

Green Valley Town Hall FAQs

Q: What is my current tax rate?

A: Property taxes are assessed using a mill levy. A mill is one dollar per every \$1,000 of assessed value. For the average Green Valley home (appraised at \$233,916 and assessed at 11.5% or \$26,900.36), one mill raised approximately \$26.90 in 2018.

The average home in Green Valley paid approximately \$2,746.98 (102.117 mills) in property taxes in 2018. More than half (56%) of the property taxes went to USD 383. The County receives approximately 29% of the taxes, and entities such as the fire district, Blue Township, the County's rural highway fund, and a library fund account for the remainder.

Of the 29% of property taxes that are paid to the County, about 42% goes to administration (appraiser's office, clerk, treasurer, planning, register of deeds, etc), 26% goes to public works, and 22% goes to public safety (sheriff and EMS). The remaining 10% is split between things like the County courts, the health department, economic development, etc.

Q: How much are these options going to cost?

A: Annexation: The cost of annexation to property owners is relatively simple to calculate. Currently, property owners pay property taxes to the school district, the County, Blue Township, the fire district, the Rural Highway fund, and the library fund. If Manhattan were to annex Green Valley, the property owners would continue to pay school district and county levies, but most of the other levies would go away and be replaced by the City's mill levy. In terms of dollars, the average Green Valley home (appraised at \$233,916) would have seen an increase of approximately \$900.00 in 2018. There would, however, be a utility rate reduction if annexed. The average sewer bill (based on a one inch meter and using 3,000 gallons a month) would be cut approximately in half, and the average water bill would be reduced by a third. Total yearly savings for a one inch water meter and using 3,000 gallons a month is estimated to be approximately \$385. In total, the average Green Valley home would have seen around a \$515 increase in 2018.

Incorporation: Unlike annexation, the cost of incorporation is difficult to determine. The mill levy of a new city is determined by elected city officials based on the types and levels of services and staff that the city feels are required to operate. Incorporation would eliminate approximately 7.5 mills (approximately \$200 a year for the average house) now levied for the Rural Highway Fund. Please see the chart at the end of this FAQ for a list of comparison cities in Kansas.

Improvement District: Improvement districts are limited in how much they can levy. The maximum levy is 5 mills (\$134.50 for the average home). A sixth mill is permitted, but it is subject to a protest petition. All other mill levies would remain unchanged, so the taxes levied by the improvement district would be on top of the existing taxes property owners pay.

Blue Township: Blue Township already levies approximately 1.5 mills (around \$38 for the average home). Any additional services provided by the Township would be paid for by levies on top of the existing mill levy as well as the other taxes property owners already pay.

Benefit/Special Districts: Benefit and special districts would make assessments on property within those individual districts. For Benefit districts this would likely fall upon only new property owners to the area (just like specials assessed on the next phase of Whispering Meadows or Elbo Creek or Nelson's Ridge are not added to the specials of previous phases). Benefit and special district assessments would not have any impact on the taxes that property owners already pay.

Q: What would happen to the governmental services I already receive if Green Valley changes to one of these options?

A: Under annexation, some of the services that you currently receive from the County would likely be provided by the City. Additionally, the services that the City provides that the County does not would be extended into Green Valley.

If Green Valley incorporated, services such as fire, EMS, and the sheriff would still be provided by either the County or the fire district. Water is provided by Rural Water 1 (except for Timber Creek) and that would likely not change under incorporation (although billings rates are, as always, subject to change). Sewer is currently provided by the County with an agreement with the City of Manhattan to use its treatment facilities, and that agreement would not necessarily change as a result of incorporation. Although, like water, rate changes are possible.

The remaining governance options would not result a change in the services provided by the County.

Q: What kind of authority does a Township have?

A: Unlike cities and counties, Townships are limited in their authority to those powers expressly provided to them in state statute. Those powers, exercised by the elected three-member Township Board of Trustees include:

- Emergency medical and ambulance services
- Creation of cemetery districts
- Creation of fire districts

- Establish libraries or library districts
- Construct drainage works
- Provide parks
- Establish recreation facilities
- Construct sidewalks
- Control noxious weeds

In addition, it may be possible for the Township to levy property taxes for Township road projects in addition to those already levied by the County.

Q: What kind of authority does an improvement district have?

A: Similar to Townships, improvement districts are limited to those powers expressly provided by state statute. Those powers include:

- Construct public works or improvements
- Buy, sell, and hold real estate
- Exercise eminent domain
- Make contracts
- Abate nuisances
- Remove weeds
- Adopt animal control regulations
- Adopt resolutions to provide peace and order
- Issue bonds not to exceed 25% of its assessed valuation

Improvement districts are governed by an elected three member board of directors who exercise these powers.

Q: Which options eliminate the possibility of annexation by Manhattan?

A: The only governance option that eliminates the possibility of Manhattan annexing any or all property in Green Valley is incorporation.

Q: What might the boundaries of a new city or improvement district look like?

A: The final borders of a new city or improvement district would be defined as part of the petition to create either a new city or an improvement district. Likely it would include all of the area in the Blue Township Sewer District, and possibly other adjacent parcels. It would *not* include Heritage Square (the area around Short Stop) north or south of Highway 24. These tracts are already annexed into the City of Manhattan, and it would require the City to de-annex them in order for them to be a part of any other entity.

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	\$1,416,820	Green Valley	\$318,923	\$80,000	\$1,062,897	21.917	\$392.05

Note: This chart 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.