



City of Lawrence

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CITY COMMISSION

MAYOR
ROBERT CHESTNUT

COMMISSIONERS
MIKE AMYX
ARON E. CROMWELL
LANCE M. JOHNSON
MICHAEL DEVER

April 30, 2009

Hand Delivered.
Mr. Craig Weinaug
County Administrator
Douglas County
1100 Massachusetts Street
Lawrence, KS 66044

Mr. Jamie Shew
County Clerk
Douglas County
1100 Massachusetts Street
Lawrence, KS 66044

Re: Petition Seeking Approval of Annexation

Dear Gentlemen:

On behalf of the Governing Body of the City of Lawrence, Kansas, please find a petition to the Board of Douglas County Commissioners seeking approval of a proposed annexation of the former Farmland Nitrogen Facility. The City's Service Plan is also attached.

The City Commission respectfully requests the Board of County Commissioners receive the Petition and Service Plan, conduct the public hearing, and perform in accordance with K.S.A. 12-521. If you have any questions, please contact the City Manager, David Corliss.

Sincerely,

Robert Chestnut
Mayor

cc: City Commission
David L. Corliss, City Manager
Toni Wheeler, Director of Legal Services
Evan Ice, County Counselor

Enclosures



PETITION OF THE CITY OF LAWRENCE, KANSAS SEEKING APPROVAL OF A PROPOSED ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, ALL PURSUANT TO K.S.A. 12-521.

COMES NOW, the Governing Body of the City of Lawrence, Kansas, pursuant to K.S.A. 12-521, and respectfully petitions the Board of County Commissioners of Douglas County, Kansas, for approval of the annexation of the former Farmland Industries Property in Sections 4 and 5 of Township 13 South, Range 20 East in Douglas County. The legal description of the land sought to be annexed is as follows:

Beginning at the Northeast corner of the Southeast quarter of Section 4, Township 13 South, Range 20 East of the Sixth Principal Meridian; thence South 88° 38' 40" West, on North line of the Southeast Quarter (SE ¼) of said Section 4 a distance of 2675.76 feet to the Northwest corner of the Southeast Quarter (SE ¼) of Section 4, Township 13 South, Range 20 East; thence South 01° 54' 15" East, on the East line of the Southwest Quarter (SW ¼) of said Section 4, a distance of 2658.92 feet to the Southeast corner of the Southwest Quarter (SW ¼) of said Section 4, Township 13 South, Range 20 East; thence South 88°53'29" West on the South line of the Southwest Quarter (SW ¼) of said Section 4 a distance of 1680.33 feet; thence North 01°36'31" West a distance of 89.70 feet to the North Right-of-way Line of Kansas Highway #10; thence South 88°56'29" West on the North Right-of-way Line of Kansas Highway #10 a distance of 959.69 feet; thence North 50°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 ¼) of Section 4, Township 13 South, Range 20 East; thence South 01°39'13" East on the West line of the Southwest Quarter (SW ¼) 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 ¼) of said Section 5 to the Southwest corner of the East One-half (E ½) of the Southeast Quarter (SE ¼) of said Section 5; thence North on the West line of the East One-half (E ½) of the Southeast Quarter of Section 5 to the Southwest corner of the North 20 acres of the East Half (E ½) of the Southeast Quarter (SE ¼) 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 ½) of the Southeast Quarter (SE ¼) 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 ¼) of Section 4, Township 13 South, Range 20 East, to the Northwest corner of the Northeast Quarter (NE ¼) of said Section 4, thence East on the North line of the Northeast Quarter (NE ¼) 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°27'01" East, on the East line of said Section 4 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 400.00 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 ½) 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°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 Rights-of-way, Easements and Restrictions of Record.

The Governing Body of the City of Lawrence, Kansas, further requests a public hearing be held pursuant to K.S.A. 12-521, on the advisability of such annexation at which time 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 (hereinafter "the Plan"). A copy of the Plan shall be filed with the Board of County Commissioners at the time of the presentation of this Petition.

Approved by the governing body of the City of Lawrence, Kansas, this 28th day of April, 2009.


Robert Chestnut, Mayor

ATTEST:


Frank S. Reeb, City Clerk

CERTIFICATION

I, Frank S. Reeb, City Clerk for the City of Lawrence, Kansas, do hereby certify this to be a true and exact copy of

~~a petition~~ on file in my office.


Frank S. Reeb, City Clerk

CITY OF
LAWRENCE

REPORT AND SERVICE PLAN
FOR THE PROPOSED
FARMLAND INDUSTRIES ANNEXATION

PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS ON __ / __ / 09

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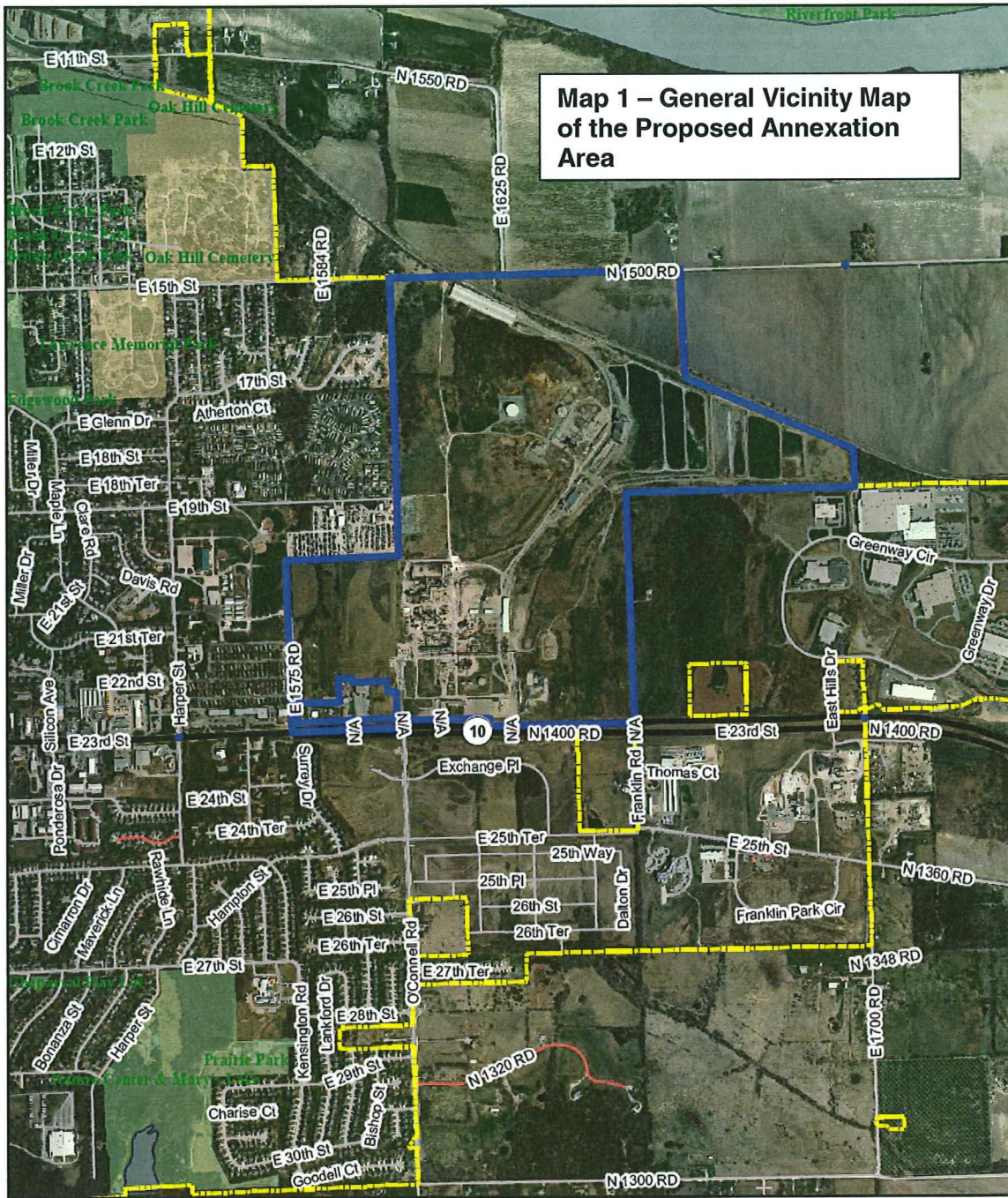
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LEGAL DESCRIPTION FOR THE PROPOSED FARMLAND INDUSTRIES ANNEXATION AREA
Sections 4 & 5 Township 13 South, Range 20 East in Douglas, County Kansas.

Beginning at the Northeast corner of the Southeast quarter of Section 4, Township 13 South, Range 20 East of the Sixth Principal Meridian; thence South 88° 38' 40" West, on North line of the Southeast Quarter (SE ¼) of said Section 4 a distance of 2675.76 feet to the Northwest corner of the Southeast Quarter (SE ¼) of Section 4, Township 13 South, Range 20 East; thence South 01° 54' 15" East, on the East line of the Southwest Quarter (SW ¼) of said Section 4, a distance of 2658.92 feet to the Southeast corner of the Southwest Quarter (SW ¼) of said Section 4, Township 13 South, Range 20 East; thence South 88°53'29" West on the South line of the Southwest Quarter (SW ¼) of said Section 4 a distance of 1680.33 feet; thence North 01°36'31" West a distance of 89.70 feet to the North Right-of-way Line of Kansas Highway #10; thence South 88°56'29" West on the North Right-of-way Line of Kansas Highway #10 a distance of 959.69 feet; thence North 50°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 ¼) of Section 4, Township 13 South, Range 20 East; thence South 01°39'13" East on the West line of the Southwest Quarter (SW ¼) 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 ¼) of said Section 5 to the Southwest corner of the East One-half (E ½) of the Southeast Quarter (SE ¼) of said Section 5; thence North on the West line of the East One-half (E ½) of the Southeast Quarter of Section 5 to the Southwest corner of the North 20 acres of the East Half (E ½) of the Southeast Quarter (SE ¼) 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 ½) of the Southeast Quarter (SE ¼) 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 ¼) of Section 4, Township 13 South, Range 20 East, to the Northwest corner of the Northeast Quarter (NE ¼) of said Section 4, thence East on the North line of the Northeast Quarter (NE ¼) 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°27'01" East, on the East line of said Section 4 a distance of 428.25 feet more or less to the Point of Beginning;

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Farmland Industries Annexation

Lawrence-Douglas County Planning Office
April 27, 2009



Scale
1 Inch = 1500 Feet

 Area Requested

INTRODUCTION

The City of Lawrence deems it advisable to annex the former Farmland Industries site pursuant to K.S.A. 12-521. State law requires the City to prepare a report and plan setting forth certain information including the City's plans for the extension of each major municipal service. This report is submitted in accordance with K.S.A. 12-521.

Annexation of the property is appropriate at this time to ensure its safe, orderly and planned development. The Farmland Industries Redevelopment Plan was approved by The Lawrence-Douglas County Planning Commission on November 28, 2007. The Lawrence City Commission approved the plan on March 11, 2008 and the Board of County Commissioners approved the plan on March 31, 2008. The plan provides for future land use designations and is intended as a guide for redevelopment of the property. The property is contiguous to the existing City limits. The East Hills Business Park located adjacent and to the east of the Farmland site, is already inside the City limits of Lawrence.

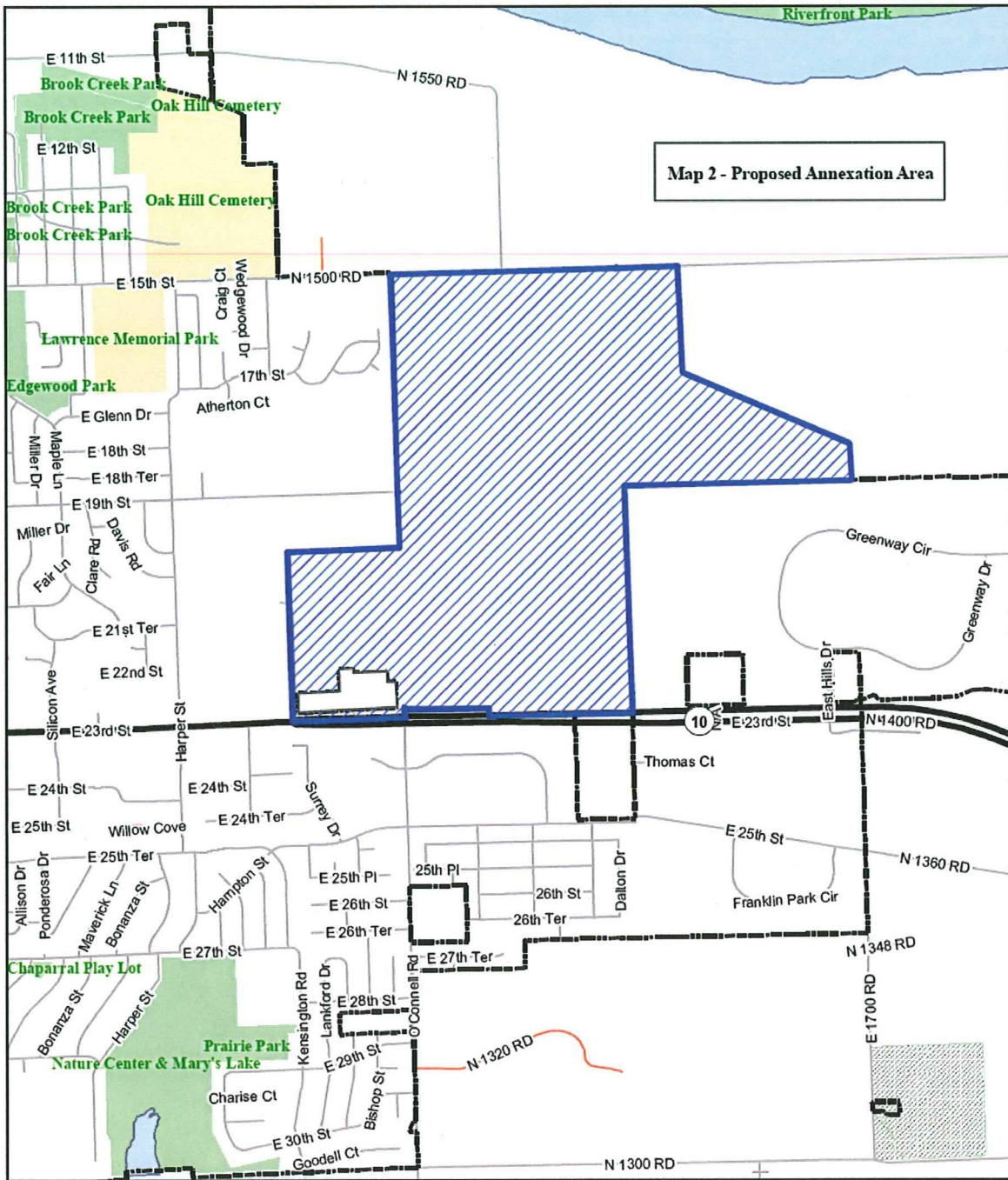
Annexation of the property will also further the City's interest in having industrially zoned property available for future development. The City is pursuing acquisition of the property through the Farmland bankruptcy trustee.

AREA PROPOSED FOR ANNEXATION

The area proposed for annexation, all former 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 2020.

Table 1 – Annexation Area Information

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



Farmland Industries Annexation

Lawrence-Douglas County Planning Office
 April 29, 2009



Scale: 1 Inch = 1500 Feet

 Area Requested

LAND USE AND ZONING

The land use pattern of the area proposed for annexation is predominantly industrial, with some limited agricultural uses. To the east of the subject property is the East Hills Business Park, which is zoned General Industrial. To the north of the subject property is agricultural land. This agricultural property is not currently in the City limits.

South of the subject property, across K-10 highway, 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 through 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.

Farmland Industries Redevelopment Plan

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

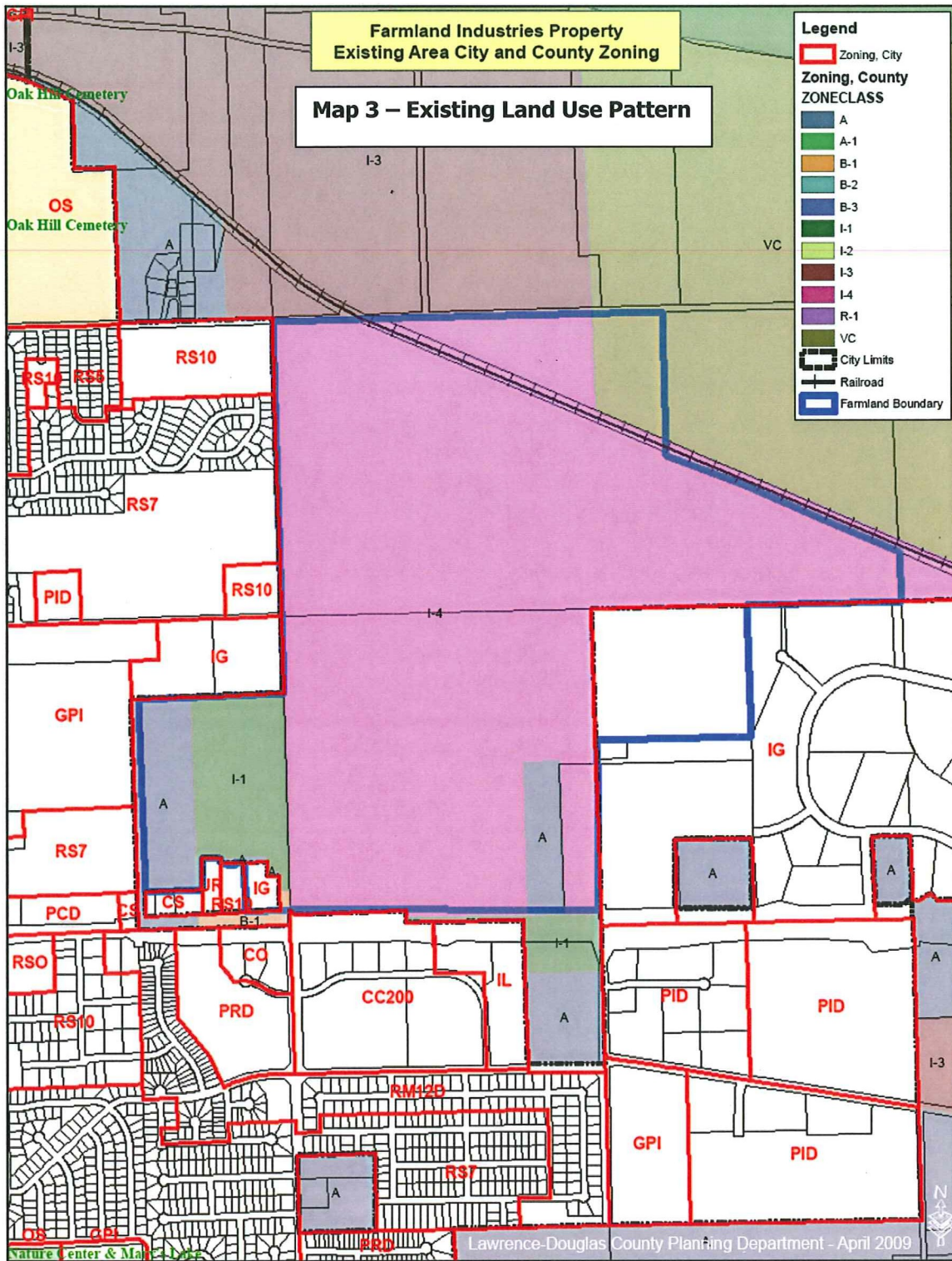
This category applies to the areas of the property reserved for future open space for use by workers at the site and the public at-large. Trails are recommended in the open space area. Integrating trails within this space and connecting them to the area's trail system is recommended. Utility uses are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

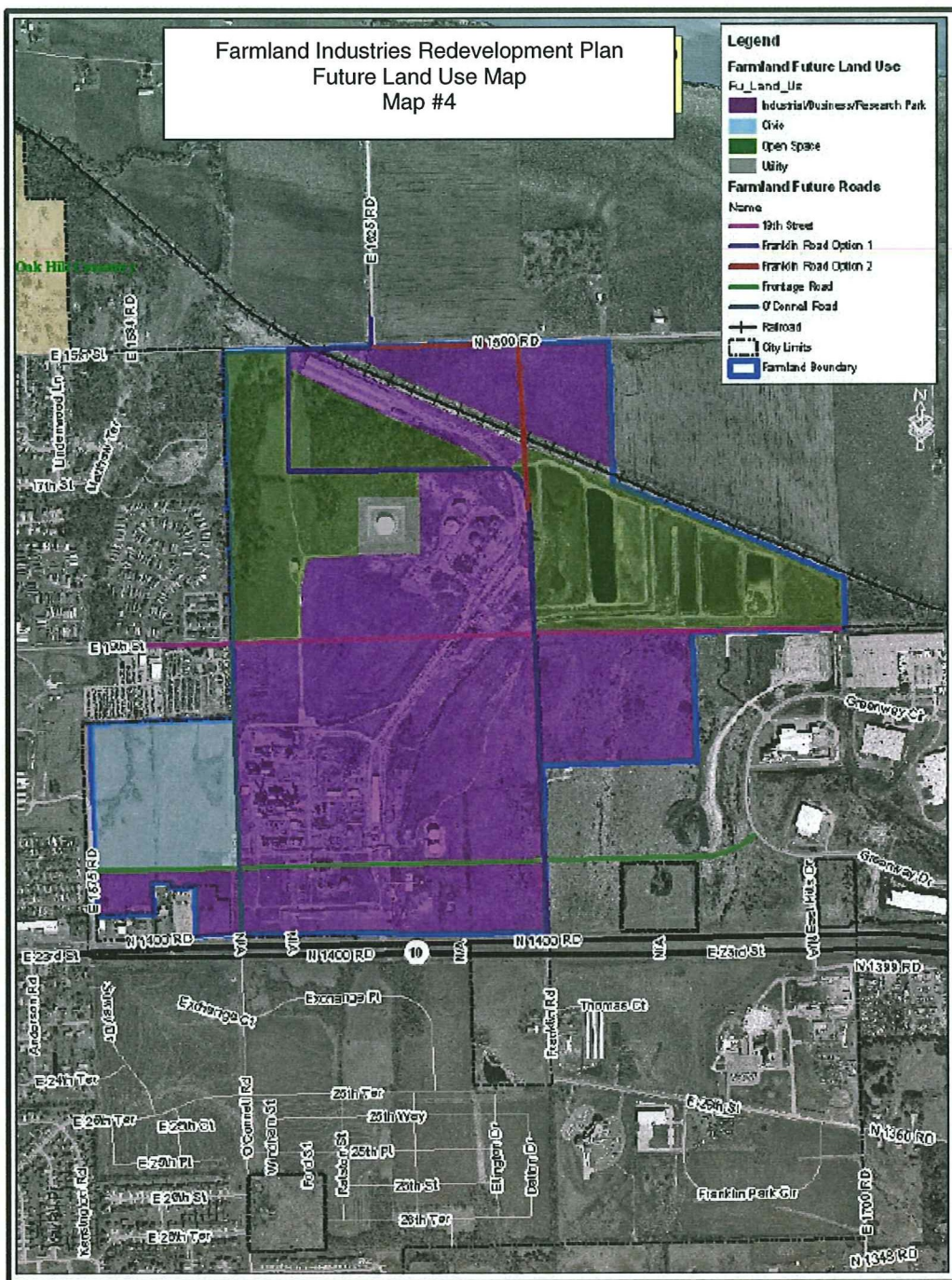
- **Primary Uses:** Open space, passive recreation, and trails
- **Zoning Districts:** OS
- **Intensity:** Light

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





EXTENSION OF MAJOR MUNICIPAL SERVICES

A. PUBLIC STREETS

The following streets serve the area to be annexed.

- N 1500 Road
- E 1575 Road
- N 1400 Road - Frontage road adjacent to K-10 Highway
- Kansas Highway K-10 (23rd Street extended)

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 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).

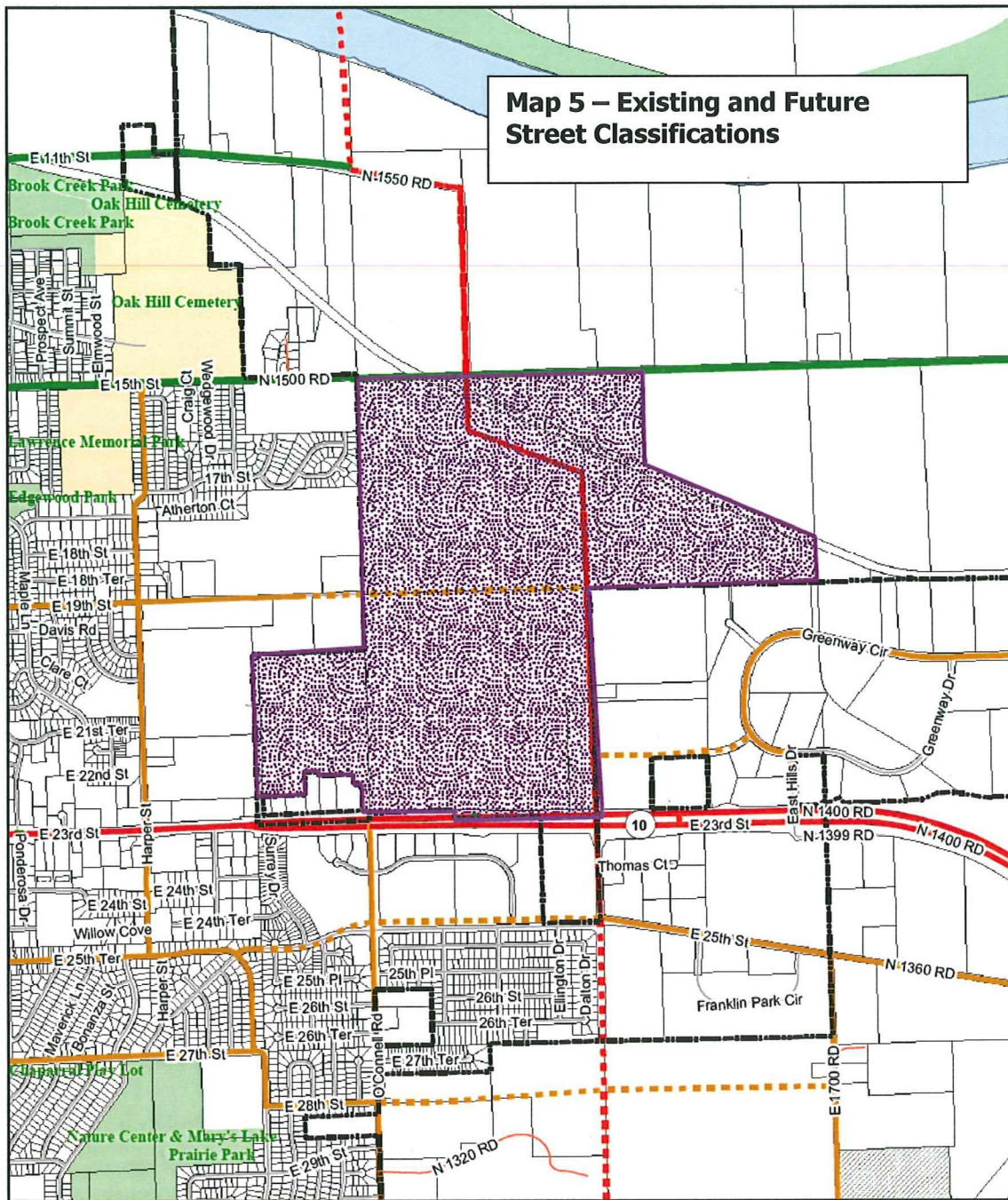
Average maintenance cost for the existing roads being proposed for annexation is estimated to be approximately \$75,000.00 per year. Snow removal cost for these roads is estimated to be approximately \$7,500.00 per year, for a total of \$82,500.00 per year for the cost of maintenance and snow removal.

TRAFFIC CONTROL SIGNALS, STREET LIGHTS, SIDEWALKS

There are no street lights in the area to be annexed. Street lights will be installed in accordance with the City's development policy upon redevelopment of the property.

SNOW AND ICE REMOVAL

Snow and ice removal of the streets to be annexed will be provided by the City's Public Works Department.



Map 5 – Existing and Future Street Classifications

Farmland Industries Annexation

- Freeway
- Principal arterial
- Collector
- Minor collector
- Minor arterial
- - - Future freeway
- - - Future arterial
- - - Future minor arterial
- - - Future collector



B. WATER

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. A water transmission line from the KAW Water Treatment Plant is being planned to service the southeast area of the city. The Kaw Water Treatment Plant Transmission Main Project from 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 City. 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 funds also budgeted for property acquisition.

C. SANITARY SEWER

Existing and planned sanitary sewer infrastructure is in the area of annexation. 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. 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 are included in the Department of Utilities Capital Improvements Plan. The estimated cost of the project is \$3.4 million. The improvements to PS25 will work in conjunction with a new pump station (PS49), which just completed 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 recommended timing of PS25's improvements and expansion have been confirmed and coincide with development and flow forecasts for the PS49 service area. Plans are in place that allows for additional upgrades to PS25 and PS49, in addition to future construction of the Wakarusa Wastewater Reclamation Facility. These additional system improvements would allow for sanitary sewer service for redevelopment of the Farmland Industries site.

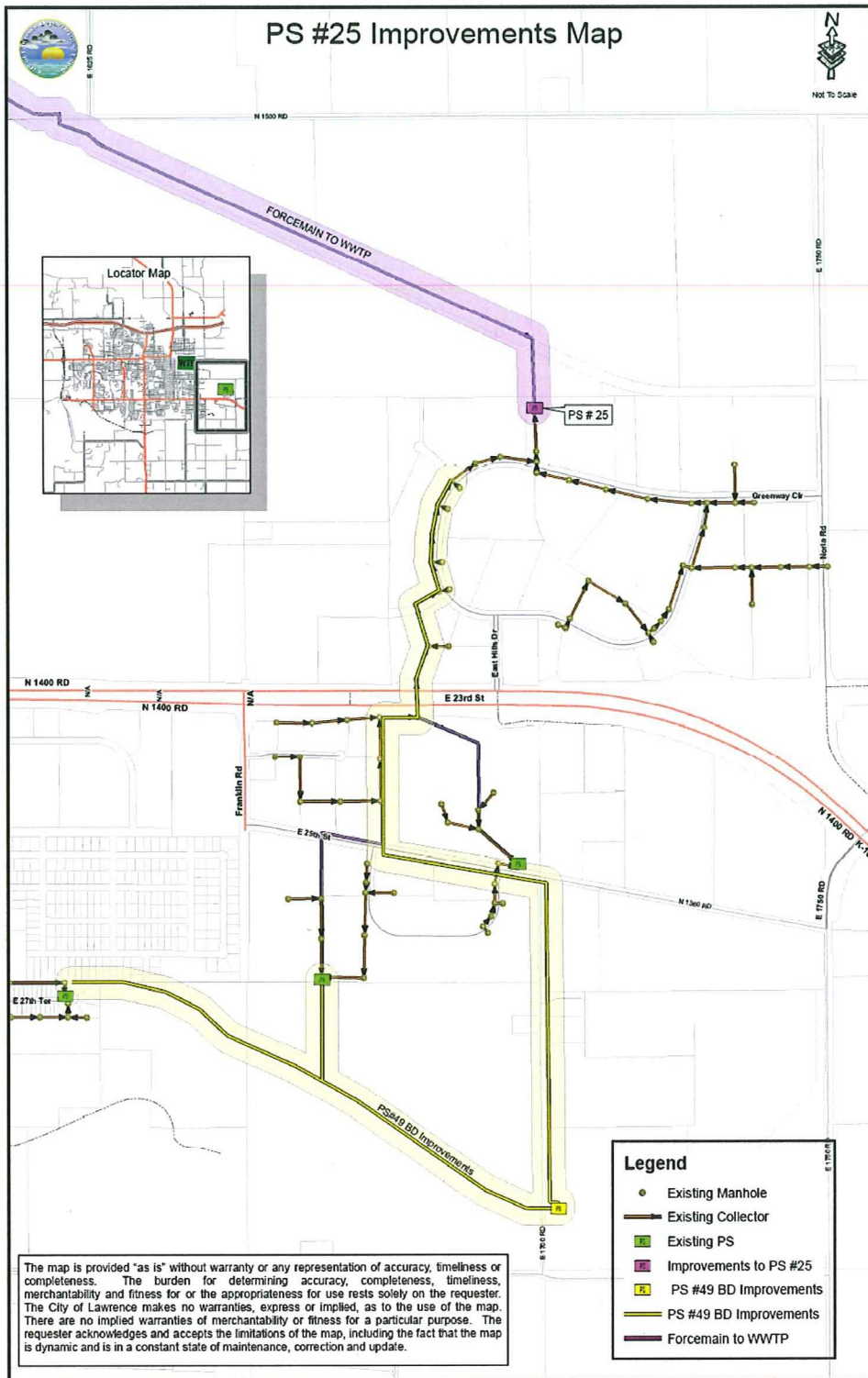
Sanitary Sewer Extensions - Developer Financed

Pursuant to 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.

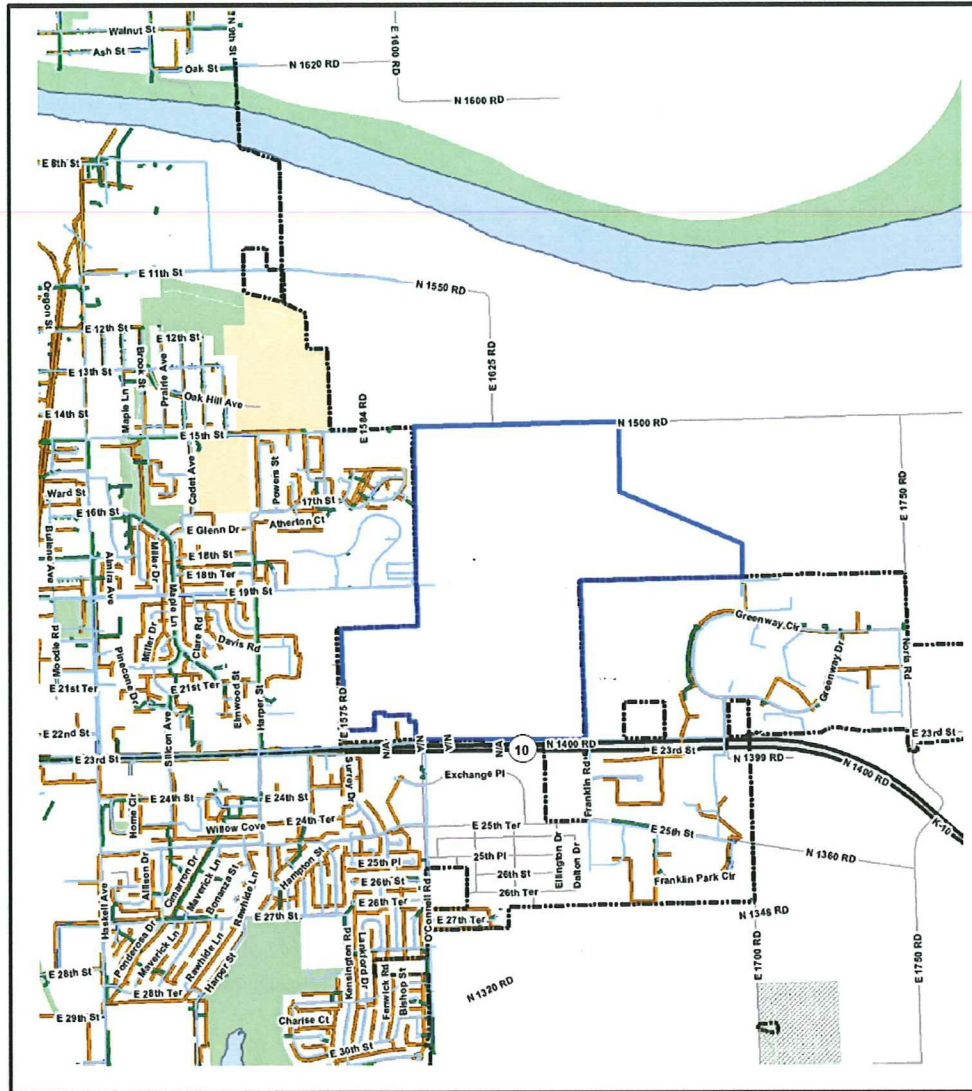
D. STORMWATER AND FLOOD PROTECTION

The Farmland Industries Redevelopment Plan discusses the stormwater management strategy for the area. Under 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.

The following map details existing City water, sanitary sewer and stormwater systems that are in the vicinity of the area to be annexed.



Map 6 - Existing City Water, Sewer and Stormwater Systems



Farmland Industries Annexation

Lawrence-Douglas County Planning Office
November 2008



Scale: 1 Inch = 2000 Feet

Legend

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

E. FIRE PROTECTION

Fire service for the area of annexation is currently provided by Wakarusa Township. Primary fire and medical services after annexation will come from **Station No. 2** located at 2128 Harper Street. This station is approximately ¾ 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. Upon annexation, the City-at-large ad valorem property taxes, as well as the City sales tax will finance fire protection and fire apparatus purchases. The Lawrence-Douglas County Fire and Medical Department recently received accreditation by the Commission on Fire Accreditation International, Inc., one of only three such accredited agencies in the state.

IMPACT ON COUNTY FIRE PROTECTION DISTRICT

There is no fire protection district in the area of annexation. The Wakarusa Township mill levy supports the fire protection provided by the township.

F. 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 City-at-Large ad valorem property taxes and other general revenues will finance these services. The department is staff by 164 authorized positions, with 142 being commissioned police officers.

G. PARKS

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 Farmland Industries Redevelopment Plan also calls for the preservation of significant areas of open space within the area to be annexed.

OTHER SERVICES

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.

Table 2 – Tax Levies for Taxing Units		
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 2008 and the estimated 2009 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.

Table 3 – Taxes Before and After Annexation Based on 2008 Mill Levies				
Parcel Number	Appraised Value 2008	Assessed Value 2008	2008 Taxes before annexation (tax unit 501) 110.669 mils	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 = \$1,283				

Table 4 – Estimated Taxes Before and After Annexation Based on 2009 Appraisal Data and 2008 Mill Levies				
Parcel Number	Appraised Value 2009	Assessed Value 2009	Estimated 2009 Taxes before annexation (tax unit 501) 110.669 mils	Estimated 2009 Taxes after annexation (tax unit 041) 118.366 mils
800661	\$6,690	\$1,825	\$201.97	\$216.02
800627A (CR)	\$316,730	\$79,180	\$8,762.77	\$9,372.22
800626A (CR)	\$222,240	\$55,560	\$6,148.77	\$6,576.42
800634B	\$264,070	\$31,690	\$3,507.10	\$3,751.02
Totals			\$18,620.61	\$19,915.68
Additional Taxes After Annexation = \$1,295.07				

TIMETABLE FOR SERVICES

Table 5 – 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	City at large.
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 Infrastructure	PS 25 project will provide force main improvements through portions of the site.	Scheduled for construction in 2009-2010.	City at large & user fees and system development charges collected upon redevelopment of the property.
Fire Protection	Yes	Upon annexation	City at large.
Police Protection	Yes	Upon annexation	City at large.
Parks in the area of annexation <ul style="list-style-type: none"> • Prairie Park Nature Center • Prairie Park 	Yes	Upon annexation	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 & stormwater utility fees (user fees).
Transit	Yes	Upon annexation	City at large & system users (rider fees).
Library	Yes	Upon annexation	City at large.