



KANSAS LOCAL GOVERNMENTS

What do they do and how are they financed?

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FOR HUMANITIES KANSAS. OCT. 25, 2022
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HAVE QUESTIONS?



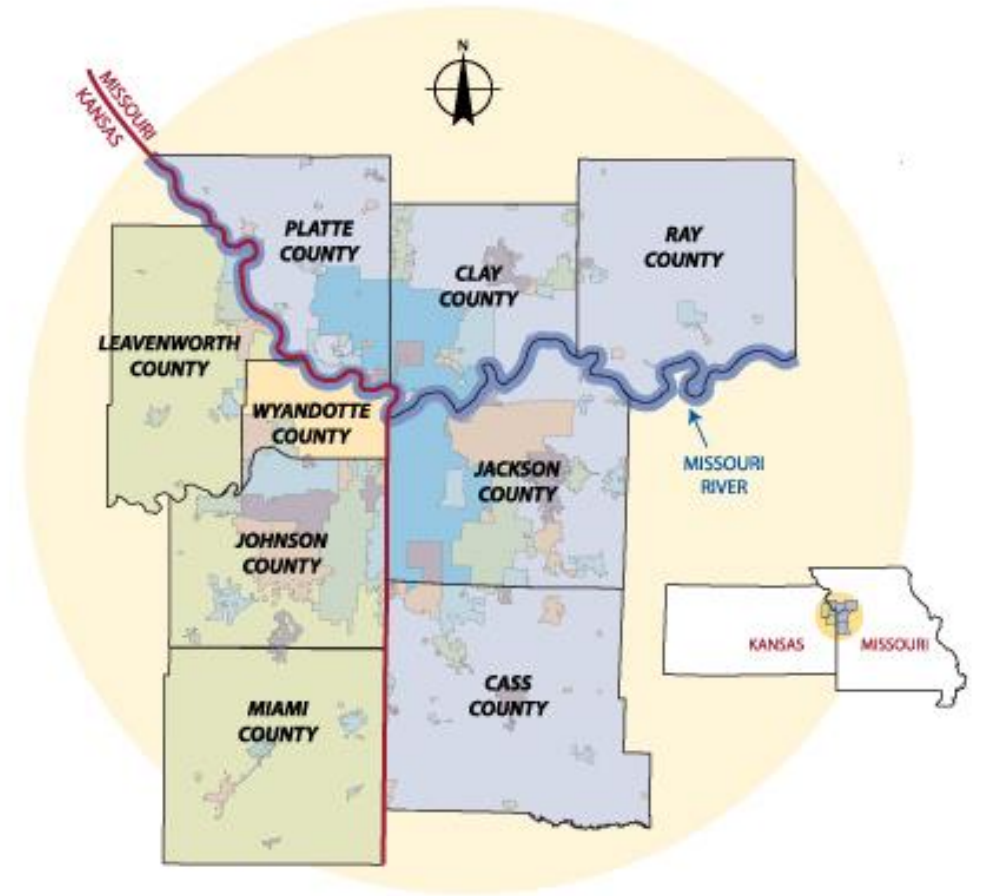
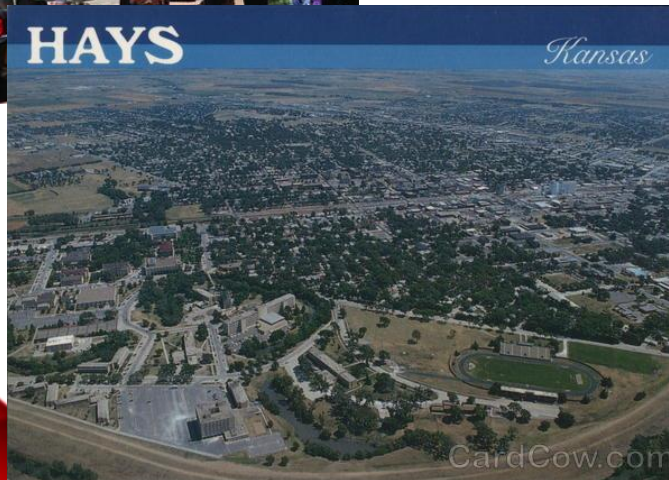
PLEASE USE NOTE CARDS AND WRITE DOWN...

- Specific Questions
- Areas of general interest
- Broad Topics



AGENDA

	HZ BACKGROUND
	LOCAL GOVERNMENT BACKGROUND
	SERVICES
	TAXES
	TOPICS OF SPECIAL INTEREST



33 years in the ICMA World



GENERAL HISTORY OF COUNTY GOVERNMENT

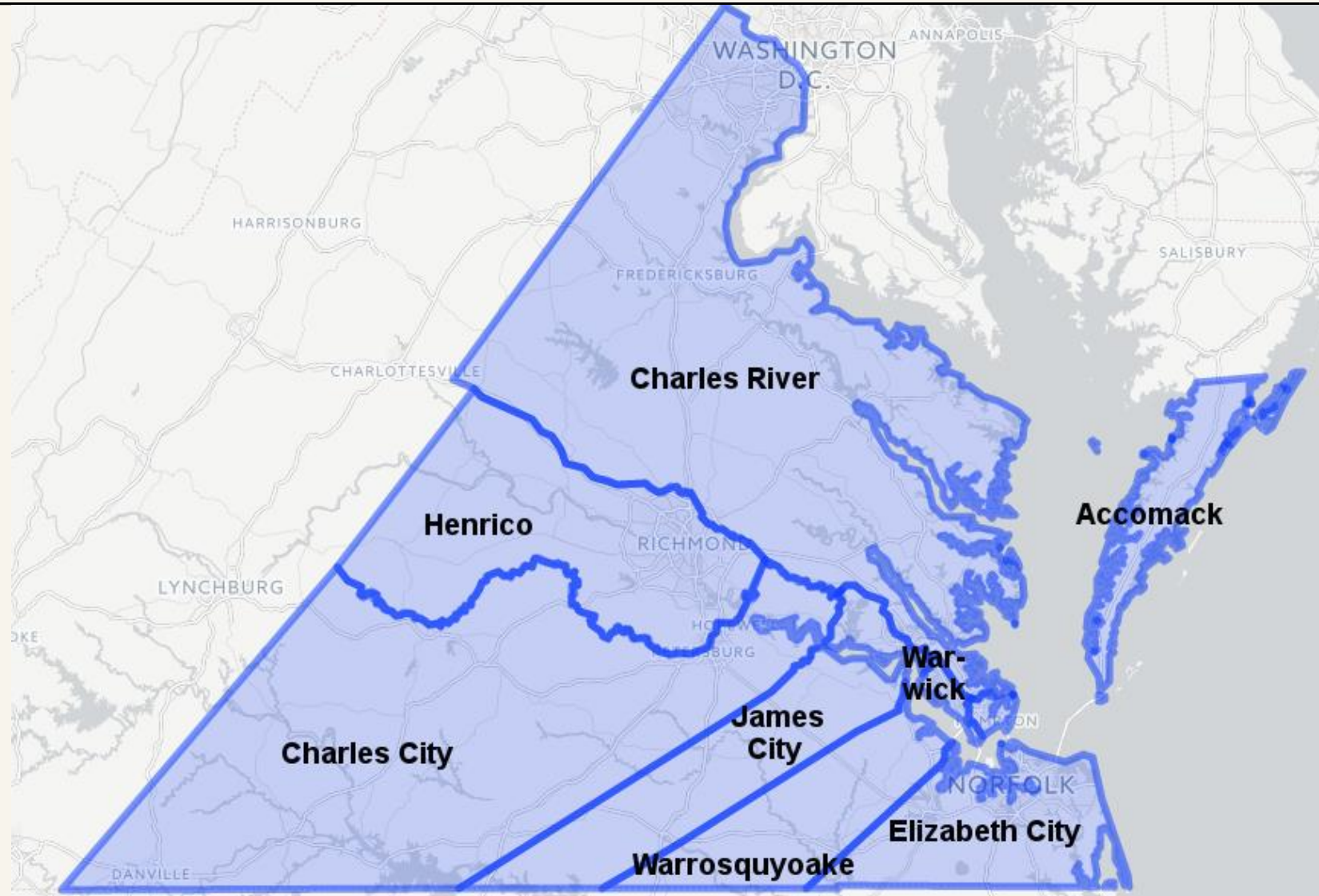


5TH CENTURY ENGLAND

HISTORY OF COUNTIES

- Shire from German Term *scira*, meaning care or official charge
- Shire “Reeve” elected by serfs to watch over his fellow serfs for the lord (i.e. superior)
- Shire “Reeve” evolved into more modern word, “sheriff”
- Changed name from Shire to Conte (or County) in 1066
- 8 ‘shires’ in the Virginia Colonies(1634) switched name to County a few years later.

VIRGINIA COLONY



CONSTITUTION OF THE UNITED STATES



- Tenth Amendment:
- The powers not delegated to the United States by the Constitution, nor prohibited by it to the States, are reserved to the States respectively, or to the people

COUNTIES IN THE UNITED STATES

- A county is "the largest territorial division for local government within a state of the United States."

3,069 COUNTY GOVERNMENTS IN U.S.



Varieties of Counties

- ❑ 47 of 50 states have functioning county governments
 - ❑ 3 states without functioning counties: Rhode Island, Massachusetts, Connecticut
 - ❑ Counties are also called parishes (Louisiana) or boroughs (Alaska)
 - ❑ By population, smallest county is Kalawao County, HI (88); largest is Los Angeles County, CA (10 million+)
 - ❑ By area, smallest county is Arlington County, VA (26 sq. miles; largest is North Slope Borough, Alaska (87,860 sq. miles)
-

Article 9.--COUNTY AND TOWNSHIP ORGANIZATION

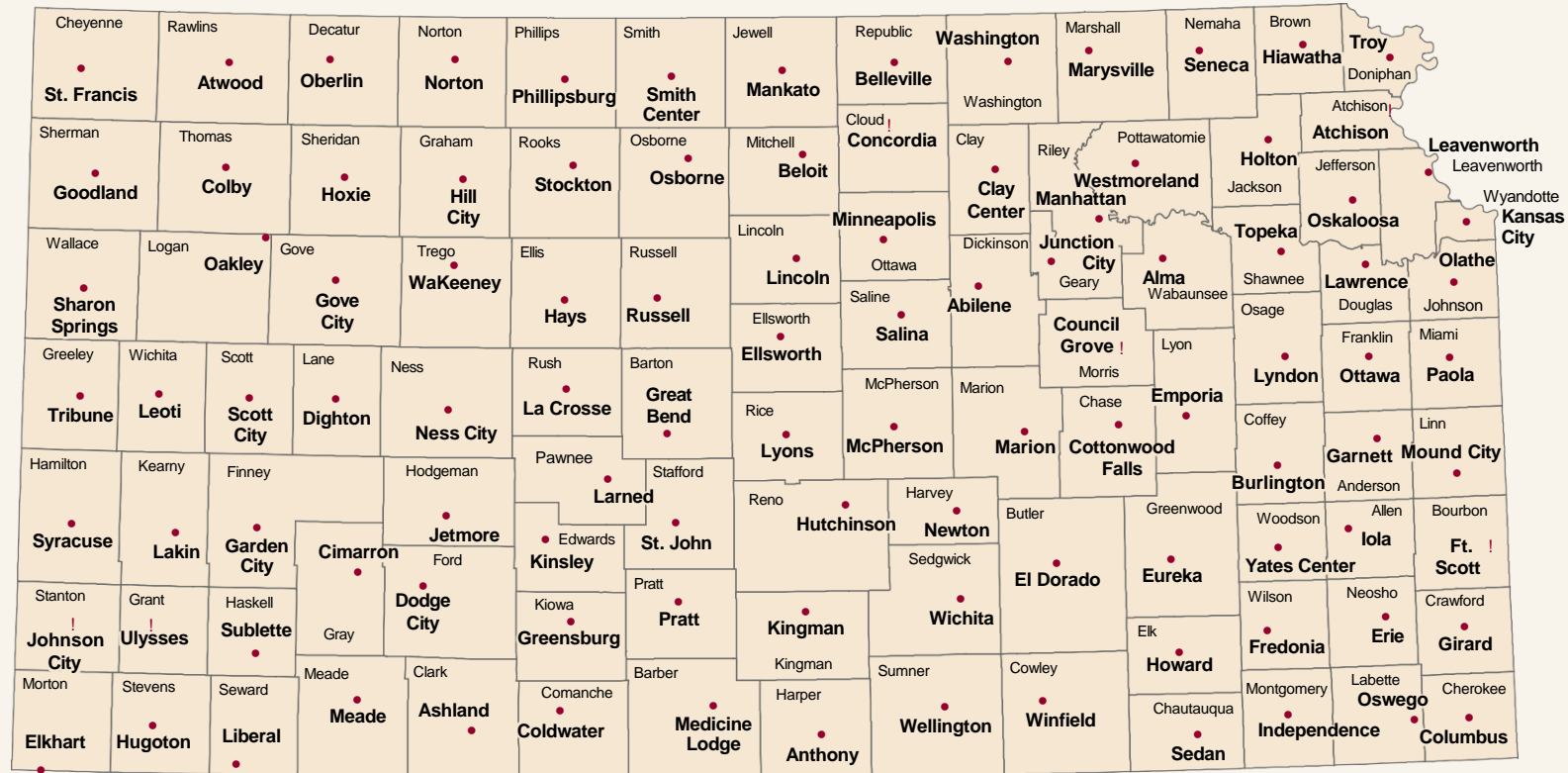
§ 1: Counties. The legislature shall provide for organizing new counties, locating county seats, and changing county lines; but no county seat shall be changed without the consent of a majority of the electors of the county; nor any county organized, nor the lines of any county changed so as to include an area of less than four hundred and thirty-two square miles.

KANSAS
CONSTITUTION:

Kansas Counties...

- Each of Kansas' 105 counties acts as a local government for the residents living in its boundaries. However, all of a county's authority is granted by the state, **as a county is considered a subdivision of the state.**

Kansas Counties and County Seats



Source: Institute for Policy & Social Research, The University of Kansas.

KANSAS COUNTY ESTABLISHMENT



- Striped=Prior to 1861 (Statehood)
- Dark Gray=1861-1869
- Light Gray=1870-1879
- White=1880 or Later

What was the biggest factor
in determining how big
counties would be in Kansas?

- County size: was kept *small enough* to enable a person to travel **by horseback** from their home to the county seat, transact business, and arrive at home, all in one day.

THE EXTREMES IN KANSAS

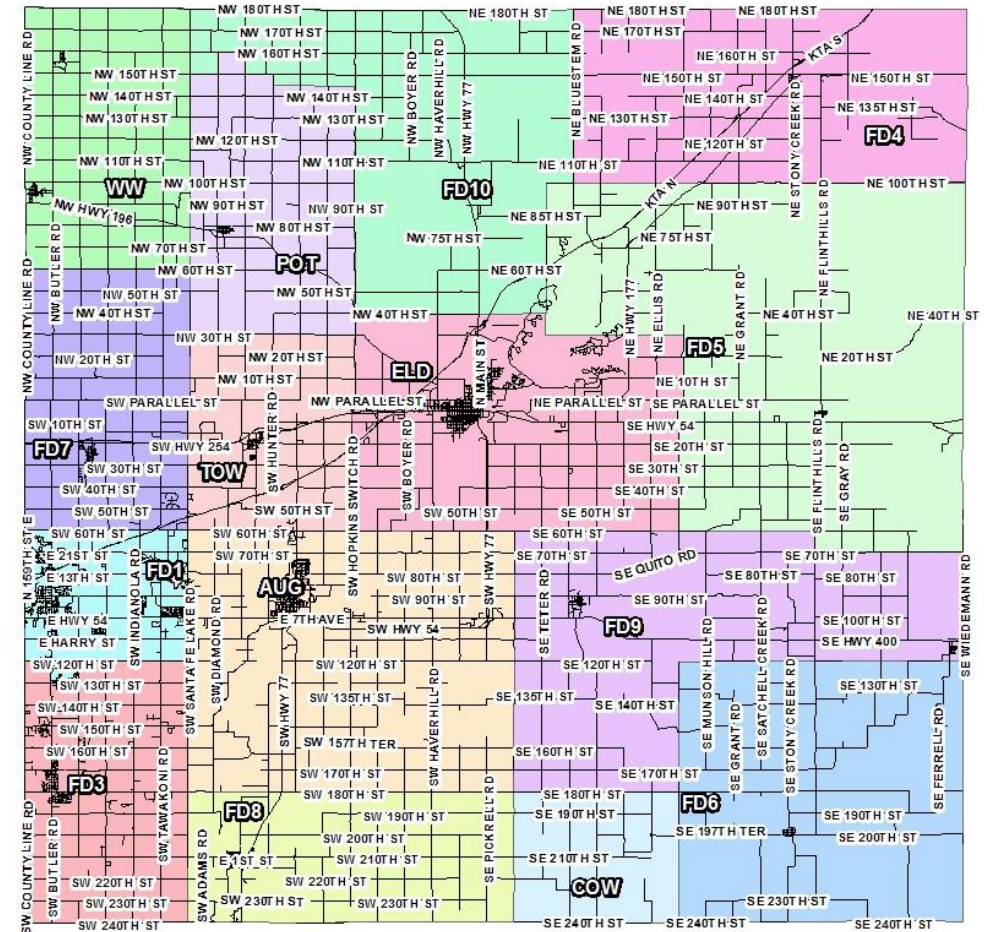
- 151 sq. mi. in Wyandotte County; 1,430 sq. mi. in Butler County
- Ks. Constitution requires all counties (*after 1861*) to have 432 sq. mi.
- 1,249 pop. Greeley County; 602,401 (+) in Johnson County

Local Government in Kansas

■ Counties	105
■ Cities	625
■ Townships	1,300 +/-
■ Unified School Districts	288
■ Community Colleges	19
■ Special Districts	1,500 +/-
Total	3,837 +/-

WHAT ARE SPECIAL DISTRICTS?

- Examples:
 - Cemetery Districts
 - Fire Districts
 - Hospital Districts
 - Drainage Districts
 - Watershed Districts
 - Sewer Districts
 - Library Districts
 - Others: Irrigation, Water, Conservation, *et al.*



Kansas Counties have 2 Major Roles

- Serve as an administrative arm of state government
- Provide locally-determined services

AS AN ADMINISTRATIVE ARM OF STATE GOVERNMENT, COUNTIES:

- Administer the election process
- Handle many taxation processes, incl. property appraisal, collection, distribution, Neighborhood districts, IRB's tax exemptions
- Issue licenses and permits
- Maintain land records (RODs, GIS)
- Provide facilities/equip. for the judiciary
- Finance prosecution (county & district attorneys)

State Mandated Services

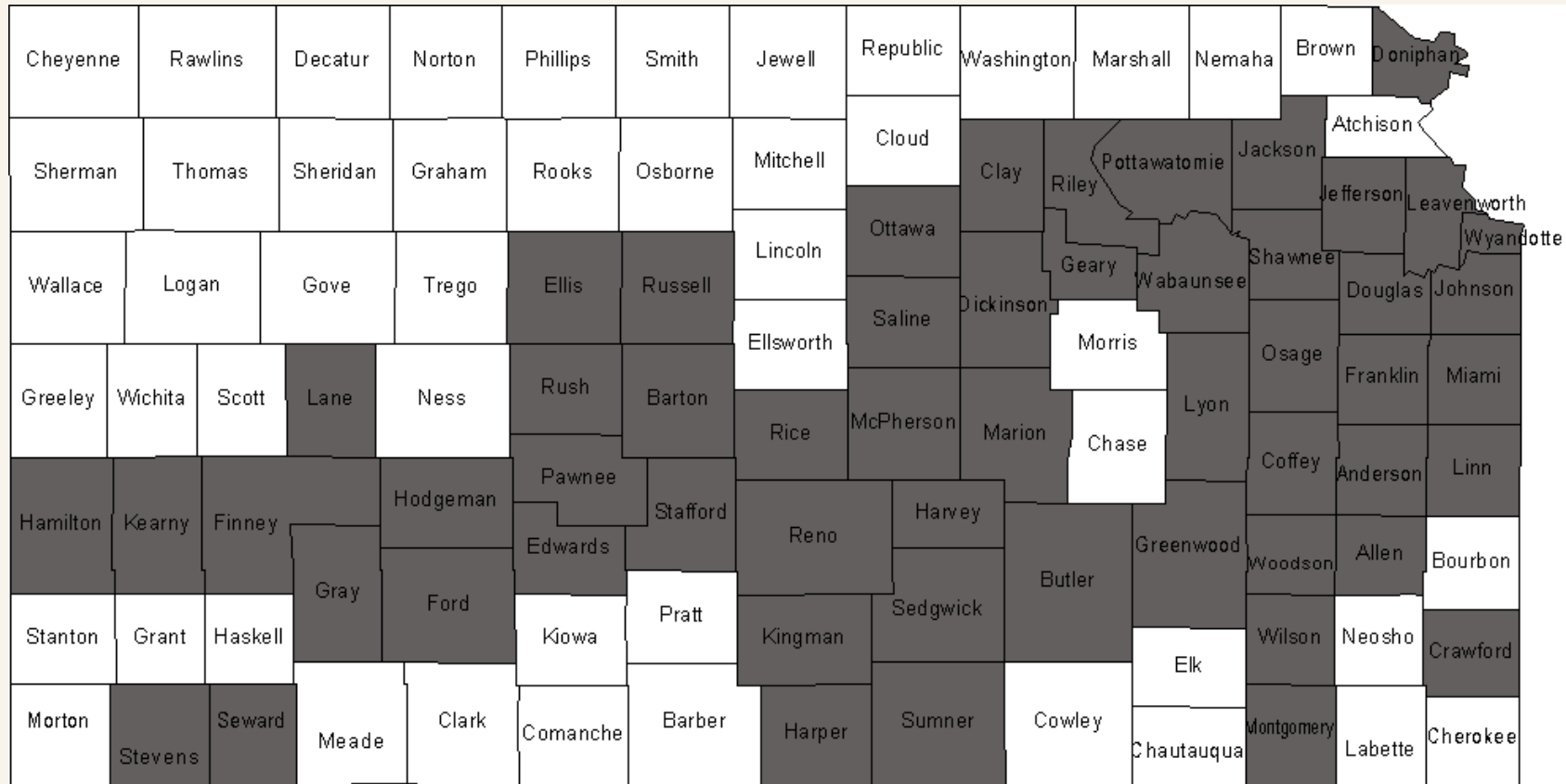
- Public Health Services
- Mental health,
- Dev. Supports
- Emergency Management
- Solid Waste Planning
- Law Enforcement and Jails
- Transportation – Roads and Bridges
- Noxious Weed Eradication

LOCALLY DETERMINED SERVICES

- Hospitals
- Various Medical Services (home health care, assisted care, nursing care)
- Cultural and Leisure Services (parks, zoos, museums, cultural facilities)
- Economic Development
- Planning and Zoning
- Airports
- Utilities...sewers, etc.

Cheyenne	Rawlins	Decatur	Norton	Phillips	Smith	Jewell	Republic	Washington	Marshall	Nemaha	Brown	Doniphan
Sherman	Thomas	Sheridan	Graham	Rooks	Osborne	Mitchell	Cloud	Clay	Pottawatomie	Jackson	Atchison	
Wallace	Logan	Gove	Trego	Ellis	Russell	Lincoln	Ottawa	Riley	Shawnee	Jefferson	Leavenworth	Wyandotte
Greeley	Wichita	Scott	Lane	Ness	Rush	Barton	Saline	Geary	Wabaunsee	Douglas	Johnson	
Hamilton	Kearny	Finney	Hodgeman	Pawnee	Stafford	Rice	McPherson	Morris	Lyon	Osage	Franklin	Miami
Stanton	Grant	Haskell	Gray	Ford	Edwards	Pratt	Kingman	Chase	Coffey	Anderson	Linn	
Morton	Stevens	Seward	Meade	Clark	Comanche	Barber	Harper	Sumner	Butler	Greenwood	Woodson	Bourbon
									Elk	Wilson	Neosho	Crawford
									Chautauqua	Montgomery	Labette	Cherokee

KANSAS COUNTIES WITH ZONING



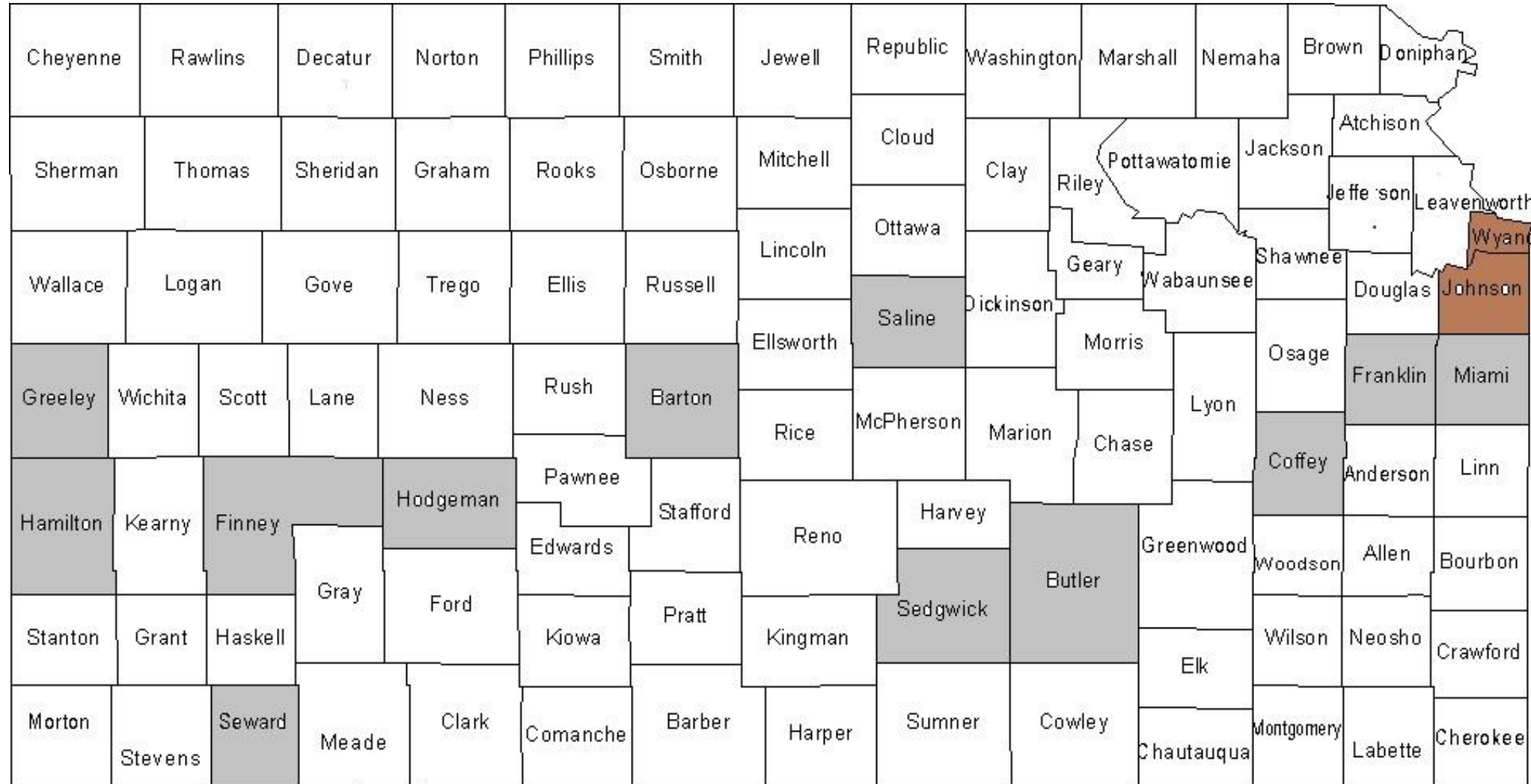
Gray=Zoning
White=No Zoning

OPTIONS FOR COUNTY LEADERSHIP

- County Boards – 3,5,or 7 members *
- Board Size can be changed by referendum
- Slight trend toward larger board size
- Special legislation in Johnson, Wyandotte, and Greeley counties
- Directly-elected board chair in Johnson & Wyandotte counties

COUNTY GOVERNING BOARD SIZE

- White=3 Commissioners
- Light Gray=5 Commissioners
- Brown = 7 (JO); 11 (WY/KCK)



KANSAS CONSTITUTION ON CITIES

- (a) The legislature shall provide by general law, applicable to all cities, for the incorporation of cities and the methods by which city boundaries may be altered, cities may be merged or consolidated and cities may be dissolved:

KANSAS CITIES

- Cities are '**municipal corporations**'
- Can have large staffs (Wichita) or no staff at all (Lake Quivira)
- Can choose what services they want to provide

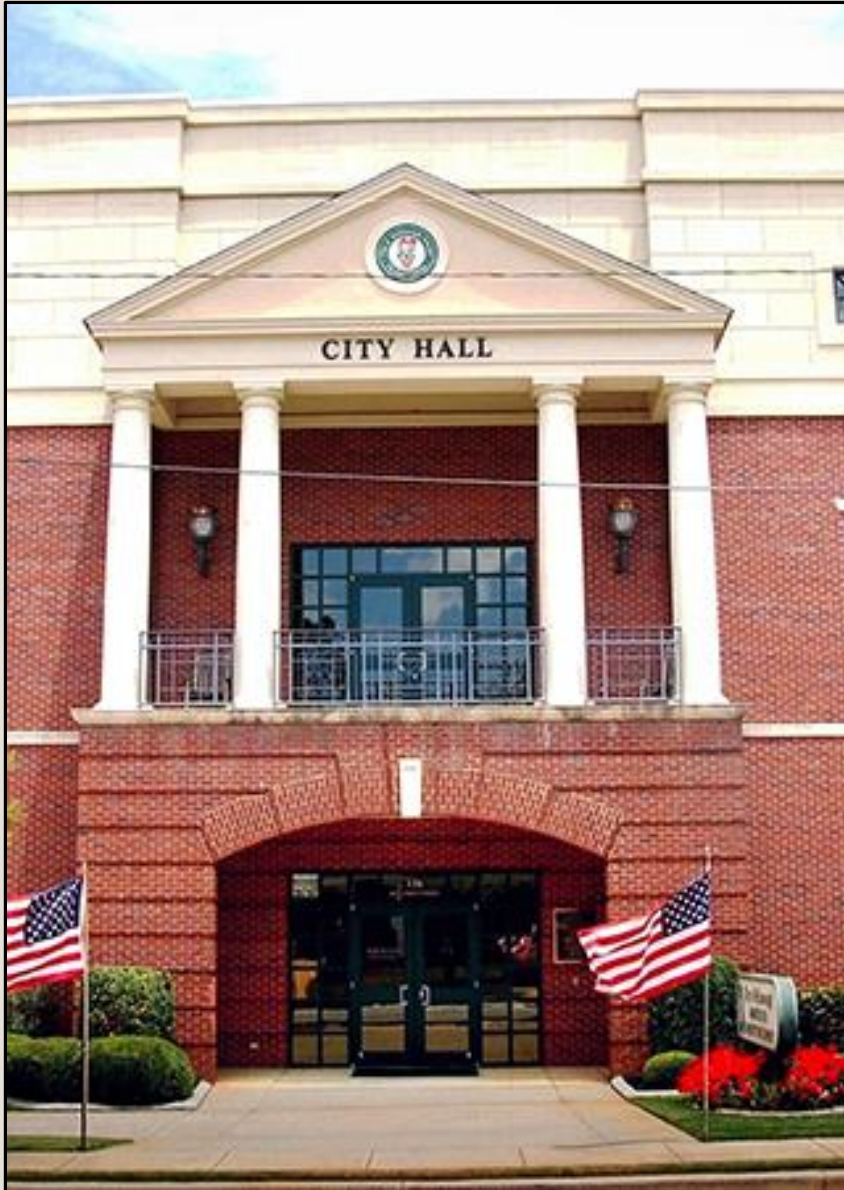
- 'Dillon's Rule' states
- 'Home Rule' states
- Hybrid

GENERAL RULES STATES
USE TO GOVERN LOCAL
GOVERNMENTS

NARROW GOVERNMENT AUTHORITY: DILLON'S RULE

- Derived from the two court decisions issued by Judge John F. Dillon of Iowa in 1868.
- Affirms that a sub state government may engage in an activity only if it is specifically sanctioned by the state government.

State constitutions vary in the level of power they grant to local governments. However, Dillon's Rule states that if there is a reasonable doubt whether a power has been conferred to a local government, then the power has not been conferred.



HOME RULE IN GENERAL

“That which is governed closest to home is governed best

Kansas Cities have constitutional home rule (1961)

Kansas Counties granted statutory home rule in 1974.

(b) Cities are hereby empowered to determine their local affairs and government including the levying of taxes, excises, fees, charges and other exactions **except** when and as the levying of any tax, excise, fee, charge or other exaction is limited or prohibited by enactment of the legislature **applicable uniformly** to all cities of the same class

Emphasis added

KANSAS CONSTITUTION ON
CITIES FOR HOME RULE

HOME RULE IS

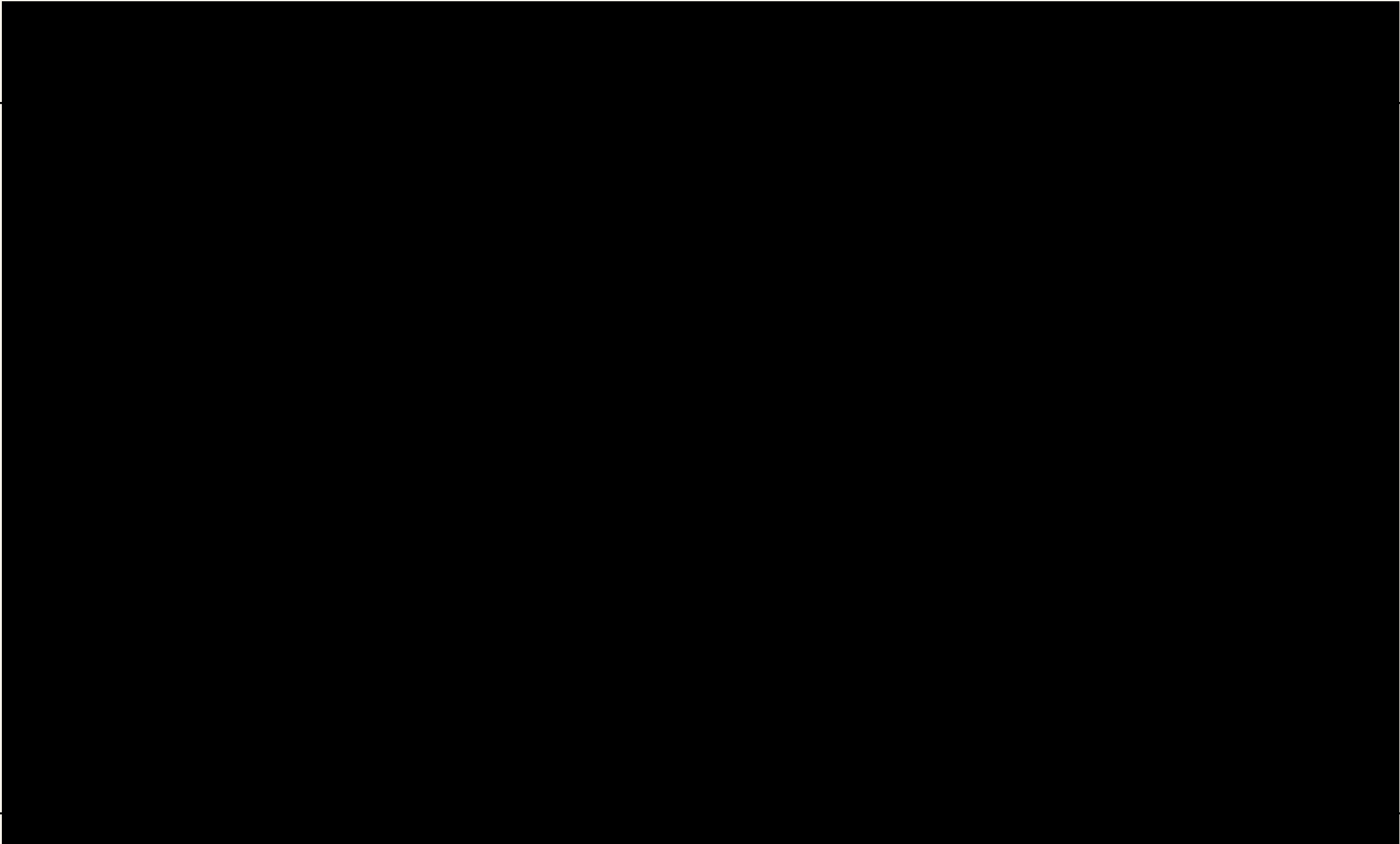


LOCAL CONTROL



COUNTIES, & CITIES. WHO DOES WHAT?





COUNTIES AND CITIES

COUNTIES

- Counties typically have more departments.
- More Elected Officials
- County governing boards mostly elected on a partisan basis.
 - Exceptions: Johnson, Wyandotte/Unified Gov., Greeley County.
- Less flexible revenue sources than cities

CITIES

- Cities elected on non-partisan basis
- Cities do not have 'mandated services'
- City Council members can be other 'state officials' as well
- More flexible revenue sources than Counties (Franchise Fees, Excise Taxes, Utilities, Etc.)

Counties have far less authority or discretion to raise local revenue for services than cities.

Example: counties have limited franchise fee authority, limits on local sales taxes.

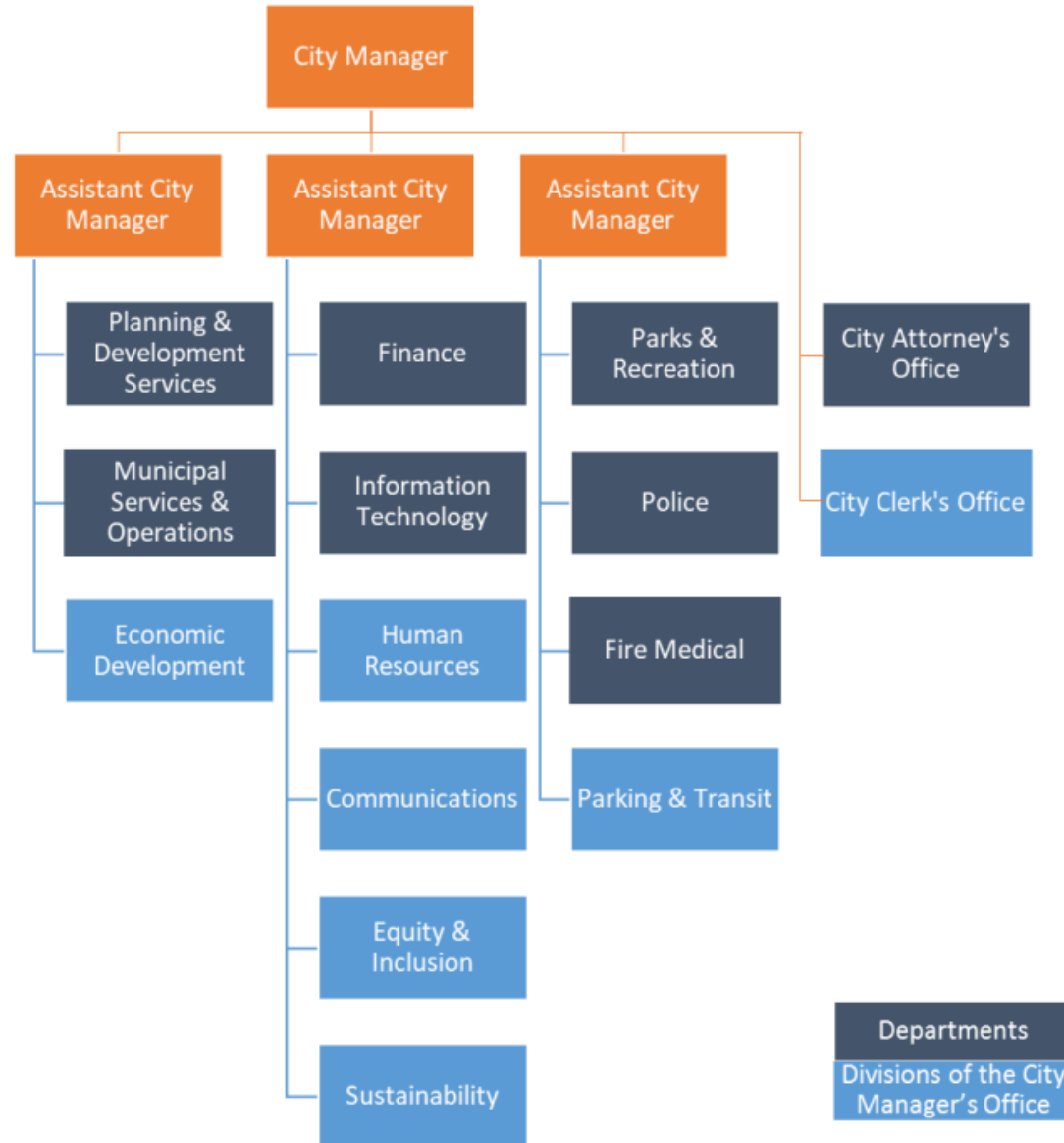
Counties relatively more dependent on local property tax to finance services than cities.

COUNTIES AND CITIES

MANAGEMENT STRUCTURES FOR COUNTIES AND CITIES

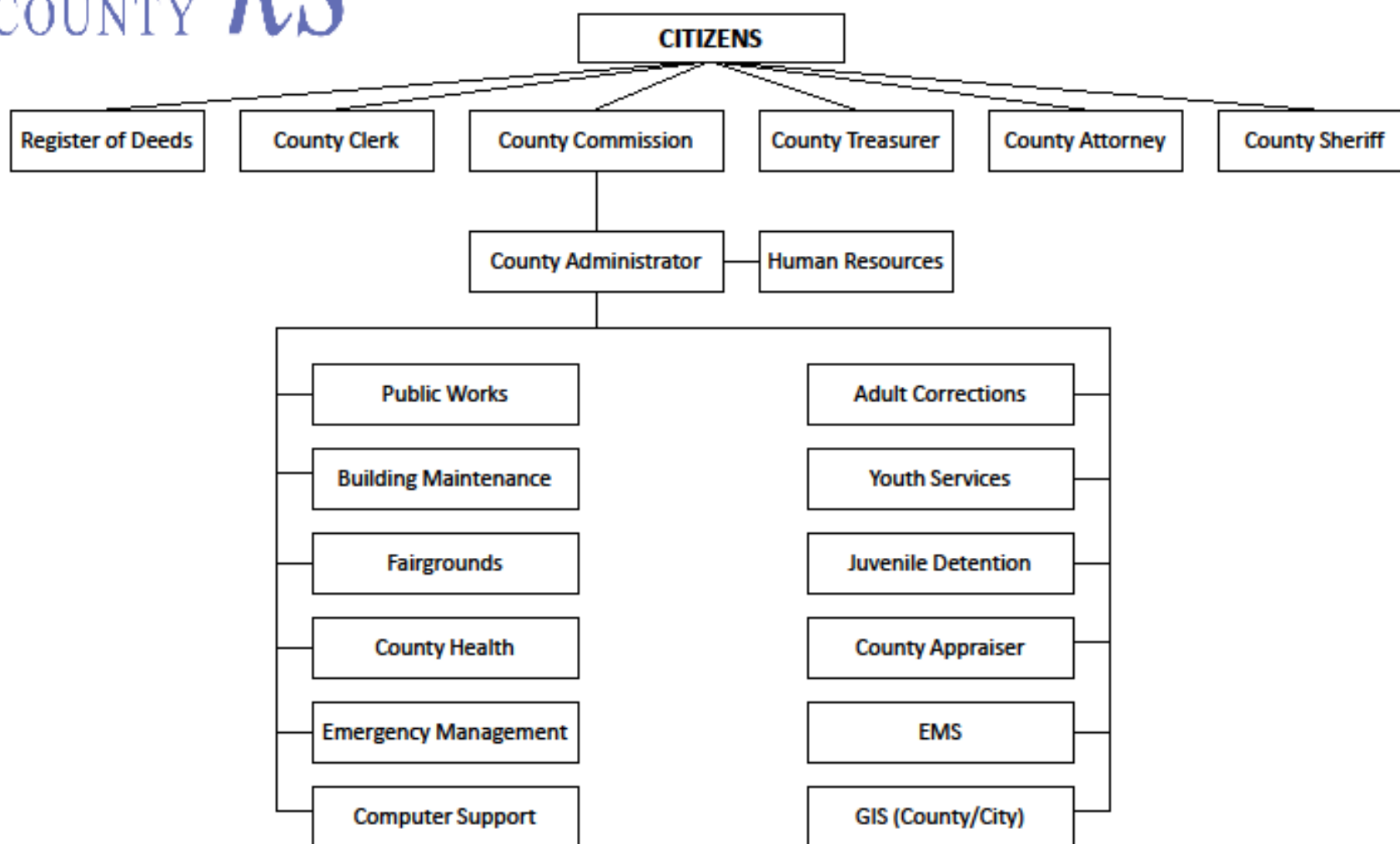
- Board of County Commissioners
- Council-Manager
- Commission-Manager
- Strong Mayor-Council

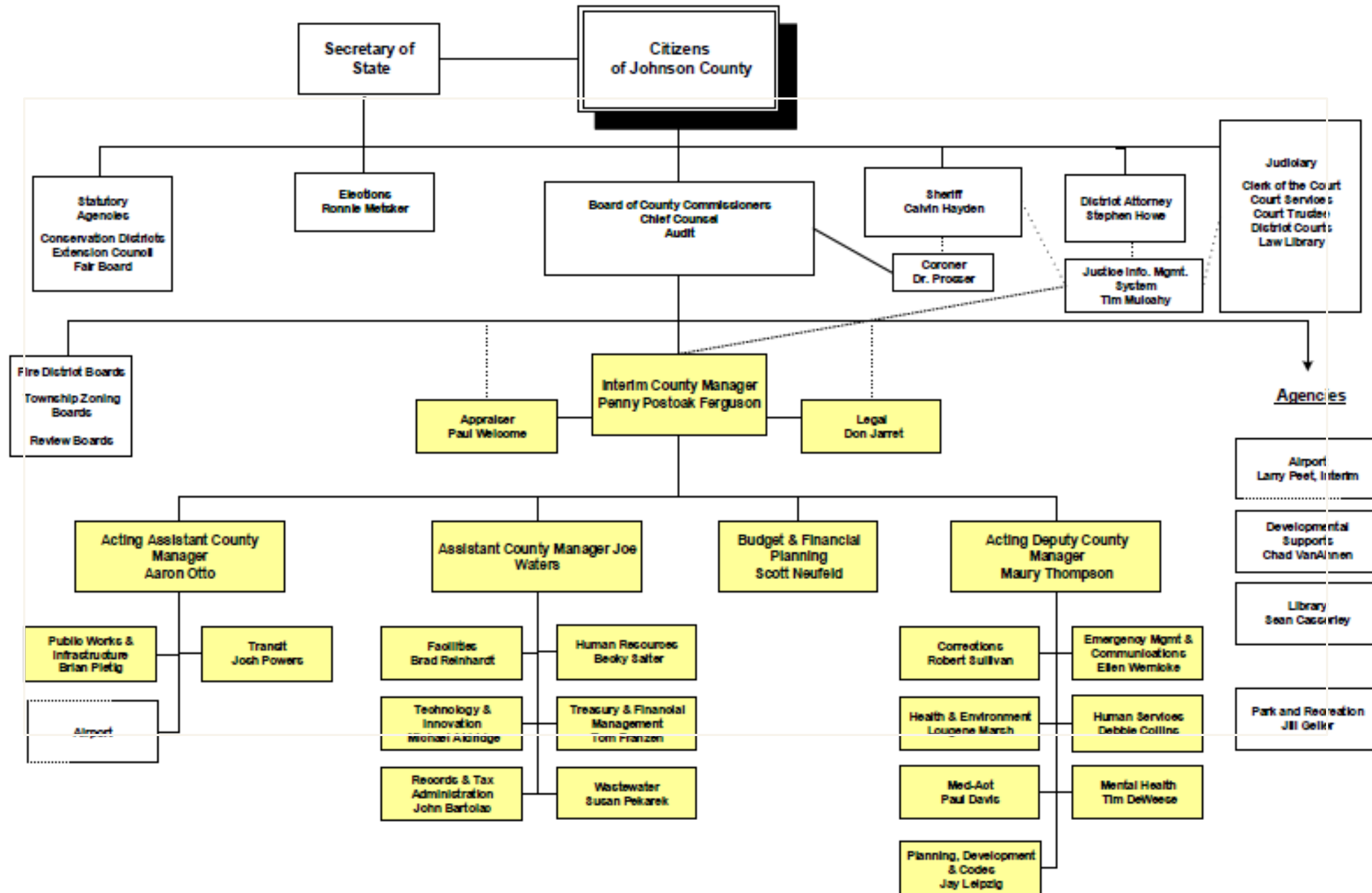
- Professional Management:



LAWRENCE KS ORGANIZATION, 2020

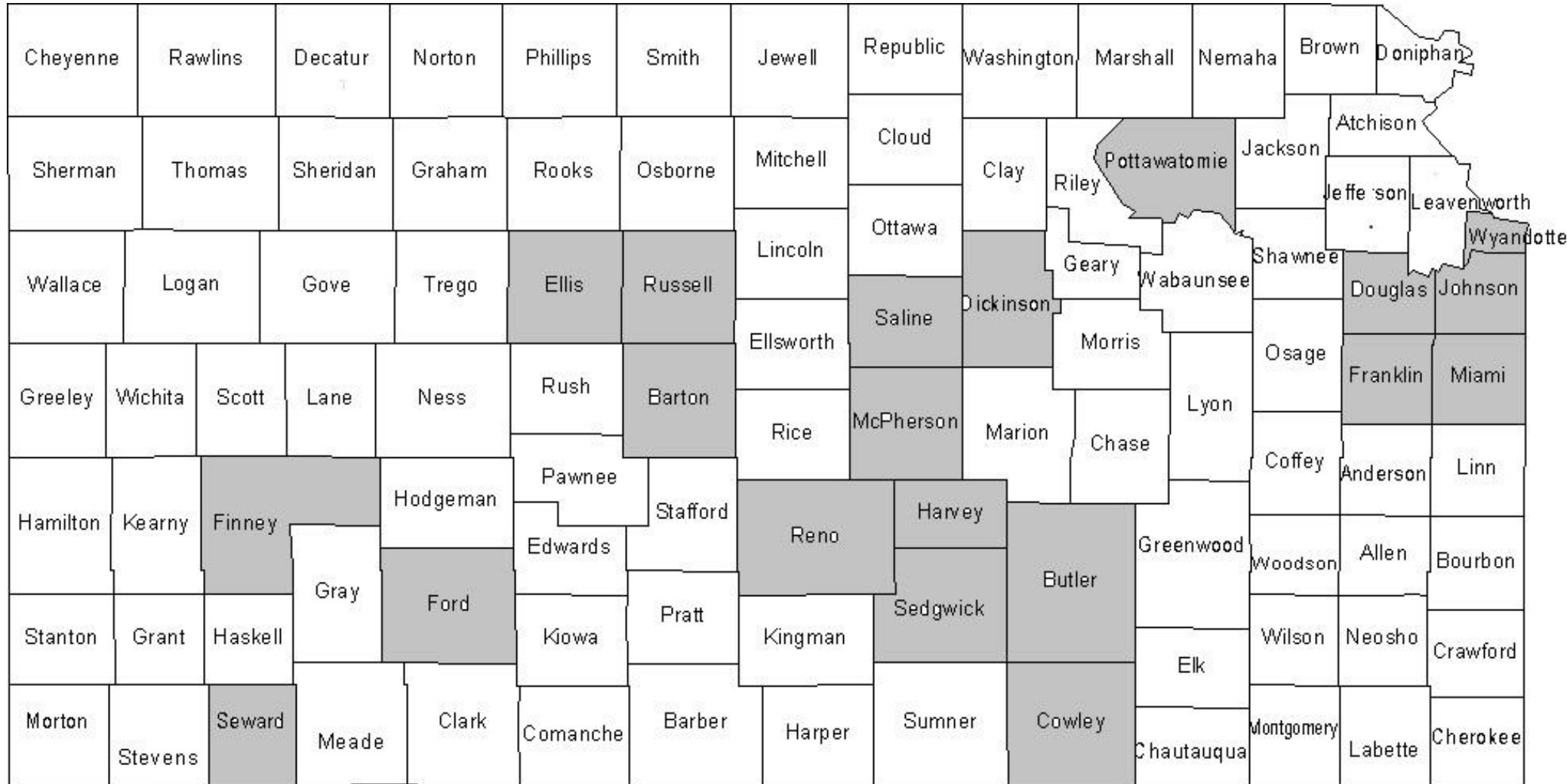
ORGANIZATIONAL CHART





COUNTY ADMINISTRATION

- Light Gray, County Administrator/Manager
- White=None



Property Taxes

HISTORY OF THE PROPERTY TAX

- The earliest known tax records, dating from approximately six thousand years B.C., are in the form of clay tablets found in the ancient city-state of Lagash in modern day Iraq
- The primary focus of early property taxation was land and its production value
- Taxes were levied against the value of grain, cattle, oil, beer and land.



HISTORY OF THE PROPERTY TAX

- A typical tax rate was 10% of all production
- The famous Rosetta Stone was actually a tax document granting exemption to priests.



KEY TERMS

Appraised Value: Value **A qualified appraiser** creates based on an in-person inspection, using recent sales of similar properties, current market trends, and aspects of the home (for example, amenities, floor plan, square footage) to determine the property's appraisal value at a given point in time.

Kansas Assessed Value:

Article 11, Section 1 of The Kansas Constitution provides that: Real property shall be classified into seven subclasses and assessed *uniformly* by subclass at the following assessment percentages:

- Residential 11.5%,
- Ag 30% (income based),
- Utilities 33%,
- Commercial and Industrial 25%.

WHAT IS THE MILL LEVY?

The mill levy is the "tax rate" that is applied to the **assessed value** of a property. One mill is one dollar per \$1,000 dollars of assessed value. It consists of a local portion which is used to fund area services and a statewide portion which is used to fund public schools.

Upon receiving the final 2019 tax bill from your county, you will be able to compare the 2018 assessed value to the 2019 assessed value. That amount will be reflected in the annual tax bill. The 2019 property tax for this parcel. That amount will be reflected in the annual tax bill. The assessed value is a percentage of the market value, depending upon classification (32% for Commercial, 20% for Residential, and 10% for Agricultural).

PRIOR YEAR		CURRENT YEAR	
2018 Market Value	2018 Assessed Value	2019 Market Value	2019 Assessed Value
\$ 0	\$ 0	\$ 0	\$ 0
\$ 615	\$ 117	\$ 6,000	\$ 1,140
\$ 0	\$ 0	\$ 0	\$ 0

The 2019 market value or the 2019 assessed value stated above, you may request an informal review on or before **June 24, 2019**. You may also request an informal review by calling **816-881-4601** during regular business hours no later than **June 24, 2019**. Regular business hours are 8:00 AM to 5:00 PM, Monday through Friday, exclusive of holidays observed by the State Tax Commission. If you request an informal review, only **market value, classification and/or use** (or, in the case of agricultural land, the appropriate grades published by the Missouri State Tax Commission) will be considered. A change to 2019 market value will only be considered if it is demonstrated that the 2019 **market value** stated above does not reflect the actual value as of January 1, 2019. An informal review may result in an increase, a decrease or no change in valuation.

WHAT DOES AN APPRAISER DO?

HOW DO I CALCULATE THE PROPERTY TAXES ON MY HOME?

1. Look at your notice of value, find the "appraised value" of your home. Multiply the appraised value by the "assessment percentage" of 11.5% (.115).

$$\underline{\hspace{2cm}} \times .115 = \underline{\hspace{2cm}}$$

appraised value assessed value

HOW DO I CALCULATE THE PROPERTY TAXES ON MY HOME?

2. Multiply the assessed value by your "mill levy" and then divide by 1,000 to estimate the property tax you owe, **annually**. *Contact your county clerk to find out what your mill levy is.*

$$\begin{array}{ccccccc} \underline{\hspace{2cm}} & \times & \underline{\hspace{2cm}} & \div & 1,000 & = & \$ \underline{\hspace{2cm}} \\ \text{Assessed value} & & \text{mill levy} & & \text{Annual Taxes} & & \end{array}$$

R68645 ZACHARIAS, JOHANN A. HIGGINSON, MARCIA J. (

Details

Bills

Map

Appraiser Land

2021

Payment History

TAXING ENTITY	RATE	TOTAL TAXES DUE
Installment 1		
512 BOND	0.007438	\$140.88
512 SCH GEN	0.020000	\$355.81
512 UNIFIED	0.024229	\$458.91
COMM COLLEGE	0.009110	\$172.55
JO CO LIBRARY	0.003908	\$74.02
JO CO PARK	0.003096	\$58.64
JOHNSON CO	0.018564	\$351.61
LENEXA CITY	0.029102	\$551.21
STATE OF KS	0.001500	\$28.41
LEC STORMDRG	-	\$54.50
Installment 2		
512 BOND	0.007438	\$140.88
512 SCH GEN	0.020000	\$355.81
512 UNIFIED	0.024229	\$458.91
COMM COLLEGE	0.009110	\$172.55
JO CO LIBRARY	0.003908	\$74.02
JO CO PARK	0.003096	\$58.64
JOHNSON CO	0.018564	\$351.61
LENEXA CITY	0.029102	\$551.20
STATE OF KS	0.001500	\$28.41
LEC STORMDRG	-	\$54.50
TOTALS	0.116947	\$4,493.07

Johnson County **Property** Info.

<https://www.jocogov.org/departments/appraiser/property-data>

Johnson County **Property Tax** **Bill** Info

<https://taxbill.jocogov.org/>

2021 REAL ESTATE TAX STATEMENT



Johnson County Treasurer
111 S. Cherry St., Suite 1500
Olathe, KS 66061
913-715-2600
taxbill.jocogov.org

ZACHARIAS, JOHANN A.
HIGGINSON, MARCIA J.
7924 MULLEN RD
LENEXA KS 66215

Date	Quick Ref ID
2/1/2022	R68645
TUG	
0604UW	IP64000001 0005
Property Description	
Legal: REPLAT COLONY HILLS FIRST PLATLT 5 BLK 1 LEC 789 6 1 5	
Situs Address: 007924 MULLEN RD LENEXA, KS	

Owner: ZACHARIAS, JOHANN A. HIGGINSON, MARCIA J.

Class	Land Appraised Value	Improvement Appraised Value	Land Assessed Value	Improvement Assessed Value
R	68,910	260,490	7,925	29,956

Appraised Value	Assessed Value	2021 Mill Levy	Mill Levy Tax	Specials	Total Tax Due
329,400	37,881	116.947	\$4,384.07	\$109.00	\$4,493.07

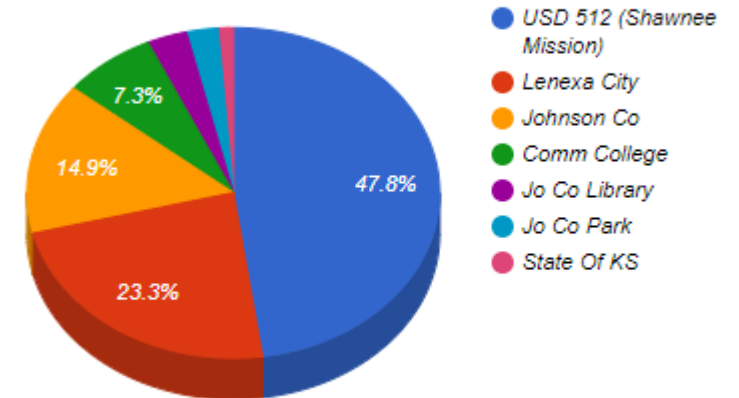
Credits	Payments	Interest & Fees	Half Payment Due	Full Payment Due
\$0.00	\$2,246.54	\$0.00	\$0.00	\$2,246.53

-----detach and return bottom portion with payment-----
Pay online at: taxbill.jocogov.org Quick Ref ID: R68645
IP64000001 0005

AMOUNT DUE ON OR BEFORE 5/10/2022

Half Payment	\$0.00	Full Payment	\$2,246.53	Amount Enclosed	
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Property Taxes - Where Your Property Tax Dollars Go



Alternative Views (pie chart, bar chart, table):

2020 MILL LEVIES ON EACH \$1, 000 TANGIBLE ASSESSED VALUATION - JOHNSON COUNTY, KANSAS															
DIST ID		VALUATION	LEVY	TOTAL	DIST ID	DRAINAGE	VALUATION	General						TOTAL	
ST100	STATE	11,733,829,400			DR041	Merriam	130,279,921	1.777						1.777	
					DR042	Monticello	16,560,584	0.000						0.000	
	Educational Building		1.000		DR043	Rock Crk Storm #1	724,167	10.500						10.500	
	Institutions Building		0.500		DR044	Rock Crk Storm #2	8,804,816	8.793						8.793	
	TOTAL STATE			1.500	DR820DG	Weaver Bottoms	22,145	3.917						3.917	
CT200	COUNTY	11,733,829,400			DIST ID	FIRE	VALUATION	General	Ambu- lance	Employee Benefits	E.M.S.	Bond & Interest	B & I #4	B & I #6	TOTAL
	General		13.393												
	Public Works		1.163		FE44	Jo Co Cons Fire #2	1,104,649,672	8.410		2.442		0.349			11.201
	Public Health		1.000		FE45	Jo Co Fire #1	367,885,014	10.061			3.701				13.762
	Developmental Support		1.257		FE64	Jo Co Fire #1-Bd "A"	138,397,342					2.092			2.092
	Mental Health		1.714		FE65	Jo Co Fire #1-Bd "B"	367,885,014					1.953			1.953
	County Building		0.146		FE46	Jo Co Fire #2	252,245,405	16.508							16.508
	Bond & Interest		0.126		FE061	Jo Co Fire #2-Bd "H"	253,657,143					0.915			0.915
	TOTAL COUNTY			18.799	FE062	Northwest Cons Fire	131,859,825	19.693							19.693
LR053	Library	9,604,205,809			DIST ID	TOWNSHIPS	VALUATION	General							TOTAL
	General		3.570												
	Special Use Fund		0.335		TW26	Aubry	122,456,847	0.174							0.174
	TOTAL LIBRARY			3.905	TW27	Gardner	63,676,337	0.907							0.907
					TW28	Lexington	33,770,710	0.000							0.000
PR054	Park and Recreation	11,733,829,400			TW29	McCamish	21,856,164	0.541							0.541
	General		2.638		TW31	Olathe	20,519,900	0.000							0.000
	Employee Benefits		0.455		TW32	Oxford	39,115,091	0.000							0.000
	Bond and Interest				TW34	Spring Hill	33,569,320	0.000							0.000
	TOTAL PARK & RECREATION			3.093											
					DIST ID	RECREATION COMM	Valuation	General	Employee Benefits						TOTAL
CM035	Aubry	234,426,823	0.000	0.000	RC229JO	Blue Valley	3,463,879,297	1.977	0.216						2.193
CM036	DeSoto	99,468,993	0.355	0.355	RC230JO	Spring Hill	251,808,847	2.602	0.451						3.053
CM037	Monticello	760,093,062	0.025	0.025	RC289FR	Wellsville Joint	33,634	3.973	0.199						4.172
CM038	Pleasant Ridge	495,885,383	0.000	0.000											
CM039	Pleasant Valley	1,621,761,341	0.000	0.000											
CM040	Prairie Center	13,979,904	0.246	0.246	DIST ID	TOWNSHIP GENERAL	VALUATION	General							TOTAL
CM041	Edgerton	47,420,073	0.341	0.341											
					TW28315	Lexington Twp General		0.000							0.000
					TW29315	McCamish Twp General		0.000							0.000
					TW34315	Spring Hill Twp General		0.000							0.000

2020 MILL LEVIES ON EACH \$1,000 TANGIBLE ASSESSED VALUATION - JOHNSON COUNTY, KANSAS														
DIST ID	CITIES	VALUATION	GENERAL	Fire Protection	*Law-Enf-Fire-Amb	Cemetery	Employee Benefits	Library	Library Emp Ben	Storm Water	Bond & Interest			TOTAL
CY611WY	Bonner Springs	5,686,052	24.530					4.477			9.321			38.328
CY615JO	De Soto	85,787,538	14.108		5.809						5.233			25.150
CZ005	Edgerton	51,803,718	30.381											30.381
CY006	Fairway	109,409,376	17.729								2.198			19.927
CY007	Gardner	230,554,082	14.622								6.043			20.665
CZ604JO	Lake Quivira	30,300,400	17.227											17.227
CY010	Leawood	1,065,534,162	19.754								5.003			24.757
CX011	Lenexa C/F	1,343,836,928	22.946								6.296			29.242
CX056	Lenexa No C/F	428	22.946								6.296			29.242
CY012	Merriam	214,304,483	26.520								1.038			27.558
CY013	Mission	172,481,966	17.048											17.048
CZ014	Mission Hills	204,265,252	21.955								0.800			22.755
CZ015	Mission Woods	10,522,407	15.576											15.576
CX016	Olathe C/F	2,123,117,076	9.938	1.731				3.047			9.724			24.440
CX017	Olathe No C/F	820,463	9.938					3.047			9.724			22.709
CX018	Overland Park	4,056,085,658	12.619							0.963				13.582
CX019	Prairie Village	469,256,976	19.321											19.321
CY020	Roeland Park	96,815,053	26.632								1.916			28.548
CX021	Shawnee	1,010,429,496	20.129		1.294						5.078			26.501
CY612JO	Spring Hill C/F	26,139,349	24.762	12.387		0.298					2.214			39.661
CY023JO	Spring Hill No C/F	49,815,526	24.762			0.298					2.214			27.274
CZ024	Westwood	32,911,074	20.812								0.500			21.312
CZ025	Westwood Hills	8,987,568	22.828								4.705			27.533
				*DeSoto City's levy is for Law Enforcement and Shawnee City's levy is for Fire Equipment										
DIST ID	SCHOOLS	VALUATION FOR GENERAL FUND	VALUATION	General	Supple General	Declining Enrollment	Ex Growth Facilities	Capital Outlay	Special Assessment	Bond & Int	Bond & Int #2	Special Liability	Cost of Living	TOTAL
SD229JO	229 Blue Valley	3,375,024,206	3,463,879,297	20.000	12.975		0.719	8.000	0.185	16.634		0.109	1.881	60.503
SD230JO	230 Spring Hill	240,444,437	251,808,847	20.000	11.338		9.815	8.000		18.722				67.875
SD231JO	231 Gardner-Edgerton	351,351,640	370,636,607	20.000	13.181		2.434	8.000	0.425	19.106		0.188	1.348	64.682
SD232	232 De Soto	581,719,426	608,914,361	20.000	12.567			8.000	0.015	18.433			3.269	62.284
SD233	233 Olathe	2,599,319,119	2,708,177,606	20.000	15.956		6.769	8.000	0.302	14.377		0.124	3.610	69.138
SD512	512 Shawnee Mission	4,157,460,076	4,328,709,801	20.000	14.603			8.000	0.131	7.437		0.147	2.033	52.351
SD289FR	289 Wellsville	31,334	33,634	20.000	14.780			7.844		4.766				47.390
SD491DG	491 Eudora	1,609,132	1,669,247	20.000	13.017			7.995		27.960				68.972
CC052	Comm College		11,733,829,400	8.652				0.505	0.034					9.191

Sales Taxes



Sales Tax General Information

- Kansas is one of 45 states plus the District of Columbia* that levy a sales and the companion compensating use tax.
- The Kansas Retailers' Sales Tax was enacted in 1937 at the rate of 2%, increasing over the years to the current state rate of 6.50%.
- Alaska, Delaware, Montana, New Hampshire, and Oregon do not have a general sales or use tax

TAXABLE SALES

- Retail sale, rental, or lease of tangible personal property AND utilities.
- Food
- Labor services on tangible personal property
- Admissions
- Meals and Drinks
- Motor Vehicles
- See <https://www.ksrevenue.org/pdf/pub1510.pdf>

EXEMPT FROM SALES TAX

- Labor Services (other than on personal property)...Doctors, lawyers, Accountants, etc.
- Aircraft
- Broadcasting Equipment
- Drill bits
- Veterinarian drugs, farm equipment, and machinery
- Railroad Parts, materials, used in interstate commerce
- Plus a slug of others...



LOCAL-OPTION SALES TAXES

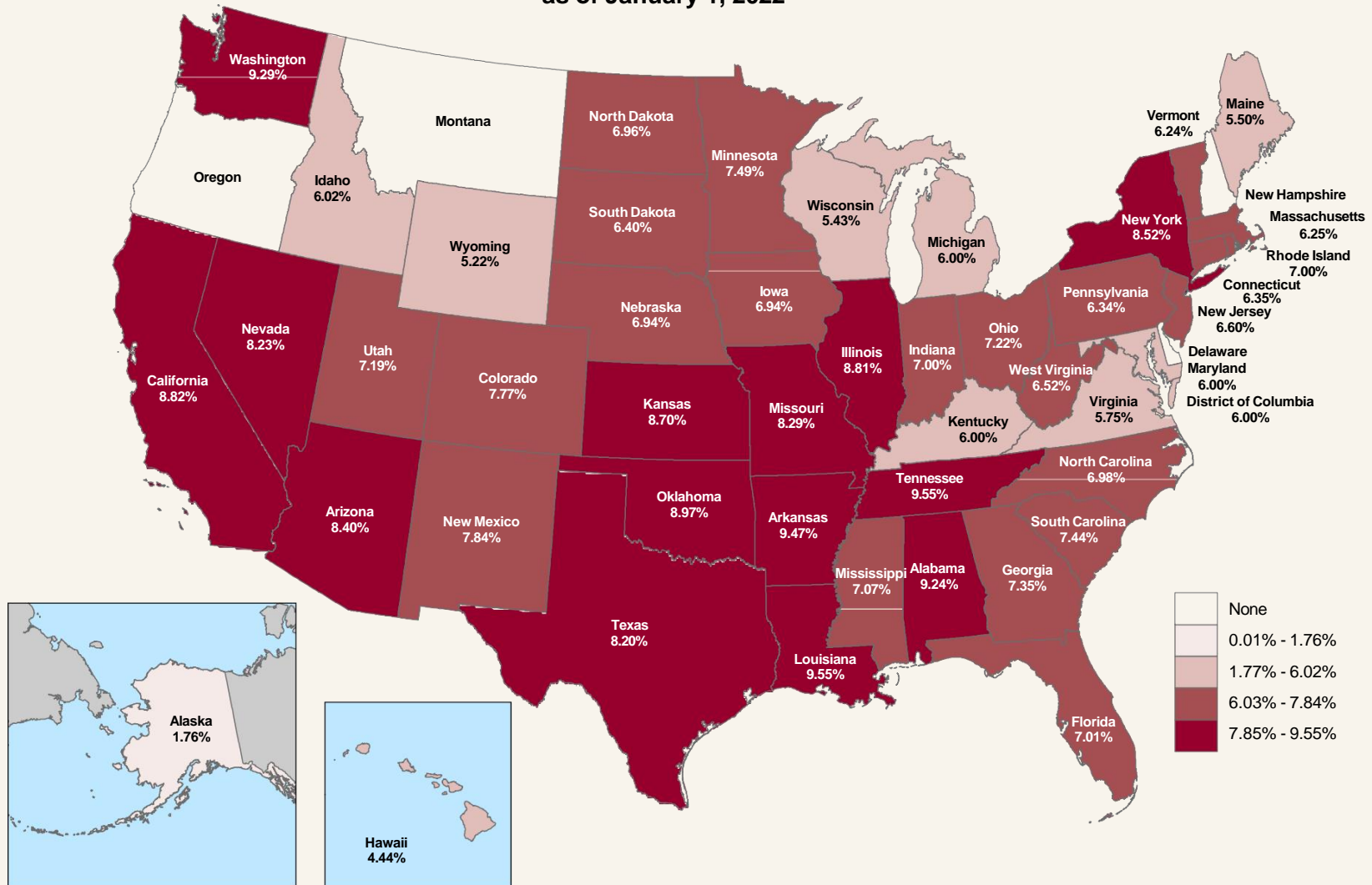
Countywide taxes are shared with cities, unless used for “dedicated” or special purposes

Counties limited to 1 cent, Cities limited to 3 cents.

As of Dec. 2018, 89 counties imposed a countywide sales tax

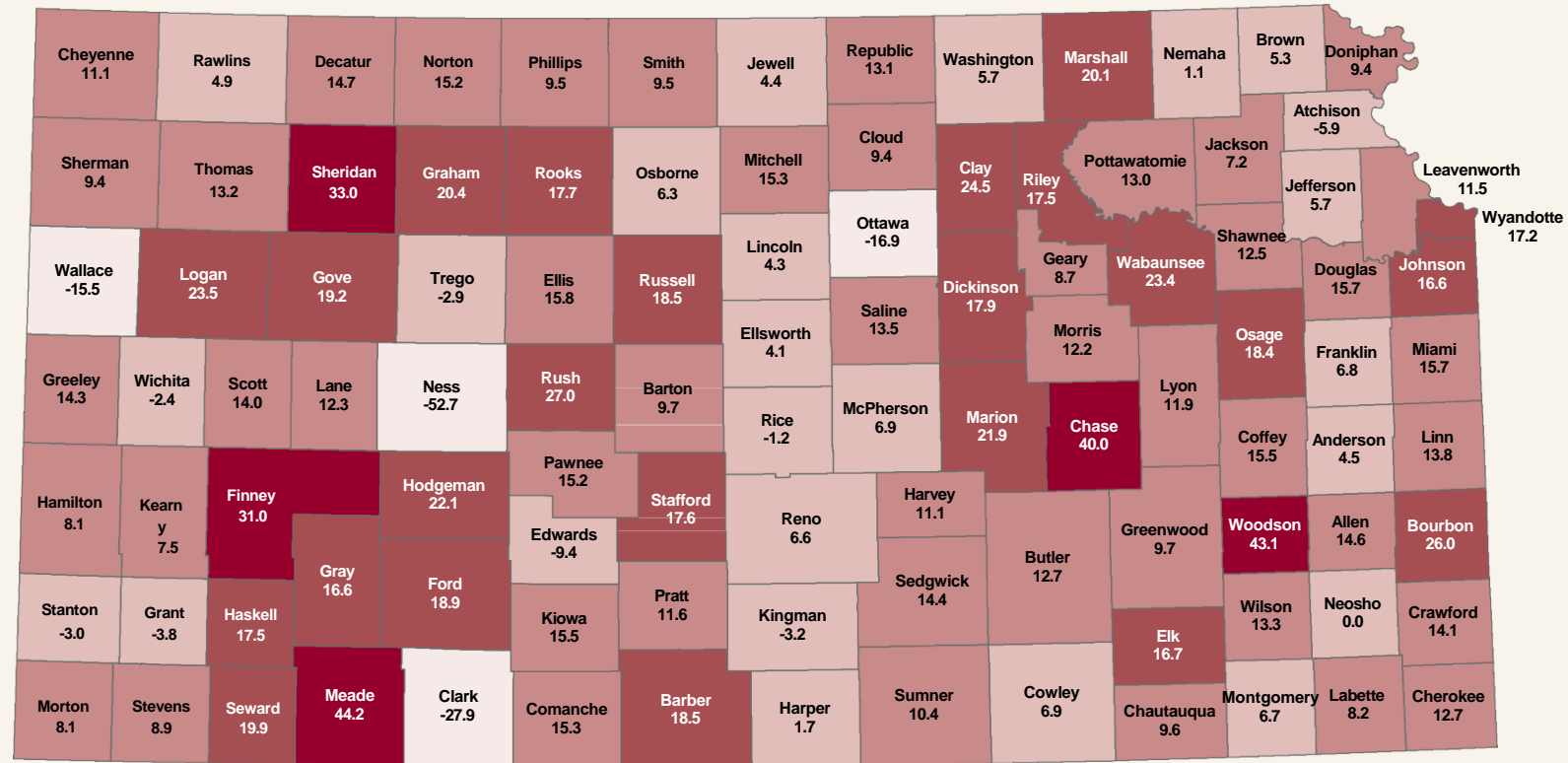
Use Tax (e.g. purchases from out-of-state retailer when sales taxes not collected)

Combined State and Average Local Sales Tax Rates in the U.S., by State as of January 1, 2022

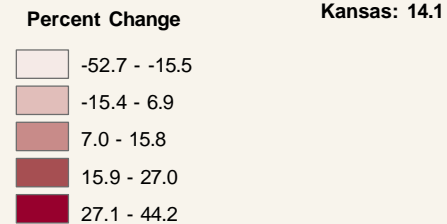


Source: Institute for Policy & Social Research, The University of Kansas; data from The Tax Foundation.

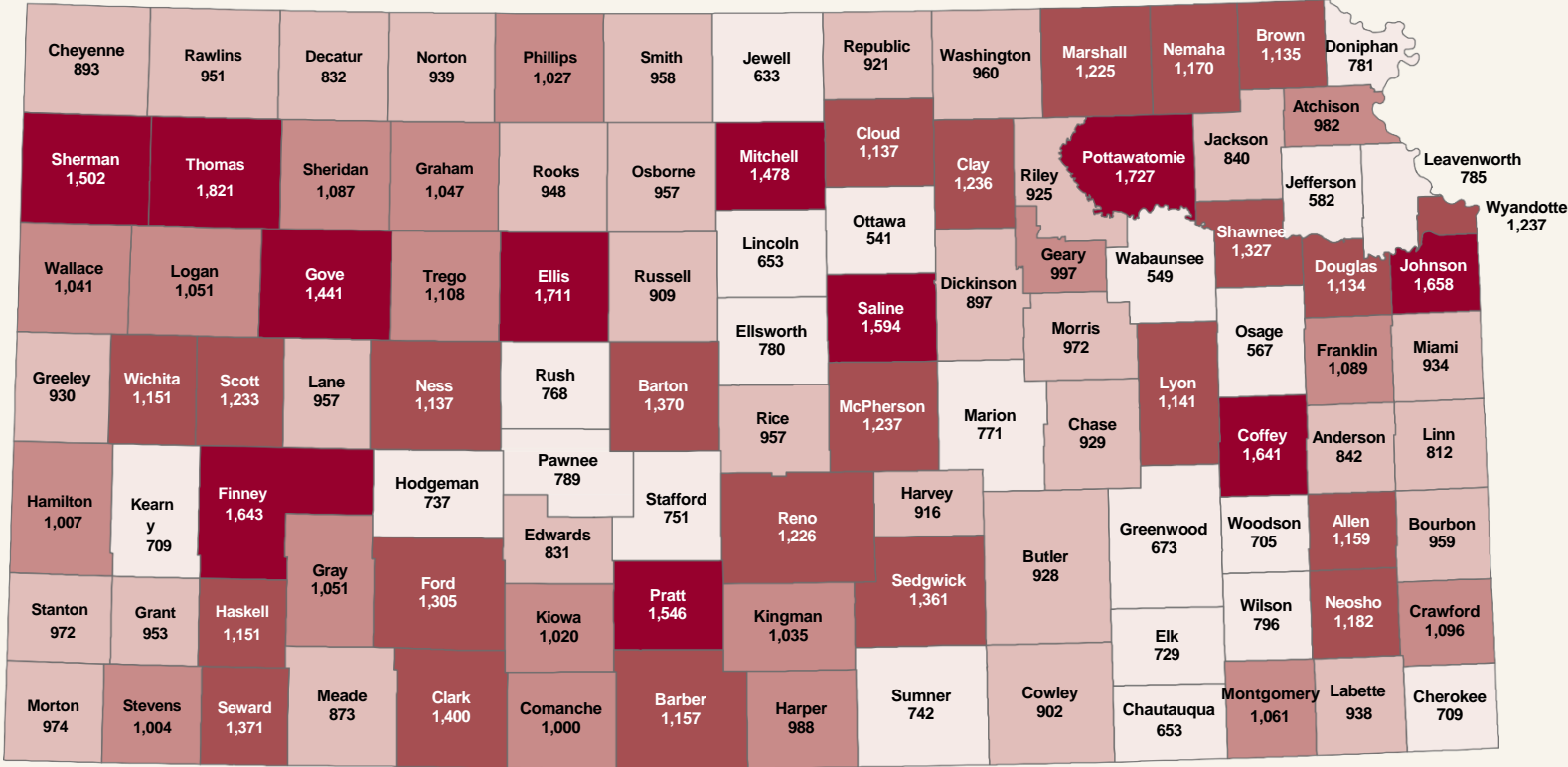
Percent Change in State Sales and Use Tax Collections in Kansas, by County 2020-2021



Source: Institute for Policy & Social Research, The University of Kansas; data from Kansas Department of Revenue.



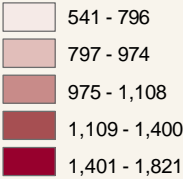
Per Capita State Sales and Use Tax Collections in Kansas, by County
Fiscal Year 2021



Source: Institute for Policy & Social Research, The University of Kansas; data from Kansas Department of Revenue.

Per Capita Sales & Use
Tax Collections
(in dollars)

State: \$1,277

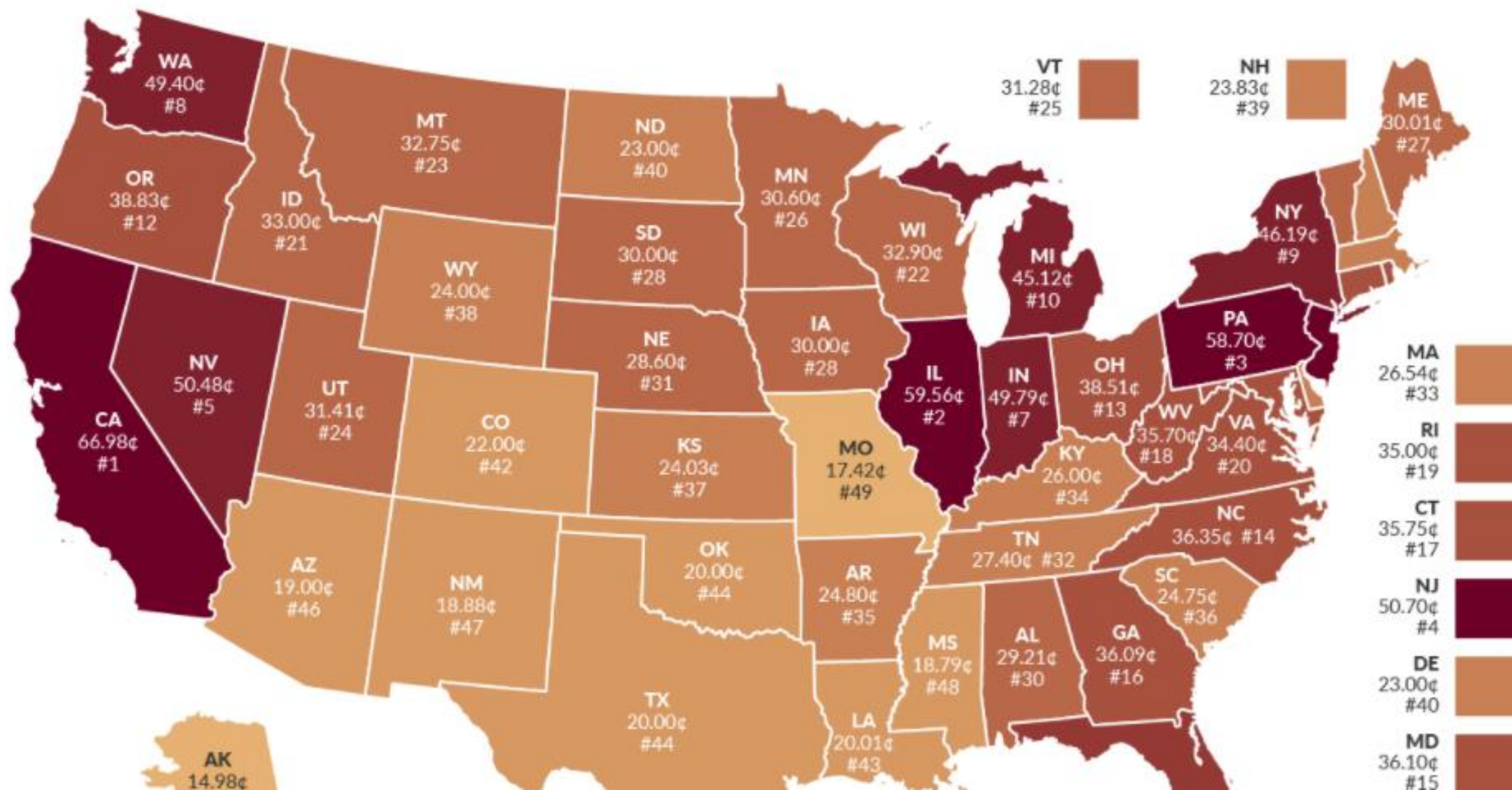


OTHER TAX REVENUES

- Motor Vehicle Taxes (\$376 million for local govt, 2015, 30% of value vs. 11.5% for houses)
- User Fees (water, sewer, ambulance, building permits, etc, established by local gov.)
- Gas Taxes...(18.4 cents/gallon Feds, 24.03 cents/gal Kansas). SCCHF for 2018 estimated to be \$74.8 million for counties only (\$86.3 million with cities included)
- Excise Fees...Cities (yes) Counties (no)

How High are Gas Taxes in Your State?

Total State Taxes and Fees on Gasoline, July 2021 (cents per gallon)



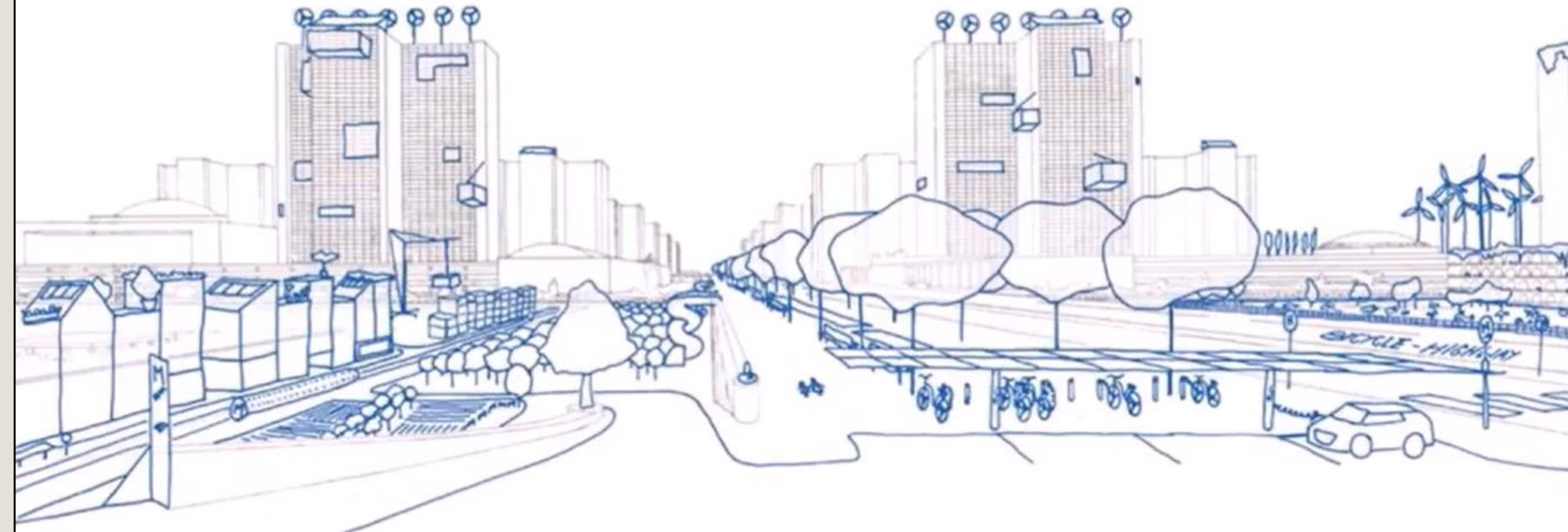


5 MIN.

Topics of Interest:

- City/County Planning
 - Planning subdivisions
 - Annexation
 - Comprehensive plans
 - Zoning
- Incentives
- Regional Organizations (MARC)
- Other Key Documents

BASICS OF URBAN PLANNING



1.1 Planning

Urban Planning can be termed by many different names, like


Town Planning

City Planning

Community Planning

Regional Planning

Planning



PLANNING= Is systemic sequence of activity for doing or achieving goal



BASICS OF URBAN PLANNING

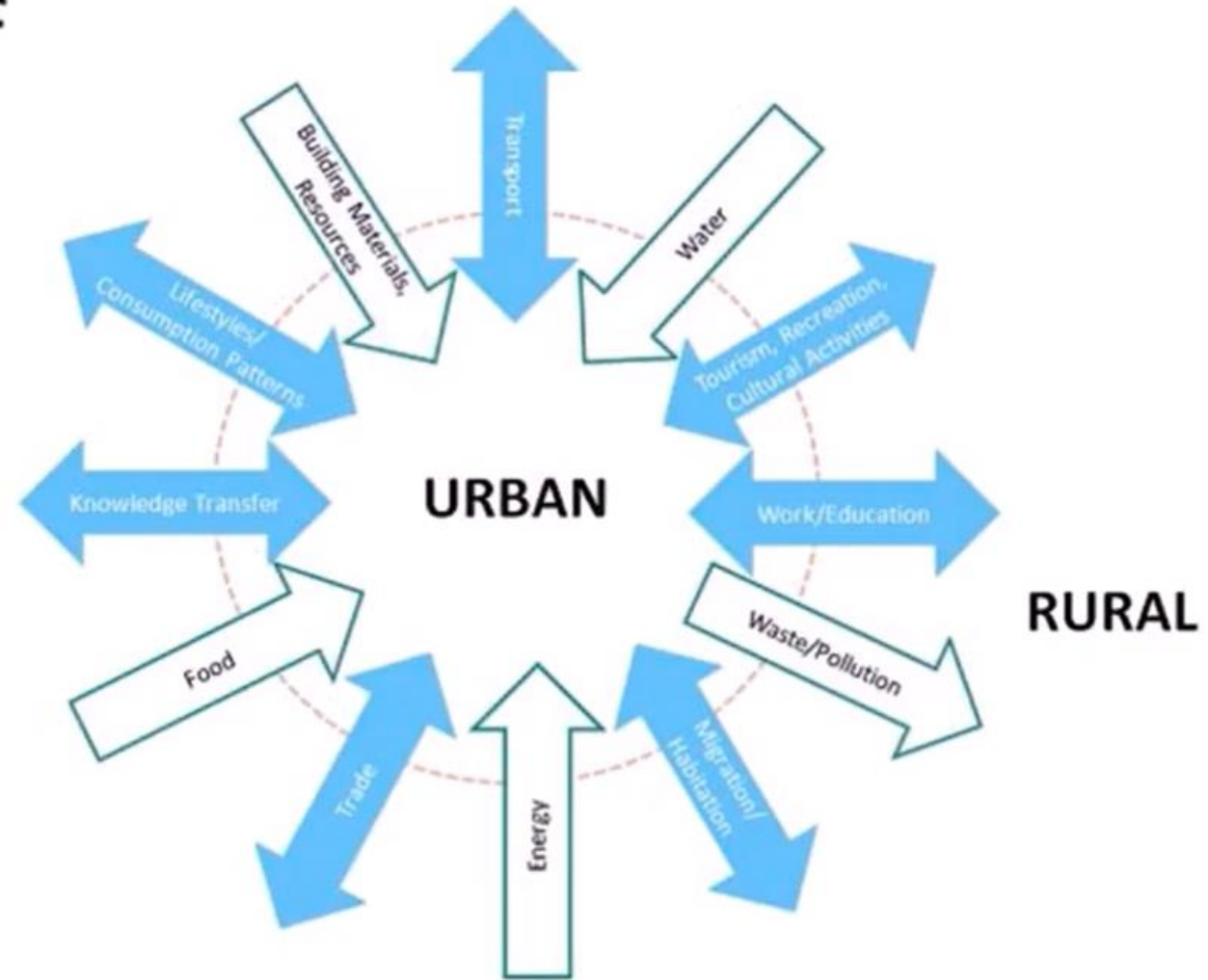
1.2 Urban Planning

The art and science of ordering the use of land and setting of buildings and communication routes so as to secure the maximum degree of economy, convenience and beauty.

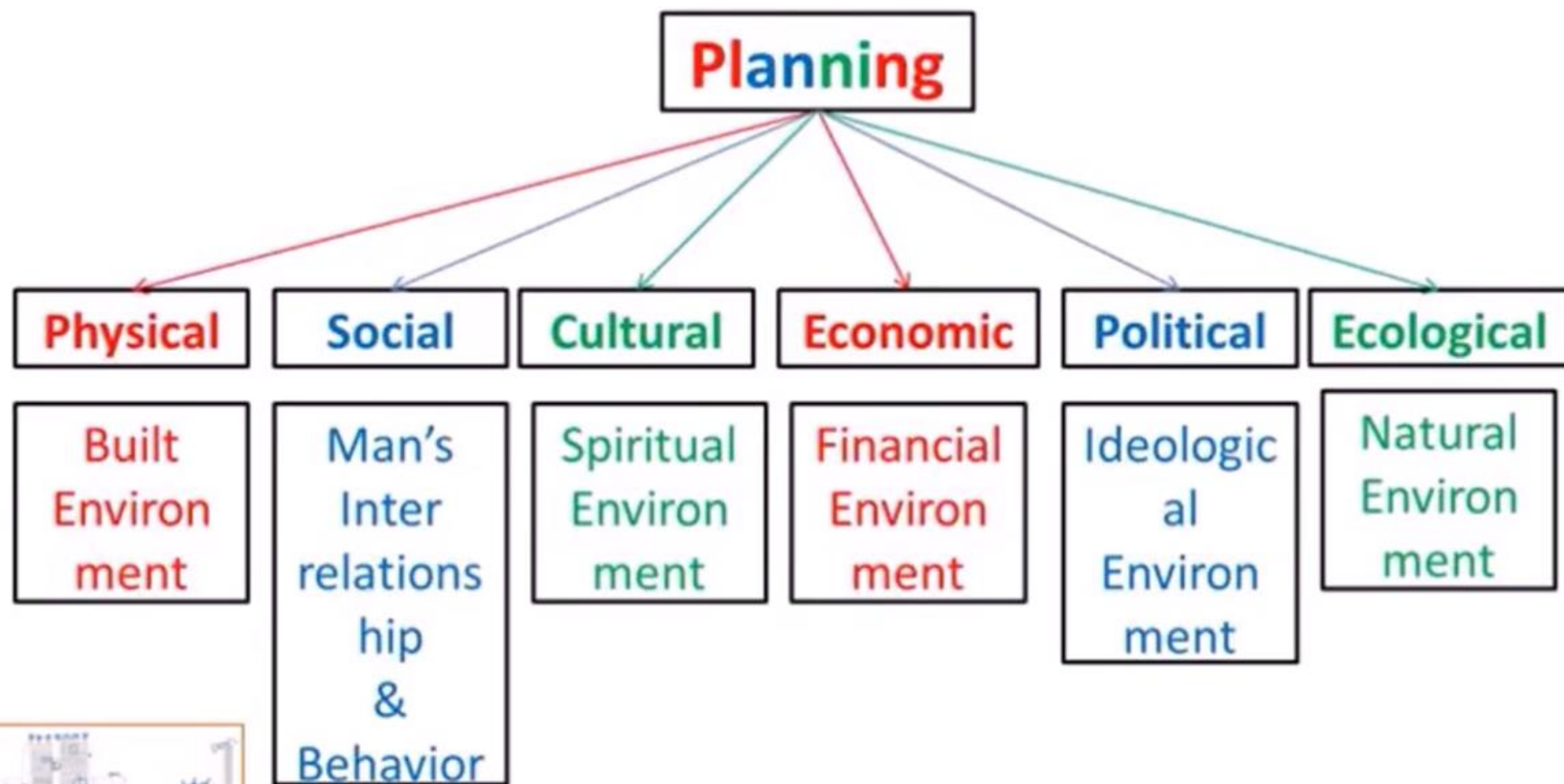


1.3 Schematic of Urban Area

- In a sense, God made the country and man made the town.



1.4 Aspects of Planning



2. Evolution of Planning

Early Human Groups settlements. (Nomadic Tribes, etc)
→ Ancient Cities
Eg. Mohen Jo Daro, harrapa, etc in India; Kahun in Egypt

Primitive Man/
Civilization culture



Basically, Human groups settled for Agriculture and Livelihood. → Rural settlements
Eg. Ganga Plain Regions in India;

Agricultural
Societies



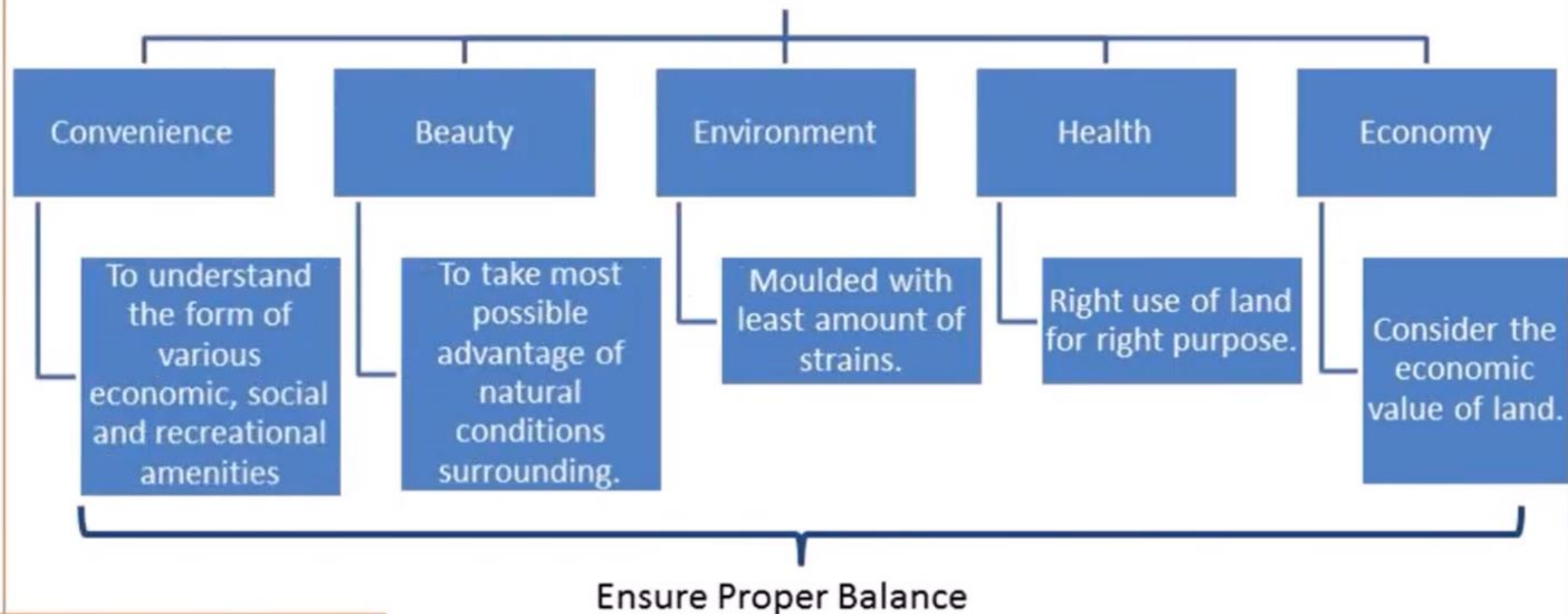
Emergence of City culture due to Industrialization
→ City
Eg. London in UK; Mumbai in India;

Urban Society



BASICS OF URBAN PLANNING

3. Essential Objectives of Planning

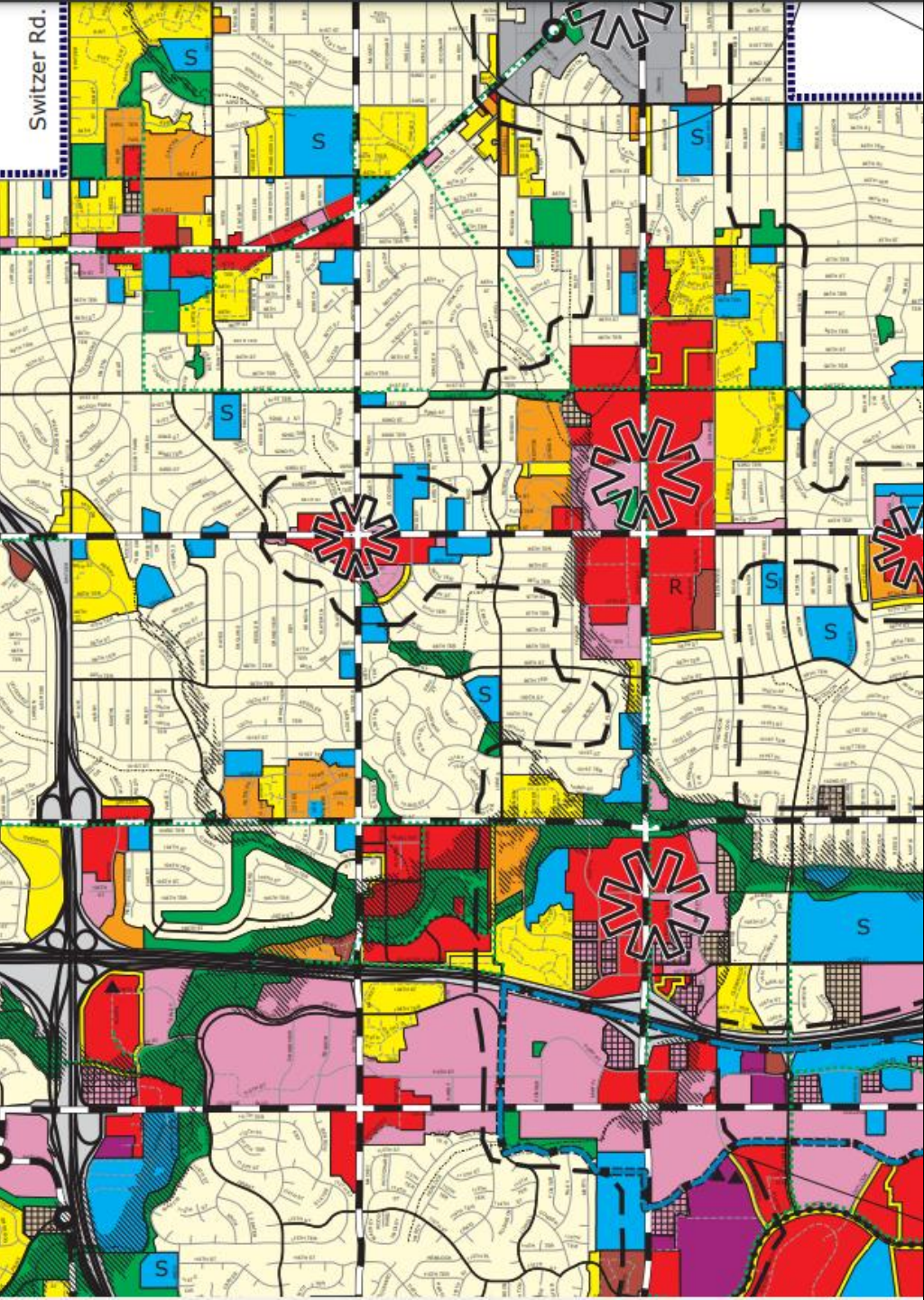




If you plan cities for cars and traffic,
you get cars and traffic. If you plan
for people and places, you get
people and places.

— *Fred Kent* —

AZ QUOTES

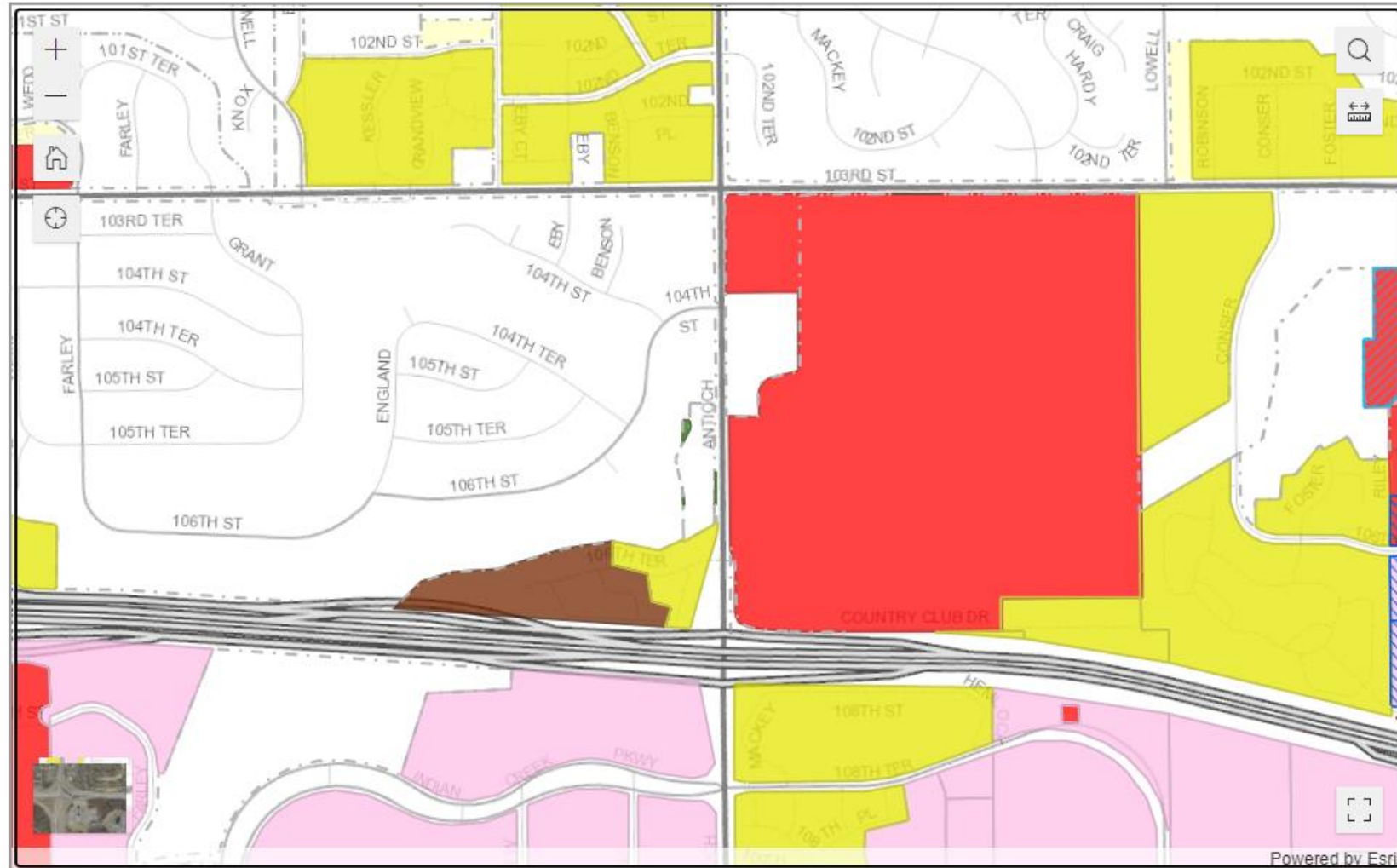


OVERLAND PARK COMPREHENSIVE PLAN

OVERLAND PARK INTERACTIVE MAPS

- Crime Map
 - Development Map
 - Existing Land Use Map
 - Future Development Plan Map
 - Property Map
 - Road Closure Map
 - Traffic Volume Map
 - What's Happening In My Neighborhood
 - Zoning Map
-
- <https://www.opkansas.org/about-overland-park/maps/zoning-map/>

Zoning Map





- RETAIL
- OFFICE
- RESIDENTIAL
- PERFORMANCE VENUE
- OFFICE OVER RETAIL
- RESIDENTIAL OVER RETAIL
- HOTEL OVER RETAIL
- HOTEL
- THEATER OVER RETAIL
- GARAGE OVER RETAIL

USES

- 1 Retail Village
- 2 Courtyard Housing
- 3 Amenity Center
- 4 Iconic Hotel
- 5 Boutique Hotel
- 6 Performance Hall
- 7 Office Crescent
- 8 Condo
- 9 Arts Plaza
- 10 Retail / Restaurant / Movie Theater

PARKS

- 11 Central Park
- 12 Indian Creek Waterway
- 13 Existing Terrace
- 14 Belvedere Plaza
- 15 Fairway Allee
- 16 Ecological Meadow
- 18 Sloped Lawn
- 19 Pedestrian Bridge

INFRASTRUCTURE

- 20 Water Street
- 21 Park Avenue
- 22 Crescent Parkway
- 23 Grotto Fountain
- 24 Grand Fountain
- 25 Shade Arbors
- 26 Village Park
- 31 Iconic Park Entrance
- 32 Golf Connection
- (Subject to Change in Phase B)
- 33 Park Access Trail

CIVIC ELEMENTS

- 27 Signature Park Bridge
- 28 Pedestrian Bridge of Sighs
- 29 General Maintenance Facility
- 30 Future Development

ANNEXATION

- Kansas law allows cities to annex land by several different methods, depending upon the circumstances.
 - Unilateral annexation is permitted in Kansas for annexations that meet certain criteria.
 - Also permitted are consent annexations (given other criteria) and annexations involving the approval of the board of county commissioners.

ANNEXATION

- A municipality may annex land **unilaterally** (i.e., without obtaining landowner consent or voter approval) under any of the following circumstances:
 - The land is platted and some part of the land adjoins the city. The land lies within or mainly within the city and has a common perimeter with the city boundary of more than 50 percent. KSA Annexing the land will make the city's boundary line more harmonious (limit: 21 acres)
 - The tract is situated so that two-thirds of any boundary line adjoins the city (limit: 21 acres). The land is owned by or held in trust for the city. or
 - The land adjoins the city and is owned by another government

ANNEXATION

- **Consent Annexation** – Cities may annex some properties without a public hearing process if certain other circumstances exist, including landowner consent:
 - Adjoining land – A city may annex adjoining land if the landowner files a written petition for or consent to the annexation with the city.
 - Noncontiguous land – The governing body of any city may by ordinance annex land not adjoining the city if all of the following conditions exist. An aggrieved owner or city may appeal to the district court.
 - The land is located in the same county;
 - The owners of the land petition for or consent
 - The board of county commissioners determines the annexation will not hinder or prevent the proper growth and development of the area or that of any other incorporated city located within such county.

Property tax abatement

Description Industrial revenue
bonds/statutory

Eligibility Commercial uses
(statutory abatement
restricted to industrial)

Permitted
uses Purchase, construct and
improve new or existing
private facilities

Up to 100% property tax abatement for 10
years

Debt security permitted:

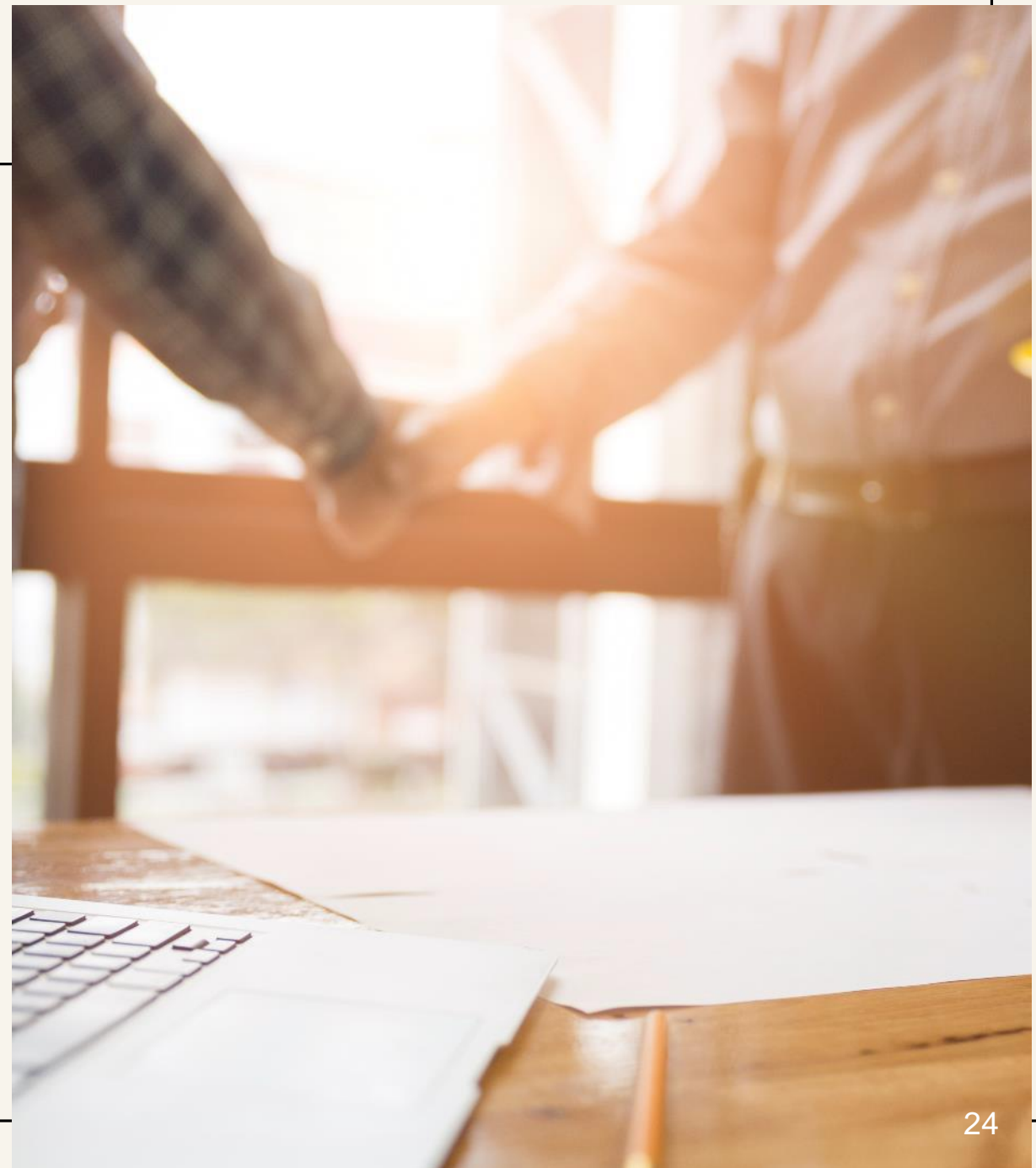
- Industrial revenue bonds paid from
company's lease payments

— PROPERTY TAX ABATEMENT CONSIDERATIONS

- Abatement level tailored through payment in lieu of taxes (PILOT) payment
- Cost-benefit analysis for all taxing entities required
- Sales tax exemption on construction material and labor
- Bond interest exempt from state income taxation and exempt from federal taxation if a “qualified use”
- Notice to school district required (no veto power)
- City may charge an origination fee
- Company normally brings buyer for bonds
- Some level of abatement often required to be competitive

PROPERTY TAX ABATEMENT ADVANTAGES

- Diversify and strengthen local economy
- Flexible
- Easy to tie incentive to performance
- Relatively limited duration of incentive
- Aid in development of blighted or challenged sites





PROPERTY TAX ABATEMENT DISADVANTAGES

- Sets precedent and expectations
- Potential financial hardship on other taxpayers (to degree service impact costs exceed taxes received)
- Perception of favoring one business over another
- Difficult to know the “right” level of abatement

TAX INCREMENT FINANCING (TIF)

Description Special purpose district

Eligibility Blighted, conservation,
intermodal, major
commercial and tourism,
bio-science, pre-1992
enterprise zone

Permitted
uses Public facilities

Financing alternatives (maximum 20 years):

- Up to 100% of property tax increment
- Up to 100% of sales tax increment
- Up to 100% of franchise tax increment

Debt service permitted:

- General obligation bonds
- Special obligation revenue bonds

TAX INCREMENT FINANCING CONSIDERATIONS

- School district and county veto power
- Can't construct private buildings!
- Limited to site acquisition/preparation and public facilities
- Organizational capacity to form and administer the district?



TAX INCREMENT FINANCING ADVANTAGES

- Strengthen local economy through development that would not occur without public subsidy
- Address blighted and problematic areas
- Complete needed public improvements for which no other funding source is available (other people's money)
- Greater control over development type and quality

TAX INCREMENT FINANCING DISADVANTAGES

- Potential negative consequences of bond default
- Full economic benefit not realized until improvements become part of the general tax base
- May be politically unpopular
- May be perceived as subsidizing a project that would have happened anyway
- City enters development business



THE TOOLS

Community Improvement District (CID)

Description	Special purpose district
Eligibility	Requires petition of property owners equaling 55% of assessed valuation and ownership
Permitted uses	Public or private facilities or uses

Financing alternatives (maximum 22 years):

- Sales tax (maximum 2%)
- Special assessments

Debt securities permitted:

- General obligation bonds
- Special obligation revenue bonds

THE TOOLS

Transportation Development District (TDD)

Description	Special purpose district
Eligibility	Requires petition of 100% of property owners
Permitted uses	Public transportation related facilities

Financing alternatives (maximum 22 years):

- Sales tax (maximum 1%)
- Special assessments

Debt securities permitted:

- Special obligation revenue bonds



CID AND TDD CONSIDERATIONS

- Frequently paired with tax increment financing (TIF)
- CID may be used in lieu of TIF
- Use of TDDs diminishing given flexibility of CIDs
- Whose money is it?
- Organizational capacity to form and administer the district

CID AND TDD ADVANTAGES

- Realize new development which might not otherwise occur
- Potential CIP revenue source
- Relatively simple to implement
- Citizens generally prefer sales taxes over property taxes
- Perceived as fair and effective because the assessment or sales tax is visibly connected to the improvement
- May be one of the most equitable methods to finance improvements benefiting more than one area or development
- Greater control of development

CID AND TDD DISADVANTAGES

- Higher sales tax may encourage consumers to shop outside the district or community
- No disincentive to pirating business from within community or from nearby communities
- May be perceived as subsidizing a project that would have been built anyway
- City or county enters into the development business (policy question)
- Potential negative consequences of bond default
- Existing businesses may perceive creation of district as favoring one business over another



Special assessment district

Description	12-6a01 special assessment district
-------------	-------------------------------------

Eligibility	Petition by majority owners of record, or resident owners of record of more than half the area, or owners of record – regardless of residency – of more than half of the area
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Permitted uses	Public facilities
----------------	-------------------

Financing alternatives (maximum 20 years):

- Special assessments

Debt service permitted:

- General obligation bonds
- Special obligation revenue bonds

- Is a special assessment district necessary?
- ☞ Does the cost of the special assessment substantially exceed the benefits conferred on the property?
 - ☞ No exact methodology
 - ☞ Burden imposed should not be entirely disproportionate to the benefits received
 - ☞ Benefit is to the property – not the current use
- ☞ Will the post improvement value of the land exceed the cost of the special assessments?
- ☞ Organizational capacity to form and administer the district?

SPECIAL ASSESSMENT DISTRICT ADVANTAGES

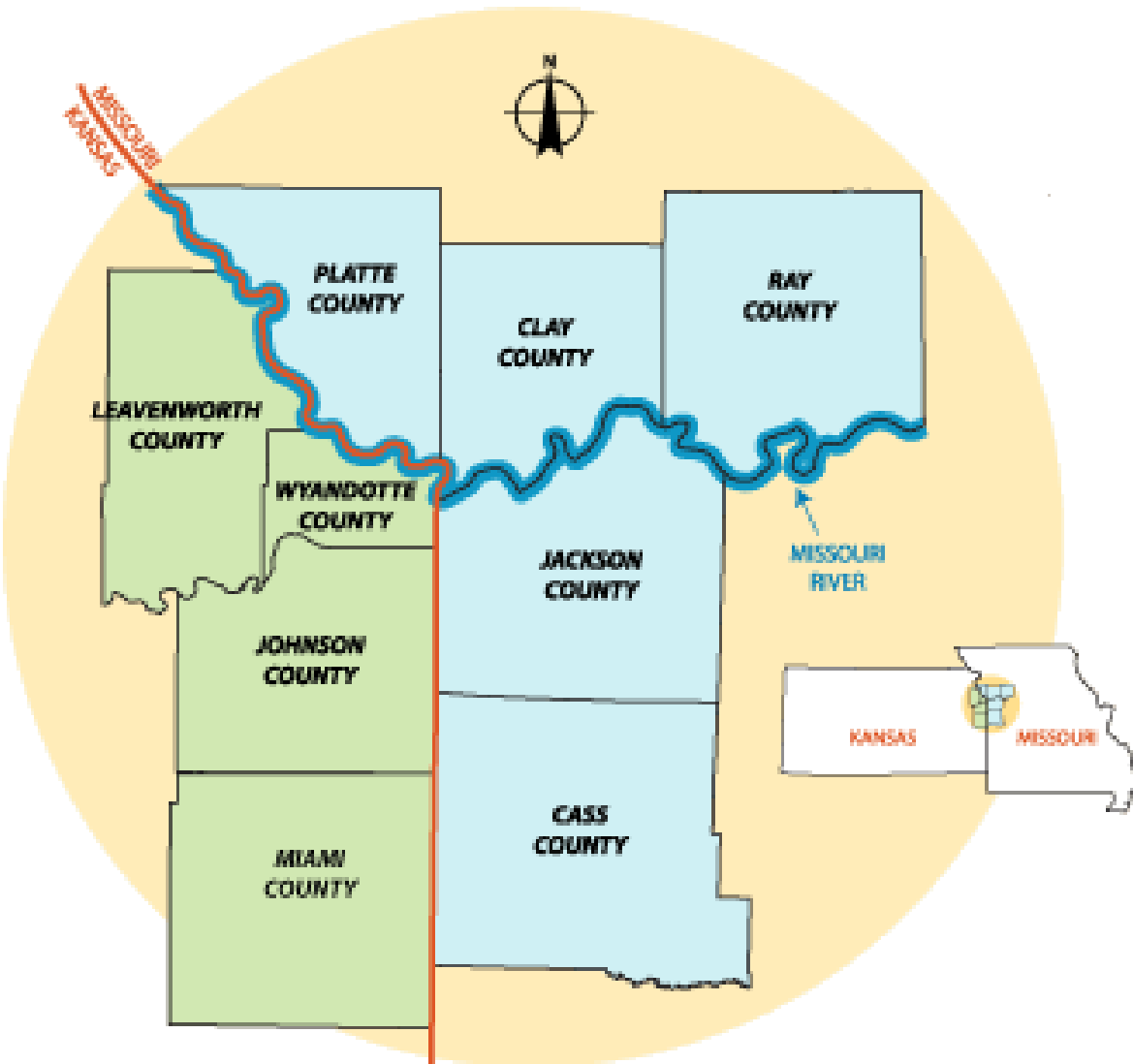
- Stretch municipal tax dollars further
- Costs paid by benefiting properties
- Incentive to promote desired development
- Tax exempt interest rate, access to local government's credit, potential city at-large contribution





SPECIAL ASSESSMENT DISTRICT DISADVANTAGES

- Delinquent assessment paid city at-large
 - Greenfield: chance that development will not occur
- Bonds may count against statutory debt limit
- Uncontrolled, can promote haphazard pattern of development



MID AMERICA REGIONAL COUNCIL...MARC

MID AMERICA REGIONAL COUNCIL

Who Is MARC

MARC is a nonprofit association of city and county governments and the metropolitan planning organization for the bistate Kansas City region.

- serve nine counties and 119 cities.
- Provide a forum for the region to work together to advance social, economic and environmental progress.
- MARC is funded by federal, state and private grants, local contributions and earned income. A major portion of our budget is passed through to local governments and other agencies for programs and services.
- **What Does MARC Do?**
- The Mid-America Regional Council promotes regional cooperation and develops innovative solutions through leadership, planning and action.

MID AMERICA REGIONAL COUNCIL

The MARC Board of Directors consists of 33 locally elected leaders from the nine member counties and the six largest cities in the region.

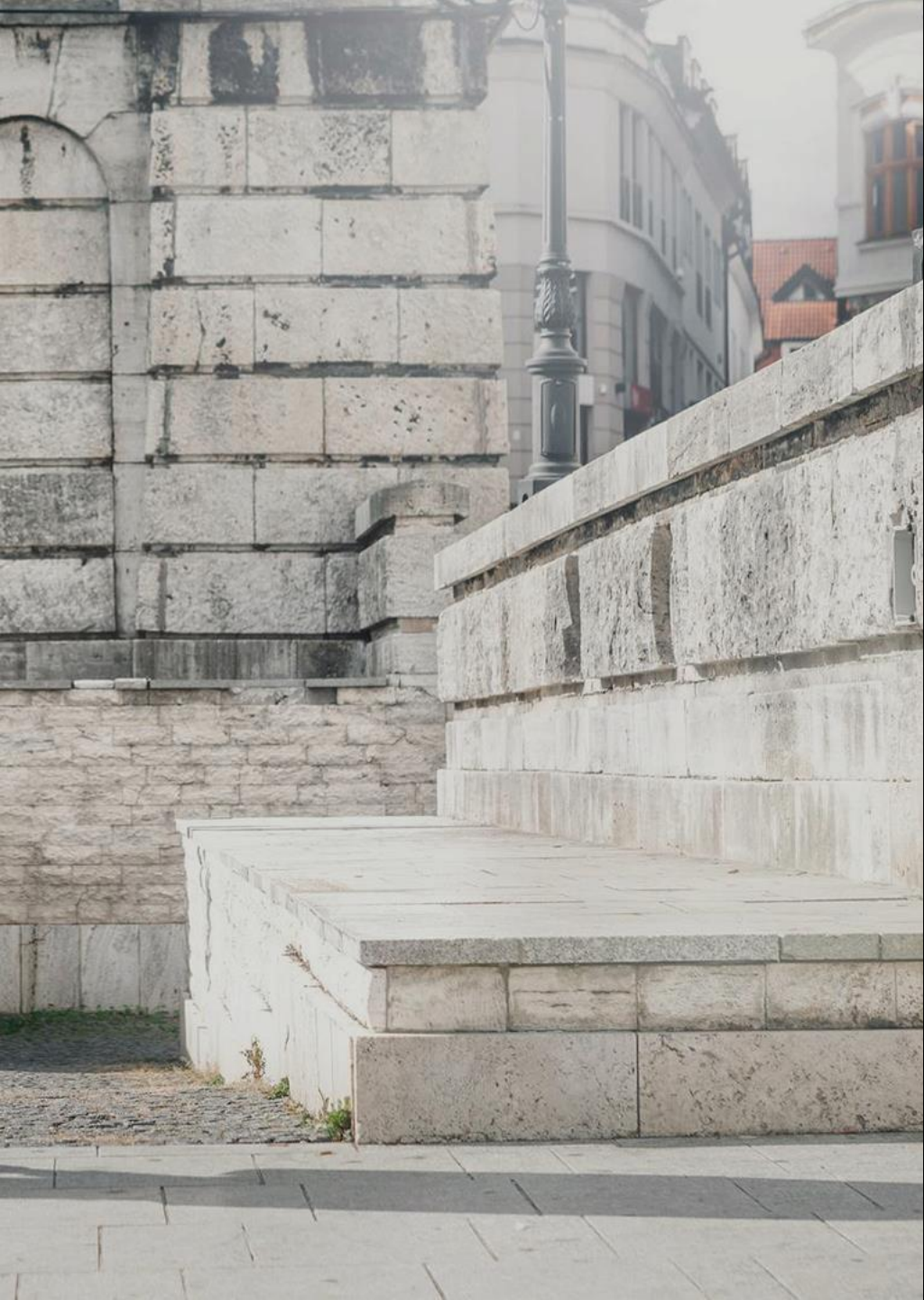
- The member counties are Cass, Clay, Jackson, Platte and Ray in Missouri and Johnson, Leavenworth, Miami and Wyandotte in Kansas.
- The cities with board representation are Kansas City, Missouri; Kansas City, Kansas; Independence, Missouri; Lee's Summit, Missouri; Olathe, Kansas; and Overland Park, Kansas.
- <https://www.marc.org/About-MARC/Learn-More/Programs-Initiatives>

Financial Statements for City and County Government.

- CAFR (Comprehensive Annual Financial Report)
- Annual Audit
 - <https://www.jocogov.org/departments/financial-management-and-administration/accounting-and-reports>
- County and City Codes
 - https://library.municode.com/ks/johnson_county/codes/code_of_resolutions

The background of the slide features a grayscale photograph of classical architectural columns, likely from a government building. A thin white rectangular frame is superimposed over the image, with the word "QUESTIONS" centered within it. The frame is composed of four white lines: a top line, a bottom line, a left line, and a right line. The word "QUESTIONS" is written in a white, serif, all-caps font, positioned in the upper half of the frame. The columns in the background are out of focus, showing the fluted shafts and the capitals.

QUESTIONS



THANK YOU

HANNES ZACHARIAS

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