

Subject: Proponent Testimony - HB 2518

My family and I moved into Cedar Creek/Valley Ridge in September of 2020. This was only a move to find a place to help with the sudden transition into working from home permanently. Of course, this became a big financial decision we had to weigh strongly as a family. We were extremely surprised to find out that there is a special assessment being taxed on our house that we were not aware of. There is no notification from the city, no disclosures at closing time. We should have been provided all the information about assessment amount, timeframe and especially what this assessment is for.

One of the presentation slides at a city council meeting showed that there were requirements to notify, but only by the sellers. It seems our sellers and the selling agent were not aware of this. The city and developer should bear the burden of responsibility to provide ample notifications about this. We were never notified in any way. We have searched our sellers disclosure papers and found nothing. We only found out about it from neighbors after the special assessment was already passed and final. The benefits district sign that is posted in front of my house for notification was placed there many months after we moved in.

The building of Cedar Creek Parkway provides no actual benefit to my family. I will not need to use this road to get anywhere. I am busy using very narrow and dangerous South Clare Road that is in terrible shape to get my child to and from school everyday. I dodge huge construction and delivery vehicles on this road with no shoulder.

It seems to me that I am paying for something that the Cedar Creek developer will benefit from as this helps to develop future homes and retail on the other side of College Road. I don't see how being taxed without a voice is reasonable. In the verbiage on the website, I see that benefit districts are supposed to protect residents from obligation to pay for development. It sure hasn't protected us in paying for what the developer gains.

Please review your policy on Benefit Districts and change the policy to eliminate residences from Benefit Districts that only benefit the developer starting with rescinding #3b02719. The tax rate of this benefit district is also a much higher rate than other BDs.

Casey and Jana Jensen
25018 W 114th St
Olathe, KS 66061