



City of Lawrence

Farmland Industries Annexation Service Plan



Presented to the Board of County Commissioners on __/__/08

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Introduction

The Farmland Industries property is approximately 448 acres, located east of Lawrence along K-10 Highway and just west of the East Hills Business Park. It is approximately one half mile south of the Kansas River. There is a Burlington, Northern, Santa Fe line that bisects the northern portion of the property. There are no residential properties in the area of annexation. The site extends into Sections 4 and 5 of Township 13 South, Range 20 East. These tracts are within Service Area 1 of the Lawrence Urban Growth Area as described in Horizon 2020¹. This area includes lands that are proximate to the existing City limits and can be readily served by community facilities and services. Horizon 2020 encourages the City of Lawrence to "seek annexation and development of these areas prior to the significant development of the remaining service areas."² In addition to the Farmland Industries Redevelopment Plan, several major long-range planning documents have studied and taken into account growth and development into this area. Among those are: Horizon 2020, Transportation 2030, the Southeast Area Plan, the Lawrence Parks and Recreation Comprehensive Master Plan, the Wastewater Facility Master Plan Report, the Water Distribution System Master Plan, and the City of Lawrence Public Safety Report and the Lawrence Public Library Long-Range Plan. Therefore, the City of Lawrence is prepared to serve and provide planning for an orderly development of this area. A proactive and comprehensive annexation now, prior to more significant development of the area, will help ensure that these planning guidelines are followed.

Background

The former Farmland Nitrogen Manufacturing plant began operations in 1954. Throughout its operating period it produced various nitrogen-containing chemicals. Manufacturing operations were shut down in 2001 due to an economic downturn of the agricultural fertilizer market and rising energy costs. In 2004, Farmland Industries declared bankruptcy. The Kansas Department of Health (KDHE) began monitoring and regulating environmental issues at the site in the early 1990's. The site has been inactive since its closure in 2001.

In May 2004, KDHE and Farmland reached settlement through bankruptcy proceedings, with Farmland contributing money to an independent trust fund (FI Kansas Remediation Trust) for future cleanup activities at the site.

Under the direction of KDHE, a Site Characterization Report was completed for the property in 2006 by Shaw Environmental, Inc. Extensive field work was conducted for the report in the summer of 2005. Approximately 1,200 soil, sediment, and ground water samples were collected from more than 400 locations, with the intent of both evaluating cleanup options and supporting potential site redevelopment. A major conclusion of that report is that a significant portion of the property has been found to be suitable for reuse in its present state.

In an effort to keep redevelopment of the site moving forward and to plan for its redevelopment, the Farmland Industries Redevelopment Plan planning process was initiated by the Lawrence City Commission in early 2007. The Lawrence-Douglas County Planning Commission approved the plan on November 28, 2007. The Lawrence City Commission

¹ Horizon 2020 is the comprehensive planning document for the City of Lawrence and the unincorporated portions of Douglas County.

² Horizon 2020, page 47.

approved the plan on March 11, 2008 and the Board of County Commissioners approved the plan on March 31, 2008.

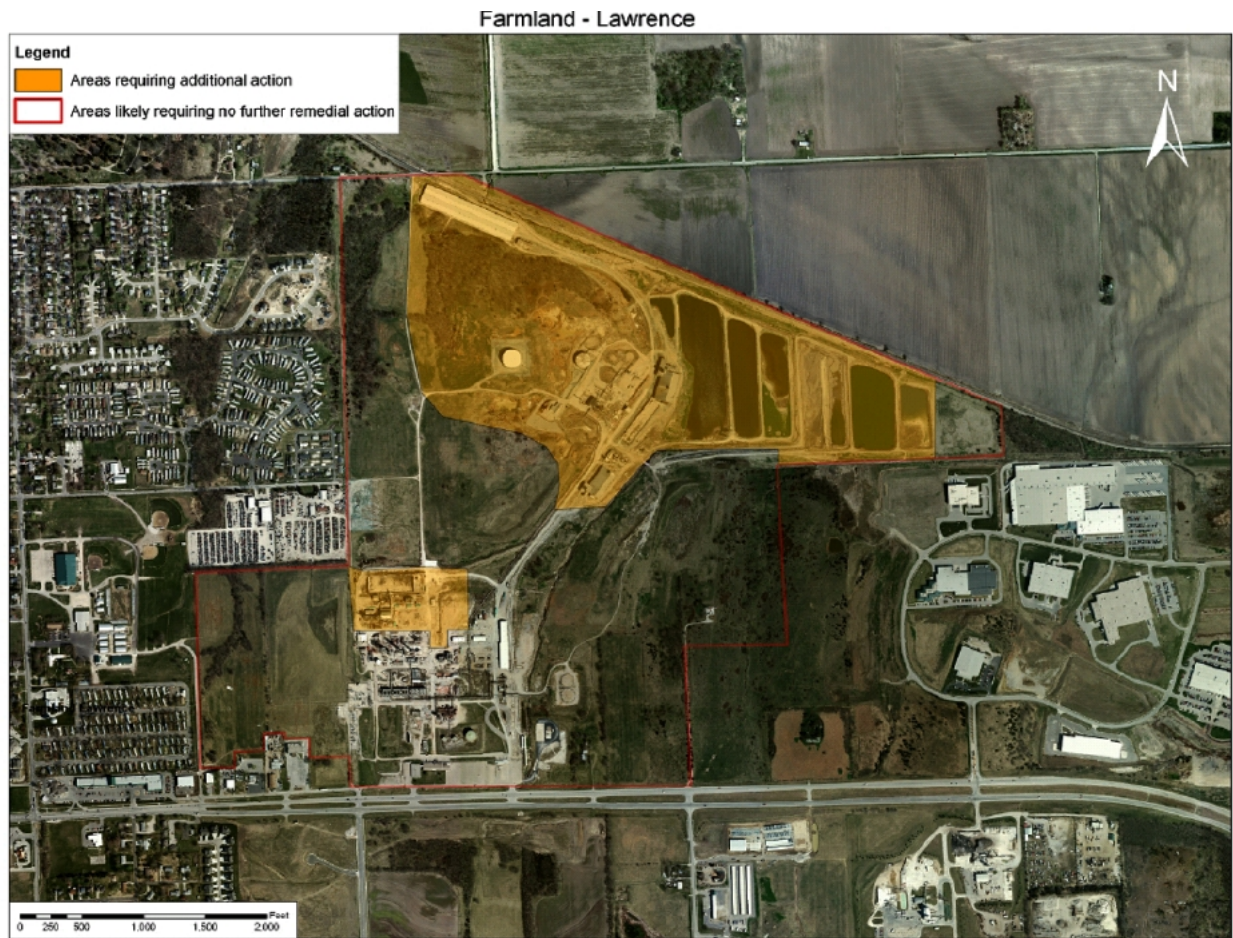
Parcels formerly owned by Farmland Industries south of K-10, have already been annexed into the City limits. These include several new subdivisions located to the east and west of O'Connell Road, south of K-10 known as Fairfield Farms.³ These subdivisions were developed after improvements were made to O'Connell Road in 2004.

There are significant public safety and traffic management gains to be achieved from this annexation. Annexation of these tracts now will help to ensure more safe, orderly and planned development.

City Interest in Purchase of the Farmland Industries Property

Since the cessation of operations in 2001 at the Farmland Industries site, economic development leaders with the Chamber of Commerce and the City, and Douglas County, have expressed interest in redevelopment of the Farmland Property. Since 2004, the property has been under the ultimate control of the Bankruptcy Court and the trust which was set up to ensure that funds were available for environmental clean-up at the site. In July of 2007, the City submitted a bid for the property via the bankruptcy proceedings. The City received a response to its bid back from the trust in February 2008. In March of 2008, the City Commission received an update on the status of the City's efforts to acquire the property. The Governing Body at that meeting, supported the continuing efforts of the City to work with the Kansas Department of Health and Environment (KDHE), regarding the City's bid for the property. The processes involved in the City's acquisition of the property are on-going. The City's goal for the property is to use it as an employment center pursuant to the approved redevelopment plan. The property has over 200 acres of potential land that can be used for redevelopment purposes, areas that KDHE has indicated require no further environmental remediation (see the below Farmland map presented by KDHE, March 11, 2008). The property is adjacent to the established East Hills Business Park and is a gateway property to the City. A redeveloped property as an employment or industrial center will increase the tax base of the City, bring jobs to the community and ensure that the site is a productive and positive part of the City of Lawrence. The City's interest in acquisition of the property is also driven by the goal of having control over the clean-up and reuse of the site.

³ Fairfield Farms West Addition No. 1 (54 acres), Fairfield Farms West Addition No. 2 (replat of Lots 1 & 2 of Block 1, Fairfield Farms West), Fairfield Farms East Addition No. 1 (73 acres), Fairfield Farms East Addition No. 2 (48 acres).

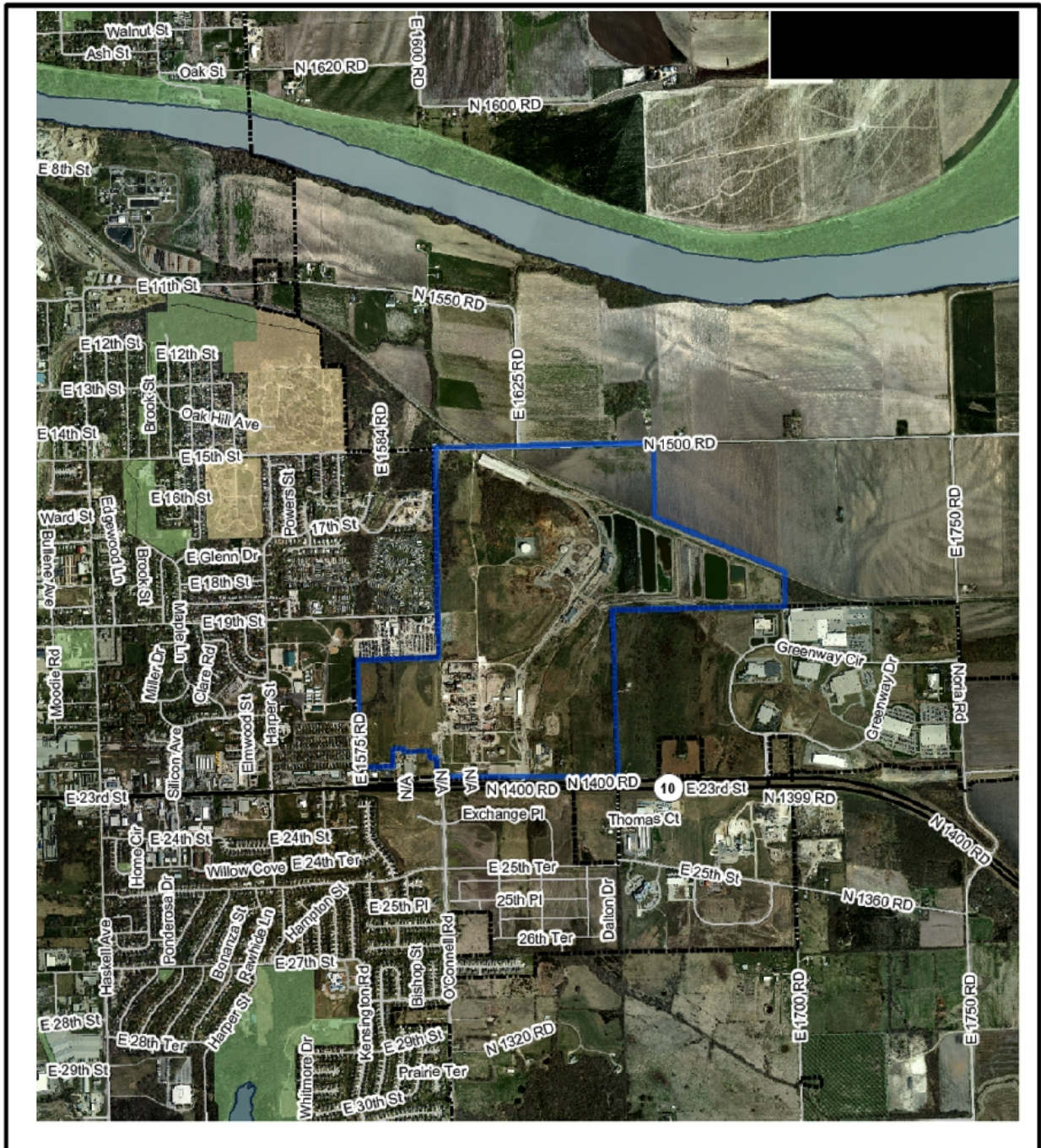


A History of Lawrence Growth

The map "Historical Growth of Lawrence, Kansas", details the development and land uses of Lawrence since 1940. By the early 1960s, Eastern development in Lawrence in the Southeast area of the City did not extend beyond the Southeast corner of Haskell Avenue and 23rd Street, except for along parts of the 23rd Street corridor. The current Farmland Industry property had developed, however, there was no development to the south and east of the Farmland plant except for the isolated rural residences.

By the late 1970s, growth had continued, both towards the Northwest and Southwest, but also to the South and Southeast of Lawrence. Southeastern development had extended to E. 1575 Road with residential development along the 27th Street corridor with extensive commercial development along 23rd Street extending to Harper Street. Currently, development is virtually complete to the south of the proposed annexation – south of K-10, with the Fairfield Farms subdivisions. To the east of the proposed annexation is the East Hills Business Park. To the north of the proposed annexation are generally agricultural uses and parcels not currently in the City limits. The below aerial map of the proposed area of annexation details the extensive development which currently surrounds the tracts to be annexed.


Aerial Map of the Proposed Annexation



Farmland Industries Annexation

Lawrence-Douglas County Planning Office
November 2008



 Area Requested
Scale: 1 Inch = 2000 Feet

Recent Development in the Southeast Area

Several areas of Section 8 and Section 9, Township 12 South, Range 19 East have already been developed and annexed. In Section 8, south of K-10 and west of O'Connell Road, former Farmland Industries property has been developed as Fairfield Farms West Addition. The 54 acre site was platted in June of 2004 and is a mix of residential, with commercial and office zoning near the intersection of K-10 and O'Connell Road.

In Section 9, south of K-10 and east of O'Connell Road, former Farmland Industries property has been platted the Fairfield Farms East Additions. Fairfield Farms East Addition No. 2 is located north of 25th Street Terrace and adjacent to K-10. The 48 acre site was platted in June of 2006 and is a mix of commercial and office zoning near the intersection of K-10 and O'Connell Road. It is designated as a CC200 center, which is used for a Community Commercial area.

25th Street Terrace has been improved via a special assessment benefit district, from O'Connell Road to Franklin Road in 2008. It is a designated collector street.

Also in Section 9, south of 25th Street Terrace, Fairfield Farms East Addition No. 1 was platted in June of 2006. This is a large, 74 acre residential subdivision adjacent to the previously developed Prairie View Addition. This also is a former Farmland Industries owned property.

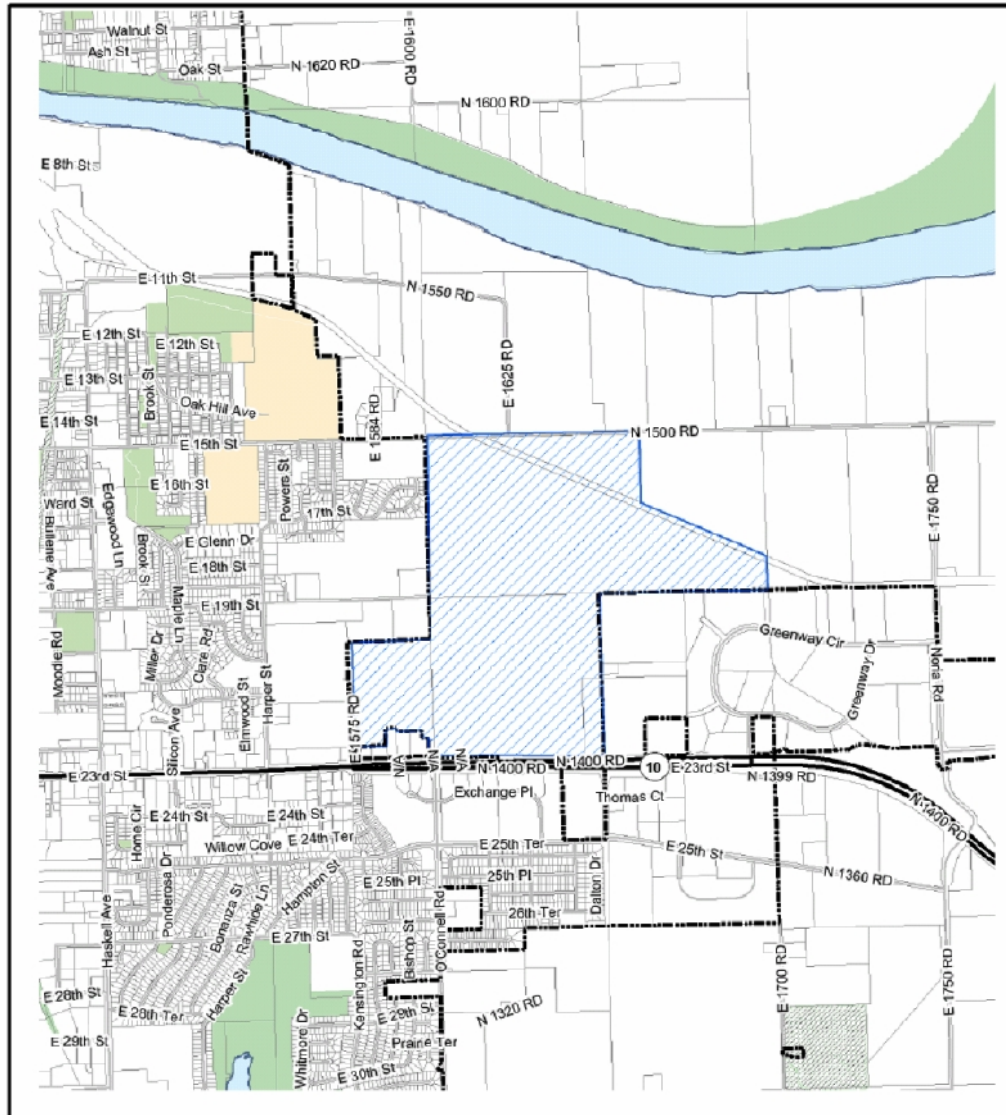
The Prairie View Addition is a 10-acre residential subdivision platted in 1998. It is located east of O'Connell Road along what is now East 27th Terrace. This area has been annexed and developed into single family and duplex residential housing. Residential and commercial development along areas east of O'Connell Road is on-going. In 2001 the City installed a water main along the east side of O'Connell Road. Further discussion of City utility services and plans are found in the Utilities portion of the service plan.

Proactive planning for future parks and green space has already occurred in this area. In January, 2001, the Lawrence Parks and Recreation Department coordinated the purchase of 40 acres of potential park or public school space at the northeast corner of E 1700 Rd. and N. 1300 Rd. These proactive park ground purchases have occurred because the history of Lawrence growth and development over the last forty years has been towards this area of annexation. While the City has grown in virtually every direction during this period, pronounced growth has come in the Southeast portions of the City (see the above aerial map).

In summary, the proposed area of annexation follows the pattern of development Lawrence has experienced during the last half century.

Annexation Pursuant to K.S.A. 12-521

This annexation petition is pursuant to K.S.A. 12-521 (for the full text of this statute, see Appendix 2). Under K.S.A. 12-521 (c), the City must present a legal description of the land to be annexed and a comprehensive service plan for the area of annexation to the Board of County Commissioners for Douglas County. A map of the area to be annexed is below. Additional requirements of the plan follow.



Farmland Industries Annexation

Lawrence-Douglas County Planning Office
November 2008



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Description of the Area to be Annexed - Taxing Units

One taxing unit is in the area of annexation - taxing unit 501. Taxing unit 501 includes levies from: the State of Kansas, Douglas County, Wakarusa Township, Unified School District #497, and the Northeast Kansas Library. All of the tracts to be annexed are located in Wakarusa Township.

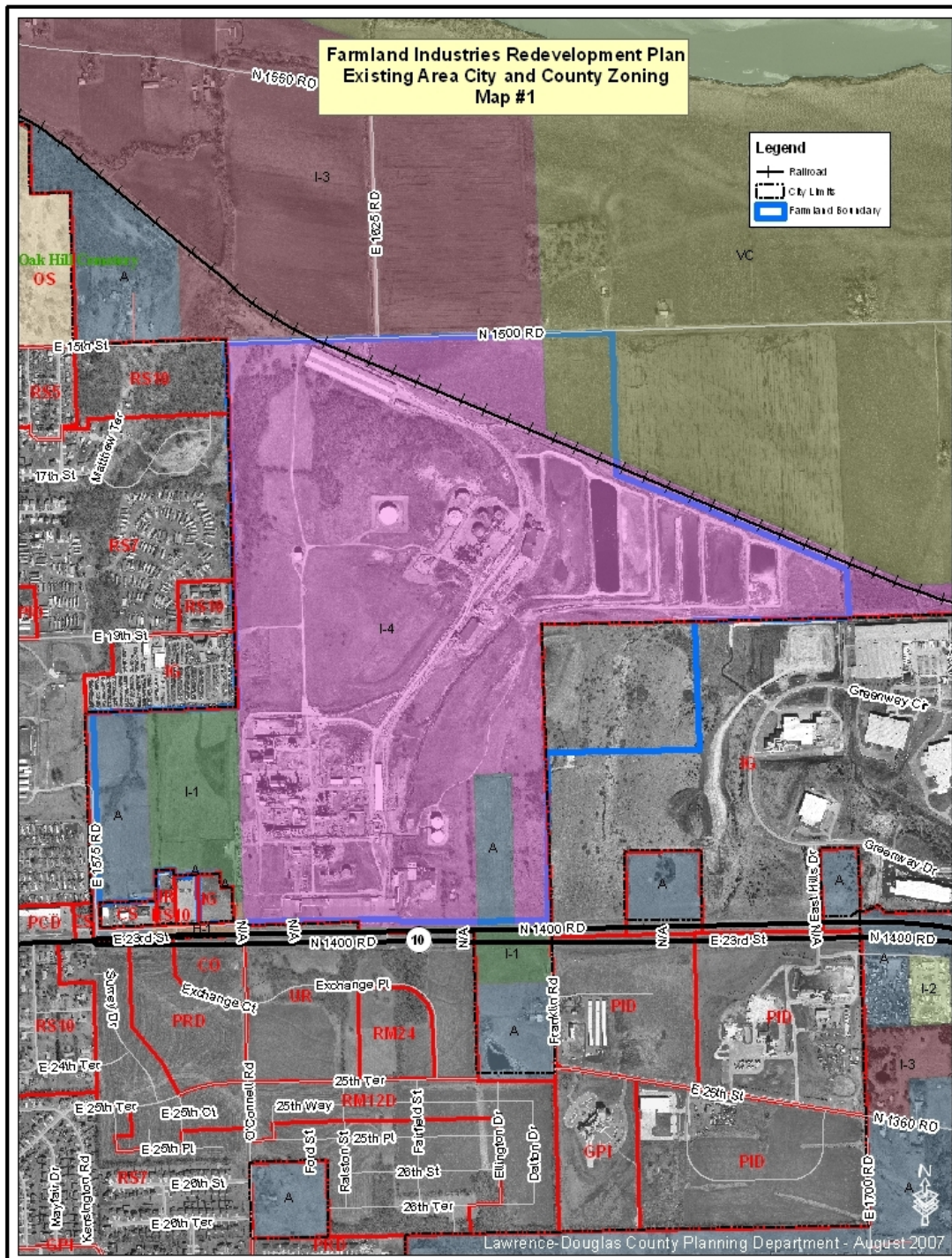
Legal Description of the Area to be Annexed

Four tracts are proposed for annexation. The parcels are listed below. These tracts are generally located North of K-10 (23rd Street) and east of E 1575 Rd and 19th Street extended. N 1500 Rd is a county road that serves the Farmland property along its northern boundary. The area contains 448 acres, more or less. A legal description for each of the proposed tracts to be annexed is listed in Appendix 1. A legal description for the entire area to be annexed is attached as Exhibit A.

Douglas County Parcel Plate No.	Acreage	Property Owner
800661	47.674	SELS Administrative Services, LLC, Trustee
800627A	149.055	SELS Administrative Services, LLC, Trustee
800626A	222.7	SELS Administrative Services, LLC, Trustee
800634B	10.0	SELS Administrative Services, LLC, Trustee

Current Land Use and Zoning

The tracts to be annexed have either a county agricultural or industrial zoning designation (also see the tract information in Appendix 1).



Horizon 2020 and the Farmland Industries Redevelopment Plan have both planned for future land use and development in this area. The below future land use map is from the adopted Farmland Industries Redevelopment Plan.



The below land use categories are planned for the areas of annexation and is taken from the adopted Farmland Industries Redevelopment Plan. The Farmland Future Land Use Plan graphically illustrates a guide for future redevelopment that embodies the goals and guiding principles as presented in the redevelopment plan. The map is conceptual and should not be used to determine precise zoning boundaries. This future land use plan only supports commercial uses necessary for the long-term redevelopment of the property. Residential uses are not permitted in the planning area. A description of the planned land use categories for the area to be annexed is below.

Industrial/Business/Research Park

This category applies to the majority of the Farmland Industries property to support redevelopment for a future employment area. This category includes office uses, light industrial, manufacturing and warehousing. Attention should be paid to site buffering and design as the property borders a major highway which is a gateway into the community.

- ***Primary Uses: office, light industrial, manufacturing and warehousing***
- ***Zoning Districts: IBP (Industrial/Business Park), IL (Limited Industrial District), IG (General Industrial District) and PID (Planned Industrial District).***
- ***Density/Intensity: Light to heavy***

Civic

Civic space is assigned to the westernmost part of the property that is adjacent to the Douglas County Fairgrounds. Uses here should be compatible with the Fairgrounds and provide a buffer to the residential uses to the west. Uses that support the Fairgrounds would be appropriate at this location.

- ***Primary Uses: Arts, culture, education, and government***
- ***Zoning Districts: GPI***
- ***Density/Intensity: Light to medium***

Open Space

This category applies to the areas of the property reserved for future open space for use by workers at the site and the public at-large. Trails are recommended in the open space area. Integrating trails within this space and connecting them to the area's trail system is recommended. Utility uses are not precluded by this designation.

- ***Primary Uses: Open space, passive recreation, and trails***
- ***Zoning Districts: OS***
- ***Intensity: Light***

Utility

This category designates those areas of the property necessary for public sewer and water service. Uses include pump stations, water storage, etc.

- ***Primary Uses: Public utilities***
- ***Zoning Districts: GPI***
- ***Intensity: Light to medium***

Police Protection

Currently, the area to be annexed is served by the Douglas County Sheriff's Department. Upon annexation, police protection will be provided by the Lawrence Police Department. The Lawrence Police Department strives to provide Lawrence residents with community focused, efficient and effective police service 24 hours a day. The department provides services for the community including criminal enforcement, investigations, and animal control functions. The Police Department has four divisions committed to serving the community: Patrol Division, Investigations Division, Community Services Division and Technology Division. The Department's operating budget in 2009 is \$13.93 million.

The Police Department normally patrols the city in ten patrol districts. In addition to the patrolling officers, there are up to four patrol supervisors on duty, traffic units, and a Tele-serve officer who takes reports by telephone. When staffing levels permit, the Police Department may assign officers to Motorcycle Patrol, Bicycle Patrol, Foot Patrol, Directed Enforcement at problem areas, and follow-up investigation.

Douglas County Fire and Medical Department

Fire prevention education, fire protection services and emergency medical services for the community are provided by the Lawrence-Douglas County Fire and Medical Department. Protection of life and property from fire loss and medical emergencies are the central services provided by the department. The department also provides specialized rescue and hazardous materials response. Department personnel not only respond to fire and medical emergencies in the community, but also conduct training, fire inspections, public educational services, equipment and station maintenance and testing of hydrants. The City of Lawrence and Douglas County jointly fund the Fire and Medical Department. The City funds the fire services (from the general operating fund) and the County funds the emergency medical services. The City funds seventy-five percent of shared costs. The 2009 departmental budget is \$13,082,447.

ISO Ratings

The proposed annexation will greatly improve the provision of fire services to this area and should also result in lower fire Insurance Services Office (ISO) ratings for these properties. The Insurance Services Office provides fire ratings, which determine the base rate for fire insurance sold in the community. The rating is determined by evaluating the water system (40%), the fire department (50%) and the dispatching system (10%). The City of Lawrence currently has an ISO rating of two, with a one being the best rating and a ten being the lowest. Properties in the proposed annexation area within the Wakarusa Township Fire District currently have an ISO rating of nine. The ISO rating of these properties will change to a two rating upon annexation, thus potentially lowering insurance premiums.

Extension of Fire and Medical Services

After annexation, Fire and Medical services to the annexed tracts will be provided by the Lawrence-Douglas County Fire and Medical Department. Long-range strategic plans of the Fire and Medical Department have taken into account future City growth into this area - see the 1994 Strategic Plan, the Public Safety Report 1997-2001 and the City of Lawrence Capital Improvement Plan.



Fire and Medical Service to the Area of Annexation

Primary fire and medical services to the area of annexation will come from Station No. 2 located at 2128 Harper Street. This station is approximately $\frac{3}{4}$ to one mile from the proposed annexation area and will be the nearest fire and medical station to the area. The department can also provide backup support from its other stations, which are staffed 24 hours a day. The Douglas County Fire & Medical Department can provide

superior services to this area than the Wakarusa Township Fire Department can currently provide. For example, the department utilizes "Quint" fire trucks. A Quint provides a water pump, water tank, ground ladder, hose and aerial ladder, i.e. five service options, hence the word Quint. Quints are presently located at Fire and Medical Stations Nos. 2, 3 and 4.

Inventory of Capabilities - Fire and Medical Station No. 2	
Asset	Number of Units
Personnel	7 personnel per shift (24 hours/day)
Quint Unit (pumper ladder combination)	1
Medic Unit	1

The City of Lawrence Public Works Department

The Public Works Department is the City's largest department, consisting of the following divisions: street maintenance, engineering, traffic, airport maintenance, property maintenance, street lights, levee maintenance, sanitation, streets, and storm water management. The Department is funded through the General Operating Fund and the Special Gas Tax Fund as well as through Enterprise Funds including the Sanitation Fund and Stormwater fund.

The Engineering Division is responsible for the review and approval of all plans for streets, sanitary sewers, sidewalks, and storm sewers. The traffic engineering division is responsible for maintaining traffic control signals and signs throughout the city. The Lawrence Municipal Airport is operated by a fixed base operator under agreement with the City, however, maintenance of airport hangars and buildings as well as primary runways and taxiways, remains the responsibility of the Airport Maintenance division.

The Property Maintenance division is responsible for maintaining city owned buildings including the Bert Nash Mental Health Center, the Douglas County Senior Services Center, and The Lawrence Arts Center. The Levee maintenance division maintains 13 miles of levee along the Kansas River and Mud Creek.

Commercial solid waste removal services are also provided to entities within city limits. These include dumpster service or roll-off service. Sanitation services are not provided by Douglas County or Wakarusa Township.

Streets and Street Maintenance

The street maintenance division is responsible for maintenance of the over 270 miles of City streets, city sidewalks, curbs and gutters, and for snow and ice control on public roadways within city boundaries. Roads in the area to be annexed are currently maintained by Wakarusa Township or the City of Lawrence through an agreement with Wakarusa Township. E 1575 Road will be maintained by the City of Lawrence upon annexation. N 1400 Road is a frontage road along the K-10 from E 1575 to the Southeast corner of the main Farmland Industries site. This road right-of-way will also be annexed and future maintenance will be the responsibility of the City. Portions of East 23rd Street/K-10 are already within the corporate limits of the City. The proposed annexation will annex the remaining 23rd Street right-of-way to Franklin Road. The northern boundary of the proposed annexation is N 1500 Road. The annexation will be to the centerline of N 1500 Road along the former Farmland Properties boundary.

The Capital Improvement Plan (CIP) 2008-2013 and Transportation 2030 identify several projects that will benefit the area to be annexed. Improvements to 23rd Street from Iowa to Noria Road and the K-10 and the Franklin Road intersection are planned in the City's 2008-2013 CIP. The T2030 Roadway Improvement Map plans for the extension of 19th Street through the Farmland Property to Franklin Road and the improvement of Franklin Road from 15th Street to K-10 (see T2030 Recommended Roadway Improvement Plan).

Stormwater Management Services

The Stormwater Utility is responsible for administration of the City storm water system. All parcels in the City of Lawrence are assessed a Stormwater System Drainage Charge. This charge is based on the Equivalent Residential Unit (ERU), or the average Impervious Area of Residential Development Property, the type of development and the unit size. The charge is billed and collected by the Utility Billing Division of the Department of Finance. Funds from the Stormwater System Drainage Charge are placed in the Stormwater Utility Fund.

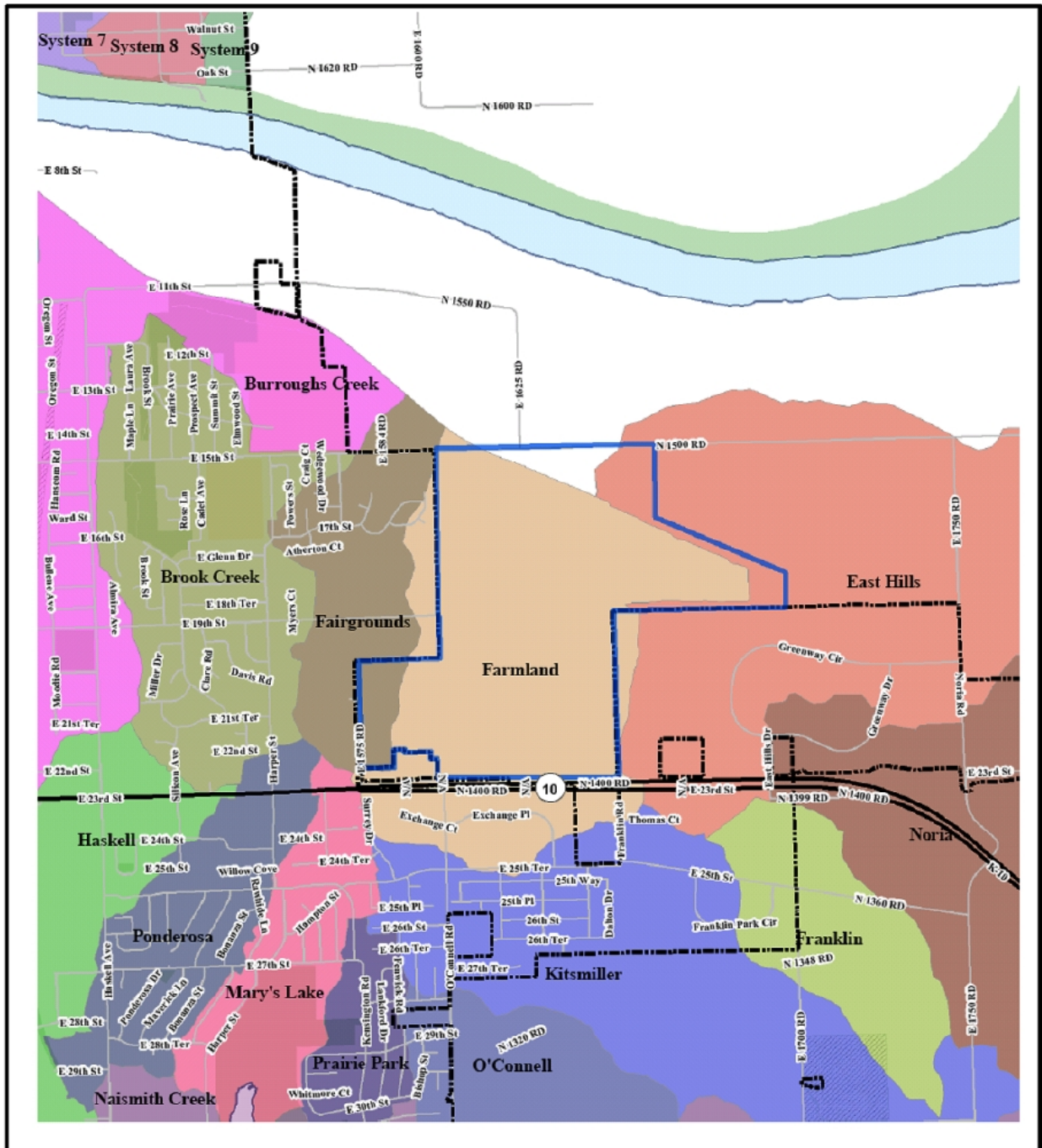
The Stormwater Utility is also responsible for the review of the Stormwater Management Criteria. Adopted by Ordinance No. 6778, these criteria are used in the design, construction, use and maintenance of all new and existing drainage system facilities.

Stormwater management services are not provided by Wakarusa Township.

Extension of Public Works Services

Immediately following annexation, parcels in the area of annexation will be assessed a Stormwater System Drainage Charge. As water, sewer and sanitation services are extended to the area, this charge will appear on the monthly utility bill of properties receiving these services. Owners of record will receive a monthly bill for this charge as well. Any development in the area will also be subject to the Stormwater Management Criteria and will be funded by the developer. Capital improvements made to the storm water system in the area will be funded through the Stormwater Utility Fund.

The Farmland Industries Redevelopment Plan discusses the stormwater management strategy for the area. Per the plan, overall redevelopment of the site should include two or three regional detention basins to maximize land use. The existing detention basin should continue to be utilized to accommodate drainage on the western portion of the property. The existing drainage channel that runs through the property should be preserved as well and function as the primary drainage channel for the site. A possible second location for regional detention would be located southwest of the existing settling basins. Existing topography also provides the opportunity for a third basin immediately south of the existing settling basins. The plan recommends construction of a regional detention basin as needed during the redevelopment of the property (see the below map for the drainage basins surrounding the area).



Farmland Industries Annexation Drainage Basins

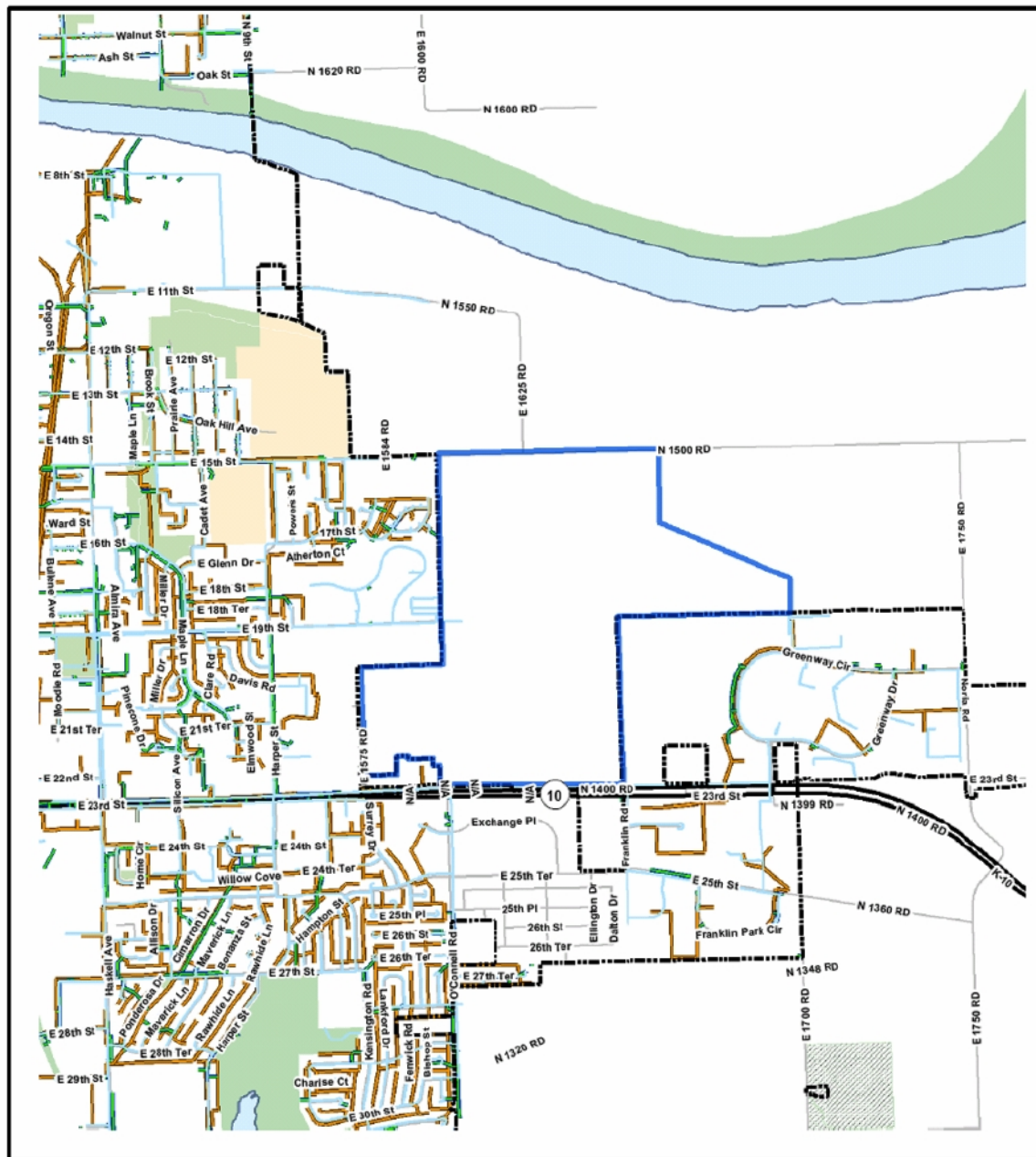
Lawrence-Douglas County Planning Office
November 2008



Area Requested
Scale: 1 Inch = 2000 Feet

Existing City Infrastructure

The below map details City infrastructure in the area to be annexed. Utilities infrastructure is further discussed in the Utilities Department of the plan that follows.



Farmland Industries Annexation

Lawrence-Douglas County Planning Office
November 2008



Scale: 1 Inch = 2000 Feet

Legend

- Water Mains
- Storm Pipe
- Gravity Pipe
- Area Requested

The Department of Utilities

The Utilities Department is responsible for operating and maintaining the water treatment and distribution system, the sanitary sewer collection and treatment systems. The water and wastewater systems are 100% financed by user fees. These systems serve over 28,000 customer accounts. The department has several divisions - discussed below. The 2009 operating budget of the department is approximately \$35,511,148.

Any future water and wastewater service to the property is contingent upon the ability of the City to properly serve the development as it occurs on the property. Adequate City system capacity must be in place before service can be utilized on the property. The Utilities Department has begun to plan for growth into the proposed annexation area. Per the Farmland Industries Redevelopment Plan, City of Lawrence sewer service will need to be extended into the site to serve future redevelopment. Public sewer service is available in East Hills Business Park. The 2003 Wastewater Master Plan identified improvements required to Pump Station 25 to provide expanded sanitary sewer capacity to the areas east of O'Connell Road and north and south of K10/23rd Street, including the East Hills Business Park and the former Farmland property (see below for further discussion of planned infrastructure improvements).

A proactive annexation of this area will ensure the continued planning and orderly development of utility services for this area.

Wastewater Division

The Wastewater Division includes the Wastewater treatment plant and the Collection System Division.

Wastewater Treatment Plant

This division assists in providing a clean environment by processing sanitary wastewater produced by the City as well as some rural sources. This facility is located on East 8th Street and consists of multiple complexes and basins spread out over 25 acres. The plant averages treatment of 8.9 million gallons of wastewater per day and can handle peak flows of 45 million gallons per day.

Sanitary Sewer Collection System

This division is responsible for maintaining the sanitary sewer collection system that is composed of gravity flow sewer lines, lift stations and force mains. The City of Lawrence has approximately 350 miles of sanitary sewer lines and 35 lift stations to collect and transport wastewater to the treatment facility on East 8th Street. Major activities of the division include manhole rehabilitation, regular line maintenance, cleaning and inspection of sewer lines, line repair and replacement and lift station maintenance. The division also responds to sewer related emergencies.

Quality Control Division

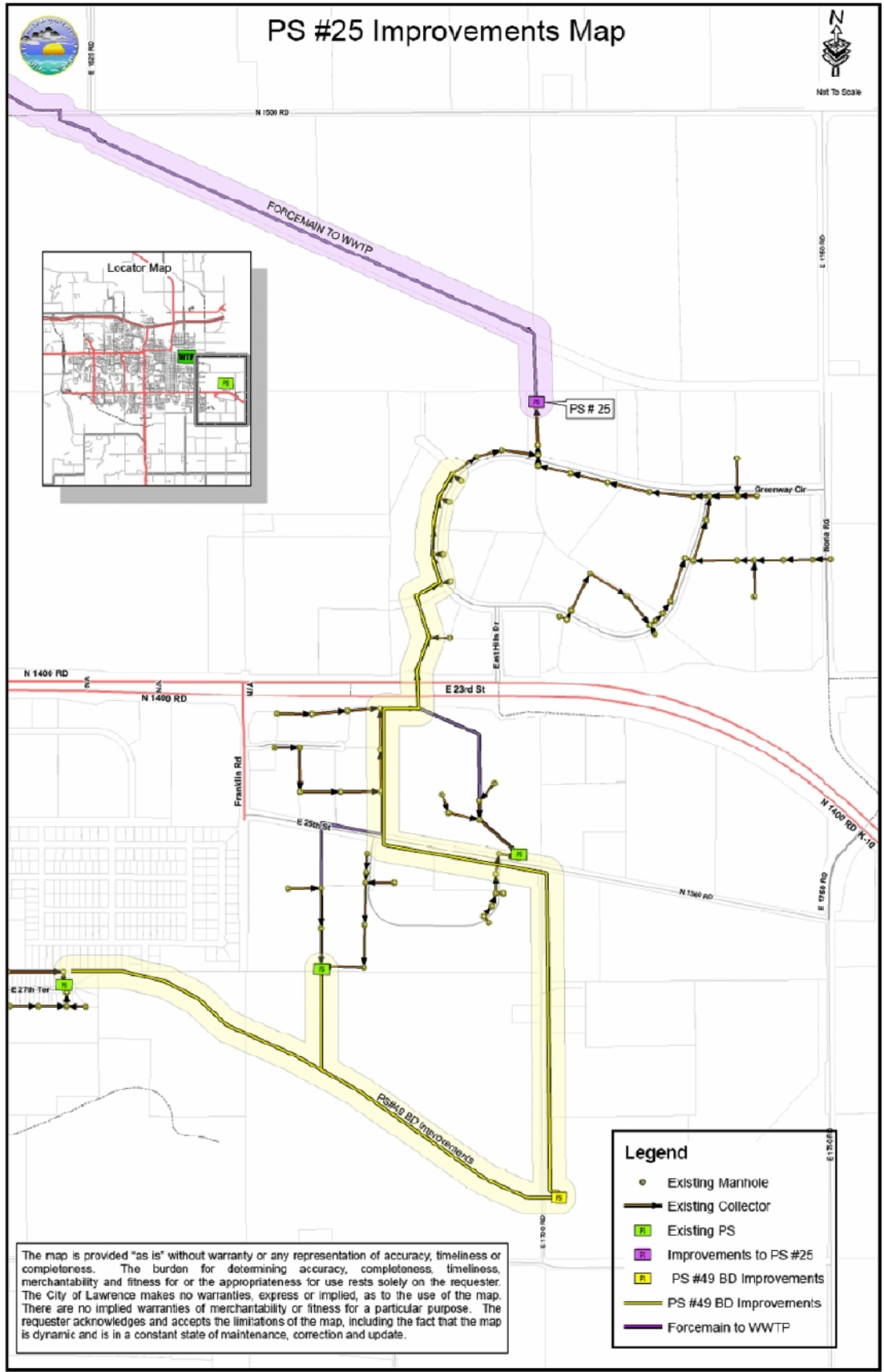
This division is responsible for assuring compliance with the Clean Water Act and the Safe Drinking Water Act. Technicians in this division operate the department's three certified laboratories. They perform quality tests of both potable water and wastewater from the samples taken at various points in the treatment process and throughout the collection and distribution systems.

Extension of Services - Sanitary Sewer System

One major factor in determining where urban growth will occur is the availability of sanitary sewer service. Without sewers, land uses must be more dispersed to allow the use of an individual septic system for the disposal of sanitary waste. Sewers and other services planned in the annexation area are discussed below.

Phasing of Sanitary Sewer Extensions

A planned project to upgrade Pump Station No. 25 located in the East Hills Business Park is currently in the design phase and is scheduled for construction in 2009. The 2003 Wastewater Master Plan identified improvements required to Pump Station 25 (PS25) to provide expanded sanitary sewer capacity to the areas east of O'Connell Road and north and south of K10/23rd Street including the East Hills Business Park and the former Farmland property. These improvements include expanding the firm pumping capacity of PS25 from 0.97 MGD to 6.0 MGD and the construction of a parallel 8" forcemain from PS25 to the Kaw Wastewater Treatment Plant. The improvements also provide for reliability and safety enhancements to the pump station. The improvements are included in the Department of Utilities Capital Improvements Plan. The estimated cost of the project is 3.4 million. (See the below PS 25 improvement map).



The improvements to PS25 will work in conjunction with a new pump station (PS49), currently under construction as part of a County benefit district to provide sanitary sewer service to current and future areas of the City southeast of 23rd Street and O'Connell Road. PS49 will initially collect flows and pump them north to PS25 which discharges to the existing Kaw Wastewater Treatment Plant. The recommend timing of PS25's improvements and expansion have been confirmed and coincide with development and flow forecasts for the PS49 service area. This project is nearing completion.

Sanitary Sewer Extensions - Developer Financed

Per the City of Lawrence's development policy, the total cost of all sanitary sewer construction shall be borne by the property benefited in the improvement district. If relief sewers are required, the cost involved shall be borne 100 percent by the City from the Utility Fund. The City may defer the approval of sewer plans from developments in an effort to coordinate and phase sewers for the benefit of the larger service area. Similarly, developers may be asked to contribute to the construction of a larger sewer system in lieu of building individual, smaller systems.

Connection to City Sanitary Sewer

It is the policy of the City of Lawrence to refrain from extending city services to properties located outside of city boundaries. Therefore, in order to obtain city services including water, sanitary sewer, and sanitation, property must be annexed into the city. After annexation, a property owner may request City of Lawrence sanitary sewer service in accordance with City policies, procedures and codes.

City sanitary sewer improvements may be financed via a special assessment benefit district with the costs assessed against the benefiting properties. Individual owners or developers may also choose to finance sewer system improvements themselves. In either case, the owner or developer would be required to obtain the necessary permits and city inspection fees. The fee for this inspection would be included in the initial permit fee paid to the City Building Inspections Department. All new connections to the sanitary sewer system must pay a Systems Development Fee to the City of Lawrence, Department of Utilities.

Water Division

The Water Division includes the Clinton and Kaw Water Treatment Plants and the Distribution Division.

Clinton Water Plant

Employees at the plant are responsible for operating and maintaining the 15 million gallon per day water treatment facility on Wakarusa Drive. The Clinton Water Treatment Plant treats water purchased from the Clinton Reservoir. The division treated approximately 2 billion gallons of water in 2007 for the City of Lawrence and 475 million gallons of raw water for five rural water districts and Baldwin City.

Kaw Water Plant

Employees at this plant are responsible for operating and maintaining the water treatment plant located at 3rd Street and Indiana. This facility can currently treat up to 16.5 million gallons of water per day. The Kaw Plant treats water diverted from the Kansas River and a series of

shallow wells. Additional services provided by this division include systems engineering and plant maintenance for both Clinton and Kaw plants. This division also maintains and monitors water levels in a system of storage tanks and water towers located throughout the City. These tanks and towers ensure adequate water storage to meet potable water and fire suppression needs.

Water Distribution System

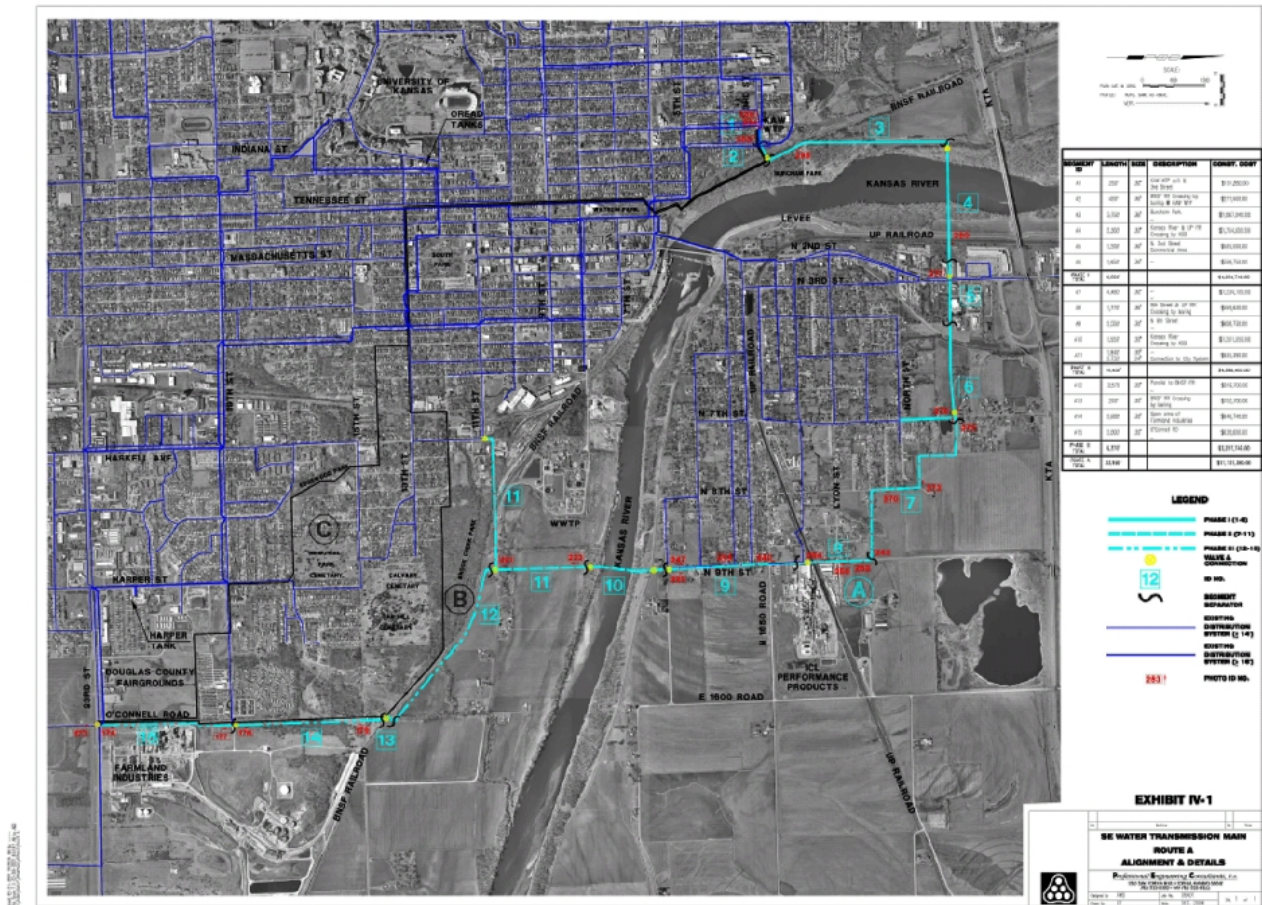
This division is responsible for the installation, maintenance and repair of the water distribution system. The distribution system is a network of pipes that serve as conduits to deliver potable water for consumption by residences, businesses, industries and rural water districts. The system maintains the piping network, fire hydrants and related appurtenances for water supply to domestic, commercial, industrial and fire protection throughout the City. Major activities of the division include cross-connection control, valve, hydrant and meter maintenance, and line repair and replacement.

Water Services

The proposed annexation area is not within the service area of a Douglas County Rural Water District. The policy of the City of Lawrence is to provide water service in accordance with policies, procedures and ordinances related to extension of water service. Water distribution mains are sized to provide adequate service for domestic and fire protection in a new area. The extension of facilities occurs after the property is annexed into the City and the area has been platted in accordance with the subdivision requirements of the Lawrence Douglas County Planning Commission.

A 16" water main line runs down the north side of K-10 past the proposed annexation area and meets with an 8" line at Franklin Street, which runs parallel to O'Connell Road to the east and leads to the Douglas County Jail. This line also serves the adjacent East Hills Business Park. A 12" water main was extended down the east side of O'Connell Road in 2001. The area of annexation is not currently served by a Douglas County Rural Water District. Private infrastructure on the property needs to be identified in order to provide an inventory and condition assessment for future use of that infrastructure

A water transmission line from the KAW Water Treatment Plant is being planned to service the southeast area of the city. Kaw Water Treatment Plant Transmission Main - The 2003 Water Master Plan recommended the construction of a second water transmission main from the Kaw Water Treatment Plant to approximately 19th & Harper. Based on the results of Professional Engineering Consultants' additional evaluation of the Master Plan's proposed treated water transmission main project an alternative alignment which travels north from the Kaw WTP around the northeast area of North Lawrence and back south to 23rd and O'Connell Road has been recommended. These improvements will provide increased ability and reliability for the pumping of treated water from the Kaw Water Treatment Plant to the southeast area of Lawrence, including increased service for RWD4 and Baldwin. The recommended improvements also provide additional water transmission connections and capacity to the North Lawrence area and the former Farmland property. This project is currently in the design phase with construction of phase I expected to begin in 2010 (see Southeast Water Transmission Main concept map below).



City of Lawrence Water Service Policy

Per the City's development policy, system development charges for new water and sanitary sewer customers are assessed. A more thorough description of the City's development policy can be found in Appendix 2. Typical costs associated with providing water service include water main extension (paid by the developer or property owner), system development charges, tap and meter fees.

System Development Charges⁴

On July 2, 1996, the City Commission passed Ordinance No. 6791 (City Code Section 19-901) establishing system development charges for water and sanitary sewer customers to fund improvements to the City's utility system. Funds generated from the system development charge are deposited into the City Utility Fund to fund improvements to the City's water and wastewater utility system. These funds are used to pay for utility system design and construction costs, interest and debt issuance costs and capital improvements, which expand the capacity of the water and wastewater systems. Water system development charge collections are designated to be used only for water utility capital improvements and wastewater system development charge collections are designated to be used only for wastewater utility capital improvements.

⁴ For a complete report on current system develop revenues and charges, see - "2007 Annual Report - Utility System Development Charges," City of Lawrence - Dept. of Utilities, 2008.

Parks and Recreation Department

The City of Lawrence recognizes that parks and recreation facilities and programs greatly contribute to the quality of life of its residents. The City of Lawrence Parks and Recreation Department seeks to provide high quality park spaces, recreation facilities and programs.



Lawrence Outdoor Aquatic Center
727 Kentucky

The Parks and Recreation Department is composed of the following divisions: Parks, Forestry, Cemetery, Noxious Weeds, Facilities and Maintenance, Recreation, and Special Recreation. Each of these divisions provides a variety of services that are enjoyed by Lawrence residents as well as those in surrounding communities. Currently the City's Parks and Recreation Department provides the following: swimming facilities, community centers, neighborhood parks, natural areas and greenways, picnic facilities, playgrounds, softball fields, baseball fields, soccer fields, football fields, basketball courts, tennis courts, racquetball courts, volleyball courts, in-line skating/hockey facilities, a skateboard park, a visitors center, a golf course, bike paths, bike routes, recreation paths and trails.

Parks and Recreation provided by the City in the area of annexation

Wakarusa Township currently provides no parks and recreation facilities for their residents. There are however, several existing parks and recreations facilities located near the area to be annexed provided by the City of Lawrence.

The City has purchased property in the area to be annexed for a future park. It is located at 31st Street extended and E. 1700 Road (Kitsmiller Road) and contains 40 acres, more or less. The City's property is currently being used as open space and for construction of PS 49.

Prairie Park Nature Center is located at 2730 SW Harper, just west of the proposed annexation area. Built in 1999, it is a 72 acre preserve featuring prairie, woodland and wetlands blended together. The Center offers a selection of nature programs to the public, schools, and local groups on a wide variety of environmental topics. In addition, the walking trails are excellent for bird watching and wildlife viewing. An outdoor, interpretive trail leads down to the five acre Mary's Lake, which provides opportunities for fishing.

Additional Services Provided by the City

The City of Lawrence also maintains an administrative staff responsible for providing a variety of comprehensive city services. The City of Lawrence/Douglas County Planning and Development Services Department provides professional planning advice and administers land use regulations. The department also administers Building inspections, code enforcement and administration of federal funds received by the City. The Administrative Services Department maintains City records. The Finance Department oversees the utility billing operations and is responsible for purchasing and accounting. The Information Systems Department provides telecommunications and information systems support. The Legal Services Department oversees the Municipal Court and provides city legal services. It also enforces the Human Relations code and is the City's civil rights enforcement agency, and provides public information regarding civil rights law.

The Lawrence Memorial Hospital (LMH) is owned by the City and managed by a board of trustees appointed by the Mayor and City Commission. It receives no tax support from the city or county and serves the community's health care needs regardless of the individuals' ability to pay. The hospital is a 177-bed facility and employs approximately 1,033 employees (including part-time and PRN employees).

The Lawrence Public Library located at 707 Vermont Street, has over 200,000 book titles, over 3,500 music CD and audio book titles, more than 9,500 video titles, over 400 magazines and 20 newspapers. The Library offers story hours, summer reading and special programming for children and the family. Currently, a portion of the total mill levies assessed against the properties in the area to be annexed goes to support the Northeast Kansas Library System (NEKLS). This system is open to all libraries within its geographic service area. NEKLS provides a range of services including grants and consulting services to member libraries, reference and interlibrary loan services, etc. In Wakarusa Township the property owners paid 1.25 mills in 2007 for the Northeast Kansas Library System. After annexation, these tracts will no longer be assessed the NEKLS mill levy. The Lawrence Public Library has planned to service the growth area of Lawrence as described in its Long Range Plan 1998-2002.

Lawrence has a public transportation system (The T) which operates throughout the city. The Lawrence Transit System has 12 buses that run eight routes. The buses run from 6:00 a.m. until 8:00 p.m. Monday through Friday and 7:00 a.m. until 8:00 p.m. on Saturdays. Currently, the bus route extends to the proposed annexation area along K-10. This system allows people to travel to other areas of the City without relying on a personal automobile. The City transit system has one route that travels through the annexation area. Route 5 (23rd/Clinton Crosstown-Wakarusa/South Iowa/K-10) travels along E. 23rd Street/K-10 Highway to the East Hills Business Park.

Ad Valorem Tax Revenues

The below table represents the current taxing unit (501) of the parcels to be annexed compared to the taxing unit (041) which the parcels will be in after annexation.

2008 Ad Valorem Tax Levies	Douglas County (tax unit 501)	City of Lawrence (tax unit 041)
State of Kansas	1.5	1.5
City of Lawrence	---	26.647
County	32.820	32.820
USD 497	57.399	57.399
Wakarusa Township	17.7	---
NE Kansas Library System	1.25	---
Totals	110.669	118.366

The below tables represents the appraised and assessed value of the parcels to be annexed for the tax year 2007 and estimated 2008 values. Based on the City mill levy for 2008 (26.647 mils), the table also illustrates the estimated tax revenue created from annexation of these properties.

Parcel Number	Appraised Value 2007	Assessed Value 2007	Mill levy (tax unit 501)	Taxes Paid in 2007
800661	\$7,330	\$2,030	107.9930	\$219.24
800627A (AR)	\$510	\$155	107.9930	\$16.74
800627A (CR)	\$314,630	\$78,655	107.9930	\$8,494.20
800626A (AR)	\$9,540	\$2,860	107.9930	\$308.86
800626A (CR)	\$197,920	\$49,480	107.9930	\$5,343.50
800634B	\$264,070	\$31,690	107.9930	\$3,422.30

Parcel Number	Appraised Value 2008	Assessed Value 2008	Estimated 2008 Taxes before annexation (tax unit 501) 110.669 mils	Estimated 2008 Taxes after annexation (tax unit 041) 118.366 mils
800661	\$7,060	\$1,940	\$214.70	\$229.63
800627A (AR)	\$460	\$140	\$15.49	\$16.57
800627A (CR)	\$323,780	\$80,940	\$8,957.55	\$9,580.55
800626A (AR)	\$8,700	\$2,610	\$288.86	\$308.94
800626A (CR)	\$197,920	\$49,480	\$5,475.90	\$5,856.75
800634B	\$264,070	\$31,690	\$3,507.10	\$3,751.02
Totals			\$18,460	\$19,743
Additional Taxes After Annexation = \$1,284				

Table – Timing and Financing of Services, Proposed Annexation Area

Service	Proposed for Area	Timing	Financing
Street Maintenance	E 1575 Rd.	Upon annexation	City at large.
Local Street Improvements	As required for redevelopment.	Upon petition	100% by benefiting property.
Street Lights	As required for redevelopment.	Upon petition	100% by benefiting property.
Water Mains	NE/SE water main transmission project.	Currently planned for Phase 3 of the project.	City at large.
Water Laterals	As required for redevelopment.	Upon petition	100% by benefiting property.
Fire Hydrants	As required for redevelopment.	Upon petition	100% by benefiting property.
Sewer Mains	PS 25 project will provide force main improvements through portions of the site.	Scheduled for construction in 2009-2010.	City at large.
Sewer Laterals	As required for redevelopment.	Upon petition	100% by benefiting property.
Fire Protection	Yes	Upon annexation	City at large.
Police Protection	Yes	Upon annexation	City at large.
Parks	Open space is proposed as part of the redevelopment plan.	Upon redevelopment	City at large.
City Building Code Enforcement	Yes	Upon annexation	City at large.
City Zoning Code Enforcement	Yes	Upon annexation	City at large.
Stormwater Management	Yes	Upon annexation	City at large.
Transit	Yes	Upon annexation	City at large.

Conclusion

The proposed annexation of the former Farmland Industries Properties is in the best public interest of the Lawrence and Douglas County community. The annexation will ensure that appropriate City planning and municipal service delivery for this area is provided.

This service plan complies with the requirements of K.S.A. 12-512. The plan describes current and planned governmental services for the area. Some of the cost impacts are to be paid by the City of Lawrence. Cost impacts to be paid by the property owners, include but are not limited to, the cost for sanitary sewer extension, water service extensions and costs associated with local and collector streets improvements. User fees and rates will be charged to new City users for water, sanitary sewer (properties connected for sewer service), sanitation, and stormwater.

City water service will occur with redevelopment. Sanitary sewer service will be available upon redevelopment of the property. Sanitary sewer service is viewed as superior to septic systems for developing areas. City fire protection, combined with fire hydrant services, is viewed as more appropriate for developing areas with increased density than the service currently provided by Wakarusa Township. Future planned street improvements to K-10/23rd Street along with City stormwater systems and City street lighting, and any necessary traffic signalization, is also viewed as superior to current traffic conditions.

The tax consequences of the proposed annexation have also been addressed. The parcel owners will essentially switch their township mill levies for City of Lawrence mill levies. While this will result in a higher mill levy for the properties, this may be offset by insurance premium reductions because of improved insurance ratings for fire service and lower water rates.

Finally, and perhaps most importantly, the City has pro-actively established land use and infrastructure planning documents for this area. This annexation proposal complements those planning documents and helps ensure their implementation.

Exhibit A

Description for the Annexation of Farmland Industries property in Sections 4 & 5

Township 13 South, Range 20 East in Douglas, County Kansas.

Beginning at the Northeast corner of the Southeast quarter of Section 4, Township 13 South, Range 20 East of the Sixth Principal Meridian; thence North $88^{\circ} 38' 40''$ West, on North line of the Southeast Quarter ($SE \frac{1}{4}$) of said Section 4 a distance of 2675.76 feet to the Northwest corner of the Southeast quarter of Section 4, Township 13 South, Range 20 East; thence South $01^{\circ} 54' 15''$ East, on the East line of the Southwest Quarter ($SW \frac{1}{4}$) of said Section 4, a distance of 2658.92 feet to the Southeast corner of the Southwest Quarter ($SW \frac{1}{4}$) of said Section 4, Township 13 South, Range 20 East; thence South $88^{\circ} 53' 29''$ West on the South line of the Southwest Quarter ($NW \frac{1}{4}$) of said Section 4 a distance of 1680.33 feet; thence North $01^{\circ} 36' 31''$ West a distance of 89.70 feet to the North Right-of-way Line of Kansas Highway #10; thence South $88^{\circ} 56' 29''$ West on the North Right-of-way Line of Kansas Highway #10 a distance of 959.69 feet; thence North $50^{\circ} 06' 31''$ West on the North Right-of-way Line of Kansas Highway #10 a distance of 53.91 feet to the West line of the Southwest Quarter ($SW \frac{1}{4}$) of Section 4, Township 13 South, Range 20 East; thence South $01^{\circ} 10' 31''$ East on the West line of the Southwest Quarter ($SW \frac{1}{4}$) of Section 4, Township 13 South, Range 20 East, a distance of 125.92 feet to the Southeast Corner of Section 5, Township 13 South, Range 20 East; thence West on the South line of the Southeast quarter ($SE \frac{1}{4}$) of said Section 5 to the Southwest corner of the East One-half ($E \frac{1}{2}$) of the Southeast Quarter ($SE \frac{1}{4}$) of said Section 5; thence North on the West line of the East One-half ($E \frac{1}{2}$) of the Southeast Quarter of Section 5 to the Southwest corner of the North 20 acres of the East Half ($E \frac{1}{2}$) of the Southeast Quarter ($SE \frac{1}{4}$) of Section 5, Township 13 South, Range 20 East; thence East on the South line of the North 20 acres of the East Half ($E \frac{1}{2}$) of the Southeast Quarter ($SE \frac{1}{4}$) of Section 5 to the East line of said Section 5; thence North on the East line of said Section 5 to the Northeast corner of said Section 5; thence East on the North line of the Northwest Quarter ($NW \frac{1}{4}$) of Section 4, Township 12 South, Range 20, to the Northwest corner of the Northeast Quarter ($NE \frac{1}{4}$) of said Section 4, thence East on the North line of the Northeast Quarter ($NE \frac{1}{4}$) of said Section 4 a distance of 722 feet; thence South parallel with the East line of said Section 4 to the Southerly Right-of-way line of the Burlington Northern & Santa Fe Railway; thence in a Southeasterly direction on the Southerly Right-of-way line of the Burlington Northern & Santa Fe Railway to the

East line of said Section 4; thence South $02^{\circ}27'01''$ East a distance of 428.25 feet more or less to the Point of Beginning;

Less the following described Annexed tract Beginning 125.82 feet North and 85.09 feet West of the Southeast corner of Section 5, Township 13 South, Range 20 East; thence North, a distance of 300.00 feet; thence West, a distance of 100 feet; thence North, a distance of 123.72 feet; thence West, a distance of 400 feet; thence North, a distance of 47.33 feet; thence West, a distance of 164.30 feet; thence South, a distance of 265.13 feet to the North line of the South 10 Acres of the East One-half ($E \frac{1}{2}$) of the Southeast Quarter of said Section 5; thence West, a distance of 495.03 feet to the Northwest corner of Lot 1, Block 1 Cornerstone Plaza Addition; thence South $01^{\circ}47'40''$ East on the West line of said Lot 1 a distance of 222.06 feet to the Southwest corner of said Lot 1 Cornerstone Plaza Addition and the North Right-of-way line of Kansas State Highway No. 10; thence East on said right-of-way line to the point of beginning.
Containing 448.0 Acres more or less, all in Douglas County, Kansas, Subject to Right-of-way, Easements and Restrictions of Record.

Appendix 1

Tracts Proposed for Annexation

Property Information

Year: **2008** Pin Number: 023-103-05-0-40-02-001.00-0 Plate/Record Id: 800661
 Owner1: SELS ADMINISTRATIVE SERVICES LLC TRUSTEE
 Owner2: ATTN MCMURTY DAVID C
 In-Care-Of: C/O SHAW ENVIRONMENTAL LIABILITY SOLUTIONS LL
 Property Address: 1598 N 1400 RD, WAKARUSA TWP, KANSAS
 Delinquent Tax: No Tax Unit: 501 School: USD [497](#)
 Sec-Twp-Rng: 5-13-20 Book: 0936 Page: 0528

Value Information

Class	Appraised			Assessed		
	Land	Improvements	Total*	Land	Improvements	Total
AR	\$3,530	\$3,530	\$7,060	\$1,060	\$880	\$1,940

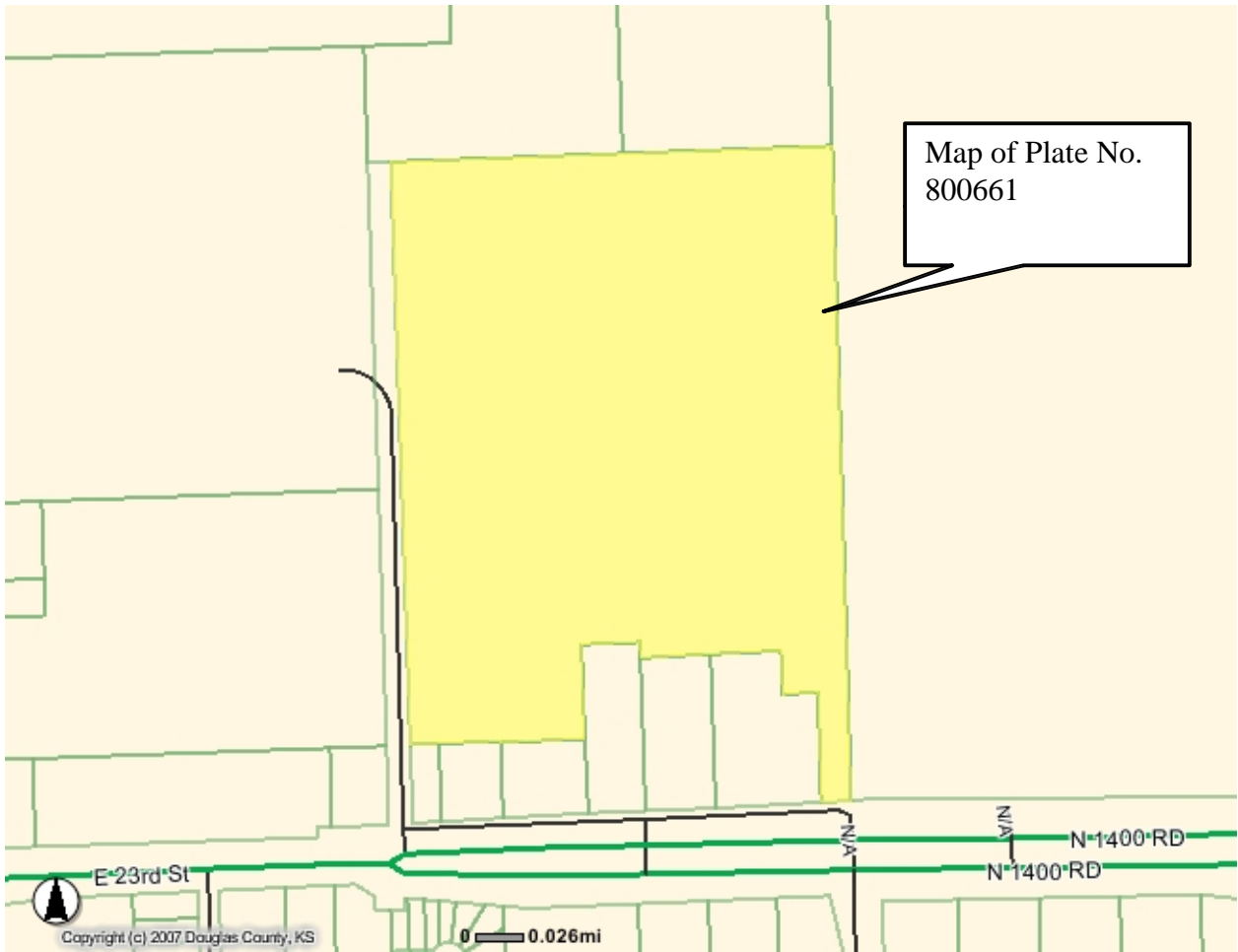
*Market or Ag use

Tax Information

Tax	Special Tax	Total Tax	Taxes Paid	Mill Levy
\$214.70	\$0.00	\$214.70	\$0.00	110.6690

Description SP 9-11-97 SEE ALSO 800661D 44.2A(C) AX 3-20-97 ORD89-30 FILED 6-89 44.5A(C) 5-13-20 S 1980 OF E/2 SE/4 LESS: BEG 115 N & 85 W OF SE COR SE/4, W 1165(S), N 221(S), E 495(S), N 254(S), E 164.3, S 45(S), E 400, S 133.7,S 300 TO POB LESS PYLE SUB & LESS R/W

Legal Information 47.674A 5-13-20 S 60A OF E 1/2SE 1/4,LESS S 10A;ALSO W 151 FT OF S 10A OF E 1/2 SE 1/4,LESS 0.164A D 266/11,LESS 1A D 267/521,LESS 1A D 274/107,LESS 1.216A D 317/590,LESS 0.41A D 587/1 (47.322A);ALSO 0.352A 5-13-20 E 386.1 FT OF S 10A E 1/2SE 1/4,LESS TR TAKEN FOR KS HWY #10,LESS W 300 FT ANNEXED ORD #4664 (DIV 1997 800661)



Property Information

Year: 2008 Pin Number: 023-102-04-0-00-00-002.00-0 Plate/Record Id: 800627A
Owner1: SELS ADMINISTRATIVE SERVICES LLC TRUSTEE
Owner2: ATTN MCMURTY DAVID C
In-Care-Of: C/O SHAW ENVIRONMENTAL LIABILITY SOLUTIONS LL
Property Address: 1626 ;28;36 * N 1400 RD, WAKARUSA TWP, KANSAS
Delinquent Tax: No Tax Unit: 501 School: USD [497](#)
Sec-Twp-Rng: 4-13-20 Book: 1017 Page: 5480

Value Information

Class	Appraised			Assessed		
	Land	Improvements	Total*	Land	Improvements	Total
AR	\$460	\$0	\$460	\$140	\$0	\$140
CR	\$109,970	\$213,810	\$323,780	\$27,490	\$53,450	\$80,940

*Market or Ag use

Tax Information

Tax	Special Tax	Total Tax	Taxes Paid	Mill Levy
\$8,973.04	\$0.00	\$8,973.04	\$0.00	110.6690

Description SP 4-30-04 SEE ALSO 800626A & 800634B 4-13-20 SW/4 SD SEC LESS E 330 S 1300 147.6A(C)

Legal Information 149.055A 4-13-20 SW 1/4,LESS 0.035A D 266/13,LESS 0.91A D 266/80,LESS 10A D 936/528 (DIV 2004 800627A)



Property Information

Year: **2008** Pin Number: 023-102-04-0-00-00-002.02-0 Plate/Record Id: 800634B
Owner1: SELS ADMINISTRATIVE SERVICES LLC TRUSTEE
Owner2: ATTN MCMURTY DAVID C
In-Care-Of: C/O SHAW ENVIRONMENTAL LIABILITY SOLUTIONS LL
Property Address: (no record), WAKARUSA TWP, KANSAS
Delinquent Tax: No Tax Unit: 501 School: USD [497](#)
Sec-Twp-Rng: 4-13-20 Book: 0936 Page: 0528

Value Information

Class	Appraised			Assessed		
	Land	Improvements	Total*	Land	Improvements	Total
VR	\$264,070	\$0	\$264,070	\$31,690	\$0	\$31,690

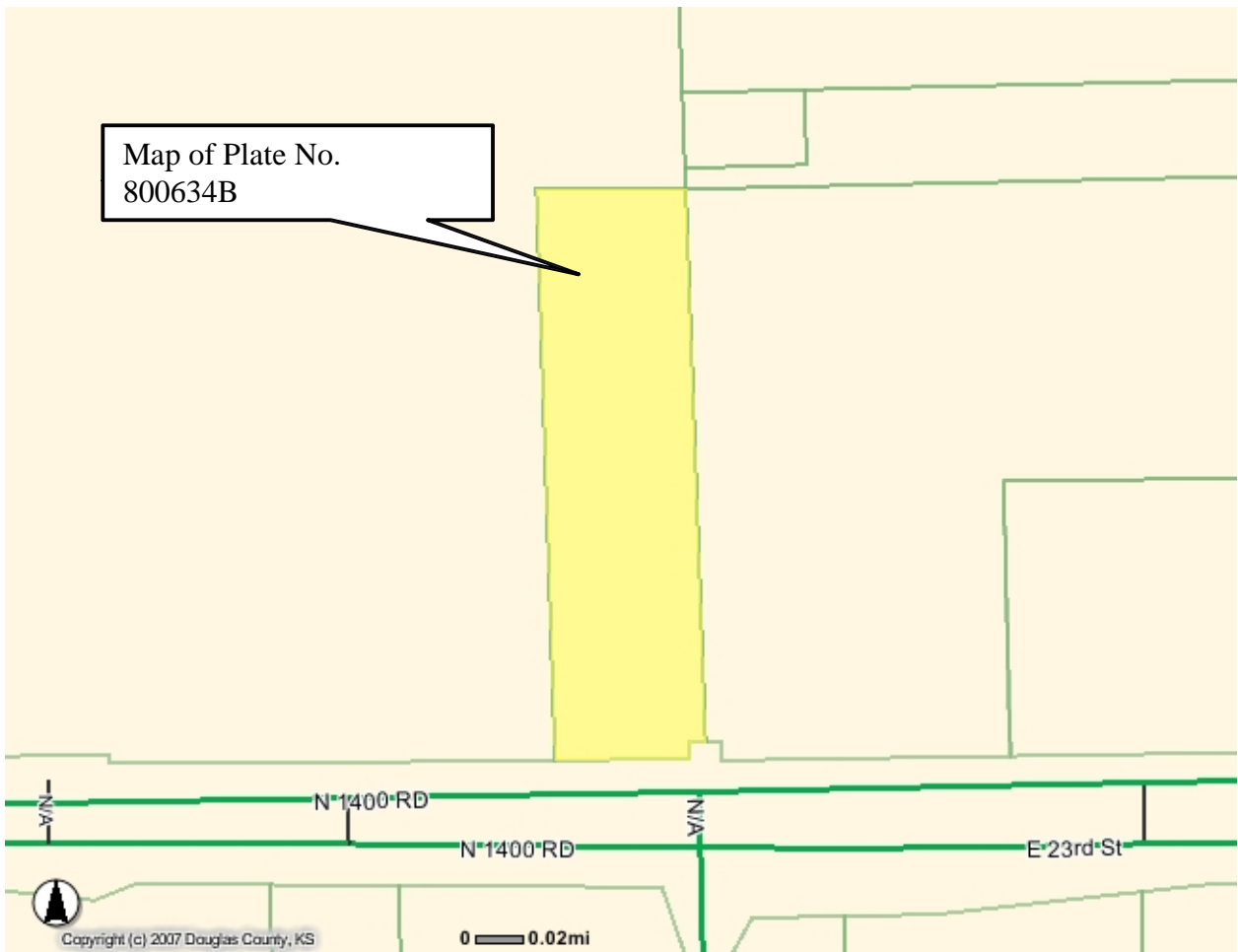
*Market or Ag use

Tax Information

Tax	Special Tax	Total Tax	Taxes Paid	Mill Levy
\$3,507.10	\$0.00	\$3,507.10	\$0.00	110.6690

Description SP 4-30-04 FROM 800627A 4-13-20 E/2 E/2 SE/4 OF SD SEC 9.4A(C)

Legal Information 10A 4-13-20 E 1/2 E 1/2 SE 1/4SW 1/4 (DIV 2004 800627A)



Property Information

Year: 2008 Pin Number: 023-102-04-0-00-00-002.01-0 Plate/Record Id: 800626A
Owner1: SELS ADMINISTRATIVE SERVICES LLC TRUSTEE
Owner2: ATTN MCMURTY DAVID C
In-Care-Of: C/O SHAW ENVIRONMENTAL LIABILITY SOLUTIONS LL
Property Address: (no record), WAKARUSA TWP, KANSAS
Delinquent Tax: No Tax Unit: 501 School: USD [497](#)
Sec-Twp-Rng: 4-13-20 Book: 0936 Page: 0528

Value Information

Class	Appraised			Assessed		
	Land	Improvements	Total*	Land	Improvements	Total
AR	\$8,700	\$0	\$8,700	\$2,610	\$0	\$2,610
CR	\$157,920	\$40,000	\$197,920	\$39,480	\$10,000	\$49,480

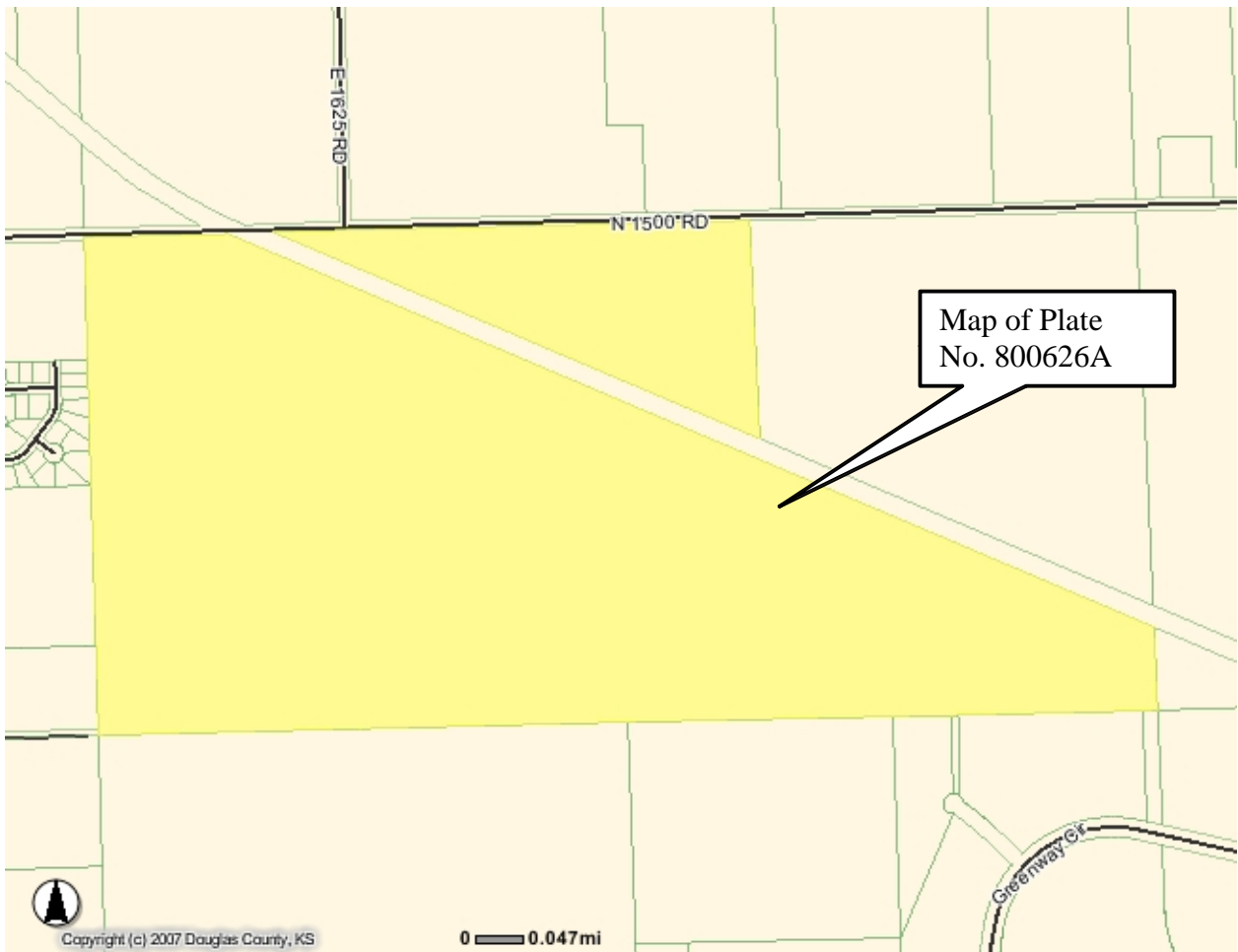
*Market or Ag use

Tax Information

Tax	Special Tax	Total Tax	Taxes Paid	Mill Levy
\$5,764.76	\$0.00	\$5,764.76	\$0.00	110.6690


Description SP 4-30-04 FROM 800627A 4-13-20 N/2 SD SEC LESS E 1960(S) LYING N AT&SF RR LESS AT&SF RR & LESS R/W 227.8A(C)

Legal Information 222.7A 4-13-20 BEG AT NW COR NE 1/4 SD SEC TH E 722 FT TH S 1136.5 FT TO N LINE OF RR TH NWLY 800 FT TO W LINE NE 1/4 THN 811 FT TO BEG;ALSO THAT PART OF NE 1/4 LYING S OF RR;ALSO NW FR 1/4,LESS 5A AT&SF RR R/W (DIV 2004 800627A)



Appendix 2

K.S.A. 12-521

 West's Kansas Statutes Annotated [Currentness](#)

Chapter 12. Cities and Municipalities

 [Article 5.](#) Additions, Vacation and Lot Frontage

➔ 12-521. Petition to county commissioners for annexation of certain lands city not authorized to annex; contents; plans; reports, contents; statement of plans; hearing, time and place; publication notice; notice to landowners; sketch of area; procedure at hearing; criteria to be considered; granting of order; entry in journal, effect; appeals to district court

(a) Whenever the governing body of any city deems it advisable to annex land which such city is not permitted to annex under [K.S.A. 12-520](#), and amendments thereto, or if the governing body of any city is permitted to annex land under [K.S.A. 12-520](#), and amendments thereto, but deems it advisable not to annex thereunder, the governing body may annex such land as provided by this section. The governing body, in the name of the city, may present a petition to the board of county commissioners of the county in which the land sought to be annexed is located. The petition shall set forth a legal description of the land sought to be annexed and request a public hearing on the advisability of such annexation. The governing body of such city shall make plans for the extension of services to the tract of land proposed to be annexed and shall file a copy thereof with the board of county commissioners at the time of presentation of the petition. Such report shall include:

(1) A sketch clearly delineating the land proposed to be annexed and the area of the city adjacent thereto to show the following information:

(A) The present and proposed boundaries of the city affected by such proposed annexation;

(B) the present streets, water mains, sewers and other city utility lines, and the proposed extension thereto;

(C) the general land use pattern in the areas to be annexed.

(2) A statement setting forth a plan of sufficient detail to provide a reasonable person with a full and complete understanding of the intentions of the city for extending to the area to be annexed each major municipal service provided to persons and property located within the city and area proposed to be annexed at the time of annexation and the estimated cost of providing such services. The plan shall state the estimated cost impact of providing such services to the residents of the city and the residents of the area proposed to be annexed. The plan shall state the method by which the city plans to finance the extension of such services to such area. The plan shall include a timetable for the extension of major municipal services to the area proposed to be annexed. The plan shall state the means by which the services currently provided by a township or special district in the area to be annexed shall be maintained by the city at a level which is equal to or better than the level of services provided prior to annexation. The plan shall state those services which shall be provided immediately upon annexation and those services which may be provided upon petition of the landowners to create a benefit district.

(b) The date fixed for the public hearing shall be not less than 60 nor more than 70 days following the date of the presentation of the petition requesting such hearing. Notice of the time and place of the hearing, together with a legal description of the land sought to be annexed and the names of the owners thereof, shall be published in a newspaper of general circulation in the city not less than one week and not more than two weeks preceding the date fixed for such hearing.

A copy of the notice providing for the public hearing shall be mailed by certified mail to each owner of the land proposed to be annexed not more than 10 days following the date of the presentation of the petition requesting such hearing.

A sketch clearly delineating the area in such detail as may be necessary to advise the reader of the particular land proposed to be annexed shall be published with such notice and a copy thereof mailed to the owner of the property with such notice.

The board for good cause shown may continue the hearing beyond the time specified in the notice without further publication.

(c) On the day set for hearing, the board of county commissioners shall hear testimony as to the advisability of such annexation, and a representative of the city shall present the city's proposal for annexation, including the plan of the city for the extension of services to the area proposed to be annexed.

The action of the board of county commissioners shall be quasi-judicial in nature. The board of county commissioners shall consider the impact of approving or disapproving the annexation on the entire community involved, including the city and the land proposed to be annexed, in order to insure the orderly growth and development of the community. The board shall make specific written findings of fact and conclusions determining whether such annexation or the annexation of a lesser amount of such area causes manifest injury to the owners of any land proposed to be annexed, or to the owners of land in areas near or adjacent to the land proposed to be annexed or to the city if the annexation is disapproved. The findings and conclusions shall be based upon the preponderance of evidence presented to the board. In determining whether manifest injury would result from the annexation, the board's considerations shall include, but not be limited to, the extent to which the following criteria may affect the city, the area to be annexed, the residents of the city and the area to be annexed, other governmental units providing services to the area to be annexed, the utilities providing services to the area to be annexed, and any other public or private person, firm or corporation which may be affected thereby:

- (1) Extent to which any of the area is land devoted to agricultural use;
- (2) area of platted land relative to unplatted land;
- (3) topography, natural boundaries, storm and sanitary sewers, drainage basins, transportation links or any other physical characteristics which may be an indication of the existence or absence of common interest of the city and the area proposed to be annexed;
- (4) extent and age of residential development in the area to be annexed and adjacent land within the city's boundaries;
- (5) present population in the area to be annexed and the projected population growth during the next five years in the area proposed to be annexed;
- (6) the extent of business, commercial and industrial development in the area;
- (7) the present cost, methods and adequacy of governmental services and regulatory controls in the area;
- (8) the proposed cost, extent and the necessity of governmental services to be provided by the city proposing annexation and the plan and schedule to extend such services;
- (9) tax impact upon property in the city and the area;
- (10) extent to which the residents of the area are directly or indirectly dependent upon the city for governmental services and for social, economic, employment, cultural and recreational opportunities and resources;
- (11) effect of the proposed annexation on the city and other adjacent areas, including, but not limited to, other cities, sewer and water districts, improvement districts, townships or industrial districts and, subject to the

provisions of [K.S.A. 12-521a](#), fire districts;

(12) existing petitions for incorporation of the area as a new city or for the creation of a special district;

(13) likelihood of significant growth in the area and in adjacent areas during the next five years; and

(14) effect of annexation upon the utilities providing services to the area and the ability of those utilities to provide those services shown in the detailed plan.

(d) The board of county commissioners shall render a judgment within seven days after the hearing has been adjourned sine die. If a majority of the board of county commissioners concludes that the annexation or any part thereof should be allowed, the board shall so find and grant the annexation by order; and thereupon the city may annex the land by ordinance. Orders of the board of county commissioners denying the petition or a part thereof for annexation shall require a majority vote of the members of the board. When an order denying a petition or part thereof is issued, it shall be by resolution, which shall be sent by certified mail to the city proposing the annexation. All orders of the board of county commissioners granting or denying petitions for annexation shall be spread at length upon the journal of proceedings of the board. The failure of such board to spread an order granting annexation upon the journal shall not invalidate such order.

(e) Any owner of land annexed pursuant to this section or the city aggrieved by the decision of the board of county commissioners may appeal the decision of the board to the district court of the same county in the manner and method set forth in [K.S.A. 19-223](#), and amendments thereto. Nothing in this subsection shall be construed as granting the owner of land in areas near or adjacent to land annexed pursuant to this section the right to appeal the decision of the board of county commissioners. Any city so appealing shall not be required to execute the bond prescribed therein.

Laws 1967, ch. 98, § 3; Laws 1974, ch. 56, § 6; Laws 1987, ch. 66, § 5; [Laws 1993, ch. 147, § 3](#).

K. S. A. 12-521, KS ST 12-521

Current through End of 2007 Reg. Sess.

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END OF DOCUMENT

Douglas County Tax Levy Schedule 2008

DOUGLAS COUNTY, KANSAS TAX LEVY SCHEDULE – by district					
2008 Tax Levies Per \$1,000 Valuation					
	Mills			Unified School Districts:	Mills
STATE OF KANSAS					
Kansas Educational Building	1.000			BALDWIN UNIFIED SCHOOL DISTRICT NO. 348	
State Institutions Building	<u>0.500</u>			General	20.000
Total	1.500			Supplemental General	17.883
				Capital Outlay	8.000
DOUGLAS COUNTY				Recreation Commission	4.002
General	21.824			Rec. Comm. Emp. Benf. & Spec. Liab.	<u>0.537</u>
Ambulance	1.278			Sub-total	50.422
Bond and Interest	0.045			Bond and Interest #1	<u>10.276</u>
Employee Benefits	5.595			Total	60.698
Road and Bridge	3.155				
Special Building	0.085			EUDORA UNIFIED SCHOOL DISTRICT NO. 491	
Special Liability	0.000			General	20.000
Youth Services	<u>0.838</u>			Supplemental General	19.035
Total	32.820			Capital Outlay	<u>7.200</u>
				Sub-total	46.235
CITIES				Bond and Interest #1	<u>20.264</u>
CITY OF LAWRENCE				Total	66.499
General	15.822				
Bond and Interest	7.089			LAWRENCE UNIFIED SCHOOL DISTRICT NO. 497	
Library	3.254			General	20.000
Recreation	<u>0.482</u>			Supplemental General	20.103
Total	26.647			Adult Education	0.150
				Capital Outlay	5.992
CITY OF BALDWIN				Cost of Living	1.308
General	21.135			Special Assessment	<u>0.032</u>
Bond and Interest	6.099			Sub-total	47.585
Cemetery	0.185			Bond and Interest #1	<u>9.814</u>
Library	<u>3.988</u>			Total	57.399
Total	31.407				
				Unified School Districts, Other Counties:	
CITY OF EUDORA					
General	20.255			UNIFIED SCHOOL DISTRICT NO. 287,	

				FRANKLIN CO.	
Bond and Interest	3.247			General	20.000
Special Police & Fire	<u>3.123</u>			Supplemental General	23.398
Total	26.625			Recreation Commission	<u>1.799</u>
				Total	45.197
CITY OF LECOMPTON					
General	17.344			UNIFIED SCHOOL DISTRICT NO. 289, FRANKLIN CO.	
Employee Benefits	<u>0.950</u>			General	20.000
Total	18.294			Supplemental General	20.647
				Capital Outlay	4.993
LIBRARY:				Recreation Commission	1.998
Northeast Kansas Library System				Recreation Comm Employee Benefits	<u>0.138</u>
General	1.140			Sub-total	47.776
Employee Benefit	<u>0.110</u>			Bond and Interest #1	<u>11.247</u>
Total	1.250				
				Total	59.023
DRAINAGE DISTRICTS:					
Douglas County Kaw	0.906			UNIFIED SCHOOL DISTRICT NO. 343, JEFFERSON CO.	
Wakarusa Haskell Eudora	1.500			General	20.000
Wakarusa Kaw	2.025			Supplemental General	19.149
Weaver Bottoms	7.122			Capital Outlay	<u>3.986</u>
				Sub-total	43.135
WATERSHED DISTRICTS:				Bond and Interest #1	<u>10.106</u>
Tauy Creek District #82	3.508			Total	53.241
Wakarusa Watershed #35	1.117				
				UNIFIED SCHOOL DISTRICT NO. 434, OSAGE CO.	
CEMETERY DISTRICTS:				General	20.000
Clinton	0.809			Supplemental General	21.474
Colyer	0.654			Capital Outlay	<u>1.503</u>
Eastview	0.610			Sub-total	42.977
Maple Grove	0.729			Bond and Interest #1	<u>8.515</u>
Stull	0.865			Total	51.492
Twin Mound	0.800				
United Cemetery Association	1.303			UNIFIED SCHOOL DISTRICT NO. 450, SHAWNEE CO.	
				General	20.000
FIRE DISTRICTS:				Supplemental General	18.359
Osage County #4	3.525			Capital Outlay	<u>5.999</u>
General				Sub-total	44.358
				Bond and Interest #1	6.000

Fire District #1 - Lecompton				Total	50.358
General	4.997				
				TOWNSHIPS:	Mills
<u>Assessed Valuations</u>				CLINTON TOWNSHIP	
City of Lawrence	862,037,581			General	10.877
City of Baldwin	31,316,075				
City of Eudora	40,832,296			EUDORA TOWNSHIP	
City of Lecompton	3,232,183			General	1.081
Clinton Township	9,260,222			Road	12.396
Eudora Township	16,164,435			Fire	5.071
Grant Township	12,993,103			Library	<u>1.577</u>
Kanwaka Township	21,119,648			Total	20.125
Lecompton Township	12,496,110				
Marion Township	10,588,758			GRANT TOWNSHIP	
Palmyra Township	31,163,535			General	14.298
Wakarusa Township	67,948,562				
Willow Springs Township	<u>17,211,450</u>			KANWAKA TOWNSHIP	
Total	1,136,363,958			General	20.024
				LECOMPTON TOWNSHIP	
<u>Assessed Valuations by School Districts</u>				General	2.010
USD 497 - Lawrence	970,220,607			Road	<u>18.710</u>
USD 348 - Baldwin	73,691,074			Total	20.720
USD 491 - Eudora	54,281,824				
USD 287 - Franklin Co	18,827			MARION TOWNSHIP	
USD 289 -	4,924,6			General	11.242

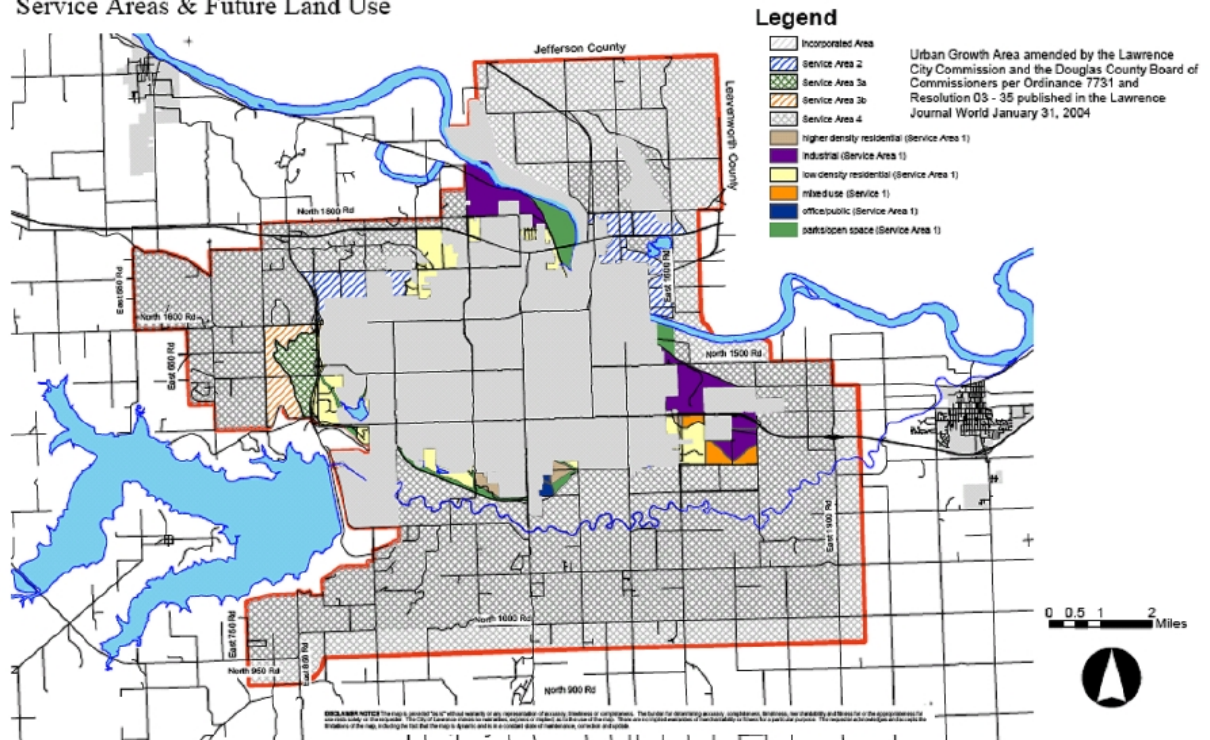
Franklin Co	63				
USD 343 - Jefferson Co	24,310, 714			Road	<u>12.984</u>
USD 434 - Osage Co	3,645.9 12			Total	24.226
USD 450 - Shawnee Co	<u>5,270.3</u> 37				
Total	1,136.3 63,958			PALMYRA TOWNSHIP	
				General	1.402
				Road	9.640
<u>Total Mill Levy by Major Tax Units</u>				Fire	<u>1.936</u>
Tax Unit 041 - City of Lawrence	118.366			Total	12.978
Tax Unit 048 - North Lawrence	119.272				
Tax Unit 054 - East Hills	120.391			WAKARUSA TOWNSHIP	
Tax Unit 001 - City of Baldwin	127.827			General	11.700
Tax Unit 020 - City of Eudora	130.102			Special Road	<u>6.000</u>
Tax Unit 080 - City of Lecompton	114.841			Total	17.700
				WILLOW SPRINGS TOWNSHIP	
				General	16.937
				MV average levy for big trucks	94.200
				MV average levy	93.976
					958.981

<u>2008 Douglas County, KS Tax Levies</u>				<i>Cities</i>	
<i>City of Lawrence</i>				<i>City of Baldwin</i>	
<u>Tax Unit 041</u>				<u>Tax Unit 001</u>	
State	1.500			State	1.500
County	32.820			County	32.820
City of Lawrence	26.647			City of Baldwin	31.407
USD 497	57.399			USD 348	60.698
Total	118.366			Palmyra Twp General	1.402
				Total	127.827
<u>Tax Unit 042</u>					
State	1.500			City of Eudora	
County	32.820				
City of Lawrence	26.647			<u>Tax Unit 020</u>	
USD 497	57.399			State	1.500
Clinton Cemetery	0.809			County	32.820
Total	119.175			City of Eudora	26.625
				USD 491	66.499
<u>Tax Unit 043 - Tiff</u>				Eudora Twp General	1.081
State	1.500			Eudora Twp Library	1.577
City of Lawrence-County Tiff	32.820			Total	130.102
City of Lawrence-City Tiff	26.647				
City of Lawrence-School Tiff	37.399			City of Lecompton	
USD 497 - General	20.000				
Total	118.366			<u>Tax Unit 080</u>	
				State	1.500
<u>Tax Unit 044</u>				County	32.820
State	1.500			City of Lecompton	18.294
County	32.820			USD 343	53.241
City of Lawrence	26.647			Northeast Ks Library	1.250
USD 343	53.241			Lecompton Twp General	2.010
Total	114.208			Fire District #1	4.997
				Maple Grove Cemetery	0.729
<u>Tax Unit 048</u>					114.841
State	1.500				
County	32.820				
City of Lawrence	26.647				
USD 497	57.399				
Douglas Co Kaw Drainage	0.906				
Total	119.272				
<u>Tax Unit 051</u>					
State	1.500				

County	32.820				
City of Lawrence	26.647				
USD 497	57.399				
Wakarusa Haskell Eudora	<u>1.500</u>				
Total	119.866				
<u>Tax Unit 054</u>					
State	1.500				
County	32.820				
City of Lawrence	26.647				
USD 497	57.399				
Wakarusa Kaw Drainage	<u>2.025</u>				
Total	120.391				

Maps

Map 3 - 1 - Lawrence Urban Growth Area
Service Areas & Future Land Use



Historical Growth of Lawrence, Kansas



Lawrence Before 1940
Area: 2,610.576 acres (4.08 sq. miles)
1940 Census Population: 14,390
Population Density: 3,527 persons/sq. mile



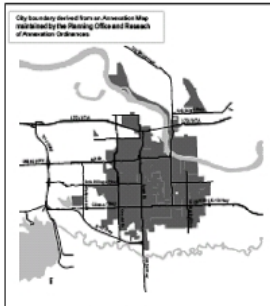
Lawrence Before 1950
Area: 3,026.398 acres (4.73 sq. miles)
1950 Census Population: 23,351
Population Density: 4,937 persons/sq. mile



Lawrence Before 1960
Area: 5,166.96 acres (8.06 sq. miles)
1960 Census Population: 32,858
Population Density: 4,077 persons/sq. mile



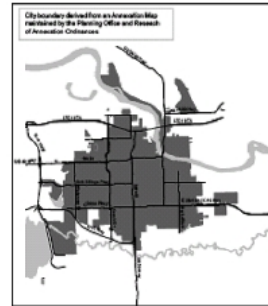
Lawrence Before 1970
Area: 10,837.305 acres (16.93 sq. miles)
1970 Census Population: 45,698
Population Density: 2,699 persons/sq. mile



Lawrence Before 1980
Area: 12,484.872 acres (19.51 sq. miles)
1980 Census Population: 52,738
Population Density: 2,703 persons/sq. mile



Lawrence Before 1990
Area: 14,041.61 acres (22.88 sq. miles)
1990 Census Population: 65,608
Population Density: 2,867 persons/sq. mile



Lawrence Before 2000
Area: 17,932.595 acres (28.02 sq. miles)
2000 Census Population: 80,098
Population Density: 2,859 persons/sq. mile



Lawrence Today
Area: 20,882.98 acres (32.63 sq. miles)
Planning and Development Services Department
December 28, 2007

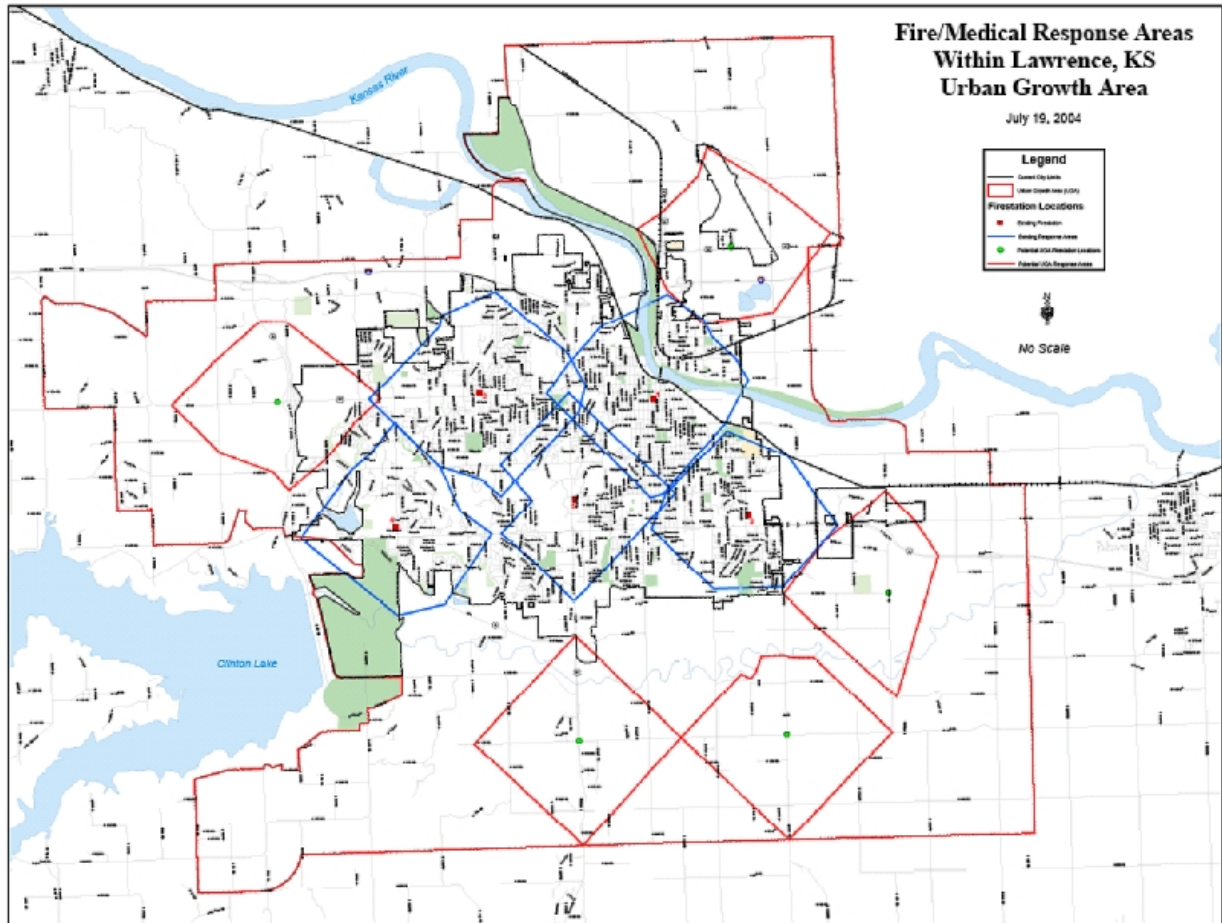
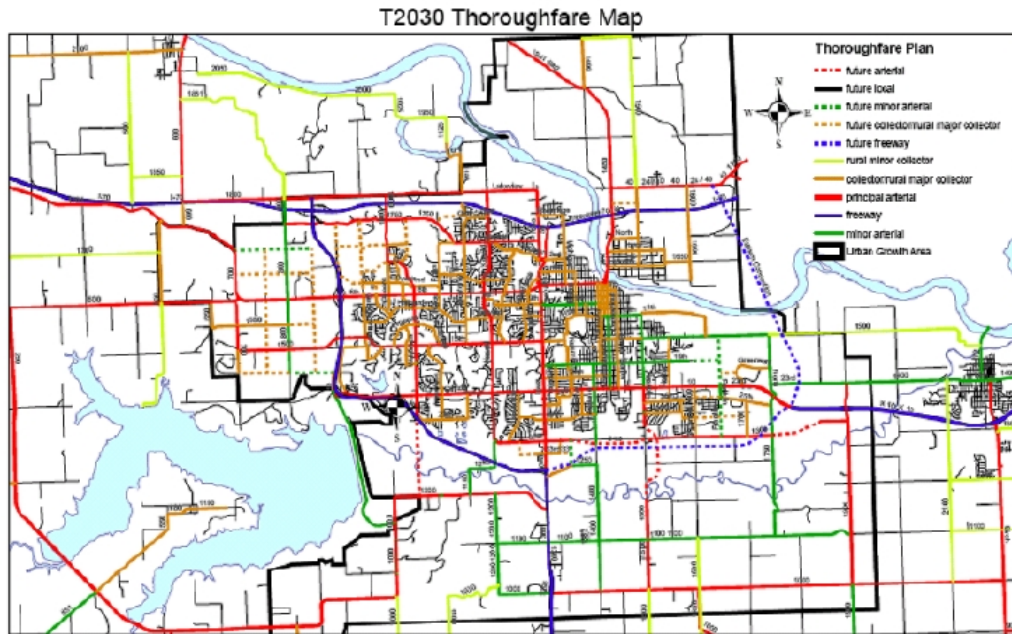
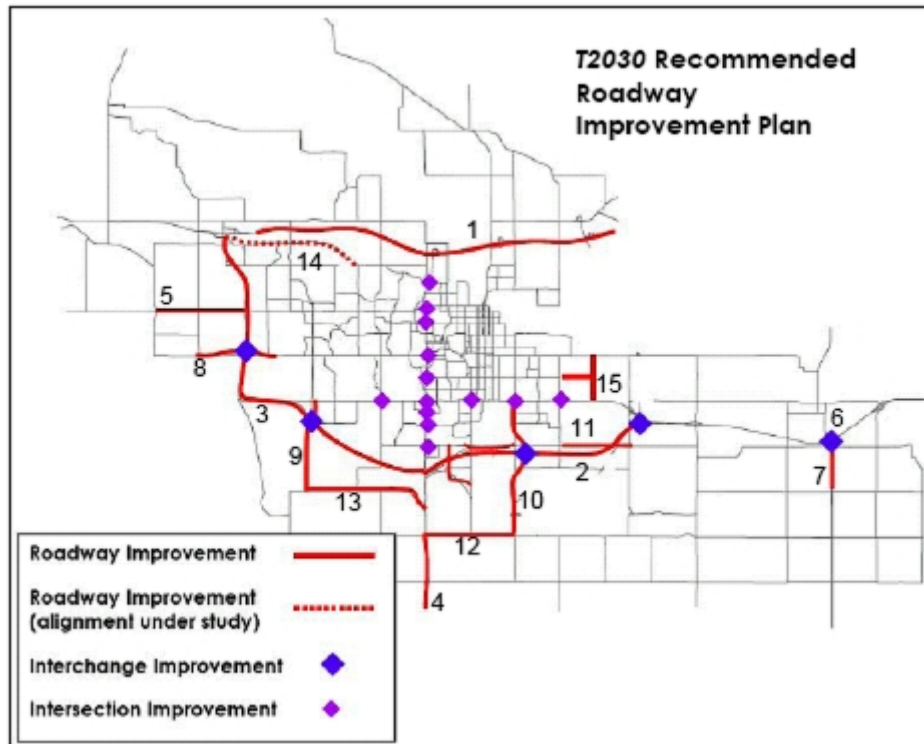


Figure 6.9
2030 Proposed Thoroughfares Map
(Urban Growth Area)

Source: Lawrence/Douglas County MPO

Roadway functional classification guides the access management, corridor preservation, and design needs of each facility.





Roadway System Plan

Table 6.3
Recommended T2030 Roadway System Plan

Source: T2030 Roadway Scenario Evaluation and Selection Process

Project /Route	Location	Improvement	Estimated Cost
1 I-70/ Kansas Turnpike	Douglas County	Widen to 6 Lanes	\$170,000,000
2 K-10 (SLT)	32nd Street Alignment	New 4-Lane Freeway, New Interchanges at Haskell and 23rd Street/K-10	\$202,760,000
3 K-10 (SLT)	I-70 to Iowa Street (US-59)	Widen to 4-Lane Freeway, New Interchanges at 15th and Wakarusa, No Connection at Kasold	\$38,360,000
4 US-59	South Douglas County Line to N. 1000 Road	New 4-Lane Freeway	\$68,000,000
5 US-40 (6th St.)	Stull Road to K-10 (SLT)	Widen to 4 Lanes	\$24,240,000
6 Church Street	K-10	Interchange Improvements	\$10,960,000
7 County Road 1061	K-10 South for 1.0 Mile	Widen to 4 Lanes	\$8,220,000
8 15th Street	E. 800 Road to Bob Billings Parkway	New 4-Lane Road	\$9,864,000
9 Wakarusa	23rd Street to County Road 456 (N. 1200 Road)	Widen to 4 Lanes	\$10,180,000
10 Haskell Ave.	23rd Street to N. 1100 Road	Widen to 4 Lanes	\$24,660,000
11 31st Street	E. 1600 Road to E. 1750 Road	Urban 2-Lane Street	\$6,165,000
12 N. 1100 Road	US-59 to Haskell	Widen to 4 Lanes	\$16,440,000
13 N 1200 Road	Wakarusa to US-59	Widen to 4 Lanes	\$36,360,000
14 Peterson Rd/ N 1750 Road/ N 1750 Road	K-10 (SLT) to West of Monterey Way	Urban 2-Lane Street	\$18,180,000
15 Franklin Road 19th Street	15th Street to 23rd Street and 19th Street Extension to Franklin Road	Urban 2-Lane Streets	\$7,850,000
23rd Street	Kasold, Louisiana, Haskell, Harper	Median, Intersection Improvements, Access Management	\$6,780,000
Iowa Street	6th, 9th, Harvard, 15th, 23rd, 25th, 27th, 33rd, K-10	Median, Intersection Improvements	\$18,250,000
MacDonald	Princeton Boulevard	Intersection Improvements	\$2,020,000
ITS Projects	Various Locations	ITS Deployment	\$10,000,000
County Road Projects	Various Roadways in Douglas County	Pavement and/or Shoulder Rehabilitation Improvements	\$35,400,000
Total Estimated Road Project Costs for T2030			\$732,689,000