



Moundridge, Kansas
Where Community is a Way of Life

City of Moundridge
225 S Christian Ave ~ PO Box 636
Moundridge, Ks 67107-0636

House Local Government Committee February 8, 2023

City of Moundridge Opponent Testimony on HB 2150

Chairman Bergquist and members of the Committee:

Thank you for this opportunity to provide this testimony. As the City Administrator for the City of Moundridge, Kansas, I would like to express our opposition to HB 2150. Elimination of the extraterritorial zoning jurisdiction of a City could restrict or eliminate important community growth and development.

Fortunately, I am in a community that has experienced considerable growth over the past 10 to 15 years. From the 2010 Census to the 2020 Census, we saw 12 percent growth. Much of our new housing has been constructed in planned developments moving to the north. We have a new 20-acre development that is scheduled to start later this year on the north end of our community that is currently a wheat field. When I came to Moundridge in 2015 that same field, which is owned by the City, became the site of a 30 unit low to moderate income housing development and a 12 unit moderate income housing development. A few years later several more homes were platted for a new single family housing development that has enabled several families to construct new homes, starting out with a \$20,000 down payment assistance program from the Kansas Housing Resources Corporation.

Currently there is only a small 20-acre strip of wheat remaining before our pattern of growth will surpass our current City limits to the north. Thankfully, that is not our only area of growth. On the east side of Moundridge, we have several large businesses. The Bradbury Company has expanded several times over the past six to eight years. They are doing another expansion now. They have also purchased 80 acres of land to the east of their headquarters where they hope to build in the future. That property is currently outside our city limits.

Vogts-Parga Construction recently purchased a former semi-truck repair facility to the east of the 80 acres owned by The Bradbury Company. It sits on property with utilities provided by a lagoon, propane fuel tanks; our rural water district and an outside electrical service provider. The company would like to be annexed into the City limits in order to be on our utility services, which are more economical for them. We, the City of Moundridge would also like to have some control over the ability to have planned development in this area to avoid conflicting uses especially if we are investing in utility extensions to support business development and growth.

We have yet another company; Tortilla King that has expanded several times over the past few years. They are also planning an expansion along the eastern edge of our airport. They have purchased 17 acres for industrial development. All 17 acres are outside the Moundridge City limits. Again, this company would like to annex into our city to be on our utility services.

Each of these expansions are part of a long range plan the city has developed to help foster residential growth to the north and industrial growth to the east, to avoid conflicting land uses.

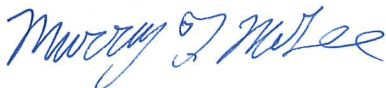
Both the north corridor and east corridor that I have described are part of Highway K-260. This is a vital corridor into our community, and it is important for us to make this area as attractive as possible. This is where visitors gain their first impression of our community. HB 2150 eliminates our ability to apply our own planning and zoning regulations to protect these areas directly adjacent to the city limits which are vital gateways.

We, fortunately, have a good working relationship with our County partners and communicate on planned development projects. Not everyone has such a good relationship. If a new housing development was allowed to develop east of our City limits we could see a conflict develop between residential and commercial interests. At the same time, if a manufacturing company was allowed to build just outside the City limits on the northern edge of Moundridge; it could bring a halt to our new housing development and growth.

Our City and County leaders communicate and have followed our long-range development plans. Eliminating the extraterritorial zoning jurisdiction could take away that buffer zone that provides the conduit for good communication between a city and county. A municipality's extraterritorial planning and zoning jurisdiction within the three-mile radius serves a municipality's interest and responsibilities in protecting the public health, safety and welfare of its citizens and encourages collaboration together with the county.

Current law ensures proper transition between the incorporated city and unincorporated county areas. Please don't take that away from us through House Bill 2150.

Respectfully submitted:



Murray T. McGee
City Administrator
City of Moundridge