Approved	Quer S	and	·
P F		Date	

MINUTES OF THE House COMMITTEE ON	Local Government	•
The meeting was called to order byRepresent	Chairperson	at
1:30 a.XXX/p.m. on January 19,	, 19 <u>83</u> in room <u>521-S</u>	_ of the Capitol.
All members were present except:  Representative Douville		
Committee staff present:  Mike Heim, Legislative Research De Theresa Kiernan, Revisor of Statut		

Conferees appearing before the committee:

Representative Ginger Barr
Tom Schuetz, Rossville Township
John Pasley, Mission Township
Representative David Webb
Bob Bacon, Johnson County Commission
Lillian Dale, Stanley Citizens Committee
Nancy Brown, Stanley Citizens Committee
Hazel Ball, Stanley Citizens Committee

Jeanne Mills, Secretary to the Committee

Chairman Ivan Sand called the meeting to order.

HB 2030 - AN ACT concerning elections held for the approval of tax levies for improving roads in certain townships and authorizing the township boards to make such levies.

Mike Heim of the staff gave a brief overview (See Attachment I).

Representative Barr, sponsor of HB 2030, appeared to give background and intent. She stated that a technical error was made by publishing the 17 days instead of 21 days as required by statute. All of the townships support as the vote carried with 54% in Mission Township, 62% in Rossville Township, and 54% in Monmouth Township. The cost of an election would be \$1,674.

Tom Schuetz, Rossville Township, appeared in support of HB 2030 and stated the money would be used for fuel, gravel, and maintenance of machinery.

John Pasley, Mission Township, gave his support to HB 2030 and asked for favorable consideration as they would not want to wait an additional year.

Representative Patterson made the motion, seconded by Representative Johnson, to report HB 2030 favorable for passage. Discussion followed on whether to amend bill so to sunset. Staff stated it was not necessary. Motion carried.

HB 2010 - AN ACT concerning sewer districts; relating to the assessment of the cost of construction of improvements.

Staff gave an overview of HB 2010 (See Attachment II).

Representative David Webb appeared to give background and intent of this legislation. The bill was requested by the Special Committee on Local Government from an interim study. Representative Webb stated that the county commission and the citizens group are both discussing five options for this problem. At this time the option favored is a delayed assessment program for a period up to fifteen years with interest assessed countywide whereby the residents can reduce the principle amount of that period. Representative Webb responded to questions from the members.

Bob Bacon, Johnson County Commissioner, appeared before the Committee. He stated that Commissioner Lingle could not be present at the meeting

## CONTINUATION SHEET

MINUTES OF THE _	House COM	MITTEE ON Loca	1 Government	,
room 521-Stateho	ouse, at1:30 a	XX./p.m. on	anuary 19	, 19_83

because of illness. He responded to questions from the members. He stated that the finished project cost  $\$9\frac{1}{2}$  million for District 5 and District 6. The method of apportionment is made upon completion. He said at this time the commission has not taken a position on assessment. The cost of the pipes in Sub-Dist. 5 is based on square feet and assessed value of the land.

Lillian Dale, Stanley Citizens' Committee, gave background and history of this situation. She provided members with copies of her correspondence relating to this problem (See Attachment III). She further provided a copy of THE GAZETTE to be filed with the record (See Attachment IV). She further stated that there are 129 familes or property owners in Sub-District 5 being assessed.

Nancy Brown, Stanley Citizens' Committee, provided pictures of homes in Stanley and their assessments. She further provided a map of the area (See Attachment V).

Hazel Ball, Stanley Citizens' Committee, gave additional history. She said the bill will not help them and asked the Committee not to act on it.

The Chairman assured the conferees that the Committee will not take action on this bill for awhile as it is a Johnson County problem but will continue to work with them.

Staff provided members with balloon copies of HB 2028 including the amendments made by the Committee on January 18, 1983. A copy of that balloon is attached (See Attachment VI). Discussion followed. The Chairman asked for further study on HB 2028.

Representative Nichols made the motion, seconded by Representative Dean, to approve the minutes of January 18, 1983, meeting as printed.

<u>Motion carried</u>.

Meeting adjourned.

## HOUSE COMMITTEE ON LOCAL GOVERNMENT

# DATE January 19, 1983

NAME	ADDRESS	REPRESENTING
Evalora Eastland 1:	5 2 60 metrael Stanley	To She Given #5
Mancy Brown	15429 Overheach	Oxford Township
Hazel Ball	1527 Kay Legens, Rd	Blue Rever #5
Carel O'Keefe	21315 S. Mall KS.	Blue River #5
Genera Richardson	111 Cherry St Pt 3	Stanley KS
Lilian n Wale	POB/23/64	Stanly Ku, 66223
arphena Kirch	9301 w. 10/20 0. P.Ks.	Blue Row # 5
alice Grigsby	14950 meteral Stant Js.	Blue River # 5
Marqueite Sharp	1105 Cherry	Blue River # 5
M. H. Shiyey	14940 Stanly Kans	Blue Ruen#5
an Rocks	6680 W 151 Douly K	11 11
Lan Muller	6325 W151 Stanley	Blue River # 5
Mary Laure Bryan	B0423 154 Stanley	Blue River #5
Dana Bradley	0	Attirney Senerals exper
M. Haave	Tereka	Cantyl January
Mark Ayan		CITY OF PREALAND HARL
Barb Remert	5749 SW 332P	MISSION TWNSHP
HANK MEINKING	1634 Knollwood-Topal	Lawre G. Public Warship
m. Fischmen		Budget Die
Bejl Crow	1928 S. U. Carlson	Top Ks
Fred allen	Topika	KAC.
Larin Mramabell	1810 BROADVIEW	Mission Tun SHP.
Drow Brow	n	Riley, K,
13 A Barry	DUNTUE KS. WOLF	Bondor Court Commissioners
Timbelwood	Topla	KAR

## HOUSE COMMITTEE ON LOCAL GOVERNMENT

## DATE January 19, 1983

NAME	ADDRESS	REPRESENTING
Ros Pricine Holl	3 /15 Chepy-St	aloyte Bur Baicz #5
(P). Jul	State Lanslature	

## MEMORANDUM ATTACHMENT I

January 14, 1983

TO: House Local Government Chairman

FROM: Mike Heim, Kansas Legislative Research Department

RE: H.B. 2030

H.B. 2030 validates three township bond elections for road improvements in Shawnee County held this past November. Notice of the elections were first published 17 days prior to the election instead of 21 days as required by K.S.A. 10-120, a provision of the general bond law.

Atch I

## MEMORANDUM

January 14, 1983

TO: House Local Government Chairman

FROM: Mike Heim, Kansas Legislative Research Department

RE: H.B. 2010

H.B. 2010 allows the governing body of any sewer district to delay the assessment of capital costs for the construction of sewer improvements for not to exceed ten years. During the delay, however, interest costs on the temporary notes shall be assessed. The special assessments for the interest costs and for the capital costs do not need to be assessed on the same basis. Hearings and notification of the assessments are provided. Suits must be brought within 30 days of the publication of the resolution fixing the assessments.

Atch. II

Stanley, Kansas. Feb 8,1982.

Senators.

Haney Kassebaum.

Robert Dole.

Dear Senators.

I am writting for information. The information I wish concerns our town. Stanley, Kansas. Johnson Co.. Stanley is located 6 miles south of 95th and Metcalf Overland Park, Kansas on Metcalf and 69 highway. We are not incorporated. We are a rural community.

In 1978 promoters decided we needed severs in this area to promote their prperty. They got signatures. Then that gave them 51% of the land. One promoter had 400 acres so you know what it did to us. I understand when this was first presented it wouls cost \$2.500 or \$3.000 per acre that would be to bring the sewars to your property line.

The latter part of December we were hit with the first assessment.Copy of my assessment enclosed. I was informed when i got back home as I had been gone for a month. The next assessment for the laterals would be another 17.000 then the sewage plant would be another 17.000 or 210.000. We retired people dont have that kind of money.

A large percentage of the resident are retired. We all have lived here or maintained homesalways in this community.

I also understand the promoters that ram rodded this project is broke. One of our bic concerned the descipation to evaluation.
Also enclosed a news paper clipping appearing the situation.

Dave Webb representative from this didtrict said he was working on it. I would like to know if there is federal money to help with this project. Would appreciate an answer as soon as possible.

enc: 2 copys. C:C.

Sincerely.
Lillian N. Dale.
P.O.Box 23164.
Stanley, Kansas 66223.
Tel-913-897-2408.

Atch. III

BC DLE

United States Senate

AGRICULTURE, NUTRITION, AND FON...... XY
FINANCE
JUDICIARY
RULES

STANDING COMMITTEES:

WASHINGTON, D.C. 20510

March 16, 1982

Lillian N. Dale P.O. Box 23164 Stanley, Kansas 66223

Dear Ms. Dale:

Attached please find a letter I received from Robert C. Bacon, Chairman of the Johnson County Board of Commissioners, in response to my inquiry on your behalf.

I trust that the information contained in his letter is of some assistance to you. I will be back in touch with you just as soon as I receive a response from the Environmental Protection Agency.

Sincerely yours,

BOB DOLE

United States Senate

BD:rc Attachment

## Office of the Board of County Commissioners

JOHNSON COUNTY COURTHOUSE OLATHE, KANSAS 66061 782-5000

Robert C. (Bob) Bacon Commissioner, Third District

March 9, 1982

Senator Bob Dole Franklin Savings Building 4655 State Avenue Kansas City, Kansas 66102

Dear Bob,

Thank you for your letter of March 2, 1982, which enclosed some questions from Lillian N. Dale.

Lillian, unfortunately, lives in an area in Johnson County that has been affected more than most by our depressed economic situation. The Blue River #5 Sewer District, about which she speaks, was formed because of a petition received by the County Commissioners about three years ago containing in excess of 51% of the (then) land ownership. As Kansas law provides, that did allow our Commission the responsibility for formation of the sewer district and provision of the main pipes and a sewer treatment plant.

At the time, we were well aware of almost explosive growth prospects in and around the Stanley area based upon recorded plats and plans that were known to us. We did have reasonably accurate forecasts of the costs for this sewering but Lillian is incorrect that we had ever estimated as low as \$3,000 per acre to bring sewers to property lines. The estimates were in the order of \$3500 per acre to provide the main sewer lines and the treatment plant, a figure that we hit pretty closely as it turned out, but lateral sewers to connect properties to the main sewer line were not a part of that estimate.

As you know, a lateral district must be petitioned also and Lillian may, or may not, live in an area where such a petition is in the works.

Most sewer petitions do, in fact, come from developers who have plans that cannot be realized for building projects until sewers are available. Often times this is unfortunate for those people who already live in the area who may have adequate service from a septic tank.

In every case where a sewer district is formed, we explore the possibility of obtaining federal aid to assist with the construction costs. Because the Stanley area is considered a developing community, it did not qualify for such federal assistance.

Historically, the EPA money has been available primarily only to older areas that need improvement.

The existing economy has the Stanley area by the throat. It is our firm hope, however, that improvement in the economy which will result in resumption of development in that area will work to relieve Lillian of her sewer payment burden by spreading the cost to new homes as they are built. Our Board will do everything we can to help that development take place as quickly as possible.

If additional information will be of assistance, I will be happy to provide it.

Your servant, Sir

Robert C. Bacon

Board of County Commissioners

Johnson County, Kansas

United States Senate

STANDING COMMITTEES:
AGRICULTURE, NUTRITION, AND FORESTRY
FINANCE
JUDICIARY
RUI ES

WASHINGTON, D.C. 20510

April 1, 1982

Lillian N. Dale q.O. Box 23164 Stanley, Kansas 66223

Dear Ms. Dale:

Attached please find a letter I received from John J. Franke, Jr., Regional EPA Administrator, in response to my inquiry on your behalf.

Mr. Franke advises EPA awarded a grant in 1978 for planning the project in question. There was no agency participation thereafter. Funds for design and construction of the facilities were generated by the Johnson County Unified Sewer District. Mr. Franke also advises he does not expect additional federal funds to be awarded as the District has to obtain State and EPA approval prior to design and construction.

I regret that this response could not be more favorable. If I can ever be of assistance to you again in any other way, please continue to contact me through my Kansas City Senate Office.

Sincerely yours,

BOB DOLE

United States Senate

BD:rc Attachment



## UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION VII 324 EAST ELEVENTH STREET KANSAS CITY, MISSOURI - 64106

MAR 29 1982

Senator Bob Dole Kansas City Senate Office Franklin Savings Building 4655 State Avenue Kansas City, Kansas 66102

Dear Senator Dole:

This is in response to your letter of March 16, 1982, containing an enclosure from Ms. Lillian Dale of Stanley, Kansas. Ms. Dale wrote in regard to assessments to her property as a result of the construction of a wastewater treatment plant and the ancilliary collection system.

The Environmental Protection Agency (EPA) awarded a grant in 1978 for planning the project. There was no Agency participation thereafter. Funds for design and construction of the facilities were generated by the Johnson County Unified Sewer District.

In order to receive a grant for this project, the District had to obtain State and EPA approval prior to design and construction. Due to the low priority assigned the total project by the Kansas Department of Health and Environment (KDHE), the District apparently made the decision to proceed with its own funds. Because construction of the project is already underway and should be completed before change in priority could occur, I do not expect additional federal funds to be awarded.

If you have any questions, please contact me.

Sincerely yours,

John J. Franke, Jr. Regional Administrator

Formerly The Blue Valley Gazette - Highest PAID READERSHIP of Kansas newspapers circulating in Southeast Johnson County - and home-mailed.

Thursday, Dec. 30, 1982

Call 897-2090

# Stanley Leaders Consider How to Save Community

STANLEY - A meeting is scheduled today to discuss blocking sewer assessments that would eventually force about half of Stanley people class action suit, are also exfrom their properties.

Legal strategy will be discussed in the wake of a ruling last week by Johnson County District Court Judge Phillip Woodworth that Stanley people can't contest sewer assess-

The meeting was called by Carol O'Keefe, Stanley Citizens' Committee chairman.

Thomas & Lysaught, Char- join Dutoit's suit, but Wood- sity is under 100 per square and Kansas City's is 1,400. tered, the firm engaged by worth dismissed all actions the Committee to arrange a filed from the sewer district. pected.

Rep. Dave Webb will be present to discuss what relief might be available from the many instances than the mar-Kansas Legislature.

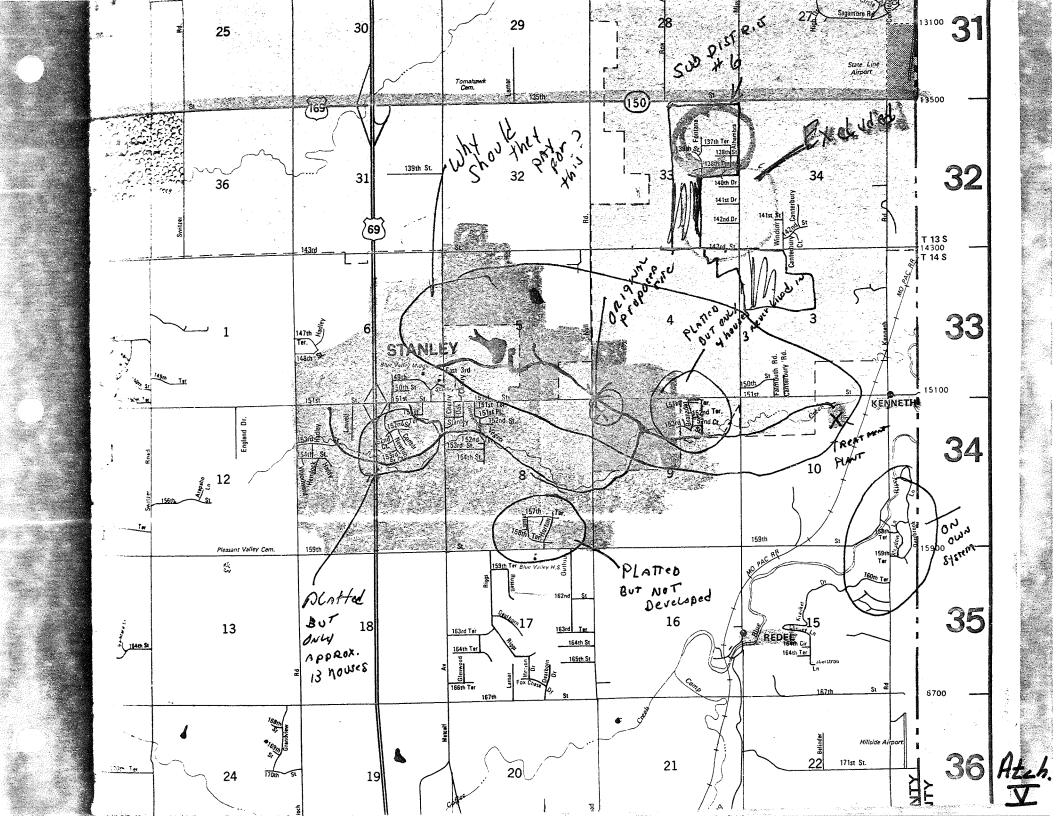
Also expected is Ron Bodinson, of Balloun & Bodinson. Chartered, who represented Paul Dutoit against the Coun-

Assessments faced by residents of Blue River Sewer Mrs. O'Keefe said State Sub-District 5-four square miles in and around Stanleyare estimated to be greater in ketable value of the proper-

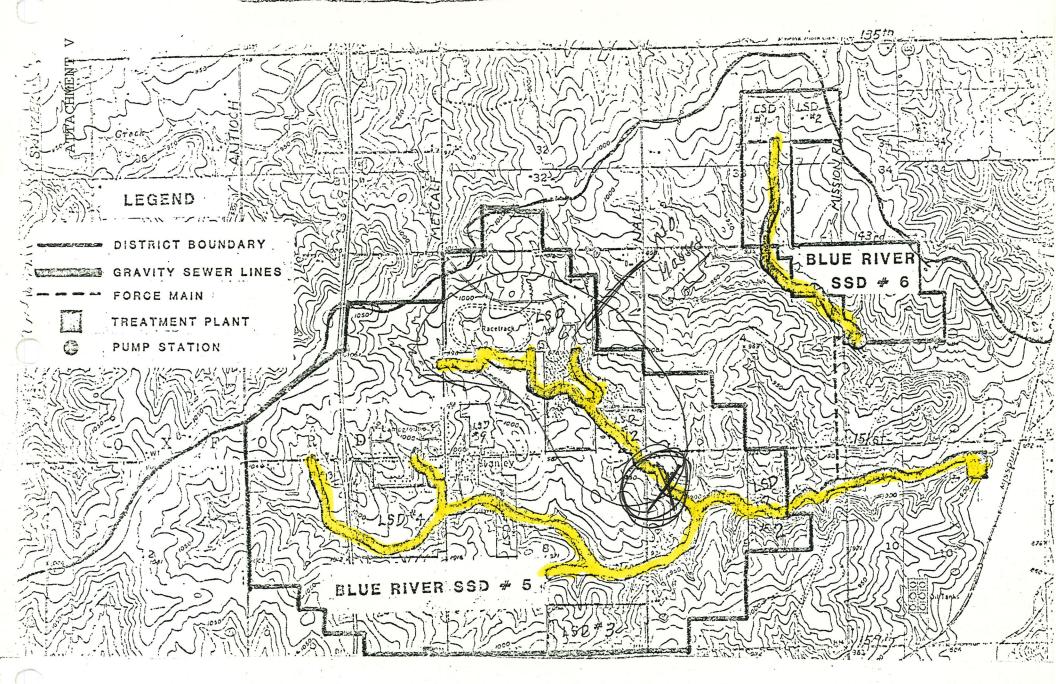
> The sewer was planned for the arrival of 23,625 people by 1992, or a density of 6,000 per

Representatives of Weeks, ty. Stanley citizens sought to square mile. The current den-mile. Olathe's is about 1,100,

Open Letter to State and



## BLUE RWER SEWER SUBDISTRICT NO. 5



## **HOUSE BILL No. 2028**

By Representative W. Fuller

1-3

AN ACT concerning zoning; relating to notice thereof; amending K.S.A. 1982 Supp. 19-2920 and repealing the existing section.

0017 Be it enacted by the Legislature of the State of Kansas:

Section 1. K.S.A. 1982 Supp. 19-2920 is hereby amended to read as follows: 19-2920. (a) Before any county creates any zoning district or regulates or restricts the use of buildings or land in the county, the board of county commissioners shall require the planning board to recommend to the board of county commissioners the boundaries of districts and appropriate regulations to be enforced in such the districts. All such regulations 0025 shall be uniform for each class or kind of buildings or land uses 0026 throughout each district, but the regulations in one district may differ from those in other districts. The regulations shall be made 0028 in accordance with a land use study and shall give reasonable consideration to the existing character of the district, its suita-0030 bility for particular uses, conserving the value of buildings and 0031 of, existing development, and encouraging the most appropriate 0032 use of land throughout the county. The planning board shall make and develop tentative recommendations and shall hold one 0034 or more public hearings on such the recommendations as deter-0035 mined by the board of county commissioners. The secretary of the planning board shall publish a notice of each public hearing 0037 in the official county newspaper. At least 20 days shall elapse between the date of the publication and the date set for the 0039 hearing. Such The notice shall fix the time and place for such the 0040 hearing and shall describe in general terms the regulations and 0041 zoning districts proposed, together with a brief statement re-0042 garding the purpose of the zoning districts. In addition to the 0043 publication notice, written notice shall be mailed to all owners of

PERSONS OWNING

ATTACHMENT VI

Atch. II

located

and

the area affected. Failure to receive such the notice shall round invalidate any subsequent action taken. Such The hearings may be adjourned from time to time and upon the conclusion of the same, the planning board shall prepare and adopt its recommendations in the form of a proposed zoning resolution and shall submit the same, together with a record of the hearings on such the recommendations to the board of county commissioners. If a written protest against the proposed zoning or rezoning of any land lying within three miles of the city limits of any municipality having a zoning ordinance is received from the governing body of the city, the county commissioners shall not adopt the proposed zoning of such the land except by a vote of all members which shall be recorded in the minutes of the meeting along with

Upon the receipt of the recommendations of the planning board, the board of county commissioners may adopt the same with or without change or refer it back to the planning board for turther consideration; and. After adoption of regulations by the board of county commissioners, they it may from time to time thereafter amend, supplement or change the boundaries or regulations contained in such the zoning resolution.

0058 a statement of the reasons for such the action.

The procedure for the extension of the application of any such 0066 0067 zoning regulations to any additional township, or the area lying 0068 adjacent to any city or impoundment of water shall be the same 0069 as that for the adoption of the original zoning resolution. A 0070 proposal for an amendment or change in zoning may be initiated 0071 by the board of the county commissioners, the planning board or 0072 upon application of the owner of property affected. The board of 0073 county commissioners may establish a scale of reasonable fees to 0074 be paid in advance to the secretary of the planning board by the 0075 owner of any property at the time of making application for a 0076 change in zoning of the same. All proposed changes shall first be 0077 submitted to the planning board for recommendation and report, 0078 and no amendment or change shall be made without a hearing 0079 before the planning board, Public notice of which the hearing 0080 shall be given and the procedure for the consideration a

0081 adoption of which the amendment or change shall be in like the same manner as that required for the consideration and adoption of the original zoning resolution. In addition to the publication notice, written notice shall be mailed to all owners of property within the county which is located within 1,000 feet of the area affected. Failure to receive such the notice shall not invalidate any subsequent action taken. If such the amendment affects the boundaries of any zoning district and the county has made provision for the fixing of the same upon an official map which has been incorporated by reference, the amending resolution shall define the change or boundary as amended, shall order the official map to be changed to reflect such the amendment and shall amend the section of the resolution incorporating the same and shall reincorporate such the map as amended. If, however, a protest against such amendment, supplement or change is filed in the office of the county elerk within 14 days after the date of the conclusion of the hearing duly, a petition signed and aeknowledged by the owners of 20% or more of any property proposed to be rezoned, or by the owners of 20% of the total area, excepting except public streets and ways which is, located within 1,000 feet of the boundaries of the property proposed to be rezoned, such is filed in the office of the county clerk, the amendment shall not be passed except by unanimous vote of the board of county commissioners.

(b) If the board of county commissioners of Franklin county determines it is necessary to zone within the unincorporated areas of the county, the board of county commissioners shall submit the question of such the initial zoning for approval by a majority of the qualified electors of the unincorporated areas of such the county voting at an election called and held on such the question. The election shall be called and held in the manner prescribed by the general bond law. If such the question of initial zoning is approved as provided in this subsection, any amendment or change in zoning shall be made as otherwise provided by law without requiring an election on the amendonie ment or change.

17 Sec. 2. K.S.A. 1982 Supp. 19-2920 is hereby repealed.

persons owning

0118 Sec. 3. This act shall take effect and be in force from and 0119 after its publication in the statute book

Kansas register