



Governance Plan

What is the Plan?

Why is the Plan Being Done?

What are the Survey Results?

Governance Options

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Questions or Comments



Governance Plan

*What is
the Plan?*



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What
is the
Plan?

What is the project?

The project is a land use and governance plan for Green Valley, the area served by sewer and water along Green Valley, Excel, and Lake Elbo Rds.

The governance plan will identify the best way to provide infrastructure and services to Green Valley in a way that places the costs primarily upon those who benefit most from those services and infrastructure.

The land use plan will provide strategies that will allow the area to better anticipate and prepare for growth in the Green Valley Area.

Who is doing the project?

Each component is being conducted by a consultant who specializes in that field.

Kendig-Keast Collaborative is an urban planning firm from Sugar Land, Texas. This firm is also helping with the County-wide Comprehensive Plan.

The governance plan is being conducted by Jim Kaup of the Kaup Law Office. Jim has worked with numerous cities and counties both as a consultant and for the League of Kansas Municipalities.

Who is paying for the project?

The project is funded through a grant provided by Office of Economic Adjustment as part of the Ft Riley Joint Land Use Study (JLUS).

Green Valley was identified in the JLUS as an area that could see significant growth over the next 20 years.

As a result, the JLUS recommended that more detailed plans and studies be conducted for Green Valley.

Is there a citizen committee?

A committee of twelve residents, employees, and business leaders known as the Steering Committee has been created for this project. Committee members are:

- | | |
|-------------------|-----------------|
| Dee McKee | Doug Springer |
| Michael Heigert | John Stamey |
| Karla Hagemeister | Jurdene Coleman |
| Jenny-Sue Hayward | Steve Kirby |
| Jerry Reynard | John Adam |
| Fred Rothwell | James Kozak |



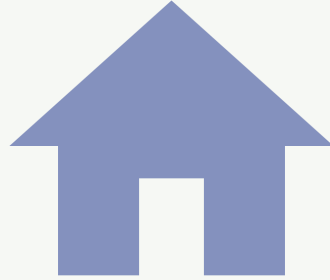
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*Why is the
Plan being
Done?*



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Why is the
Plan
Being Done?



In 2006, there were fewer than **500 homes** in Green Valley. Using Census estimates for household size, the population was less than **1,500**.



Since 2006, the number of new homes in Green Valley has **increased by 157%**. Adding more than **2000 new residents** in only 12 years.



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Why is the
Plan
Being Done?



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



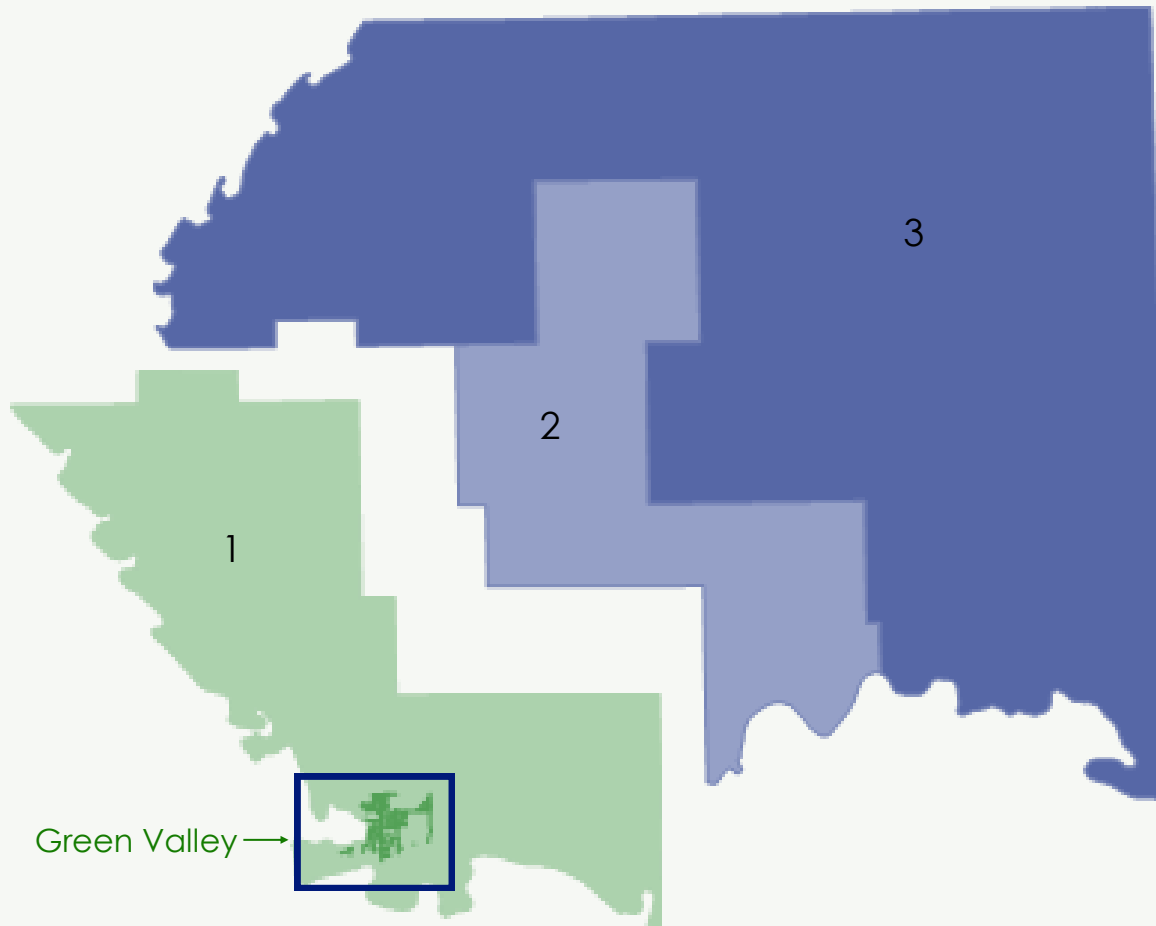
\$412.79 for all other
taxes





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Why is the
Plan
Being Done?



Currently, Green Valley is represented by one of the three County Commissioners. In addition to representing Green Valley, the commissioner also represents the rest of Blue Township, Green Township, and St George Township.



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*What are the
Survey
Results?*



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What are the survey results?

What services do residents rate highest?



Emergency Services had an average rating of **7.16 out of 10**

What services do residents rate lowest?



Walking/Biking infrastructure, road improvements and road maintenance had an average rating of **4.84 out of 10**

What services are residents willing to pay for improvements to?



EMS, Fire, and Road improvements scored the highest with an average rating of **5.97 out of 10**

What services are residents unwilling to pay for improvements to?



Water, Sewer and the Community Center score the lowest with an average rating of **4.71 out of 10**



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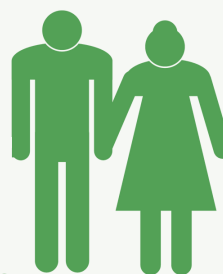
*What are
the survey
results?*

What new service do residents
rate highest?



Blue River Crossing scored the high-
est with an average rating of **7.32**
out of 10

What new service do residents
rate lowest?



Senior Services scored the lowest with an
average rating of **4.99 out of 10**

What new services are residents
willing to pay to have?



Blue River Crossing score the high-
est with an average rating of **5.88**
out of 10

What services are residents unwilling
to pay for improvements to?



Senior Services scored the lowest
with an average rating of **4.16 out**
of 10



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*What are
the survey
results?*

Top 5 Community Priorities



64.4% of people placed
Improve Road Condi-
tions in their Top 5



53.1% of people placed
Reduce Traffic in their
Top 5



65.4% of people placed
Emergency Services in
their Top 5



47.5% of people placed
Infrastructure and Storm
Drainage in their Top 5



48.7% of people placed
Quality of New Develop-
ment in their Top 5

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Governance Options



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Evaluation Criteria

Does the Option Internalize Public Costs?

This criterion is looking at whether or not a given option internalizes the costs of public improvements, programs, and services.

In other words, are the funds used to provide public improvements, programs, and services coming from the primary users of those services?

Is the Option responsive to expressed needs/desires of Green Valley?

This criterion primarily uses the survey responses to determine whether or not a given option can provide an effective means to execute the residents' needs and desires for public services, programs, and infrastructure.

Who has Authority and Decision Making Power?

This criterion looks at whether a given option has broad or narrow governing authority, and where the final decision making power is placed.

What are the economics of this option?

Primarily, this criterion is concerned with how does a given option raise money for public infrastructure, services, and programs.

Who can initiate this option?

Simply, this criterion is concerned with who or what can initiate a given option.

What are the options?

- Annexation
- Improvement Districts
- Blue Township
- Incorporation
- Special Districts
- Land Use Regulations



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Internalizing Public Costs

Annexation

Annexation internalizes the public costs in the same way that any city neighborhood's costs are internalized.

Some costs would be paid via special assessments levied within benefit districts, while others would be paid by the city-at-large.

Incorporation

Incorporating Green Valley into a new city would internalize the costs of many public services, programs, and infrastructure.

Improvement Districts

Improvement districts would internalize the costs of improvements to an extent. An improvement district can construct "public works or improvements", but it does not have authority as broad as cities do.

Special Districts

Special districts would internalize costs of according to the limited functions of each district.

For example, a road district would internalize the cost of road improvements, but nothing else.

Blue Township

Providing more control to Blue Township would internalize the costs of improvements, but townships are limited by state statute in what improvements and services can be offered.

Land Use Regulations

Land use regulations can be written to do more to place the costs of public improvements upon those who benefit most from those improvements by identifying the improvements that developers are required to provide in order to subdivide.



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Responsive to Expressed Needs/Desires

Annexation

Annexation is responsive to the residents, to a degree. Those who wanted more programs, services, and infrastructure can be adequately served by an existing city.

However, the respondents who wanted to maintain some local control, or who flat out stated their opposition to annexation would not be served.

Incorporation

The primary distinction between annexation and incorporation is that incorporation's responsiveness to the full range of residents' stated needs and desires.

The local control afforded a new city resolves the differences in public opinion as to what programs and services should be provided and what infrastructure should be built through elections and appointed boards and committees.

Improvement Districts

Improvements districts can be responsive to residents, but that responsiveness is limited by the authority granted the improvement district by state law.

Things like infrastructure improvements can be handled by an improvement district, but public programs and services are limited.

Special Districts

Similar to improvement districts, special districts are responsive to the specific improvements allowed within special districts.

Blue Township

Townships are limited by state law in their responsiveness to provide improvements and services.

Land Use Regulations

Land use regulations are only applicable to new development. If there are existing issues in Green Valley, land use regulations on new development will not be responsive to those existing issues.

Regulations can directly affect what gets built and where, and the pace of development.



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Authority and Decision Making Ability

Annexation

Annexation would have the broad authority to provide services that any city has. However, Green Valley would still be in Pottawatomie County, so services like law enforcement, courts, deeds, taxes, and elections would still be provided by the County.

Incorporation

Similar to annexation, a new city has broad governmental powers.

Additionally, the same services that would be provided by the County under annexation would continue to be provided by a new city.

The city would have discretion to decide which public improvements are constructed.

Improvement Districts

Improvement districts are governed by a three member board of directors, and decisions that affect the improvement district are made by them. However, state statutes limit their authority to provide the range of services that a city can.

Special Districts

Special districts are created by the County Commission and they are administered by the County as well.

Their authority is limited by the specific district that is created.

Blue Township

There is an elected three member Board of Trustees, which is responsible for the exercise of the limited authority that townships have.

Land Use Regulations

New land use regulations are solely the responsibility of the County Commission with recommendations from the County Planning Commission.



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Economic Viability

Annexation

Annexation by a city would make Green Valley a part of that city and its tax base. Currently, the closest city to Green Valley, Manhattan, has a mill levy of 48.357 mills.

Under each of these options, school district and most county levied taxes would remain unchanged.

Incorporation

A new city would initially be heavily dependent on property taxes. Therefore, a petition for establishing a city would need to take into account the proposed tax base to determine economic viability.

Improvement Districts

Improvement districts can levy up to five mills, with a sixth mill permitted subject to a protest petition. General obligation and revenue bonds can be issued.

Special Districts

Special districts are funded through specific property tax levies to pay for the improvements in the special district boundaries

Blue Township

Township mill levy limits are set by statute. Blue Township levied 1.404 mills in 2018 over an assessed valuation of \$61,450,534.

Land Use Regulations

New land use regulations could place a greater burden upon future development through the use of usage and impact fees or other development fees, as well as by greater requirements upon developers for public improvements.



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Initiation

Annexation

Annexations are initiated by either the annexing city or property owners.

County Commissioners play a role only in certain annexations.

Incorporation

Incorporation can only be initiated by submitting a petition signed by at least 50 residents within the boundaries of the proposed incorporated city.

The County Commission must hold a public hearing after a petition has been submitted. The Commission must consider a set of factors under state law and approve the petition before a new city is incorporated.

Improvement Districts

The County Commission approves the incorporation of an improvement district following the submission of a valid petition, holding a hearing, and unanimously finding the improvement district advisable.

Special Districts

The County Commission creates new special districts.

Blue Township

Blue Township already exists, therefore additional action by the County Commission or residents is not necessary.

Land Use Regulations

The County Planning Commission recommends and the County Commission approves new land use regulations.



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Next Steps



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Town Hall Meeting

To Discuss Governance and Land Use

National Guard Armory

721 Levee Dr Manhattan, KS

Tuesday February 5 at 6.00pm



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Questions and Comments



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You can leave additional questions or comments regarding the Governance Plan and Land Use Plan by [clicking here](#).

More detailed information about what was presented in this document can be found at these links:

[Stage 1—Governance Plan](#)

[Stage 4—Governance Plan](#)

[Survey Results](#)