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NOTICE OF PUBLIC HEARING

TO: The Owners of Property in the City of Andover, Butler County, Kansas

You and each of you are hereby notified that the governing body of the City of Andover, Kansas, will hold a public hearing at City Hall, 1609 East Central Avenue, Andover, Kansas, on Tuesday, June 10, 2025, at 7:00 p.m., for the purpose of receiving and hearing any and all complaints and objections to the proposed special assessments for improvements consisting of the construction of street, sanitary sewer, stormwater/drainage, and water improvements in the City, as heretofore authorized by duly adopted Resolutions of the City.

The total final costs of the respective improvements and the properties specifically to be assessed for said costs are as follows:

1. The construction of Heritage Way East Paving Improvements, as authorized by Resolution No. 22-36 duly adopted on August 9, 2022 and published August 20, 2022, as amended by Resolution No. 22-44 duly adopted on September 27, 2022 and published October 8, 2022, which have been completed at a total final cost of \$89,970.06 zero percent (0%) of which is payable by the City-at-Large and one hundred percent (100%) of the entire cost of which will be specifically assessed, and one hundred percent (100%) to Unplatted Tract A and if replatted on a square foot basis in the City of Andover, Butler County, Kansas, which are described as follows:

Unplatted Tract A: A tract of land lying in the Southwest Quarter of Section 20, Township 27 South, Range 3 East of the Sixth Principal Meridian, Butler County, Kansas, being more particularly described as follows:

COMMENCING at the Northwest Corner of said Southwest Quarter; thence along the north line of said Southwest Quarter on a Kansas coordinate system of 1983 south zone bearing of N89°22'02"E, 2495.64 feet to a point lying 165.00 feet west of the northeast corner of said Southwest Quarter, said point being common to the northwest corner of Yorktown Parkway right-of-way, as platted in US 54/400 and Yorktown, an addition to Andover, Butler County, Kansas; thence along the west line of said Yorktown Parkway right-of-way for the next two courses, S45°38'07"E, 35.36 feet to a point 140 feet west of the east line of said Southwest Quarter; thence parallel with said east line, S00°38'16"E, 1172.71 feet to the POINT OF BEGINNING; thence S89°21'44"W, 250.99 feet to the POINT OF BEGINNING; thence S00°49'44"E, 579.26 feet to a point on the north right-of-way line of Founders Parkway as platted in The Heritage Mixed-Use First, of the final Planned Unit Development plan, an addition to Andover, Butler County, Kansas, and being a point on a non-tangent curve to the right, said curve right

having a radius of 755.00 feet, a central angle of 19°48'27", a chord bearing of N78°19'55"W, and a chord distance of 259.71 feet; thence along said north right-of-way line and along said non-tangent curve to the right, 261.01 feet; thence continuing along said north right-of-way line, N68°25'41"W, 25.23 feet; thence N21°34'19"E, 57.85 feet to a point on a curve to the left, said curve having a radius of 320.00 feet, a central angle of 68°15'02", a chord bearing of N12°33'12"W, and a chord distance of 359.04 feet; thence along said curve to the left, 381.18 feet; thence N67°06'34"W, 61.77 feet; thence N32°20'44"E, 101.16 feet; thence N89°21'44"E, 328.99 feet to the POINT OF BEGINNING. Said tract CONTAINS: 153,687 square feet or 3.53 acres of land, more or less ("Unplatted Tract A"). Now replatted as Block 2, Lots 1-4, Heritage Mixed-Use Second, an addition to Andover, Butler County, Kansas.

2. The construction of Heritage Way West Paving Improvements, as authorized by Resolution No. 22-36 duly adopted on August 9, 2022 and published August 20, 2022, as amended by Resolution No. 22-44 duly adopted on September 27, 2022 and published October 8, 2022, which have been completed at a total final cost of \$90,029.95, zero percent (0%) of which is payable by the City-at-Large and one hundred percent (100%) of the entire cost of which will be specifically assessed and one hundred percent (100%) to Unplatted Tract B and if replatted on a square foot basis in the City of Andover, Butler County, Kansas which are described as follows:

Unplatted Tract B: A tract of land lying in the Southwest Quarter of Section 20, Township 27 South, Range 3 East of the Sixth Principal Meridian, Butler County, Kansas, being more particularly described as follows:

COMMENCING at the Northwest Corner of said Southwest Quarter; thence along the north line of said Southwest Quarter on a Kansas coordinate system of 1983 south zone bearing of N89°22'02"E, 1378.75 feet to a point lying 1281.89 feet west of the Northeast Corner of said Southwest Quarter; thence S00°37'58" E, 1291.38 feet to a point on the south right-of-way of Willowbrook Street, previously platted as Waterman Street in Willowbrook 2nd Addition, Butler County, Kansas, being common to the northwest corner of the South Park tract of land described in Quitclaim Deed recorded on Book 2020, Page 1892, thence along the north line of said South Park tract and along the extended said south right-of-way, N89°24'37"E, 341.66 feet to a point on a curve to the right, said curve having a radius of 246.00 feet, a central angle of 04°23'34", a chord bearing of S88°24'02"E, and a chord distance of 18.86 feet; thence continuing along said north line and along said curve to the right, 18.86 feet to the northeast corner of said South Park tract and being the POINT OF BEGINNING; being common to a point on a curve to the right, said curve having a radius of 246.00 feet, a central angle of 28°32'32", a chord bearing of S71°55'29"E,

and a chord distance of 121.28 feet; thence along said curve to the right, 122.55 feet; thence S32°53'01"E, 48.23 feet to a point on a non-tangent curve to the right, said curve having a radius of 230.00 feet, a central angle of 68°15'02", a chord bearing of S12°33'12"E, and a chord distance of 258.06 feet; thence along said non-tangent curve to the right, 273.98 feet; thence S21°34'19"W, 57.85 feet; thence N68°25'41"W, 75.21 feet to a point on a curve to the left, said curve having a radius of 645.00 feet, a central angle of 08°52'59", a chord bearing of N72°52'10"W, and a chord distance of 99.90 feet; thence along said curve to the left, 100.00 feet to the southeast corner of said South Park tract; thence along the east line of said South Park tract for the next two courses, N12°41'20"E, 110.00 feet; thence N09°04'34"W, 222.21 feet to the POINT OF BEGINNING. Said tract CONTAINS: 55,611 square feet or 1.28 acres of land, more or less. ("Unplatted Tract B") Now replatted as Block 2, Lot 1 Heritage Mixed-Use Second, an addition to Andover, Butler County, Kansas.

3. The construction of Summerlin Water Improvements, as authorized by Resolution No. 22-45 duly adopted on October 25, 2022 and published November 5, 2022, as amended by Resolution No. 23-24 duly adopted July 25, 2023 and published August 5, 2023, which have been completed at a total final cost of \$217,341.72, zero percent (0%) of which is payable by the City-at-Large and one hundred percent (100%) of the entire cost of which will be specifically assessed, on equal share per lot basis to each parcel served, in the City of Andover, Butler County, Kansas, which are described as the Summerlin Benefit District.

Summerlin Addition
Block A, Lots 1 through 33, inclusive

(the "Summerlin Benefit District").

4. The construction of Summerlin Sewer Improvements, as authorized by Resolution No. 22-45 duly adopted on October 25, 2022 and published November 5, 2022, as amended by Resolution No. 23-24 duly adopted July 25, 2023 and published August 5, 2023, which have been completed at a total final cost of \$315,795.59, zero percent (0%) of which is payable by the City-at-Large and one hundred percent (100%) of the entire cost of which will be specifically assessed, on equal share per lot basis to each parcel served, in the City of Andover, Butler County, Kansas, which are described as the Summerlin Benefit District.

5. The construction of Summerlin Paving Improvements, as authorized by Resolution No. 22-45 duly adopted on October 25, 2022 and published November 5, 2022, as amended by Resolution No. 23-24 duly adopted July 25, 2023 and published August 5, 2023, which have been completed at a total final cost of \$541,504.20, zero percent (0%) of which is payable by the City-at-Large and one hundred percent (100%) of the entire cost of which will be specifically assessed, on equal share per lot basis to each parcel served, in the City of Andover, Butler County, Kansas, which are described as the Summerlin Benefit District.

6. The construction of Summerlin Storm Water Drainage Improvements, as authorized by Resolution No. 22-45 duly adopted on October 25, 2022 and published November 5, 2022, as amended by Resolution No. 23-24 duly adopted July 25, 2023 and published August 5, 2023, which have been completed at a total final cost of \$465,358.49, zero percent (0%) of which is payable by the City-at-Large and one hundred percent (100%) of the entire cost of which will be specifically assessed, on equal share per lot basis to each parcel served, in the City of Andover, Butler County, Kansas, which are described as the Summerlin Benefit District.

7. The construction of Heritage Third Addition Water Improvements, as authorized by Resolution No. 23-03 duly adopted on January 31, 2023 and published February 11, 2023, which have been completed at a total final cost of \$229,514.25, zero percent (0%) of which is payable by the City-at-Large and one hundred percent (100%) of the entire cost of which will be specifically assessed, on equal share per lot basis to each parcel served, in the City of Andover, Butler County, Kansas, which are described as follows:

The Heritage Third Addition
Block 1, Lots 1 through 18, inclusive
Block 2, Lots 1 through 16, inclusive
Block 3, Lots 1 through 10, inclusive

(the "Heritage Third Addition Benefit District").

8. The construction of Heritage Third Addition Sewer Improvements, as authorized by Resolution No. 23-03 duly adopted on January 31, 2023 and published February 11, 2023, which have been completed at a total final cost of \$209,919.14, zero percent (0%) of which is payable by the City-at-Large and one hundred percent (100%) of the entire cost of which will be specifically assessed, on equal share per lot basis to each parcel served, in the City of Andover, Butler County, Kansas, which are described as follows:

The Heritage Third Addition
Block 1, Lots 1 through 18, inclusive
Block 2, Lots 1 through 16, inclusive

9. The construction of Heritage Third Addition Paving Improvements, as authorized by Resolution No. 23-03 duly adopted on January 31, 2023 and published February 11, 2023, which have been completed at a total final cost of \$895,566.61, zero percent (0%) of which is payable by the City-at-Large and one hundred percent (100%) of the entire cost of which will be specifically assessed, on equal share per lot basis to each parcel served, in the City of Andover, Butler County, Kansas, which are described as the Heritage Third Addition Benefit District.

10. The construction of Cottages at Cornerstone Addition Water Improvements, as authorized by Resolution No. 23-23 duly adopted on July 25, 2023 and published August 5, 2023, which have been completed at a total final cost of \$456,446.52, zero percent (0%) of which is payable by the City-at-Large and one hundred percent (100%) of the entire cost of which will be

specifically assessed, on equal share per lot basis to each parcel served, in the City of Andover, Butler County, Kansas, which are described as follows:

Lots 1 through 22, Block 1;
Lots 1 through 6, Block 2;
Lots 1 through 6, Block 3;
Lots 1 through 6, Block 4;
Lots 1 through 22, Block 5;
Lots 1 through 6, Block 6;
Lots 1 through 6, Block 7;
Lots 1 through 6, Block 8;

(the “Cottages at Cornerstone Benefit District”)

11. The construction of Cottages at Cornerstone Addition Sewer Improvements, as authorized by Resolution No. 23-23 duly adopted on July 25, 2023 and published August 5, 2023, which have been completed at a total final cost of \$413,919.64, zero percent (0%) of which is payable by the City-at-Large and one hundred percent (100%) of the entire cost of which will be specifically assessed, on equal share per lot basis to each parcel served, in the City of Andover, Butler County, Kansas, which are described as the Cottages at Cornerstone Benefit District.

12. The construction of Cottages at Cornerstone Addition Paving Improvements, as authorized by Resolution No. 23-23 duly adopted on July 25, 2023 and published August 5, 2023, which have been completed at a total final cost of \$1,569,633.85, zero percent (0%) of which is payable by the City-at-Large and one hundred percent (100%) of the entire cost of which will be specifically assessed, on equal share per lot basis to each parcel served, in the City of Andover, Butler County, Kansas, which are described as the Cottages at Cornerstone Benefit District.

13. The construction of Prairie Pointe at Cornerstone 3rd Sewer Improvements, as authorized by Resolution No. 24-05 duly adopted on January 30, 2024 and published February 10, 2024, as amended by Resolution No. 24-18 duly adopted May 14, 2024 and published May 25, 2024, and by Resolution No. 24-25 duly adopted July 30, 2024 and published August 10, 2024, which have been completed at a total final cost of \$265,245.26, zero percent (0%) of which is payable by the City-at-Large and one hundred percent (100%) of the entire cost of which will be specifically assessed, on equal share per lot basis to each parcel served, in the City of Andover, Butler County, Kansas, which are described as the Prairie Pointe at Cornerstone 3rd Benefit District.

Block A, Lots 1 through 4, inclusive
Block B, Lots 1 through 13, inclusive

(the “Prairie Pointe at Cornerstone 3rd Benefit District”)

14. The construction of Prairie Pointe at Cornerstone 3rd Water Improvements, as authorized by Resolution No. 24-05 duly adopted on January 30, 2024 and published February 10, 2024, as amended by Resolution No. 24-18 duly adopted May 14, 2024 and published May 25,

2024, and by Resolution No. 24-25 duly adopted July 30, 2024 and published August 10, 2024, which have been completed at a total final cost of \$112,071.57, zero percent (0%) of which is payable by the City-at-Large and one hundred percent (100%) of the entire cost of which will be specifically assessed, on equal share per lot basis to each parcel served, in the City of Andover, Butler County, Kansas, which are described as the Prairie Pointe at Cornerstone 3rd Benefit District.

15. The construction of Prairie Pointe at Cornerstone 3rd Paving Improvements, as authorized by Resolution No. 24-05 duly adopted on January 30, 2024 and published February 10, 2024, as amended by Resolution No. 24-18 adopted May 14, 2024 and published May 25, 2024, and by Resolution No. 24-25 duly adopted July 30, 2024 and published August 10, 2024, which have been completed at a total final cost of \$306,169.51, zero percent (0%) of which is payable by the City-at-Large and one hundred percent (100%) of the entire cost of which will be specifically assessed, on equal share per lot basis to each parcel served, in the City of Andover, Butler County, Kansas, which are described as the Prairie Pointe at Cornerstone 3rd Benefit District.

16. The construction of Prairie Pointe at Cornerstone 3rd Stormwater Improvements, as authorized by Resolution No. 24-05 duly adopted on January 30, 2024 and published February 10, 2024, as amended by Resolution No. 24-18 duly adopted May 14, 2024 and published May 25, 2024, and by Resolution No. 24-25 duly adopted July 30, 2024 and published August 10, 2024, which have been completed at a total final cost of \$206,513.66, zero percent (0%) of which is payable by the City-at-Large and one hundred percent (100%) of the entire cost of which will be specifically assessed, on equal share per lot basis to each parcel served, in the City of Andover, Butler County, Kansas, which are described as the Prairie Pointe at Cornerstone 3rd Benefit District.

The Certification of Total Final Costs and Assessment Roll for said improvements are on file in the Office of the City Clerk and may be examined by any interested party. Anyone desiring to make any complaint or objection to the assessments set forth in the Assessment Roll may appear and will be heard at the public hearing. After hearing and considering any and all written or oral complaints or objections to the various assessments, the respective amounts of each and all of the assessments shall be finally determined by the governing body and shall be levied by an ordinance of the City and property owners will have until noon on July 15, 2025 during which special assessments may be paid in cash before the assessments are placed on the tax rolls for collection in 20 year annual installments of principal and interest.

The governing body has determined that the first tax levy for the unpaid special assessments shall be certified to the Butler County Clerk for inclusion on the November, 2026 tax statements. Pursuant to K.S.A. 12-6a11, you have thirty (30) days from the publication of the assessment ordinance to bring a suit to set aside said assessments or otherwise question the validity of the proceedings.

By order of the governing body of the City of Andover, Kansas on the 13th day of May, 2025.

[seal]



CITY OF ANDOVER, KANSAS



Ronnie Price, Mayor

ATTEST:



Dana Engstrom, City Clerk