

(Published in the *Wichita Eagle*, on January 27, 2023)

RESOLUTION NO. 23-032

A RESOLUTION DETERMINING THE ADVISABILITY OF THE ACQUISITION OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE ACQUISITION OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (PHASE 1 SANITARY SEWER IMPROVEMENTS – PIKE 3RD ADDITION AND PIKE 4TH ADDITION) (468-2023-000423).

WHEREAS, a petition (the “Petition”) was filed with the City Clerk of the City of Wichita, Kansas (the "City") proposing certain internal improvements; and said Petition sets forth: (a) the general nature of the proposed improvements; (b) the estimated or probable cost of the proposed improvements; (c) the extent of the proposed improvement district to be assessed for the cost of the proposed improvements; (d) the proposed method of assessment; (e) the proposed apportionment of the cost between the improvement district and the City at large; and (f) a request that such improvements be acquired without notice and hearing as required by K.S.A. 12-6a01 *et seq.* (the "Act"); and

WHEREAS, the City Council (the “Governing Body”) of the City hereby finds and determines that said Petition was signed by **the owners of record of more than one-half of the area** liable for assessment for the proposed improvements, and is therefore sufficient in accordance with the provisions of the Act.

THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

Section 1. Findings of Advisability. The Governing Body hereby finds and determines that:

(a) The improvements proposed to be acquired are as follows (the “Improvements”):

Construction of a lateral sanitary sewer, including necessary sewer mains and appurtenances to serve the Improvement District defined below.

(b) The estimated or probable cost of the proposed Improvements are **\$1,342,000.00**, the acquisition costs of improvements already owned by the City and previously financed by the issuance of revenue bonds are **\$147,223.00**, for a total of **\$1,489,223.00**, exclusive of interest on financing and administrative and financing costs; said estimated amount excluding acquisition costs for such previously owned improvements, to be increased at the pro rata rate of 1 percent per month from and after the date of submission of the Petition to the City. If expenses have been incurred for the Improvements and construction has not started within two years of the initial design contract, the Improvements will be deemed abandoned and expenses incurred to date will be assessed against property in the Improvement District defined below in accordance with the provisions hereof.

(c) The extent of the proposed improvement district (the “Improvement District”) to be assessed for the costs of the proposed Improvements is:

PIKE 3RD ADDITION
Lots 39 through 41, 52 through 66, Block A
Lots 1 through 4, Block B
Lots 1 through 79, Block C
Lot 80, Block C

PIKE 4TH ADDITION
Lots 1 through 7, Block A

to the City of Wichita, Sedgwick County, Kansas.

(d) The proposed method of assessment is on a **fractional basis as described below:**

Lots 39 through 41, 52 through 66, Block A, Lots 1 through 4, Block B, Lots 1 through 79, Block C, Pike 3rd Addition, and Lots 1 through 7, Block A, Pike 4th Addition, shall each pay 1/114 of the total cost of the proposed Improvements; and Lot 80, Block C, Pike 3rd Addition, shall pay 6/114 of the total cost of the proposed Improvements.

With respect to the acquisition costs of improvements already owned by the City, and previously financed by the issuance of revenue bonds, the method of assessment is on a fractional basis as described below:

Lots 39 through 41, 52, through 66, Block A, Lots 1 through 4, Block B, Lots 1 through 79, Block C, Pike 3rd Addition, and Lots 1 through 7, Block A, Pike 4th Addition, shall each pay 1/113 of the total cost of the acquisition costs; Lot 80, Block C, shall pay 5/113 of the total cost of the acquisition costs.

In the event all or part of the lots or parcels in the proposed Improvement District are reconfigured before or after assessments have been levied, the assessments against the reconfigured area shall be recalculated on a square foot basis or per the terms of a respread agreement submitted to, and accepted by, the City of Wichita.

(e) The proposed apportionment of the cost of the Improvements, between the Improvement District and the City at large, is: **100%** to be assessed against the Improvement District and **0%** to be paid by the City-at-large.

(f) The payment of assessments proposed to be imposed hereunder may be indefinitely deferred against those property owners eligible for deferral pursuant to the City's Special Assessment Deferral Program.

Section 2. Authorization of Improvements. The Improvements are hereby authorized and ordered to be acquired in accordance with the findings of the Governing Body as set forth in **Section 1** of this Resolution.

Section 3. Plans and Specifications. The City Engineer shall approve plans and specifications for said Improvements and a preliminary estimate of cost therefore, which plans, specifications and estimate shall be presented to the Governing Body for its approval.

Section 4. Bond Authority; Reimbursement. The Act provides for the acquisition cost of the Improvements to be paid by the issuance of general obligation bonds or special obligation bonds of the City (the "Bonds"). The Bonds may be issued to reimburse expenditures made on or after the date which is 60 days before the date of this Resolution, pursuant to Treasury Regulation § 1.150-2.

Section 5. Effective Date. This Resolution shall be effective upon adoption. This Resolution shall be published one time in the official City newspaper, and shall also be filed of record in the office of the Register of Deeds of Sedgwick County, Kansas.

ADOPTED by the City Council of the City of Wichita, Kansas, on January 24, 2023.

(SEAL)

Brandon J. Whipple, Mayor

ATTEST:

Jamie Buster, City Clerk

APPROVED AS TO FORM:

Jennifer Magaña, City Attorney and Director of Law