

DR 70-16 - MAPC Review of Derby
Capital Improvement Program

ACTION

DATE

COMMITTEE _____

M.A.P.C. *accept* 7-23-70

B.C.C./B. CO. C. _____

July 24, 1970

Martin J. Williams, Mayor
City of Derby
500 Park Lane
Derby, Kansas 67037

Dear Mayor Williams:

On July 23, 1970, the Wichita-Sedgwick County Metropolitan Area Planning Commission reviewed the Capital Improvement Program of the City of Derby as requested by your planning consultants Oblinger - Smith Corporation.

The Planning Commission passed a motion certifying that the Capital Improvement Program of the City of Derby is consistent and not in conflict with other plans and programs of the Metropolitan Area.

If there are any questions regarding this matter, please feel free to contact the Metropolitan Area Planning Department.

Sincerely yours,

Robert A. Lakin
Secretary

RAL:RLY:ls

cc Henry Horn, Chairman, Derby Planning Commission
John F. Malligan, Director, State Planning Division
Darrell Powers, Oblinger & Smith

WICHITA-SEDGWICK COUNTY

July 13th, 1970

METROPOLITAN AREA PLANNING DEPARTMENT

TO Wichita-Sedgwick County Metropolitan
Area Planning Commission

FROM Robert L. Young, Principal Planner *RLY*

SUBJECT DR 70-15 - Review of Haysville Capital Improvement Program
DR 70-16 - Review of Derby Capital Improvement Program



The Planning Department received a request from the planning consulting firm of Oblinger and Smith, Inc. to review the 1971-1976 Capital Improvement programs of Haysville and Derby, which the firm had recently updated.

Reviews of the programs have been made and they are found to be in conformance with the individual City's comprehensive plans and are not in conflict with each other nor the Capital Improvement Program of the City of Wichita.

Upon review of the Programs, it is considered appropriate to point out that the Metropolitan Area Planning Department has embarked on the preparation of areawide water and sewer plans. These Plans, when completed, may further assist the Cities of Derby and Haysville in the future scheduling of their water and sewer improvements. As most of the water and sewer improvements now scheduled in the individual Programs are for years 1972 through 1976, there appears to be no present problem of premature construction of facilities prior to benefit of the findings and recommendations of the completed plans.

It is, therefore, recommended that the Metropolitan Area Planning Commission pass a motion certifying that the Capital Improvement Programs of Derby and Haysville are consistent and not in conflict with the present plans and programs of the Metropolitan Area.

RLY:ber

cc: Paul Evans, Mayor, City of Haysville
Martin J. Williams, Mayor, City of Derby
Bob England, Chairman, Haysville City Planning Commission
Henry Horn, Chairman, Derby City Planning Commission
John P. Halligan, Director, State Planning Division
Darrell Powers, Oblinger & Smith

APPROVED:

Robert A. Lakin
Robert A. Lakin, Director of Planning

July 7, 1970

Mayor Martin Williams
Derby City Hall
Derby, Kansas 67037

Dear Mayor Williams:

This letter is to inform you that a preliminary review of your proposal to acquire the golf course existing east of Derby does not appear to conflict with the adopted elements of the Comprehensive Development Plan for the Wichita-Sedgwick County Metropolitan Area. We are aware that you intended to file an application for Land and Water Conservation Fund Program grant funds to assist in the proposed acquisition. It is our understanding that an official review of the project by the Metropolitan Area Planning Commission will be eventually required under the provisions of Federal Bureau of the Budget Circular A-95 prior to the time a contract for an approved grant is signed.

We recommend, therefore, that a copy of the completed application outlining the project be sent to us as soon as possible with a request to schedule the necessary A-95 review.

Sincerely yours,

Robert A. Lakin
Director of Planning

RAL:RLY:ber

cc: Lynn Burris, Jr.
Kansas Park Authority
State Office Building
Topeka, Kansas

WICHITA-SEDGWICK COUNTY

DATE

July 6, 1970

METROPOLITAN AREA PLANNING DEPARTMENT



TO Jack H. Galbraith, Chief Planner
FROM Robert A. Lakin, Director of Planning
SUBJECT Haysville and Derby CIP's

Attached are the Haysville and Derby CIP'S. Process for review on July 23 Planning Commission agenda. Use DR files. Looks O.K. except we should raise caution flag re water facilities for Haysville and sewer for Haysville and Derby; (pending water and sewer plan). Also, Federal grant on golf course seems to me to be pretty optimistic. See me with Young re the golf course. Copy in Halligan on final report. Our response to go to Planning Commissions with carbon copy to Mayors.

RAL:ber

Attachment



oblinger-smith corporation

June 24, 1970

Mr. Robert A. Lakin, Director
Wichita-Sedgwick County Planning Department
104 South Main
Wichita, Kansas 67202

Dear Bob:

In view of the fact that the Wichita-Sedgwick County Metropolitan Area Planning Commission is the official review agency for the Metropolitan area, the enclosed Capital Improvement Programs for Derby and Haysville are being submitted for review and comments.

It would be greatly appreciated if your review could be completed by July 15, 1970.

If there are any questions about the enclosed material, please contact this office.

Respectfully submitted,

OBLINGER - SMITH CORPORATION

Darrell E. Powers

DEP:jb
Enc.

CAPITAL IMPROVEMENTS PROGRAM

1971-1976

Prepared for

City Planning Commission
Derby, Kansas

by

Oblinger - Smith
Consultants in Planning, Design and Development

May, 1970

The preparation of this document was financially aided through a Federal Grant from the Urban Renewal Administration of the Department of Housing and Urban Development under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended.

INTRODUCTION

The goal of the Derby Master Plan is to assist both private developers and public agencies in the physical development of the City, and project the amount, nature and extent of development over a period of time approximating 20 to 25 years. The Derby Master Plan projected growth of the City to about 1985.

The Capital Improvements Program is designed to help the public agencies carry out their part of the Plan in a sound financial manner. It is a tool by which the City Planning Commission and the City Council may determine what facilities will be required in the near future, specifically when they will be required, what they will cost and what resources are available for providing them. It is, in short, a tool by which the City may relate its facility needs to financial resources and then schedule construction in such a way as to take maximum advantage of the financing available.

TABLE OF CONTENTS

Chapter		Page
1	GOALS AND POLICIES	1
2	FINANCING CAPITAL IMPROVEMENTS	3
3	CAPITAL IMPROVEMENTS	8
4	SUGGESTED CAPITAL IMPROVEMENTS PROGRAM	10

Chapter 1

GOALS AND POLICIES

A principal function of local government is to provide services and facilities needed to provide for the health, safety, convenience and welfare of its citizens. This responsibility entails the provision of streets, sewers, drainage facilities, parks, schools, public buildings, fire and police protection, cultural facilities and many others too numerous to mention here. The Capital Improvements Program presented herein represents an up-date of the existing program and for this reason, it has been assumed that the existing goals and policies will remain the same in the future. These goals and policies have been used as an overall guide for the preparation of the 1971-1976 Capital Improvements Program.

Goals and Policies

The following policies have been divided into areas of major concern. While there may be some overlapping of these goals and policies, it is felt that the general divisions indicated include all of the services and facilities necessary for the provision of health, safety, convenience and welfare of the Citizens of Derby.

1. Financial Balance

Goal: It shall be the goal of the City to make every effort to provide such facilities and services as may be necessary for the protection of the health, safety, welfare and morals of the citizens of the City.

Policy: It shall be the policy of the City to make every effort to provide such facilities and services as may be necessary and at the same time attempt to provide such facilities and services without undue or excessive financial obligations being placed upon the Citizens of the City.

2. Health and Safety

Goal: It shall be the goal of the City to provide such facilities and services as may be necessary for the protection of life and property.

Policy: It shall be the policy of the City to continue to improve the existing transportation system, to expand and improve fire and police protection, and to expand sanitary sewer facilities as needed.

3. Economy

Goal: It shall be the goal of the City to make every effort to stimulate economic activity in the Derby Area.

Policy: It shall be the policy of the City to provide facilities and services such as sewer, water, and police and fire protection in a manner that will encourage economic expansion.

4. Environmental Services and Facilities

Goal: It shall be the goal of the City to provide sufficient cultural and recreational facilities; to provide protection of property, through codes and ordinances; and to provide for the continual upgrading of facilities and services necessary to meet the needs of the Citizens.

Policy: In view of the fact that Derby is primarily a residential community, it shall be the policy of the City to provide land for open space needs, parks and recreational areas; to provide for the cultural needs in terms of facilities such as library expansion; to provide for the protection of properties in terms of blight and aesthetics through the use of codes and ordinances and to eliminate any drainage problems affecting properties and to provide for an annual maintenance and improvement program for the street system.

Chapter 2

FINANCING CAPITAL IMPROVEMENTS

Derby Financial History

The City of Derby is a city of the second class. According to the County Assessor's Office the population as of October, 1969, was approximately 7,841. The financial capacity of the City is determined in part by the laws of the State governing cities of the second class; particularly those establishing bonded debt limitations and tax levy limitations.

Kansas law provides that cities of the second class may not have a general obligation bonded debt which exceeds 15 percent of the assessed valuation of all tangible, taxable property for the preceeding year. It provides also that certain kinds of bonded debt are excluded from this limitation, including:

- Special assessment debt.
- Intersection improvement costs.
- Costs for improving that part of a street directly in front of city property.
- Costs of general services (sewers).

The law then further provides that bonded debt for all purposes shall not exceed 25 percent of the assessed valuation of the tangible, taxable property for the previous year and that bonds issued under a statute specifically excluding them from the debt limit shall not be included.

While there are a number of exceptions to the general rule, it is sufficient for the purposes of this report to say that the bonded debt which is the general obligation of the community at large (G. O. debt) may not exceed 15 percent of assessed valuation; that G. O. debt and special assessment debt combined may not exceed 25 percent of assessed valuation; and that bonds issued for general sewer work and revenue bonds are outside the debt limitations.

Kansas law also established limits on the mill levies which may be imposed annually to provide the City's operating budget. The general rule is that cities of the second class may levy an aggregate of 14 mills on the total assessed valuation of tangible, taxable property.

In addition to basic limitations, the 1970 Kansas Legislature passed a law which provides for certain limitations on increases concerning a City's budget. The impact that this law may have on cities such as Derby is not anticipated to present problems which will be insurmountable. It will undoubtedly require considerably more forethought concerning budget practices than has been necessary in the past.

The bonding capacity of the City of Derby is primarily a function of assessed valuation and statutory debt limitation. The effect of these two factors on the bonding capacity of Derby for the years 1964-1969 is indicated in Table I.

TABLE I
Assessed Valuation, Mill Levies and G. O. Bonding Capacity
 City of Derby, Kansas, 1964-1969

Date	Assessed Valuation	Mill Levy		G. O. Bonding Capacity (15% Assessed Valuation)
		Total Levy	Debt Service	
1964	\$ 7,517,346.00	19.65	7.69	\$1,127,602.00
1965	7,945,372.00	23.31	11.31	1,191,806.00
1966	8,359,449.00	23.44	11.40	1,253,917.00
1967	8,714,070.00	22.917	8.198	1,307,110.00
1968	9,215,495.00	24.901	9.123	1,382,324.00
1969	9,634,543.00	25.710	7.050	1,445,181.00

SOURCE: Kansas Government Journal

Assessed Valuation Projections

For the purposes of establishing a future financial base, the assessed valuation has been projected.

Historically, the assessed valuation of the City has increased about 5.09 percent per year since 1964. Historical data prior to 1964 were considered but not used in these projections since it was felt that the "boom" period from 1954 through 1956 was not necessarily representative of the growth that can be anticipated in the future in the Derby area. In addition, the reappraisal in 1963, presents increases which are misleading. Based upon historical data, the following projections of the assessed valuation have been developed for the City of Derby. For the purposes of projecting the future assessed valuation a growth factor of 3.0 percent per year has been utilized on the basis that there has been an economic "slow-down" in the overall area and the 5.09 growth factor does not appear to be valid at this time. The projections are presented in Table II.

TABLE II

Projected Assessed Valuation

<u>Year</u>	<u>Assessed Valuation</u>
1970	\$ 9,923,579
1971	10,221,286
1972	10,527,925
1973	10,843,505
1974	11,168,810
1975	11,503,874
1976	11,848,990

Obviously, it is impossible to predict exactly what the assessed valuation of Derby will be in the future. It must be kept in mind that carefully prepared projections are, at best, only guides. They are not infallible and only by chance will the future assessed valuation turn out to be precisely as predicted.

Financial Analysis

Based upon the legal general obligation bonding capacity of 15 percent of the assessed valuation and on the projected assessed valuation, the legal and anticipated debt limit has been determined in Table III.

According to information received from the City Clerk, the present general obligation debt for the City of Derby is about \$505,034.00. This means that the City is presently using about 35 percent of its legal general obligation bonding capacity of \$1,445,181.00. For projection purposes, it has been assumed that the future City Policy will be to utilize about 35 percent of its legal general obligation bonding capacity.

TABLE III
Estimated Possible Expenditures

	1971	1972	1973	1974	1975	1976
Projected Assessed Valuation	\$ 10,221,286	\$ 10,527,925	\$10,843,505	\$ 11,168,810	\$ 11,503,874	\$ 11,848,990
Legal Debt Limit	1,533,193	1,579,189	1,626,526	1,675,322	1,725,581	1,777,349
Assumed Debt Service (Present - 8.3 mills Anticipated - 10 mills)	102,213	105,279	108,435	111,168	115,039	118,490
Existing G. O. Debt Service (Principal Payment)	67,444	67,921	62,941	59,975	47,129	36,283
Interest on Existing G. O. Debt	22,995	17,078	14,225	11,706	8,110	5,777
Possible New Expenditures						
1970	73,500					
1971	56,000	7,350				
1972	73,500	5,600	7,350			
1973	59,000		5,600	7,350		
1974	136,500		7,350	5,900	7,350	
1975	119,000				5,900	
1976	102,000				13,650	11,000
Interest on New Debt	4,410	7,329	10,962	13,284	19,902	24,651
Total Principal Payment	74,794	80,871	83,241	86,175	86,979	88,033
Total Interest	27,405	24,407	25,187	24,990	28,012	30,428
Total Debt Service Payment	102,199	105,278	108,428	111,165	114,991	118,461

SOURCE: Oblinger - Smith Corporation, Planning Consultants and Landscape Architects, 1970.

Chapter 3
CAPITAL IMPROVEMENTS

During the preparation of the Capital Improvements Program, discussions were held with the Planning Commission in order to identify the proposed capital improvement projects. Discussion was also had with the City Engineer in order to determine estimated project costs. The projects were specifically identified and given a priority rating. Based on this rating the projects were classified into two programs - a short range program and a long range program.

These improvements are listed below.

Short Range Program

The costs shown are only estimates and will be subject to further refinement as the projects are undertaken.

Streets:

1. Buckner Street from James to N. City Limits.
2. Meadowlark from Buckner Street to Woodlawn Boulevard.
3. Residential Street Re-improvement.

Public Buildings:

1. Vehicle Controlled Signalization at Madison & K-15.
2. Vehicle Controlled Signalization at High School Crossing.

Sanitary Sewer:

1. Dry Creek Crossing with Sewer Main.
2. Interceptor Sewer.

Parks:

1. Park Land Acquisition (Approximately \$10,000/year).
2. Golf Course.

Long Range Program

Residential Streets:

1. Limited Improvement (approximately \$10,000 per year Re-improvement).

Bridges:

1. Woodlawn Boulevard Crossing of Spring Creek.
2. James Street Crossing of Dry Creek.

Public Buildings:

1. Community Building .
2. Fire Station (Based on Need).

Surface and Storm Drainage:

1. Derby-Spring Creek Watershed .
2. Ponding in English 2nd Addition.

Sanitary Sewers:

1. Expansion of Plant 2 (Based on Need).

Parks:

1. Spring Creek area from City to Rock Road.

In addition to the projects identified above, the City Engineer indicated that for each 200 population increase there will be approximately \$20,000.00 cost for sewers, \$35,000.00 cost for streets. While it has been the past policy of the City to assess these cost to the developer, there are certain limited costs associated with such development which the City generally pays.

Chapter 4

SUGGESTED CAPITAL IMPROVEMENTS PROGRAM

Based upon the information presented in the previous Chapter, the following program is suggested as the 1971-1976 Capital Improvements Program for the City of Derby.

Estimated Expenditures That Can Be Made

According to the information presented in Chapter 3, it has been estimated that the City make the expenditures indicated below. The figures presented below have been programmed with construction to take place in the year indicated with the projects to be funded the following year.

Suggest Projects

	<u>Estimated Total Project Cost</u>	<u>Estimated City Share</u>
<u>1970</u>		
Woodlawn Improvement Including 1970 Street Improvement Program	\$ 80,000	\$ 16,400
School Signals	8,000	4,000
Interceptor Sewer East of Catholic Church	53,000	53,000
	<hr/>	<hr/>
	\$141,000	\$ 73,400
<u>1971</u>		
Residential Street Re-improvement	\$ 10,000	\$ 10,000
Lease on Golf Course	30,000	30,000
Sewer Crossing of Dry Creek	8,000	8,000
	<hr/>	<hr/>
	\$ 48,000	\$ 48,000

	<u>Estimated Total Project Cost</u>	<u>Estimated City Share</u>
<u>1972</u>		
Lease on Golf Course	\$ 30,000	\$ 30,000
Residential Street Re-Improvement Park Land Acquisition and Improvement	15,000	15,000
James Street Bridge (Dry Creek)	<u>50,000</u>	<u>17,000</u>
	\$ 95,000	\$ 62,000
<u>1973</u>		
Lease on Golf Course	\$ 30,000	\$ 30,000
Residential Street Re-Improvement	10,000	10,000
Park Land Acquisition and Improvement	<u>10,000</u>	<u>10,000</u>
	\$ 50,000	\$ 50,000
<u>1974</u>		
Purchase of Golf Course	\$260,000	\$130,000
\$350,000 less Lease Money of \$90,000	<u> </u>	<u> </u>
	\$260,000	\$130,000
<u>1975</u>		
Sewer Plant Change to Plant #2	89,000	\$ 89,000
Meadowlark Street Improvement	<u>60,000</u>	<u>30,000</u>
	\$149,000	\$119,000
<u>1976</u>		
Residential Street Re-Improvement	\$ 15,000	\$ 15,000
Meadowlark Street Improvement	63,000	42,000
Secondary System on Sewer Plant	<u>250,000</u>	<u>50,000</u>
	\$328,000	\$107,000