

## **DESCRIPTION OF CITY**

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The City of Overland Park was incorporated as a city of the first class on May 20, 1960, under the provisions of K.S.A. 12-1026h. In November of 1962, the City adopted the Mayor-Council-City Manager form of government. The Mayor is elected by the City-at-large, and two Councilmembers are elected from each of the six wards. All elected officials serve terms of four years with biennial elections to allow for Councilmembers to serve staggered terms. The City Manager is responsible for the implementation of Governing Body policy and the day-to-day operation of the City.

Located in the northeastern part of Johnson County, Kansas, Overland Park is the second largest city in the State of Kansas and one of 113 incorporated cities existing in the Kansas City metropolitan region. There are approximately 62 square miles within the corporate boundaries of the City. Considered one of the cleanest, safest and more affluent suburbs in the area, Overland Park is one of the foremost retail and employment centers in the metropolitan area.

Independent agencies provide water and sanitary sewer services on an area-wide district basis. Private corporations own and operate electric, telecommunications, telephone, natural gas and sanitation disposal services. These utilities are constantly upgraded to ensure adequate supplies for Overland Park's future growth.

Before the mid-1980s, fire service was provided by geographical districts that were not limited by City boundaries. In an effort to consolidate the management and growth of fire protection services, in 1986 the Overland Park City Council chose to incorporate fire protection within the auspices of the City. The City of Overland Park levied ad valorem taxes for the purpose of providing fire protection. The money derived from this levy was used to contract for fire protection services with pre-existing district and an independent corporate entity, the Overland Park Fire Department, Inc. (OPFD). Further efforts have been made in recent years to provide the most efficient and effective fire protection and emergency medical services possible. In May 2002 OPFD joined with Johnson County Medical Action (Med-Act) to form a partnership in the provision of emergency medical services, and in 2003 OPFD officially became a department of the City.

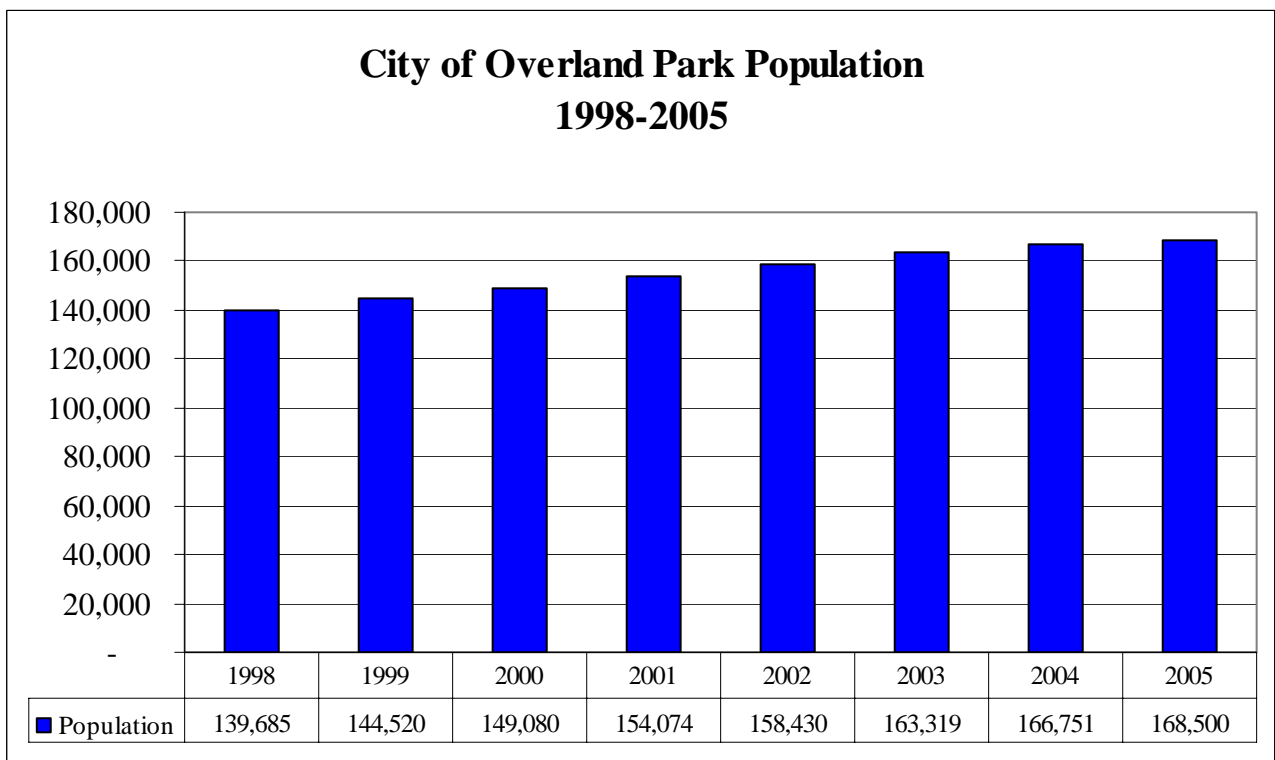
Overland Park concentrates its efforts toward providing excellent service in the areas of public safety through its law enforcement and fire protection functions; community development through its building code enforcement, environmental health regulatory functions and parks and recreation programs and services; traffic control and maintenance through the City's public works operations; and financial stability and the coordination of the various areas of City responsibility through its administrative services functions.

The Overland Park Convention Center and Sheraton Hotel was open for their first full year in 2003. The Convention Center contains an exhibit hall (58,500 square feet), a ballroom (25,000 square feet), seven meeting rooms with approximately 15,000 square feet and state of the art technology including integrated voice, video and data systems. The Sheraton Hotel hosts 412 rooms, 18 guest suites, four hospitality suites, a total of 10,350 square feet of meeting rooms and a ballroom (10,800 square feet). The economic impact of the Convention Center and Hotel is estimated to be around \$80 million annually.

## POPULATION AND DEMOGRAPHICS

Overland Park is the second largest city in Kansas. Since the incorporation of Overland Park in 1960, the population has grown from 28,000 in 1960 to 168,500 by July 1, 2005. Currently, Overland Park represents approximately one-third of Johnson County's total population. Johnson County has grown from a population of 144,000 in 1960 to 509,000 by July 1, 2005.

Overland Park's population is affluent and highly educated. According to information from the 2000 census, over half the adult population has a college degree and the per capital income in the City is more than one-third higher than the national average. Sixty percent of the population is composed of working-age adults, while 28% are juveniles and 11% are seniors.



Sources: U.S. Census, County and City  
2005 data estimated as of July 1, 2005

### 2005 Facts

Population 168,500  
Land Area 62 sq. miles  
Population Density 2,718/sq. mile

#### *Income*

Per Capital Income \$32,883  
Median Household Income \$86,852

#### *Education (2000 Census)*

High School Graduate or higher 95.8%  
Bachelor's degree or higher 52.1%

#### *Population Characteristics (2000 Census)*

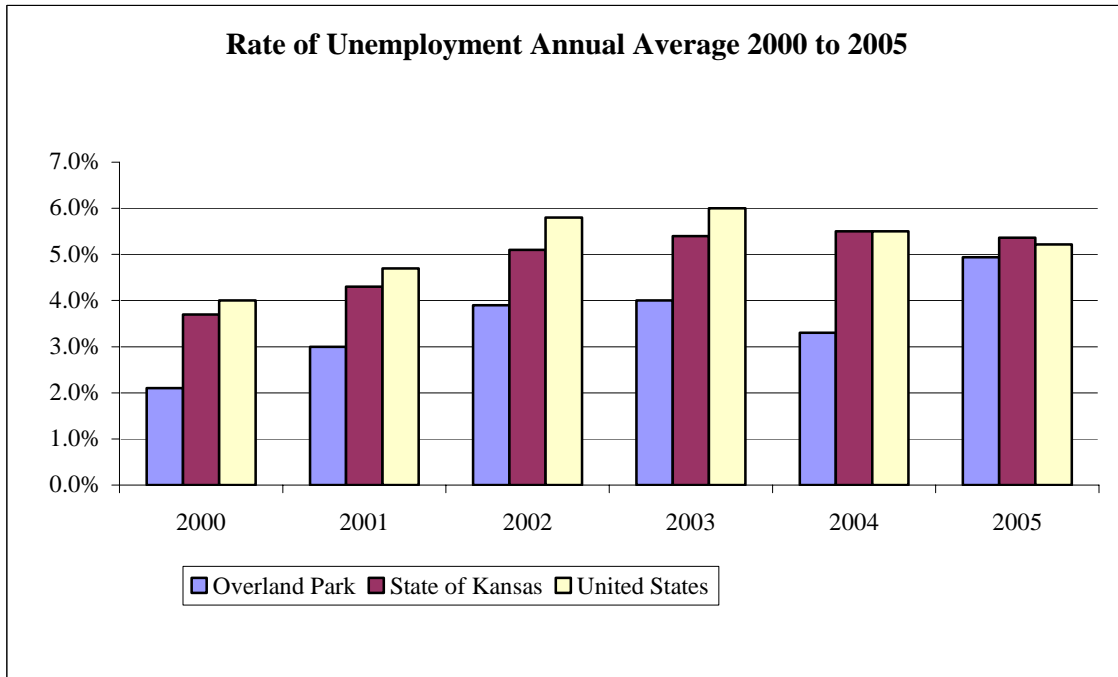
% male 48.8%  
% female 51.6%  
% juvenile 28.2%  
% career age 60.4%  
% seniors 11.4%  
Median Age 36.3

#### *Housing*

Housing Units 72,500  
Average Value of House \$250,000

## EMPLOYMENT INFORMATION

The stability of Overland Park's economy is demonstrated by a lower unemployment rate of 4.9% (through May 2005) compared to 5.4% statewide and 5.2% nationally.



Source: Kansas Department of Human Resources & US Bureau of Labor Statistics  
2005 information through May only.

The table below lists the top five employers within the City of Overland Park.

<u>Major Employers</u>	<u>Estimated Employees</u>
Sprint	18,000
Shawnee Mission School District	2,900
Black & Veatch	2,600
Blue Valley School District	2,500
Internal Revenue Service	1,800

Source: OP Chamber of Commerce

## DEVELOPMENT ACTIVITY

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Overland Park continues to grow residentially and develop commercially. The tables below highlight square feet and estimated construction values of new construction for single family and commercial development from 1998 through June 2005.

<b>Square Feet of New Construction</b>		
<b>Year</b>	<b>Single Family Permits</b>	<b>Commercial and Industrial Permits</b>
2000	3,679,216	4,499,691
2001	4,354,001	2,322,697
2002	3,870,120	969,506
2003	4,014,354	1,071,382
2004	3,661,900	826,500
2005*	1,180,448	811,294

\*Thru June 2005

Source: City of Overland Park

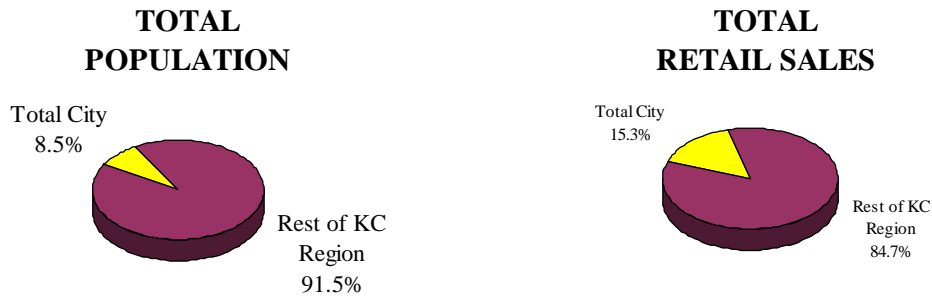
<b>Estimated Construction Cost</b>		
<b>Year</b>	<b>Single Family Permits</b>	<b>Commercial and Industrial Permits</b>
2000	\$166,523,612	\$310,446,319
2001	\$206,221,512	\$301,907,006
2002	\$180,340,065	\$154,097,966
2003	\$196,404,707	\$129,252,186
2004	\$185,032,690	\$121,280,662
2005*	\$61,375,328	\$145,540,599

\*Thru June 2005

Source: City of Overland Park

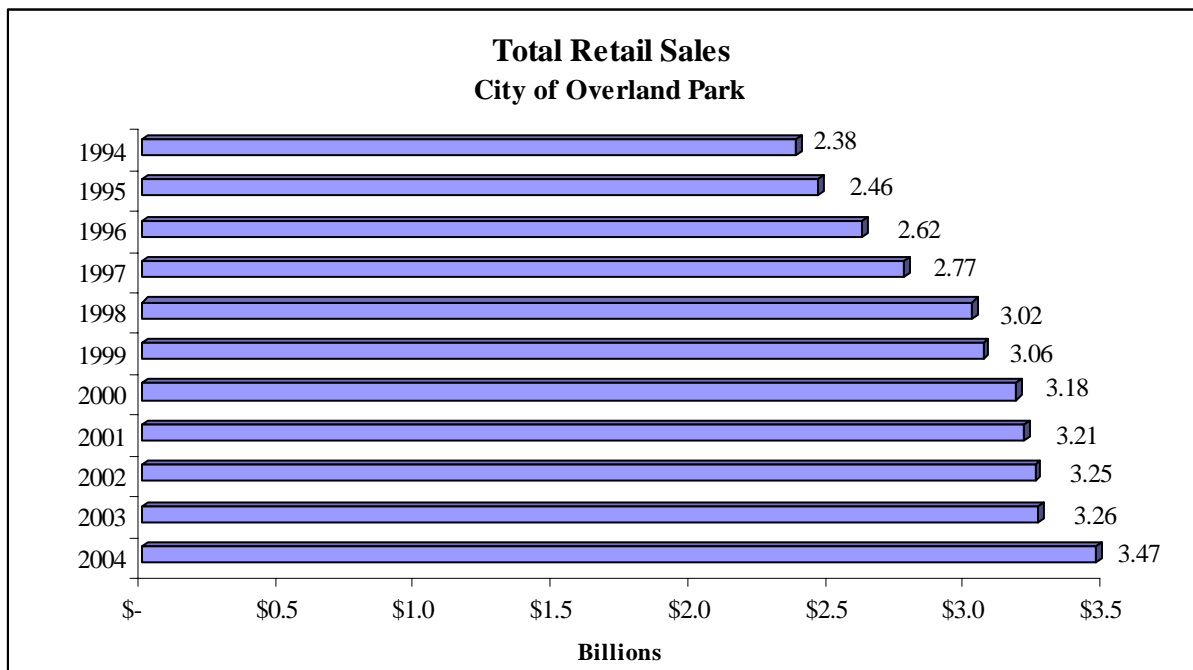
## RETAIL SALES ACTIVITY

The City's retail activity level continues to be one of the best in the Kansas City metropolitan area. In 2004, Overland Park represented 8.5% of the total regional population while 15.3% of total regional sales occurred in the City. The graphs below illustrate Overland Park's population and retail sales activity in relation to the metropolitan area.



Source: City of OP

Retail sales during the past two decades have exhibited strong growth increasing from \$181 million in 1970 to \$3.47 billion in 2004. The chart below depicts retail sales growth since 1994.



# PROPERTY TAXES

The City's mill levy to support the 2006 Budget is projected at 9.037 mills. Overland Park currently has the lowest property tax rate of any first class city in Kansas. The City levies a property tax to support general government services, fire protection and stormwater management.

2006 Budget Mill Levy Comparison			
Fund	2005 Budget	2006 Budget	Change
	Mill Levy Rate	Mill Levy Rate	
General Fund	3.313	3.313	(0.000)
Fire Fund	4.735	4.735	(0.000)
Stormwater Utility Fund	0.989	0.989	(0.000)
	9.037	9.037	(0.000)

NOTE: Actual mill levy will be finalized in October, 2005, following the County's certification of final assessed valuation

Based on this tax rate, the owner of various types of property will pay the following property taxes to the City in 2006.

## City of Overland Park Representative Tax Payments

Property Type	Market Value	City of OP 2006
		Budget Tax Amount
Home	\$200,000	\$207.85
Office Building	\$1,000,000	\$2,259.25
Car Dealership	\$1,250,000	\$2,824.06
Shopping Center	\$10,000,000	\$22,592.50

Nearly sixty percent of the property tax collected is used to support Public Safety services – Police and Fire.

