

**MEETING NOTICE
MAIZE CITY COUNCIL
MAIZE PARK CEMETERY BOARD
SPECIAL MEETING**

TIME: 7:00 P.M.
DATE: MONDAY, AUGUST 6, 2018
PLACE: MAIZE CITY HALL
10100 W. GRADY AVENUE

**MAIZE CITY COUNCIL AGENDA
MAYOR DONNA CLASEN PRESIDING**

- 1) Call to Order
- 2) Roll Call
- 3) Approval of Agenda
- 4) Public Hearing for the City of Maize, Kansas 2019 Budget
- 5) Old Business
 - A. Adoption of the 2019 Budget
- 6) New Business
 - A. Plat S/D 01-018 and Zoning Case Z-04-018 the Villas at Hampton Lakes
- 7) Adjournment

**MAIZE PARK CEMETERY BOARD AGENDA
CHAIR KAREN FITZMIER PRESIDING**

- 1) Call to Order
- 2) Roll Call
- 3) Approval of Agenda
- 4) Approval of Minutes – Board Meeting July 16, 2018
- 5) Public Hearing for the Maize Park Cemetery District 2019 Budget
- 6) Old Business
 - A. Adoption of the 2019 Budget
- 7) Adjournment

**MAIZE CITY COUNCIL
SPECIAL MEETING
MONDAY, AUGUST 6, 2018
AGENDA ITEM #5A**

ITEM: ADOPTION OF THE 2019 BUDGET

BACKGROUND:

On July 16, 2018 the Council accepted the proposed 2019 budget as presented.

In accordance with State law, the 2019 proposed budget and notice of a public hearing was published in The Clarion on July 19, 2018.

In order to comply with submittal dates to the State and County, the Council is required to adopt a final budget for 2019.

FINANCIAL CONSIDERATIONS:

The estimated mill levy for the 2019 budget is 43.002
The final 2018 mill levy was 43.117

LEGAL CONSIDERATIONS:

The 2019 proposed budget time-line and open meeting process is in compliance with state law and the required forms have been utilized.

RECOMMENDATION/ACTION:

Adopt the 2019 Budget for the City of Maize and submit to the Sedgwick County Clerk.

CERTIFICATE
To the Clerk of Sedgwick County, State of Kansas
We, the undersigned, officers of

City of Maize

certify that: (1) the hearing mentioned in the attached publication was held;
(2) after the Budget Hearing this budget was duly approved and adopted as the maximum expenditures for the various funds for the year 2019; and
(3) the Amount(s) of 2018 Ad Valorem Tax are within statutory limitations.

			2019 Adopted Budget		
Table of Contents:			Budget Authority for Expenditures	Amount of 2018 Ad Valorem Tax	County Clerk's Use Only
			Page No.		
Computation to Determine Limit for 2019			2		
Allocation of MVT, RVT, and 16/20M Vehicle			3		
Schedule of Transfers			4		
Statement of Indebtedness			5		
Statement of Lease-Purchases			6		
Fund	K.S.A.				
General	12-101a	7	4,052,763	2,129,749	
Debt Service	10-113	8	2,579,232	805	
Capital Improvements	12-118	8	600,115		
Special Highway		9	313,550		
Law Enforcement Training		9	3,000		
Wastewater Reserve		10	142,773		
Equipment Reserve		10	201,500		
Wastewater		11	892,000		
Water		11	948,000		
Water Reserve		12			
Water Bond Debt Reserve		12			
Wastewater Bond Debt Reserve		13			
Totals		xxxxx	9,732,933	2,130,554	
Budget Summary		14			County Clerk's Use Only
Neighborhood Revitalization Rebate					Nov 1, 2018 Total Assessed Valuation

Tax Lid Limit (from Computation Tab) **2,462,366**
Does the City Need to Hold and Election? **NO**

Assisted by: _____

Address: _____

Email: _____

Attest: _____ 2018

_____ County Clerk _____ Governing Body

CPA Summary

City of Maize

2019

Computation to Determine Limit for 2019

	Amount of Levy
1. Total tax levy amount in 2018 budget	+ \$ <u>1,887,474</u>
2. Library levy in 2018 budget	- \$ _____
Other tax entity levy in 2018 budget	- \$ _____
3. Net tax levy	\$ <u>1,887,474</u>

2019 Budget Percentage Adjustments

4. New improvements for 2018 :	+ <u>2,965,204</u>	
5. Increase in personal property for 2018 :		
5a. Personal property 2018	+ <u>339,162</u>	
5b. Personal property 2017	- <u>245,225</u>	
5c. Increase in personal property (5a minus 5b)	+ <u>93,937</u>	
		(Use Only if > 0)
6. Valuation of annexed territory for 2018 :		
6a. Real estate	+ <u>0</u>	
6b. State assessed	+ <u>0</u>	
6c. New improvements	+ <u>0</u>	
6d. Total adjustment (sum of 6a, 6b, and 6c)	+ <u>0</u>	
7. Valuation of property that has changed in use during 2018 :	+ <u>313,124</u>	
8. Expiration of property tax abatements	+ <u>363,353</u>	
9. Expiration of TIF, Rural Housing, and NR Districts (Incremental assessed value over base)	+ _____	
10. Total valuation adjustment (sum of 4, 5c, 6d, 7, 8 & 9)	<u>3,735,618</u>	
11. Total estimated valuation July 1, 2018	<u>49,545,341</u>	
12. Percentage adjustment factor - Line 10 / (Line 11 - Line 10))	<u>0.0815</u>	
13. Percentage adjustment increase (12 times 3)	+ \$ <u>153,917</u>	
14. Consumer Price Index for all urban consumers for calendar year 2017 (5 year average)	<u>1.40%</u>	
15. Consumer Price Index adjustment (Line 3 times Line 14)	\$ <u>26,425</u>	
16. Total Percentage Adjustments	\$ <u>180,342</u>	

Allocation of MV, RV, 16/20M, Commercial Vehicle, and Watercraft Tax Estimates

Budgeted Funds for 2018	Ad Valorem Levy Tax Year 2017	Allocation for Year 2019				
		MVT	RVT	16/20M Veh	Comm Veh	Watercraft
General	1,887,474	225,071	2,457	647	6,791	1,148
Debt Service						
Capital Improvements						
TOTAL	1,887,474	225,071	2,457	647	6,791	1,148

County Treas Motor Vehicle Estimate	<u>225,071</u>					
County Treas Recreational Vehicle Estimate		<u>2,457</u>				
County Treas 16/20M Vehicle Estimate			<u>647</u>			
County Treas Commercial Vehicle Tax Estimate				<u>6,791</u>		
County Treas Watercraft Tax Estimate					<u>1,148</u>	

Motor Vehicle Factor	<u>0.11924</u>					
Recreational Vehicle Factor		<u>0.00130</u>				
16/20M Vehicle Factor			<u>0.00034</u>			
Commercial Vehicle Factor				<u>0.00360</u>		
Watercraft Factor					<u>0.00061</u>	

STATEMENT OF INDEBTEDNESS

Type of Debt	Date of Issue	Date of Retirement	Interest Rate %	Amount Issued	Beginning Amount Outstanding Jan 1, 2018	Date Due		Amount Due 2018		Amount Due 2019	
						Interest	Principal	Interest	Principal	Interest	Principal
General Obligation:											
Series B 2007	9/15/2007	9/1/2028	4.00	4,941,983	3,375,000	3/1 & 9/1	9/1	137,342	240,000	125,343	250,000
Series A 2013	3/22/2013	9/1/2033	3.48	3,840,000	3,215,000	3/1 & 9/1	9/1	106,200	170,000	102,800	170,000
Series B 2013 Refunding	8/23/2013	9/1/2028	3.23	2,115,000	1,610,000	3/1 & 9/1	9/1	48,157	165,000	45,270	175,000
Series A 2014	11/26/2014	10/1/2034	3.66	2,795,000	2,670,000	4/1 & 10/1	10/1	97,082	55,000	95,982	60,000
Series A 2015	2/10/2015	10/1/2035	2.76	3,415,000	3,090,000	4/1 & 10/1	10/1	86,037	170,000	82,637	170,000
Series B 2015 Refunding	8/25/2015	10/1/2022	1.74	740,000	480,000	4/1 & 10/1	10/1	8,697	95,000	7,700	95,000
Seris A 2016 Refunding/Imp	9/30/2016	10/1/2030	2.06	4,730,000	4,505,000	4/1 & 10/1	10/1	93,855	260,000	88,655	270,000
Total G.O. Bonds					18,945,000			577,370	1,155,000	548,387	1,190,000
Revenue Bonds:											
WW Refunding Bond 2012	8/30/2012	9/1/2018	1.20	1,135,000	105,000	3/1 & 9/1	9/1	1,312	105,000	0	0
Water Revenue Bond 2014A	10/29/2014	10/1/2038	3.75	285,000	285,000	4/1 & 10/1	10/1	32,075	0	32,075	40,000
WW Revenue Bond 2014A	10/29/2014	10/1/2038	3.57	995,000	995,000	4/1 & 10/1	10/1	9,775	0	9,775	10,000
Water Refunding Bond 2016	7/7/2016	8/1/2030	2.38	4,125,000	3,900,000	2/1 & 8/1	8/1	93,569	240,000	88,769	240,000
Total Revenue Bonds					5,285,000			136,731	345,000	130,619	290,000
Other:											
Temp Notes 2017A	11/13/2017	11/13/2019	1.85	4,260,000	4,260,000						
KDHE WWTP Loan	3/1/2019	3/1/2038	1.74	6,100,000	6,100,000	3/1 & 9/1	3/1 & 9/1	53,070	100	104,990	265,236
Total Other					10,360,000			53,070	100	104,990	265,236
Total Indebtedness					34,590,000			767,171	1,500,100	783,996	1,745,236

STATEMENT OF CONDITIONAL LEASE-PURCHASE AND CERTIFICATE OF PARTICIPATION*

Item Purchased	Contract Date	Term of Contract (Months)	Interest Rate %	Total Amount Financed (Beginning Principal)	Principal Balance On Jan 1 2018	Payments Due 2018	Payments Due 2019
Radio Read Water Meters	5/30/2014	60	3.59	113,400	46,960	25,181	25,181
Street Sweeper	9/15/2014	60	3.30	164,371	66,449	35,434	35,434
Totals					113,409	60,615	60,615

***If you are merely leasing/renting with no intent to purchase, do not list--such transactions are not lease-purchases.

City of Maize

2019

FUND PAGE FOR FUNDS WITH A TAX LEVY

Adopted Budget	Prior Year	Current Year	Proposed Budget
Debt Service	Actual for 2017	Estimate for 2018	Year for 2019
Unencumbered Cash Balance Jan 1	118,147	172,855	123,614
Receipts:			
Ad Valorem Tax	71,574	0	XXXXXXXXXXXXXXXXXX
Delinquent Tax	306	3,000	3,000
Motor Vehicle Tax	1,406	10,000	0
Recreational Vehicle Tax			0
16/20M Vehicle Tax			0
Commercial Vehicle Tax			0
Watercraft Tax			0
Special Assessments	1,422,042	1,600,000	1,600,000
Transfer from Wastewater	255,863	202,519	299,528
Transfer from Water	343,343	343,343	408,543
Transfer from Projects	262,643	0	0
Transfer from General Fund			0
Transfer from WW Reserve			142,773
Interest on Idle Funds	2,192	6,000	1,000
Neighborhood Revitalization Rebate			0
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	2,359,369	2,164,862	2,454,844
Resources Available:	2,477,516	2,337,717	2,578,458
Expenditures:			
Bond Principal	1,550,000	1,500,000	1,745,236
Bond Interest	754,661	714,103	783,996
Cash Basis Reserve (2019 column)			50,000
Miscellaneous			
Does miscellaneous exceed 10% of Total E			
Total Expenditures	2,304,661	2,214,103	2,579,232
Unencumbered Cash Balance Dec 31	172,855	123,614	XXXXXXXXXXXXXXXXXX
2017/2018/2019 Budget Authority Amount	2,425,096	2,264,103	2,579,232
		Non-Appropriated Balance	
		Total Expenditure/Non-Appr Balance	2,579,232
		Tax Required	774
		Delinquent Comp Rate: 4.0%	31
		Amount of 2018 Ad Valorem Tax	805

Adopted Budget	Prior Year	Current Year	Proposed Budget
Capital Improvements	Actual for 2017	Estimate for 2018	Year for 2019
Unencumbered Cash Balance Jan 1	88,249	130,548	326,114
Receipts:			
Ad Valorem Tax	0	0	XXXXXXXXXXXXXXXXXX
Delinquent Tax	2		
Motor Vehicle Tax	0		
Recreational Vehicle Tax	0		
16/20M Vehicle Tax	0		
Commercial Vehicle Tax	0		
Watercraft Tax	0		
Transfer from General Fund	460,000	470,000	375,000
Interest on Idle Funds	9,449	20,000	10,000
Sale of Dugan Park Property	65,115		0
Miscellaneous		566	
Does miscellaneous exceed 10% Total Rec			
Total Receipts	534,566	490,566	385,000
Resources Available:	622,815	621,114	711,114
Expenditures:			
Street Improvements	236,053	250,000	300,000
Sidewalks	80,556	0	100,000
Park Improvements	175,658	45,000	135,000
Dugan Park Sale			65,115
Miscellaneous			
Does miscellaneous exceed 10% of Total E			
Total Expenditures	492,267	295,000	600,115
Unencumbered Cash Balance Dec 31	130,548	326,114	XXXXXXXXXXXXXXXXXX
2017/2018/2019 Budget Authority Amount	650,000	544,000	600,115
		Non-Appropriated Balance	
		Total Expenditure/Non-Appr Balance	600,115
		Tax Required	0
		Delinquent Comp Rate: 4.0%	0
		Amount of 2018 Ad Valorem Tax	0

CPA Summary

City of Maize

2019

FUND PAGE FOR FUNDS WITH NO TAX LEVY

Adopted Budget Special Highway	Prior Year Actual for 2017	Current Year Estimate for 2018	Proposed Budget Year for 2019
Unencumbered Cash Balance Jan 1	153,733	173,431	197,396
Receipts:			
State of Kansas Gas Tax	117,339	119,880	120,320
County Transfers Gas	52,453	52,760	52,950
Transfer from General Fund	150,000	150,000	150,000
Interest on Idle Funds			
Miscellaneous	3,595	1,993	
Does miscellaneous exceed 10% Total Rec			
Total Receipts	323,387	324,633	323,270
Resources Available:	477,120	498,064	520,666
Expenditures:			
Salaries & Wages	157,996	161,100	170,500
Operating Expenses	145,693	139,568	143,050
Cash Forward (2019 column)			
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	303,689	300,668	313,550
Unencumbered Cash Balance Dec 31	173,431	197,396	207,116
2017/2018/2019 Budget Authority Amount	308,050	310,050	313,550

Adopted Budget

Law Enforcement Training	Prior Year Actual for 2017	Current Year Estimate for 2018	Proposed Budget Year for 2019
Unencumbered Cash Balance Jan 1	3,547	9,516	15,516
Receipts:			
Training Receipts	7,370	8,000	8,000
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	7,370	8,000	8,000
Resources Available:	10,917	17,516	23,516
Expenditures:			
Training Expenses	1,401	2,000	3,000
Cash Forward (2019 column)			
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	1,401	2,000	3,000
Unencumbered Cash Balance Dec 31	9,516	15,516	20,516
2017/2018/2019 Budget Authority Amount	2,000	3,000	3,000

CPA Summary

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City of Maize

2019

FUND PAGE FOR FUNDS WITH NO TAX LEVY

Adopted Budget	Prior Year Actual for 2017	Current Year Estimate for 2018	Proposed Budget Year for 2019
Wastewater Reserve			
Unencumbered Cash Balance Jan 1	167,998	228,934	298,374
Receipts:			
WWTP Expansion Fee	49,333	60,000	60,000
Transfer from Wastewater	36,000	36,000	48,600
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	85,333	96,000	108,600
Resources Available:	253,331	324,934	406,974
Expenditures:			
Equipment	24,397		
Transfer to Debt Service			142,773
KDHE Loan Payment		26,560	
Cash Forward (2019 column)			
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	24,397	26,560	142,773
Unencumbered Cash Balance Dec 31	228,934	298,374	264,201
2017/2018/2019 Budget Authority Amount	0	0	142,773

See Tab A

See Tab C

Adopted Budget

Adopted Budget	Prior Year Actual for 2017	Current Year Estimate for 2018	Proposed Budget Year for 2019
Equipment Reserve			
Unencumbered Cash Balance Jan 1	96,339	102,530	95,030
Receipts:			
Transfer from General Fund	140,000	150,000	201,800
Interest on Idle Funds	825	2,500	2,500
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	140,825	152,500	204,300
Resources Available:	237,164	255,030	299,330
Expenditures:			
Public Works Equipment	39,585	50,000	40,500
Computers/Technology	39,873	50,000	101,000
Police Equipment	55,176	60,000	60,000
Cash Forward (2019 column)			
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	134,634	160,000	201,500
Unencumbered Cash Balance Dec 31	102,530	95,030	97,830
2017/2018/2019 Budget Authority Amount	136,000	170,000	201,500

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City of Maize

2019

FUND PAGE FOR FUNDS WITH NO TAX LEVY

Adopted Budget Wastewater	Prior Year Actual for 2017	Current Year Estimate for 2018	Proposed Budget Year for 2019
Unencumbered Cash Balance Jan 1	721,115	804,993	936,568
Receipts:			
User Fees	773,446	800,000	810,000
Installation Fees	51,000	40,000	30,000
Plant Equity Fees	56,100	50,000	40,000
Interest on Idle Funds	10,104	20,000	12,000
Miscellaneous	980		
Does miscellaneous exceed 10% Total Rec			
Total Receipts	891,630	910,000	892,000
Resources Available:	1,612,745	1,714,993	1,828,568
Expenditures:			
Salaries & Wages	240,683	259,006	263,000
Operating Expenses	241,001	280,900	280,872
Transfer to Debt Service	255,863	202,519	299,528
Transfer to Wastewater Reserve	36,000	36,000	48,600
Transfer to General Fund	34,205	0	
Cash Forward (2019 column)			
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	807,752	778,425	892,000
Unencumbered Cash Balance Dec 31	804,993	936,568	936,568
2017/2018/2019 Budget Authority Amount	807,752	798,000	892,000

Adopted Budget

Water	Prior Year Actual for 2017	Current Year Estimate for 2018	Proposed Budget Year for 2019
Unencumbered Cash Balance Jan 1	533,122	640,910	829,831
Receipts:			
User Fees	766,784	790,000	808,000
Tower Rent	52,230	52,000	28,000
Water Tap Fees	31,945	50,000	38,000
Water Connection Fees	10,848	9,500	7,500
Plant Equity Fees	64,900	50,000	48,000
Water Tax	7,788	8,500	8,500
Interest on Idle Funds	2,837	8,000	10,000
Miscellaneous	3,997	6,740	0
Does miscellaneous exceed 10% Total Rec			
Total Receipts	941,329	974,740	948,000
Resources Available:	1,474,451	1,615,650	1,777,831
Expenditures:			
Salaries & Wages	211,857	224,000	250,000
Operating Expenses	152,959	182,476	221,600
Transfer to Debt Service	406,725	343,343	408,543
Transfer to Water Reserve	36,000	36,000	67,857
Transfer to General Fund	26,000	0	0
Cash Forward (2019 column)			
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	833,541	785,819	948,000
Unencumbered Cash Balance Dec 31	640,910	829,831	829,831
2017/2018/2019 Budget Authority Amount	833,863	822,000	948,000

CPA Summary

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City of Maize

2019

FUND PAGE FOR FUNDS WITH NO TAX LEVY

Adopted Budget Water Reserve	Prior Year Actual for 2017	Current Year Estimate for 2018	Proposed Budget Year for 2019
Unencumbered Cash Balance Jan 1	171,149	176,991	201,021
Receipts:			
Transfer from Water	36,000	36,000	67,857
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	36,000	36,000	67,857
Resources Available:	207,149	212,991	268,878
Expenditures:			
Equipment	30,158	11,970	0
Cash Forward (2019 column)			
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	30,158	11,970	0
Unencumbered Cash Balance Dec 31	176,991	201,021	268,878
2017/2018/2019 Budget Authority Amount	0	0	0

See Tab A

See Tab C

Adopted Budget

Water Bond Debt Reserve	Prior Year Actual for 2017	Current Year Estimate for 2018	Proposed Budget Year for 2019
Unencumbered Cash Balance Jan 1	268,000	268,000	268,000
Receipts:			
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	0	0	0
Resources Available:	268,000	268,000	268,000
Expenditures:			
Cash Forward (2019 column)			
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	0	0	0
Unencumbered Cash Balance Dec 31	268,000	268,000	268,000
2017/2018/2019 Budget Authority Amount	0	0	0

CPA Summary

NOTICE OF BUDGET HEARING

The governing body of
City of Maize
will meet on August 6, 2018 at 7:00 PM at City Hall for the purpose of
hearing and answering objections of taxpayers relating to the proposed use of all funds and the amount of ad valorem tax.
Detailed budget information is available at City Hall and will be available at this hearing.

BUDGET SUMMARY

Proposed Budget 2019 Expenditures and Amount of 2018 Ad Valorem Tax establish the maximum limits of the 2019 budget.
Estimated Tax Rate is subject to change depending on the final assessed valuation.

FUND	Prior Year Actual for 2017		Current Year Estimate for 2018		Proposed Budget for 2019		
	Expenditures	Actual Tax Rate *	Expenditures	Actual Tax Rate *	Budget Authority for Expenditures	Amount of 2018 Ad Valorem Tax	Estimate Tax Rate *
General	3,531,496	41.220	3,692,064	43.117	4,052,763	2,129,749	42.986
Debt Service	2,304,661	1.839	2,214,103		2,579,232	805	0.016
Capital Improvements	492,267		295,000		600,115		
Special Highway	303,689		300,668		313,550		
Law Enforcement Training	1,401		2,000		3,000		
Wastewater Reserve	24,397		26,560		142,773		
Equipment Reserve	134,634		160,000		201,500		
Wastewater	807,752		778,425		892,000		
Water	833,541		785,819		948,000		
Water Reserve	30,158		11,970				
Water Bond Debt Reserve							
Totals	8,463,996	43.059	8,266,609	43.117	9,732,933	2,130,554	43.002
Less: Transfers	1,807,436		1,387,862		1,459,471		
Net Expenditure	6,656,560		6,878,747		8,273,462		
Total Tax Levied	1,734,330		1,887,474		xxxxxxxxxxxxxxxxxxx		
Assessed Valuation	40,278,197		43,776,013		49,545,341		
Outstanding Indebtedness, January 1,							
	<u>2016</u>		<u>2017</u>		<u>2018</u>		
G.O. Bonds	20,255,000		20,050,000		18,945,000		
Revenue Bonds	5,985,000		5,730,000		5,285,000		
Other	0		0		10,360,000		
Lease Purchase Principal	223,067		170,081		113,409		
Total	26,463,067		25,950,081		34,703,409		

*Tax rates are expressed in mills

Jocelyn Reid

City Official Title: City Clerk

**MAIZE CITY COUNCIL
SPECIAL MEETING
MONDAY, AUGUST 6, 2018**

AGENDA ITEM 6A

ITEM: Final plat of Villas at Hampton Lakes (**S/D 01-018**) and **Z-04-018** Zone change for approximately 9.85 acres from LC Limited Commercial to MF-18 Multi-Family

BACKGROUND:

Plat S/D 01-018

This is a 13-lot final plat for 9.85 acres on the north side of Hampton Lakes between Parkdale and Ranch Road. The developer proposes to construct 13 tri-plex and duplex units that will be an extension of similar development to the south of this property

The Planning Commission unanimously recommended approval of the plat at their June 7th meeting. All conditions for approval have been met. A copy of the staff report that was presented to the Planning Commission is attached, along with the plat and a map showing its general location.

Zoning Change Z-04-018

The applicant is requesting a rezoning in order to more accurately reflect the actual development of the property. The developer has plans to construct tri-plexes and duplexes on the property, which would be allowed under the current zoning classification of LC Limited Commercial zoning.

MF-18 zoning will eliminate all other commercial uses that could be developed in the future and would limit the property to being developed in the manner in which the developer is platting it for.

The Planning Commission unanimously recommended approval of this request on Thursday, July 12, 2018. A copy of the Staff Report and supporting material that was presented to the Planning Commission is enclosed for your information.

FINANCIAL CONSIDERATIONS: The applicant will submit all applicable petitions for public improvements.

LEGAL CONSIDERATIONS: The final plat document has been reviewed and approved as to form by the City Attorney and the County Surveyor. All utilities have reviewed the plat and requested additions have been incorporated. Additionally, the City Attorney has reviewed and approved Ordinance as to form.

RECOMMENDATION/ACTION:

1. Accept the Villas at Hampton Lakes Addition final plat S/D 01-018, with plat to be filed with the County Register of Deeds; and
2. Approve and adopt the Ordinance for a zone change within Maize city limits for Z-04-018.

STAFF REPORT

CASE NUMBER: **S/D 01-018 Final plat Villas at Hampton Lakes Addition**
A replat of a portion of Hampton Lakes Second Addition (Lot 1, Block 2 and Reserve B) and a replat of a portion of Hampton Lakes Commercial Park Addition (Lots 4, 5, 6 and 7, Block 1 and a portion of Reserve A)

OWNER/APPLICANT: Hampton Lakes LLC
7926 West 21st Street, Wichita, KS 67205

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants c/o Brian Lindebak
411 North Webb Road, Wichita, KS 67206

GENERAL LOCATION: Halfway between 37th and 45th Streets, ¼ mile west of Maize Road

SITE SIZE: 9.85 acres

NUMBER OF LOTS

Residential:	
Multi-Family:	13
Office:	
Commercial:	
Industrial:	—
Total:	13

CURRENT ZONING: “LC” Limited Commercial

PROPOSED ZONING: “MF-18” Multi-Family

Planning Staff recommends approval of the plat subject to the following comments:

- A. **City Engineering** needs to comment on the status of the applicant’s drainage plan.
- B. “Recording Secretary” needs to be changed to Sue Villarreal.
- C. This property is in Area C on the FEMA flood map, not in the floodplain.
- D. Minimum pad elevations for all lots need to be shown.
- E. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable (water service and fire hydrants required for fire protection shall be as per the direction and approval of the Chief of the Sedgwick County Fire Department.)
- F. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox location can be determined.
- G. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant’s responsibility to contact all appropriate agencies to determine any such requirements.
- H. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb

one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the

- I. Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Maize, erosion and sediment control devices must be used on ALL projects.
- J. Perimeter closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within thirty (30) days after approval by the City Council.
- L. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- M. The applicant is reminded that a flash drive shall be submitted with the final plat tracing to the City of Maize detailing this plat in digital format in AutoCAD, or sent via e-mail to kedgington@cityofmaize.org. This will be used by the County GIS Department.

Planning Commission Action

Having reviewed the final plat for Villas at Hampton Lakes Addition filed as S/D 01-018, I _____ move that the Planning Commission

Approve the final plat subject to conditions and modifications as heretofore agreed upon and listed, or

Disapprove the final plat for reasons heretofore agreed upon

Or defer the plat until the July 12th regular meeting of the Planning Commission for further information or study as heretofore specified

Motion seconded by _____ and passed by a vote of _____ to _____. Member(s) abstaining from the vote was (were) _____.

Note: Except in the case of a tie vote, abstentions are counted as part of the majority vote. Members disqualifying themselves are not a part of the quorum and unable to vote.

CERTIFICATE OF SURVEY

I, Curtis W. Luttrell, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "VILLAS AT HAMPTON LAKES ADDITION" an addition to Maize, Sedgwick County, Kansas, into Lots, a Block, Reserves, and Streets, the same being accurately set forth in the accompanying plat and described herein:

Lot 1, Block 2, and Reserve B, Hampton Lakes Second Addition, an addition to Maize, Sedgwick County, Kansas, TOGETHER WITH, Lots 4, 5, 6, and 7, Block 1, and a portion of Reserve A, Hampton Lakes Commercial Park Addition, an addition to Maize, Sedgwick County, Kansas, EXCEPT that part of said Reserve A replatted in said Hampton Lakes Second Addition.

CONTAINS: 429,140 square feet or 9.85 acres of land, more or less.

All streets, easements, rights-of-way, building setbacks, access controls, TOGETHER WITH a Landscape Construction Easement recorded on Doc.#/Fm-Pg: 29159101, TOGETHER WITH all other public dedications within the above described property, are hereby vacated and replatted by virtue of K.S.A. 12-512b, as amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this ___ day of _____, 2018.

Curtis W. Luttrell, P.S. #1238
MKEC Engineering, Inc. (CLS 39)
411 North Webb Road
Wichita, Kansas 67206

OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Professional Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, a Block, Reserves, and Streets, the same to be known as "VILLAS AT HAMPTON LAKES ADDITION" an addition to Maize, Sedgwick County, Kansas.

The streets, Manchester and Manchester Court are hereby dedicated to and for the use of the public.

Easements for the construction and maintenance of street, sidewalk, drainage and utilities, as indicated hereon, are hereby granted to the public.

All abutters rights of access to or from planned Kansas Highway 254 over and across the north line of "VILLAS AT HAMPTON LAKES ADDITION," are hereby granted to the appropriate governing body.

A drainage plan has been developed for this plat. All drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and shall remain unobstructed to allow for the conveyance of stormwater.

Hampton Lakes, LLC, a Kansas limited liability company Hampton Lakes Commercial Owners Association

Marvin L. Schellenberg, managing member Marvin L. Schellenberg, managing member

STATE OF KANSAS, SEDGWICK COUNTY) ss: This instrument was acknowledged before me on ___ day of _____, 2018, by Marvin L. Schellenberg, managing member of Hampton Lakes, LLC, a Kansas limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public
My Term Expires: _____

STATE OF KANSAS, SEDGWICK COUNTY) ss: This instrument was acknowledged before me on ___ day of _____, 2018, by Marvin L. Schellenberg, managing member of Hampton Lakes Commercial Owners Association.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public
My Term Expires: _____

MORTGAGE CERTIFICATE

Legacy Bank, holder of a mortgage on a portion of the above described property, does hereby consent to the "VILLAS AT HAMPTON LAKES ADDITION" final plat.

Brad Yaeger, Executive Vice President

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on ___ day of _____, 2018, by Brad Yaeger, Executive Vice President, Legacy Bank.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public
My Term Expires: _____

City of Maize, Kansas

FINAL PLAT

VILLAS AT HAMPTON LAKES ADDITION
AN ADDITION TO MAIZE, SEDGWICK COUNTY, KANSAS

a replat of a portion of Hampton Lakes Second Addition, an addition to Maize, Sedgwick County, Kansas, AND ALSO, a portion of Hampton Lakes Commercial Park Addition, an addition to Maize, Sedgwick County, Kansas

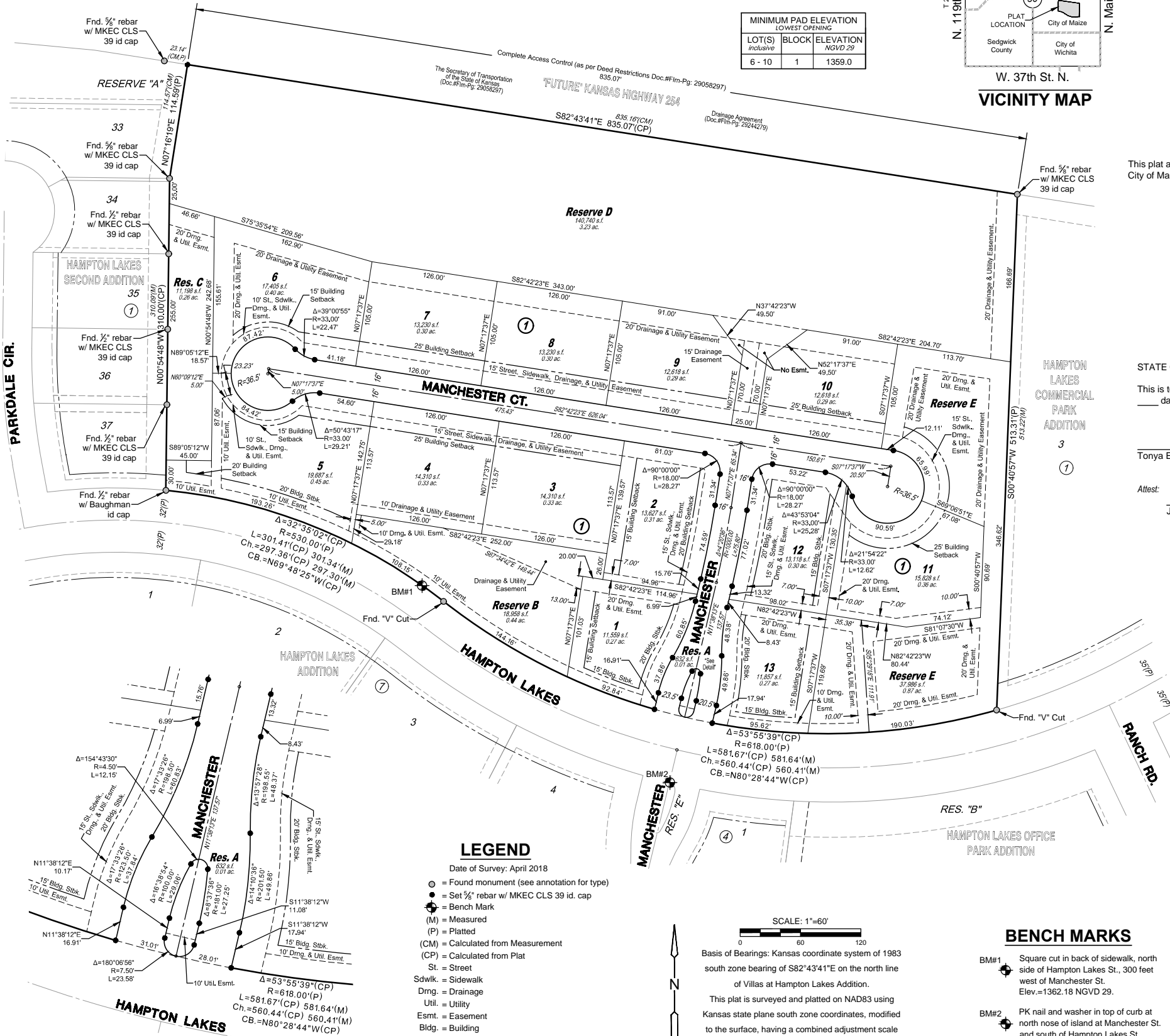
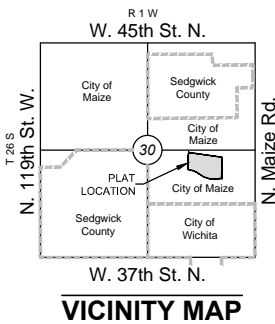


Table with 3 columns: LOT(S) Inclusive, BLOCK, ELEVATION NGVD 29. Values: 6-10, 1, 1359.0



PARKDALE CIR.

HAMPTON LAKES COMMERCIAL PARK ADDITION

RANCH RD.

LEGEND

- Date of Survey: April 2018
Found monument (see annotation for type)
Set 1/2" rebar w/ MKEC CLS 39 id. cap
Bench Mark
Measured
Platted
Calculated from Measurement
Calculated from Plat
Street
Sidewalk
Drainage
Utility
Easement
Building
Setback
Lot
Block



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of S82°43'41"E on the north line of Villas at Hampton Lakes Addition. This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

BENCH MARKS

- BM#1 Square cut in back of sidewalk, north side of Hampton Lakes St., 300 feet west of Manchester St. Elev.=1362.18 NGVD 29.
BM#2 PK nail and washer in top of curb at north nose of island at Manchester St. and south of Hampton Lakes St. Elev.=1360.26 NGVD 29.

PLANNING COMMISSION CERTIFICATE

This plat of "VILLAS AT HAMPTON LAKES ADDITION" has been submitted to and approved by the City of Maize Planning Commission, Maize, Kansas.

Dated this ___ day of _____, 2018.

CITY OF Maize PLANNING COMMISSION

By Bryan Aubuchon, Chair
Attest: Rebecca Bouska, Secretary

GOVERNING BODY CERTIFICATE

This plat approved and all dedications shown hereon, accepted by the governing body of the City of Maize, Kansas dated this ___ day of _____, 2018.

At the direction of the City Council.

Donna Clasen, Mayor

Attest: Jocelyn Reid, City Clerk

REGISTER OF DEEDS' CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this ___ day of _____, 2018, at ___ o'clock ___M; and is duly recorded.

Tonya E. Buckingham, Register of Deeds

Attest: Judy J. Paget, Deputy

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this ___ day of _____, 2018.

Kelly B. Arnold, County Clerk

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Reviewed in accordance with K.S.A. 58-2005 on this ___ day of _____, 2018.

Tricia L. Robello, P.S. #1246
Deputy County Surveyor
Deputy County Surveyor
Sedgwick County, Kansas





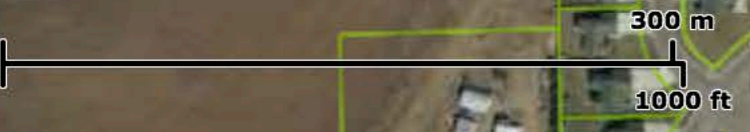
Land Records Map Zoning Map Elections Map

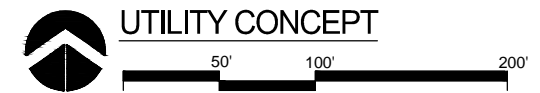
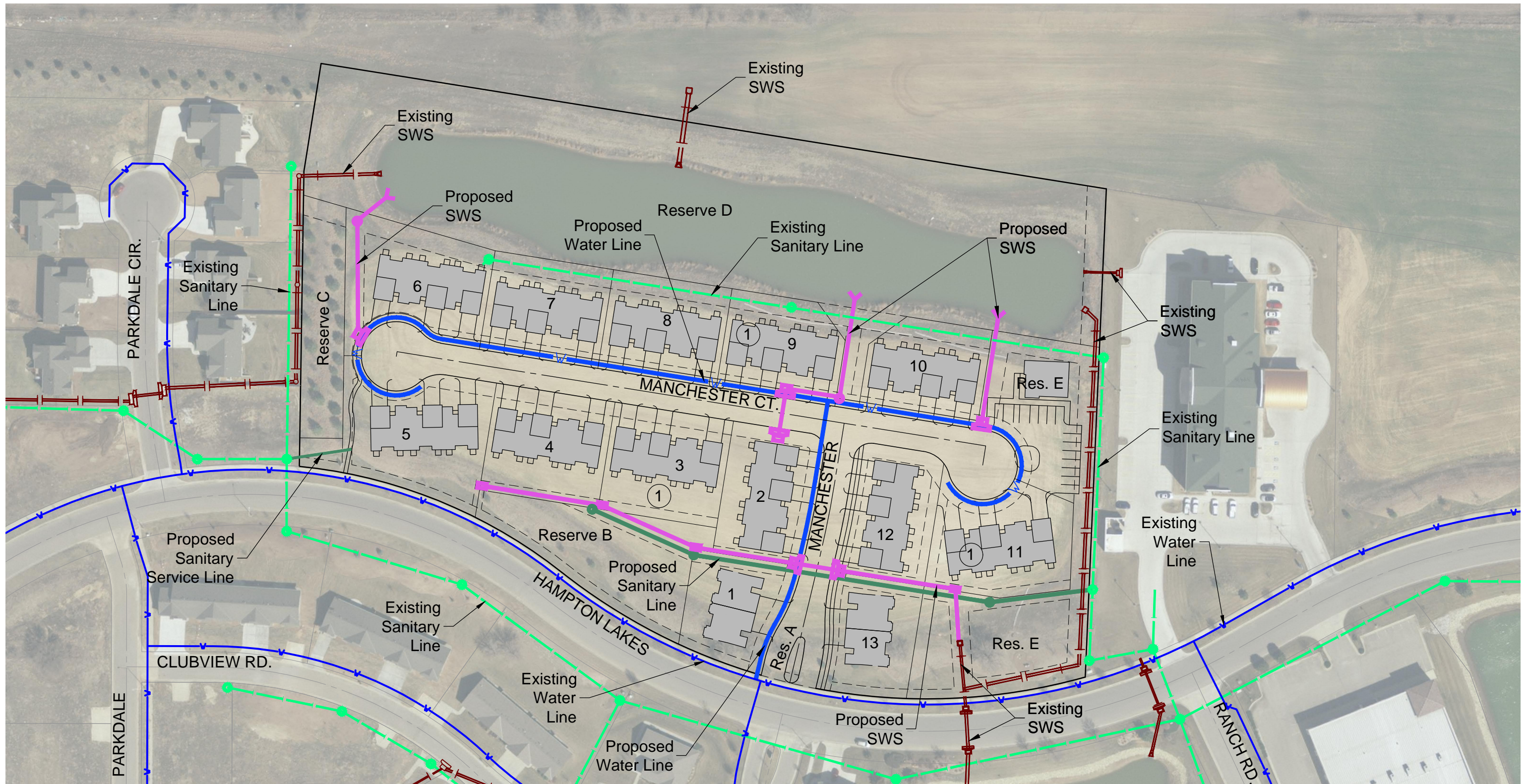
Basemaps

Select Aerial Year

2000 2003 2006 2008 2011 2014

Map Layers





5.11.2018

STAFF REPORT**CASE NUMBER:** Z-04-018**OWNER/APPLICANT:** Hampton Lakes, LLC and
Schellenberg Properties, LLC
7626 W 21st St N
Wichita, KS 67205**AGENT:** MKEC
c/o Brian Lindebak
411 N Webb Road
Wichita, KS 67206**GENERAL LOCATION:** On the north side of Hampton Lakes Road between Parkdale Circle and Ranch Road**SITE SIZE:** 9.85 acres**CURRENT ZONING:** LC Limited Commercial**PROPOSED ZONING:** MF-18 Multi-Family Residential**PROPOSED USE:** Tri-plex development**BACKGROUND:** This property is part of a quarter section of land that was rezoned to Limited Commercial zoning approximately fifteen years ago. There is a sizable portion of the larger tract that has been developed with tri-plexes and the developer would like to expand this development. The downzoning to MF-18 would restrict out any possible commercial uses and limit the property to only those allowed in Multi-Family zoning.

The proposed use would be allowed in under the current zoning, however the developer is requesting a downzoning to more accurately reflect the actual land use of the property.

A one-step final plat for the property was reviewed and recommended for approval by the Planning Commission in June, 2018 and will be forwarded to the City Council later this month.

ADJACENT ZONING AND LAND USE:

NORTH:	“SF-5” Single-Family Residential	Undeveloped/Future by-pass ROW
SOUTH:	“LC” Limited Commercial	Tri-plexes
EAST:	“LC” Limited Commercial	Hotel
WEST:	“LC” Limited Commercial	Single-Family Residential

PUBLIC SERVICES: Hampton Lakes is a 2-lane collector with 64 feet of right-of-way. No additional dedication of right of way is necessary. This site does have access to municipal water and sewer service.**CONFORMANCE TO PLANS/POLICIES:** This property is recognized in the adopted Maize Comprehensive Plan as appropriate for urban residential development with a commercial corridor along Maize Road. The area proposed for rezoning to MF-18 is more restrictive than what is currently allowed.**RECOMMENDATION:** The proposed change could be an appropriate use of land given the currently allowed use is less restrictive than the requested use. Staff would recommend that the request be APPROVED.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: This property is located within an area that is currently agricultural and residential in character, with commercial uses farther to the east. The type of proposed use would be compatible with both residential and commercial uses and would be appropriate for location adjacent to a future by-pass.
2. The suitability of the subject property for the uses to which it has been restricted: The property is zoned for commercial but is not likely to be developed as such due to the configuration of the property and lack of direct access to Maize Road.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: No negative effects are expected.
4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and Policies: The City of Maize Comprehensive Plan contemplates property is appropriate for urban residential.
5. Impact of the proposed development on community facilities: The requested zone change would introduce a less intensive land use than what is currently permitted. The City's municipal service systems have been designed to adequately support this type of development. Adequate right-of-way is already in place. Municipal water and sewer service would be available upon demonstration of need.

Planning Commission Action

Having reviewed the above zone change and conditional use request, I _____
 move that the Planning Commission

Approve the zone change subject to conditions and modifications as heretofore agreed upon and listed, based upon the findings of fact outlined above, or

Disapprove the zone change for reasons heretofore agreed upon

Or defer the request until the May regular meeting of the Planning Commission for further information or study as heretofore specified

Motion seconded by _____ and passed by a vote of _____ to _____. Member(s) abstaining from the vote was (were) _____.

Note: Except in the case of a tie vote, abstentions are counted as part of the majority vote. Members disqualifying themselves are not a part of the quorum and unable to vote.

ORDINANCE NO.

AN ORDINANCE CHANGING THE ZONING DISTRICT CLASSIFICATION OF CERTAIN PROPERTY LOCATED IN THE CITY OF MAIZE, KANSAS, UNDER THE AUTHORITY GRANTED BY THE ZONING REGULATIONS OF THE CITY AS ORIGINALLY APPROVED BY ORDINANCE NO. 548.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF MAIZE, KANSAS:

SECTION 1. After proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of the Zoning Regulations of the City as originally approved by Ordinance No. 548, the Maize City Planning Commission recommends approval of Case No. Z-04-018, and, that the zoning district classification of the property legally described herein be changed as follows:

Zone change from LC Limited Commercial to MF-18 Multi Family Residential for approximately 9.85 acres, property described as:

Legal Description: Lots 1-13, inclusive, Block 1, Villas at Hampton Lakes Addition, and Addition to Maize, Sedgwick County, Kansas

General Location: North of Hampton Lakes, between Parkdale and Ranch Road

SECTION 2. Upon the taking effect of this ordinance, the above zoning change shall be entered and shown on the Official Zoning Map(s) as previously adopted by reference and said Map(s) is (are) hereby reincorporated as a part of the Zoning Regulations as amended.

SECTION 3. This Ordinance shall take effect and be in force from and after its passage, approval and publication once in the official city newspaper.

PASSED by the City Council and APPROVED by the Mayor on this 6th day of August, 2018.

(SEAL)

Donna Clasen, Mayor

Jocelyn Reid, City Clerk

**MINUTES-REGULAR MEETING
MAIZE PARK CEMETERY
MONDAY, JULY 16, 2018**

The Maize Park Cemetery was called to order at 7:48 p.m., on Monday, July 16, 2018, for a Regular Meeting with *Donna Clasen* presiding. The following Maize Park Cemetery district board members were present, *Pat Stivers*, *Alex McCreath*, and *Donna Clasen*. Not present was *Karen Fitzmier*.

Also present were *Sue Villarreal*, Recording Secretary; *Richard LaMunyon*, City Administrator, *Rebecca Bouska*, Deputy City Administrator and *Jocelyn Reid*, City Clerk.

APPROVAL OF AGENDA:

The agenda was submitted for approval.

MOTION: *Stivers* moved to approve the agenda as presented.
McCreath seconded. Motion carried.

APPOINTMENT OF 4-YEAR TERM/ ELECTION OF OFFICERS:

The four-year term held by Clair Donnelly expires August 2018. A new member must be appointed to fill this vacancy.

MOTION: *Stivers* moved to appoint *Kevin Reid* to a 4-year term expiring August 2022 and to nominate the following slate of officers to the following positions:

Chairperson – *Karen Fitzmier*

Vice-chairperson – *Pat Stivers*

Trustee – *Kevin Reid*

Trustee – *Donna Clasen*

Trustee – *Alex McCreath*

McCreath seconded. Motion carried

Pat Stivers assumed position as Chairperson.

APPROVAL OF MINUTES:

Approval of Minutes – Board Meeting of December 18, 2017.

MOTION: *Clasen* moved to approve the December 18, 2017 minutes as presented.
McCreath seconded. Motion carried.

CEMETERY FEE REVIEW

Staff submitted a fee comparison and proposed fee schedule for board review.

No action taken.

PROPOSED 2019 BUDGET FOR PUBLICATION:

The proposed 2019 Budget was submitted for approval.

MOTION: *Clasen* moved to accept the 2019 proposed budget, adopt the resolution, authorized publication in The Clarion and set the public hearing for Monday, August 6, 2018 at 7:00 p.m.
McCreath seconded. Motion carried.

ADJOURNMENT:

MOTION: with no further business before the board,
Clasen moved to adjourn.
McCreath seconded. Motion Carried.

Meeting adjourned at 7:58 pm

**MAIZE PARK CEMETERY BOARD
SPECIAL MEETING
MONDAY, AUGUST 6, 2018**

AGENDA ITEM # 6A

ITEM: ADOPTION OF THE 2019 CEMETERY BUDGET

BACKGROUND:

In accordance with State law, the 2019 Maize Park Cemetery budget has been published and a public hearing held.

In order to comply with submittal dates to the State and County, the Board is required to adopt a final budget for 2019.

FINANCIAL CONSIDERATIONS:

The final mill levy for 2019 will be approximately 0.540. The 2018 mill levy is 0.540. The proposed increase will allow for future improvements and development.

LEGAL CONSIDERATIONS:

Compliance with state law regarding forms and budget schedule is required. The required resolution and notice of vote will be published and attached to the budget upon submittal to the Sedgwick County Clerk.

RECOMMENDATION/ACTION:

Adopt the 2019 Maize Park Cemetery budget and submit to the Sedgwick County Clerk and the State.

CERTIFICATE

To the Clerk of Sedgwick County, State of Kansas
We, the undersigned, officers of
Maize Park Cemetery

certify that: (1) the hearing mentioned in the attached publication was held;
(2) after the Budget Hearing this budget was duly approved and adopted
maximum expenditures for the various funds for the year 2019; and (3) the
Amount(s) of 2018 Ad Valorem Tax are within statutory limitations for the 2019 Budget.

		2019 Adopted Budget			
Table of Contents:		Page No.	Budget Authority for Expenditures	Amount of 2018 Ad Valorem Tax	County Clerk's Use Only
Computation to Determine Limit for 2019		2			
Allocation MVT, RVT, 16/20M Vehicle Tax		3			
Schedule of Transfers		4			
Statement of Indebt. & Lease/Purchase		5			
Fund	K.S.A.				
General	0	6	127,643	42,000	
Debt Service	10-113				
Totals		xxxxxxx	127,643	42,000	
Budget Summary		7			County Clerk's Use Only
Neighborhood Revitalization Rebate					
Resolution required? Notice of the vote to adopt required to be published?			Yes		Nov. 1, 2018 Total Assessed Valuation

Assisted by:

Address:

Email:

Attest: _____, 2018

_____ County Clerk

_____ Governing Body

CPA Summary

NOTICE OF BUDGET HEARING

State of Kansas
Special District
2019

The governing body of
Maize Park Cemetery
Sedgwick County

will meet on August 6, 2018 at 7:00 p.m. at Maize City Hall for the purpose of hearing and answering objections of taxpayers relating to the proposed use of all funds and the amount of tax to levied. Detailed budget information is available at 10100 Grady Avenue Maize, KS 67101 and will be available at this hearing.

BUDGET SUMMARY

Proposed Budget 2019 Expenditures and Amount of 2018 Ad Valorem Tax establish the maximum limits of the 2019 budget. Estimated Tax Rate is subject to change depending on the final assessed valuation.

FUND	Prior Year Actual 2017		Current Year Estimate for 2018		Proposed Budget Year for 2019		
	Expenditures	Actual Tax Rate*	Expenditures	Actual Tax Rate*	Budget Authority for Expenditures	Amount of 2018 Ad Valorem Tax	Estimate Tax Rate*
General	64,868	0.136	88,366	0.540	127,643	42,000	0.540
Debt Service							
Totals	64,868	0.136	88,366	0.540	127,643	42,000	0.540
Less: Transfers	0		0		0		
Net Expenditures	64,868		88,366		127,643		
Total Tax Levied	8,408		37,617		xxxxxxxxxxxxxxxxxxxx		
Assessed Valuation	61,819,504		69,604,041		77,777,378		

Outstanding Indebtedness,

Jan 1,	2016	2017	2018
G.O. Bonds	0	0	0
Revenue Bonds	0	0	0
Other	0	0	0
Lease Pur. Princ.	0	0	0
Total	0	0	0

*Tax rates are expressed in mills.

Maize Park Cemetery District

0

Page No. 7