transfer those assets to the City of Wichita.

"The first project for consideration is Balthrop Addition sewer, Phase 3B. This is located in the

### **Regular Meeting, May 9, 2001**

County east of Greenwich Road and north of Central. The map before you depicts the benefit district. Since this is a subsequent phase of what we've already completed and assessed, the property consideration today is outlined in blue, as opposed to red, which is in the upper right hand corner of the map before you. There are 37 parcels within the benefit district.

"Again, this project was initiated by a property owner petition of 100% of said owners. The total cost of the project is \$126,706.41. There is one large lot in the benefit district that is to be assessed \$30,820.48 with the remaining lots, basic residential lots, having an assessment of \$3,424.50. This is one of those projects also where there was some differential in the amount set forth in the notice of hearing to property owners but these are now finalized numbers and I believe those property owners have been contacted, notifying them that the notice they got originally was in error as to the amount and the proposed assessment now was given to them also."

**Chair McGinn** said, "I'll open the public hearing. Is there anybody here who would like to speak to this item? Anyone here today who would like to speak to this item? Let's move on."

**Mr. Norton** said, "The next project is Belriv Addition, sewer improvements. Again, as on the map before you, this is north of Kellogg and west of 143<sup>rd</sup> Street East. The screen before you depicts the benefit district which contains 30 platted lots. The cost for this improvement is \$77,136.70, when divided equally among the 30 lots results in a principal assessment of \$2,571.22. Again, the project was initiated by 100% petition."

**Commissioner McGinn** said, "Is there anyone here today who would like to speak to this item? Seeing none, we'll go to the next one."

**Mr. Norton** said, "The next project is Brookhaven Estates sewer improvements. This is a benefit district located adjacent to 159<sup>th</sup> Street East, which is the Butler/ Sedgwick County line and north of central. This is a project for sewer improvements in an existing neighborhood that was initiated by a petition signed by 72% of the owners of property within the proposed benefit district. That district, as set forth before you outlined in red, there are 18 parcels within that district and the method of assessment is equally per parcel. Total cost of the improvement is \$133,649.25, when divided among the 18 parcels equally results in a principal component \$7,424.96."

**Commissioner McGinn** said, "Is there anyone here who would like to speak to the Brookhaven Estates Addition? Let's move forward."

**Mr. Norton** said, "The next project is the Gateway Center and Killenwood Pointe Additions main sewer line improvements. Again, this area is located south of 13<sup>th</sup> Street North and east of Greenwich Road. As you can see, the property within the benefit district contains some smaller

### **Regular Meeting, May 9, 2001**

parcels as well as one large parcel. The method of assessment is based on approximate lot size. So there are varying amounts of assessment per parcel. Total cost of the improvement is \$109,162.57. There are 22 residential lots within the benefit district which would be assessed about \$360 per unit and then there are several large commercial lots, two large ones at \$21,000 and \$39,700 assessment and ten smaller commercial lots having an average assessment of about \$1,200 per parcel. Again, this is a project initiated by 100% property owner petition.”

**Commissioner McGinn** said, “Is there anyone here today who would like to speak to this item? Move on.”

**Mr. Norton** said, “The next project is Huntcrest 2<sup>nd</sup> Addition sewer improvements. This is an area of the County located south of Harry and west of Greenwich Road. The benefit district map before you depicts the project which in this phase is down at the very bottom of the map outlined in red. There are 17 lots within this phase of the improvements. The total cost of the project is \$46,736.72, when divided among the 17 parcels equally results in an assessment of \$2,749.22. Again, initiated by 100% petition.”

**Commissioner McGinn** said, “Is there anyone here today who would like to speak to the Huntcrest 2<sup>nd</sup> Addition? Next item.”

**Mr. Norton** said, “This a lateral district in Killenwood Pointe. You may recall a couple of slides ago we talked about the main sewer district. Again, this is located east of Greenwich Road, between Central and 13<sup>th</sup> Street. On the screen before you is the benefit district map. It contains 13 parcels. The ones outlined in yellow are in this particular benefit district. Again, each parcel to be assessed equally for the cost of the improvement. That cost is \$42,820.39 or an assessment of \$3,293.88 per parcel. A 100% petition initiated project.”

**Commissioner McGinn** said, “Is there anyone here today who would like to speak to the Killenwood Pointe Project? Next item.”

**Mr. Norton** said, “The next project is Smithmoor 9<sup>th</sup> Addition. This is located east of Greenwich Road, between Harry and Pawnee. As you may recall, we’ve done a variety of projects in this particular area in the past. The benefit map on the screen before you outlines the benefit district and the one that we are talking about today is in blue. There are 44 lots within the area proposed to be assessed outlined in blue on the map. The total cost of the project is \$63,067.89, divided by 44

### **Regular Meeting, May 9, 2001**

equals of \$1,433.36 assessment for the sewer project, which was initiated by 100% petition.”

**Commissioner McGinn** said, “Is there anyone here today who would like to speak to the Smithmoor 9<sup>th</sup> Addition? Next project.”

**Mr. Norton** said, “Springdale Lakes Estates Phase 3, sewer improvement, this is an area of the County located south of Kellogg and west of 143<sup>rd</sup> Street East. The benefit district map before you is outlined in red as this particular phase of the sewer improvements. There are 21 parcels to be assessed for this particular project. Again, this is another one that we apologize that the notices that went out were slightly different from the numbers that we have here, but again they were notified of the error prior to the public hearing. The total cost of the project is \$92,148.29, when divided among those 21 parcels results in an assessment of \$4,388.01. Again, a 100% petition initiated project.”

**Commissioner McGinn** said, “Is there anyone here today who would like to speak to the Phase 3 Springdale Lakes Estates? Next project.”

**Mr. Norton** said, “The final two projects are Whispering Lakes Estates. These are sewer improvements. This was initially known as Arbor Lake Estates and has been replatted. It is located in an area of the County south of Harry and west of 159<sup>th</sup> Street East at the Sedgwick/Butler County line. On the map before you, we’re talking about the benefit district description. The project outlined in red is the main sewer district assessment area and the project outlined in blue is the lateral district, which is the next project that we’re going to be talking about. Here, we’re talking about the main improvement. There are 171 lots for the main Sewer District to be assessed, again outlined in red. Those costs are \$63,745.08, authorized by 100% property owner petition at the time the project was initiated and a principal component of this assessment is \$372.78.

“Since we’re talking about substantially the same area, it might be beneficial to go ahead and do the next project and some property may be in both areas. Project number ten, the lateral improvements, there are 41 parcels, which was the area outlined in blue on the map. A total cost of \$183,721.63, again 100% property owner project initiation with a principal component for this assessment of \$4,481.02.”

**Regular Meeting, May 9, 2001**

**Commissioner McGinn** said, "Is there anyone here today that would like to speak to the Whispering Lakes Estates?"

**Mr. Norton** said, "If not, this is the final project for the Sewer public hearing."

**Commissioner McGinn** said, "We'll close the public hearing."

**Mr. Norton** said, "Again, we've prepared a Resolution which would levy the assessments that we have outlined here today. If adopted, that Resolution would be published and notice given to each of the property owners starting the 30 day period in which they may prepay the assessment."

**Commissioner McGinn** said, "Thank you, Joe. Commissioners, what's the will of the Board?"

**MOTION**

Commissioner Gwin moved to adopt the Resolution.

Commissioner Sciortino seconded the Motion.

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

**VOTE**

Commissioner Betsy Gwin	Aye
Commissioner Tim Norton	Aye
Commissioner Thomas Winters	Aye
Commissioner Ben Sciortino	Aye
Chair Carolyn McGinn	Aye

**Mr. Norton** said, "Thank you."

**Commissioner McGinn** said, "Thank you. Is there any other business to come before this meeting? If not, I will close the meeting of the governing body of the Sewer District."

**B. OTHER**

**C. ADJOURNMENT**

**Regular Meeting, May 9, 2001**

There being no other business to come before the Board, the Meeting was adjourned at 10:18 a.m.

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

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**CAROLYN McGINN**, Chair  
Fourth District

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**BEN SCIORTINO**, Chairman Pro Tem  
Fifth District

**Regular Meeting, May 9, 2001**

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**BETSY GWIN**, Commissioner  
First District

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**TIM R. NORTON**, Commissioner  
Second District

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**THOMAS G. WINTERS**, Commissioner  
Third District

ATTEST:

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**Don Brace**, County Clerk

APPROVED:

\_\_\_\_\_, 2001