

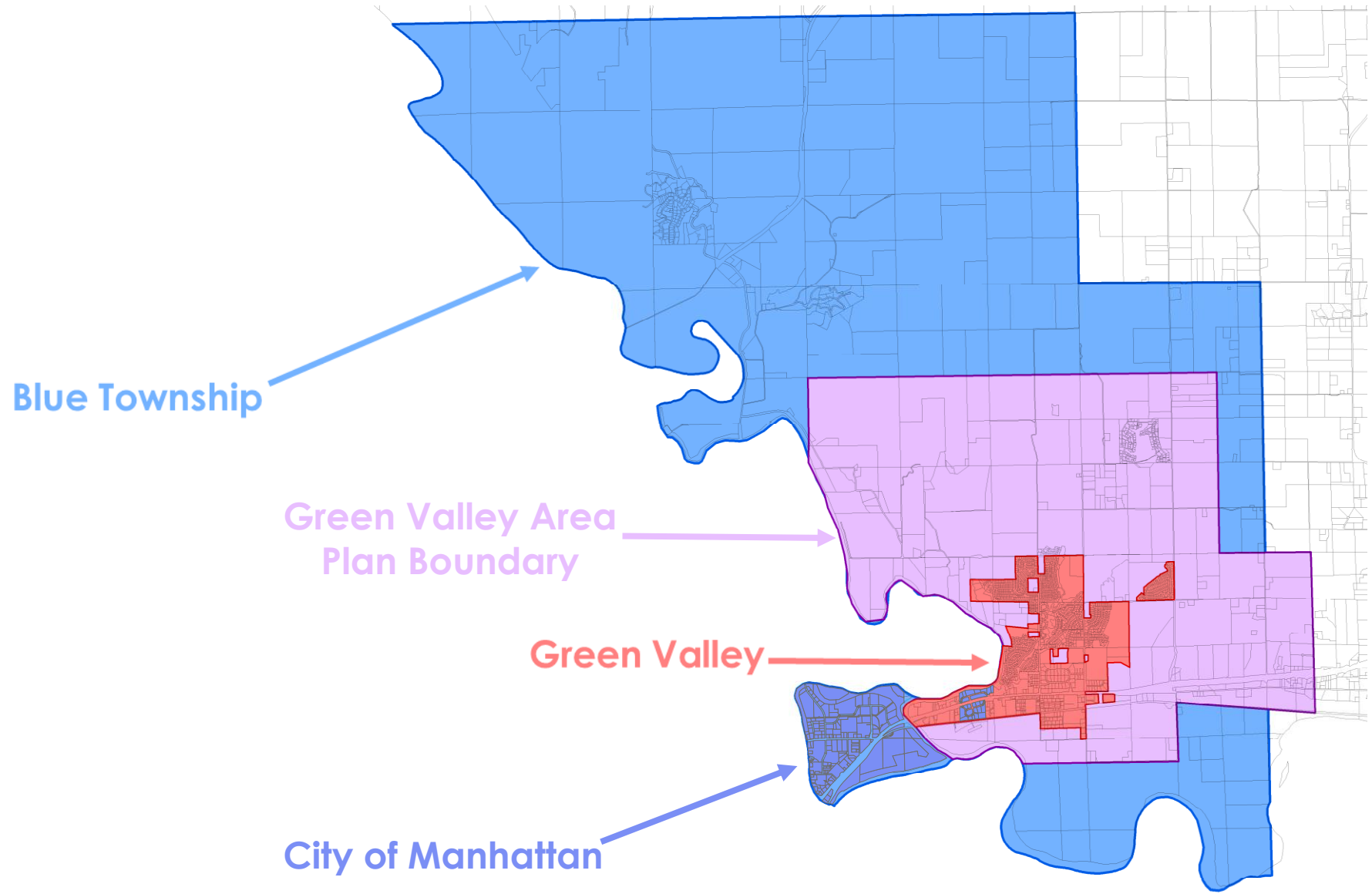


Governance Plan

Governance Options



Governance Plan

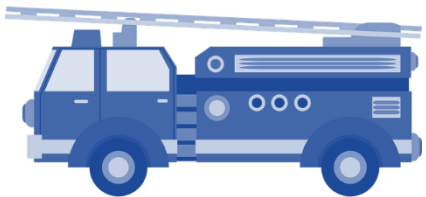




Governance Plan

Survey Results

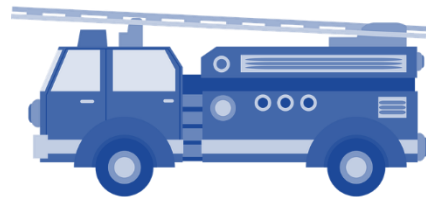
Highest Rated Services



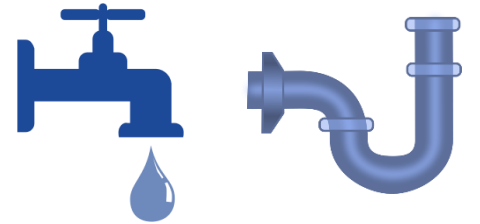
Lowest Rated Services



Most Willing to Pay for Improvements



Least Willing to Pay for Improvements

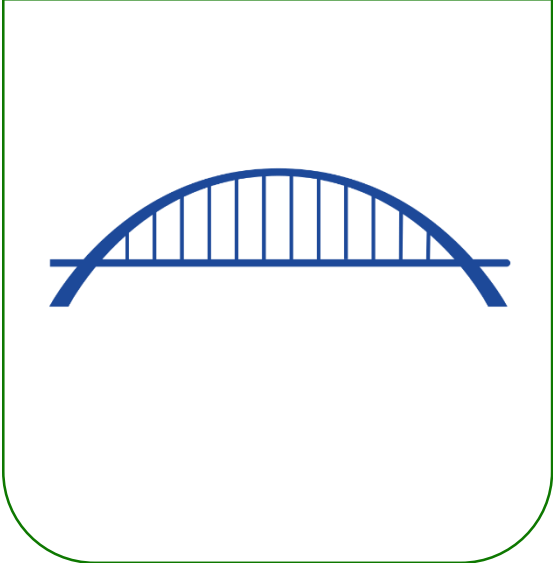




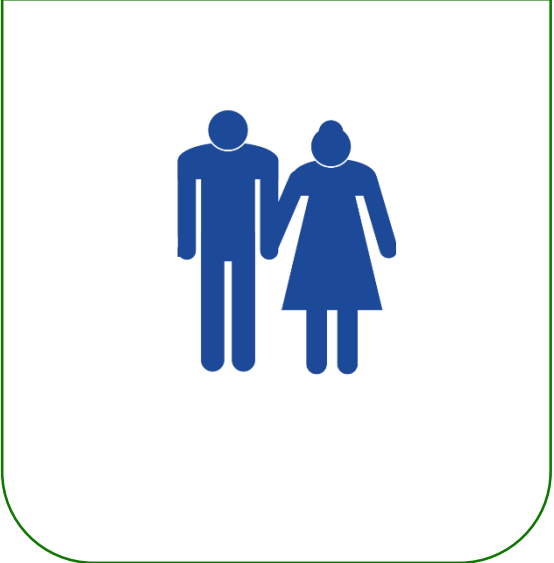
Governance Plan

Survey Results

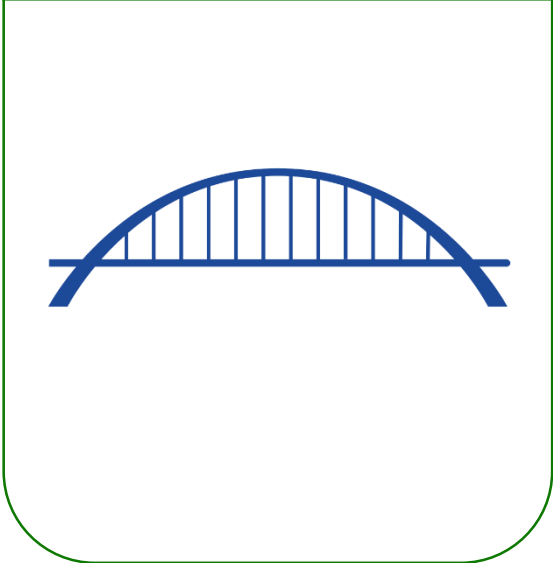
Most Desired New Service



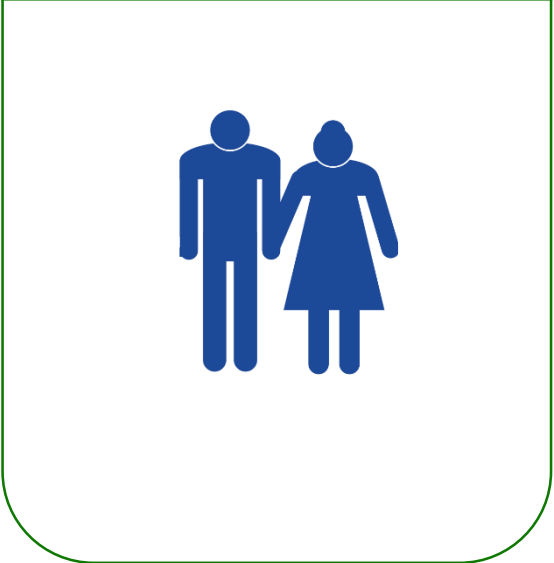
Least Desired New Service



New Service Most Willing to Pay for



New Service Least Willing to Pay for





What will this cost?

- Concerned about unknown cost of incorporation
- What would our costs actually be for incorporation and annexation?
- I'm willing to pay a little more taxes to stay in Blue Township

What can this option do?

- What kind of authority does a township have? Streets? Parks? Etc.
- Would/Could the Pott Co Sheriff still provide services under incorporation?
- Can special/benefit districts include road maintenance in the winter?

Why I prefer this option

- I moved to this area from out of state and have no interest in being part of the City of Manhattan
- In favor of more land use regulations with residents' input.
- Improvement district is not preferred if the mill levy is maxed out.



Governance Plan

Housing

- Single-family housing, very little (5% - 10%) duplex (no apartment buildings).
- Need affordable housing – assisted living, mobile home park, nursing homes
- No more housing
- Slow down building multi-unit apartments

Commercial

- Commercial should be away from residential
- Keep commercial along Highway 24
- There is shopping within five minutes in Manhattan
- No shopping areas are needed.

Industrial

- Industrial keep out of sight along Highway 24
- Land for employers should be set aside on Excel and 24.
- There certainly is room for some industrial park area along Highway 24.



Trails

- Connect to Linear Trail
- Need bike/walking trails
- We moved out of Manhattan to enjoy slower, cheaper living. Those who seek municipal needs (trails, pools, shopping, etc) can move to an urban setting (Manhattan or Wamego)

Green Space

- Try and keep green space around State Lake No. 2.
- Park by the church.
- All new developments need green space or trails.
- Its already covered by the city of Manhattan.

Community Space

- Community Pool
- Find somewhere for a good sports complex
- This area needs an outdoor public shooting range.



Governance Plan

Road Improvements

- Crosswalk needed by Flint Hills School
- Turn into Dara's and bank needs to be moved further north.
- Coachman and Tumbleweed Terr potholes not touched in over a year.

Blue River Crossing

- Connect Junietta to Marlatt with a bridge.
- What is the timeline for building the Blue River Crossing?
- Start at school (Moody and Junietta) and bypass into town.

Highway 24

- Need frontage road on both sides of 24.
- Could increase lanes on 24 from four to six.
- Address congested Highway 24/Green Valley intersection. Crosswalks?
- Traffic on Highway 24



Governance Plan

Current Property Taxes



Average Green Valley Home Valued at \$233,916 In 2018 paid \$2,746.98 in taxes

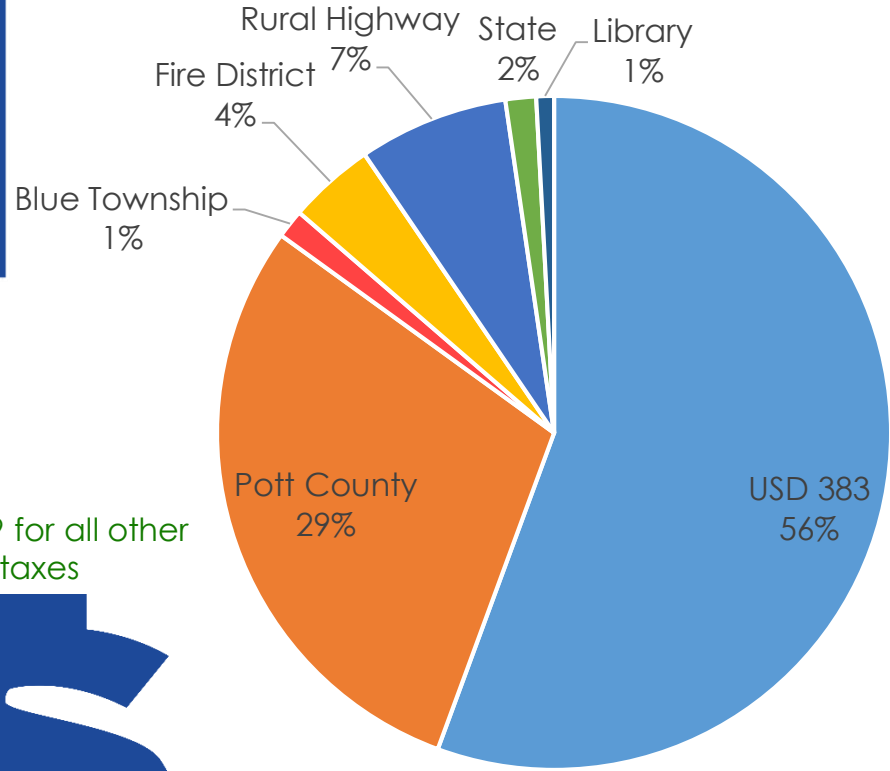
\$1,527.64 to USD 383

\$806.55 to Pottawatomie County

\$412.79 for all other taxes



Property Taxes



Mill Levy Information

- The average Green Valley home is appraised at **\$233,916**.
- Homes are assessed at **11.5%** of their appraised value.
- One mill raises approximately **\$26.90** from the average Green Valley home.



Governance Plan

Annexation



Average Green Valley Home
Valued at \$233,916
In 2018 paid **\$3,661.86** in taxes

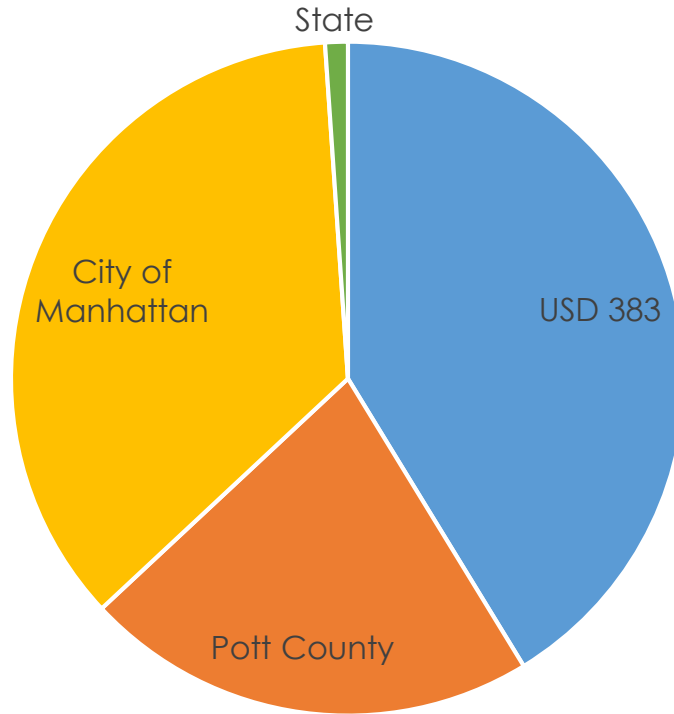
\$1,527.64 to USD 383

\$806.55 to
Pottawatomie
County

\$1,327.67 for city taxes



Property Taxes



**Blue Township
Sewer and Rural
Water**

- **\$709.68**/year for sewer
- **\$384**/year for water
- **\$1,093.68**/year total

**City of
Manhattan**

- **\$367.56**/year for sewer
- **\$258.60**/year for water
- **\$81.84**/year for storm drainage
- **\$708**/year total



Governance Plan



Average Green Valley Home
Valued at \$233,916
In 2018 paid **\$2,549.25**** in taxes

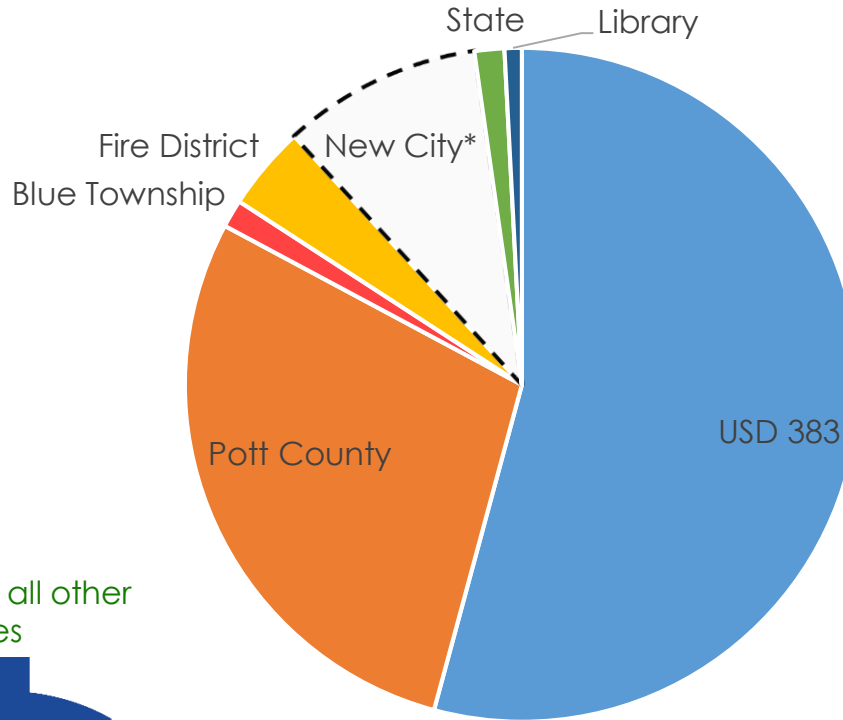
\$1,527.64 to USD 383

\$806.55 to
Pottawatomie
County

\$215.26 for all other
taxes



Property Taxes



*New City mill levy unknown

**Total does not include taxes to the New City

Common City Services

- **Water**
- **Sewer**
- **Fire**
- **Police**
- **EMS**
- Parks
- Recreation
- Administration
- Municipal Court
- Streets/Sidewalks
- Planning and Zoning
- Health and Safety
- Forestry



Governance Plan

| City | General Fund Exp | | Est. Share of County Sales Tax | Est. Motor Vehicle Tax | Est. Property Tax | Property Tax Rate | Change from 2018 Taxes |
|------------|------------------|---------------------|--------------------------------|------------------------|-------------------|-------------------|------------------------|
| Seneca | \$628,160 | Green Valley | \$262,029 | \$80,000 | \$286,126 | 5.900 | -\$38.82 |
| Kechi | \$829,493 | Green Valley | \$268,983 | \$80,000 | \$480,510 | 9.908 | \$68.99 |
| Cheney | \$1,022,300 | Green Valley | \$282,574 | \$80,000 | \$739,726 | 15.253 | \$212.78 |
| Marysville | \$1,414,589 | Green Valley | \$318,923 | \$80,000 | \$1,015,666 | 20.943 | \$365.84 |
| Louisburg | \$1,461,820 | Green Valley | \$318,923 | \$80,000 | \$1,062,897 | 21.917 | \$392.05 |

Note: This page shows several cities of a similar population to a future “Green Valley”, and the hypothetical taxes required to equal the budgets of those cities. It is not intended to capture what a future budget *will* look like, but instead show a range of possibilities based on types of services, levels of services, and staff in several existing cities. All estimates are based on 2018 budgets and assessments.



Governance Plan

Improvement District



Average Green Valley Home
Valued at \$233,916
In 2018 paid **\$2,881.48** in taxes

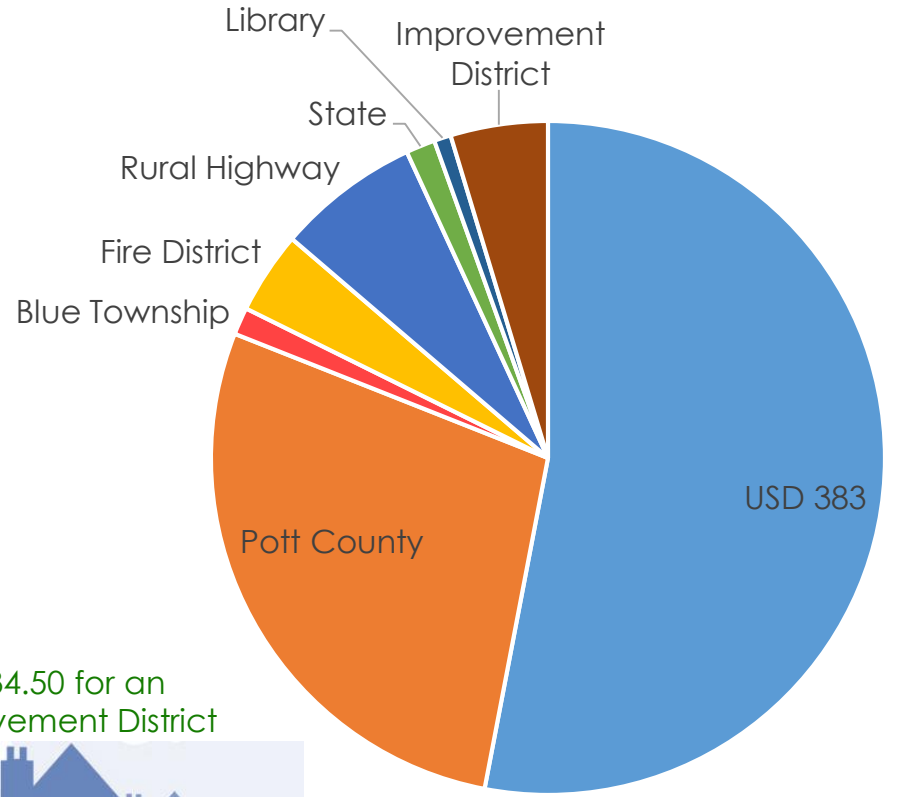
\$1,527.64 to USD 383

\$806.55 to
Pottawatomie
County

\$412.79 for all other
taxes

\$134.50 for an
Improvement District

Property Taxes





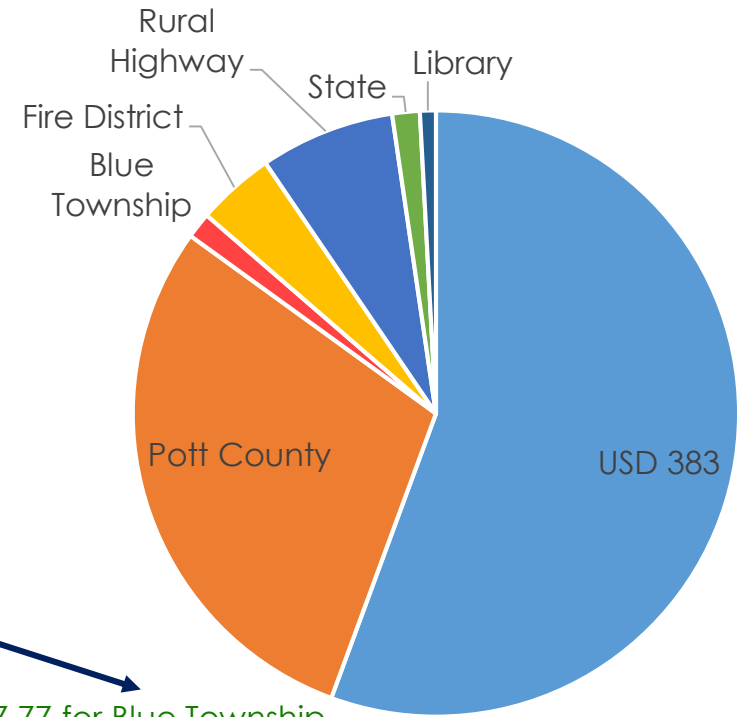
Governance Plan

Blue Township



Average Green Valley Home
Valued at \$233,916
In 2018 paid **\$2,746.98** in taxes

Property Taxes



Permitted Township Services

- EMS and Ambulance
- Cemetery Districts
- Fire Districts
- Libraries
- Construct drainage works
- Parks
- Recreational Facilities
- Sidewalks
- Control Noxious Weeds

\$1,527.64 to USD 383



\$806.55 to Pottawatomie County



\$375.02 for all other taxes



\$37.77 for Blue Township taxes

