

(Published in *The Times-Sentinel* on July 10, 2025)

ORDINANCE NO. 1118

AN ORDINANCE LEVYING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY TO PAY THE COSTS OF INTERNAL IMPROVEMENTS IN THE CITY OF CLEARWATER, KANSAS, AS PREVIOUSLY AUTHORIZED BY RESOLUTION NOS. 10-2022, 06-2023, 07-2023, AND 08-2023 OF THE CITY; AND PROVIDING FOR THE COLLECTION OF SUCH SPECIAL ASSESSMENTS.

WHEREAS, the governing body of the City of Clearwater, Kansas (the “City”) has previously authorized certain internal improvements (the “Improvements”) to be constructed pursuant to K.S.A. 12-6a01 *et seq.* (the “Act”); and

WHEREAS, the governing body has conducted a public hearing in accordance with the Act and desires to levy assessments on certain property benefited by the construction of the Improvements.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF CLEARWATER, KANSAS:

Section 1. Levy of Assessments. For the purpose of paying the costs of the following described Improvements:

Project No. 1 - Indian Ridge at Clearwater – Paving Improvements

Resolution No. 10-2022

Construction of pavement on ARROWHEAD/TOMAHAWK ST. from the north line of Ross Ave. including cul-de-sac to the north line of Lot 11, Block 1; COPPERHEAD ST., from the east line of Arrowhead St. to the east line of Lot 9, Block 3; INDIAN LAKES DR. from the north line of Arrowhead St. to the north line of Lot 15, Block 2, with plans and specifications to be furnished by the City Engineer of the City of Clearwater, Kansas. Storm Sewer to be installed as necessary. Sidewalk to be installed as approved by the City of Clearwater.

Project No. 2 – Indian Ridge at Clearwater - Sanitary Sewer Improvements

Resolution No. 08-2023

Construction of a lateral sanitary sewer

Project No. 3 – Indian Ridge at Clearwater - Water Distribution Improvements

Resolution No. 07-2023

Construction of a water distribution system, including necessary water mains, pipes, valves, hydrants, meters and appurtenances

Project No. 4 – Indian Ridge at Clearwater - Storm Water Drain Improvements

Resolution No. 06-2023

Construction of storm sewer pipe and grading

there are hereby levied and assessed the amounts (with such clerical or administrative amendments thereto as may be approved by the City Attorney) against the property described on *Exhibit A* attached hereto.

Section 2. Payment of Assessments. The amounts so levied and assessed in *Section 1* hereof shall be due and payable from and after the date of publication of this Ordinance. Such amounts may be paid in whole or in part by July 24, 2025.

Section 3. Notification. The City Clerk shall notify the owners of the properties described in *Exhibit A* attached hereto (insofar as known to the City Clerk) of the amounts of their respective assessments. The notice shall also state that unless such assessments are paid by July 24, 2025, bonds will be issued therefor, and the amount of such assessment will be collected in installments with interest.

Section 4. Certification. Any amount of special assessments not paid within the time prescribed in *Section 2* hereof shall be certified by the City Clerk to the Clerk of Sedgwick County, Kansas, in the same manner and at the same time as other taxes are certified and will be collected in 20 annual installments, together with interest on such amounts at a rate not exceeding the maximum rate therefor as prescribed by the Act. Interest on the assessed amount remaining unpaid between the effective date of this Ordinance and the date the first installment is payable, but not less than the amount of interest due during the coming year on any outstanding bonds issued to finance the Improvements, shall be added to the first installment. The interest for one year on all unpaid installments shall be added to each subsequent installment until paid.

Section 5. Effective Date. This Ordinance shall take effect and be in force from and after its passage, approval and publication of the Ordinance or a summary thereof once in the official City newspaper.

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PASSED by the governing body of the City on July 8, 2025 and **APPROVED** by the Mayor.

(SEAL)



ATTEST:


City Clerk


Mayor

CERTIFICATE

I hereby certify that the foregoing is a true and correct copy of the original Ordinance; that the Ordinance was passed on July 8, 2025; that the record of the final vote on its passage is found on page ____ of journal ____; and that the Ordinance or a summary thereof was published in *The Times-Sentinel* on July 10th, 2025.

DATED: July 8, 2025.


City Clerk

EXHIBIT A-1**INDIAN RIDGE AT CLEARWATER IMPROVEMENTS**

Legal Description (Indian Ridge at Clearwater)	PIN Number	Paving	Sewer	Water	Stormwater
Lot 1, Block 1		\$32,976.70	\$10,691.48	\$13,363.06	\$11,138.90
Lot 2, Block 1		\$18,686.80	\$10,691.48	\$13,363.06	\$11,138.90
Pt. of Lot 3, Block 1	30026196	\$8,406.95	\$5,451.29	\$6,813.45	\$5,679.41
Pt. of Lot 3, Block 1	30020127	\$8,081.40	\$5,240.20	\$6,549.61	\$5,459.49
Pt. of Lot 4, Block 1	30026216	\$8,652.62	\$5,610.59	\$7,012.55	\$5,845.38
Pt. of Lot 4, Block 1	30020128	\$7,835.73	\$5,080.90	\$6,350.50	\$5,293.52
Pt. of Lot 5, Block 1	30026214	\$8,300.55	\$5,382.29	\$6,727.21	\$5,607.53
Pt. of Lot 5, Block 1	30020129	\$8,187.81	\$5,309.19	\$6,635.84	\$5,531.37
Pt. of Lot 6, Block 1	30026212	\$8,125.81	\$5,268.99	\$6,585.60	\$5,489.49
Pt. of Lot 6, Block 1	30020130	\$8,362.54	\$5,422.49	\$6,777.46	\$5,649.41
Lot 7, Block 1		\$16,488.35	\$10,691.48	\$13,363.06	\$11,138.90
Lot 8, Block 1		\$16,488.35	\$10,691.48	\$13,363.06	\$11,138.90
Lot 9, Block 1		\$16,488.35	\$10,691.48	\$13,363.06	\$11,138.90
Lot 10, Block 1		\$16,488.35	\$10,691.48	\$13,363.06	\$11,138.90
Lot 11, Block 1		\$16,488.35	\$10,691.48	\$13,363.06	\$11,138.90
Lot 12, Block 1					\$11,138.90
Lot 13, Block 1					\$11,138.90
Lot 14, Block 1					\$11,138.90
Lot 15, Block 1					\$11,138.90
Lot 16, Block 1					\$11,138.90
Lot 17, Block 1					\$11,138.90
Lot 18, Block 1					\$11,138.90
Lot 19, Block 1					\$11,138.90
Lot 20, Block 1					\$11,138.90
Lot 21, Block 1					\$11,138.90
Lot 22, Block 1					\$11,138.90
Lot 23, Block 1					\$11,138.90
Pt. of Lot 1, Block 2	30020148	\$6,802.75	\$4,411.09	\$5,513.32	\$4,595.68
Pt. of Lot 1, Block 2	30030021	\$9,685.60	\$6,280.40	\$7,849.73	\$6,543.22
Pt. of Lot 2, Block 2	30020149	\$7,771.97	\$5,039.55	\$6,298.82	\$5,250.44
Pt. of Lot 2, Block 2	30030022	\$8,716.38	\$5,651.93	\$7,064.23	\$5,888.45
Lot 3, Block 2					\$11,138.90
Lot 4, Block 2					\$11,138.90
Lot 5, Block 2					\$11,138.90

Lot 6, Block 2					\$11,138.90
Lot 7, Block 2					\$11,138.90
Lot 8, Block 2					\$11,138.90
Lot 9, Block 2					\$11,138.90
Lot 10, Block 2					\$11,138.90
Lot 11, Block 2					\$11,138.90
Lot 12, Block 2					\$11,138.90
Lot 13, Block 2					\$11,138.90
Lot 14, Block 2					\$11,138.90
Pt. of Lot 15, Block 2	30020162	\$7,807.51	\$5,062.60	\$6,327.63	\$5,274.45
Pt. of Lot 15, Block 2	30030023	\$8,680.84	\$5,628.89	\$7,035.43	\$5,864.44
Pt. of Lot 16, Block 2	30020163	\$8,160.34	\$5,291.38	\$6,613.58	\$5,512.81
Pt. of Lot 16, Block	30030024	\$8,328.01	\$5,400.10	\$6,749.47	\$5,626.08
Lot 1, Block 3					\$11,138.90
Lot 2, Block 3					\$11,138.90
Lot 3, Block 3			\$10,691.48		\$11,138.90
Lot 4, Block 3			\$10,691.48		\$11,138.90
Pt. of Lot 5, Block 3	30020168	\$14,752.38	\$4,782.92	\$5,978.07	\$4,983.07
Pt. of Lot 5, Block 3	30030026	\$18,224.32	\$5,908.57	\$7,384.99	\$6,155.82
Pt. of Lot 6, Block 3	30020169	\$7,377.68	\$4,783.88	\$5,979.27	\$4,984.08
Pt. of Lot 6, Block 3	30030025	\$9,110.67	\$5,907.60	\$7,383.78	\$6,154.82
Lot 7, Block 3		\$32,976.70	\$10,691.48	\$13,363.06	\$11,138.90
Lot 8, Block 3		\$32,976.70	\$10,691.48	\$13,363.06	\$11,138.90
Lot 9, Block 3		\$32,976.70	\$10,691.48	\$13,363.06	\$11,138.90
Lot 1, Block 4		\$18,686.80	\$10,691.48	\$13,363.06	\$11,138.90
Lot 2, Block 4		\$18,686.80	\$10,691.48	\$13,363.06	\$11,138.90
Parcel One*			\$10,691.48		

*Parcel One is legally described as: Beginning at a point on the South line and 360.00 feet east of the Southwest corner of the Southwest Quarter of Section 24, Township 29 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas, thence north parallel with the West line of said Southwest Quarter, 282.45 feet, thence east parallel with the South line of said Southwest Quarter, 179.43 feet, thence south parallel with the West line of said Southwest Quarter 282.45 feet, thence west along the South line of said Southwest Quarter, 179.43 feet to the point of beginning.

NOTICE OF ASSESSMENT

July 2, 2025
City of Clearwater, Kansas

Property Owner:

You are hereby notified, as owner of record of the property described on ***Schedule I*** attached hereto, that pursuant to Ordinance No. 1118 (the “Ordinance”) of the City of Clearwater, Kansas (the “City”) there has been assessed against the property the costs of certain internal improvements previously authorized by the governing body of the City (the “Improvements”). The description of the Improvements, the resolution number authorizing the same and the amount of assessment are set forth on ***Schedule I*** attached hereto.

You may pay this assessment in whole or in part to the City Treasurer of the City by July 24, 2025; and if the amount is not paid within the time period, bonds will be issued therefor, and the balance of such assessment will be collected in 20 annual installments, together with interest on such amounts remaining unpaid at a rate not exceeding the maximum rate therefor as prescribed by K.S.A. 12-6a01 *et seq.* Interest accruing between the date set forth above and the date the first installment is payable, but not less than the amount of interest due during the coming year on any outstanding bonds issued to finance the Improvements, shall be added to the first installment. The interest for one year on all unpaid installments shall be added to each subsequent installment until paid.

Jaye Poe, City Clerk

SCHEDULE I

INDIAN RIDGE AT CLEARWATER IMPROVEMENTS

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Lot 1, Block 1		\$32,976.70	\$10,691.48	\$13,363.06	\$11,138.90
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CERTIFICATE OF MAILING

STATE OF KANSAS)
) ss:
COUNTY OF SEDGWICK)

The undersigned, City Clerk of the City of Clearwater, Kansas, does hereby certify that on July 10, 2025, the date on which Ordinance No. 1118 (the "Ordinance") of the City was published, I caused to be mailed to the owners of the properties liable for the assessments set out in the Ordinance, at their last known post office addresses, a Notice of Assessment showing the respective assessments levied against their properties and stating the manner in which the assessments will be collected.

A sample copy of the form of such Notice of Assessment is attached hereto.

WITNESS my hand and seal as of July _____, 2025.

(Seal)



Jaye Poe
Jaye Poe, City Clerk

[attach sample copy of form]