

MEMO



DATE: 11/20/2013

TO: The Joint Committee on State Building Construction

FROM: Kansas Department of Transportation

RE: Response to Committee's questions from November 7th Meeting

On November 7th, 2013 the Kansas Department of Transportation (KDOT) presented their five year Capital improvement plan and explained our excess property process to the committee. Following the presentations the committee asked several questions and made requests for additional information. The questions that were asked along with materials requested are contained in the following memo.

Q: The committee requested information regarding the mixing strip south of Girard. Is KDOT currently using the land? Second, would the property be considered potential excess property?

KDOT previously used this mixing strip because there was not sufficient space to store aggregate at the Area Office Complex. The aggregate storage has since been moved to the old rest area southwest of Pittsburg. KDOT has looked into disposal of the property, which is complicated by our acquiring the property through condemnation and the identification of property owners.

Q: The committee requested information asking the status of the old 54 highway alignment.

There are currently three locations where old US-54 used to be. One location is designated as an access road to two houses. The other two locations are being utilized as mixing strips and material storage. One location is at the west US54/K99 jct. the 2nd is near the Toronto rest area. If at some point in the future we determine this property no longer useful for highway purposes, it will be disposed of.

Q: Are parcels advertised in the state register?

All parcels that go to public auction are advertised in the Kansas Register.

Q: Please provide a list of the oil and gas property rights held by KDOT.

Please find attachment A, a report of all oil and gas that we have researched and found to be held by the agency in fee title from the inception of the database through June 30, 2012.

Q: The Committee requested maps of the locations we are currently located, as well as the new locations we are discussing relocating to. They would also ask for a list of relocation expenses and cost of land associated with each location.

Attachment B includes the maps and cost information for each location.

Q: The committee requested further explanation of the Wichita material lab re-location, reasoning for continuing to own the current location and what will be the new purpose of the property following relocation?

The Wichita Hillside Subarea is currently in a structurally deficient building, located between the Wichita Metro Office (see attached aerial photo) and East 45th Street. The building is not appropriate for renovation and should be razed. While the remainder of the yard is long and slender, very tight for a subarea, KDOT is currently re-evaluating various configurations, to see if the existing subarea can be relocated to a new building onsite (instead of Kechi) and whether sufficient space adjacent to 45th Street can be cleared for sale.

Q: The Committee requested further details as to the process KDOT uses to deal with the remaining 800 + parcels. Specifically, what is the disposal process and what do the statutes dictate?

KDOT is not governed as other state agencies are under KSA 75-6009. Within that section, KSA 75-6009 (g) states, "(g) Any sale of property by the secretary of transportation pursuant to K.S.A. 68-413, and amendments thereto, shall not be subject to the provisions of this section.

KSA 68-413 provides:

(d) (1) Subject to the provisions of paragraph (2) of this subsection (d) the secretary may dispose of any real estate or any right, title or degree or variety of interest therein which has theretofore been acquired for state highway purposes, in the manner the secretary deems most expedient, when such real estate or interest therein is no longer needed or used for state highway purposes.

Subsection (d)(2) of 68-413 sets forth appraisal, notice and other requirements when the method selected for disposal is a sale of the excess property.

Oil and Gas 2005 to 2012

State	Year	Section	Oil & Gas	Project	Interest Held	Fee
AN	7011	14		Oil & Gas Rel	Fee	2689
BA	7023	1996	8, 35, 36	Oil & Gas Rel multiple	Fee	3012
BA	3171	1		Oil & Gas Rel	Fee	2965
BA	3212	2		Oil & Gas Rel 2-4 K-9642-01	Fee	2701
BA	3171	2		Oil & Gas Rel	Fee	2964
BA	9258	5		Oil & Gas Rel	Fee	2963
BA	9258	4		Oil & Gas Rel	Fee	2962
BA				Oil & Gas Rel	Fee	2961
BA	3212	2		Oil & Gas Rel	Fee	2966
BA	35 9250	8787	1,2, 22,22a,23,24	Oil & Gas Rel 2-4 (39) K-6406-01; 14-4 PWS-42; 1	Fee	3087
BT	353	14		Oil & Gas Rel 45-5 F 020-4 (2)	Fee	2495
BT	2532	6,7		Oil & Gas Rel	Fee	1196
CM	8519	1b, 3b		Oil & Gas Rel	Fee	2959
CM	770	8517	17, 8, 9	Oil & Gas Rel	Fee	3093
CM	8512	1		Oil & Gas Rel 1-17 K-5042	Fee	3092
CN	7134	2067	2, 1	Oil & Gas Rel 27-12 S 1201 (6) 27-12(91) K-40	Fee	2842
CN	2067	2		Oil & Gas Rel 27-12(91) K-4055-01	Fee	2792
CN	2067	3		Oil & Gas Rel 27-12 (910) K-4055-01	Fee	2272
CQ	2141	33		Oil & Gas Rel 166-10 K-4728-01	Fee	3077
EL	570	9		Oil & Gas Rel 70-26-170-3 (5) 143	Fee	1064
EL	570	5 rev		Oil & Gas Rel 70-26-170-3 (5) 143	Fee	3055
EL	570	34		Oil & Gas Rel 70-26-170-3 (5) 143	Fee	3042
FO	1933	7		Oil & Gas Rel	Fee	2968
FO	2098	63		Oil & Gas Rel	Fee	2970
FO	2098	61		Oil & Gas Rel 154-29 K-3212-01	Fee	1047
FO	1933	8		Oil & Gas Rel	Fee	2969
FO	1933	5		Oil & Gas Rel	Fee	2967
HG	1850	8		Oil & Gas Rel 283-42 K-2621-01	Fee	2478
HG	1850	9a		Oil & Gas Rel 283-42 K-2621-01	Fee	2456

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Co	CA	Tract	U,X, Oil/gas	Project	Interest Held	Trk
HG	2 8805	1850	Oil & Gas Rel	21-42 FA 440; 21-42 NRH 440 C; 28	Fee	3073
HG		KID-291	Oil & Gas Rel	EN 2942-01	Fee	3033
HG			Oil & Gas Rel		Fee	2535
HP	8788	2524	Oil & Gas Rel		Fee	3054
HV		2511 2	Oil & Gas Rel	196-40 K - 6786-01	Fee	2994
JO		1183 7	Oil & Gas Rel	169-46 K -1360-01	Fee	2828
KM			Oil & Gas Rel		Fee	2829
KM		3181 22	Oil & Gas Rel	54-48 K -8244-01	Fee	2685
KW		8895 3	Oil & Gas Rel	1-4 NRWR 49-2	Fee	2931
KW		1976 11	Oil & Gas Rel		Fee	2976
KW		1943 2	Oil & Gas Rel		Fee	2975
KW		1943 14	Oil & Gas Rel		Fee	2974
KW		1943 15	Oil & Gas Rel		Fee	2973
KW		1943 29	Oil & Gas Rel		Fee	2972
KW		1943 17	Oil & Gas Rel		Fee	2971
LE	9472	9471 21,24 18,19	Oil & Gas Rel	23-11 K 1090 23-51 FA 464E	Fee	2999
LG		2089 23	Oil & Gas Rel	83-55 K -4080-01	Fee	2505
LG		2089 20	Oil & Gas Rel		Fee	2533
LG	2089	8978 24 11	Oil & Gas Rel	83-55 K -4080-01 83-55 NRH 2470	Fee	2545
LG		2089 25	Oil & Gas Rel	83-55 K -4080-01 / F-NHS 11-2 (22)	Fee	2785
LG		2299 16	Oil & Gas Rel	83-55 K -5388-01	Fee	2288
LG		2299 14	Oil & Gas Rel	83-55 K -5388-01	Fee	2860
LG		2300 15	Oil & Gas Rel	83-55 K -5388-01	Fee	2756
LG		2089 17	Oil & Gas Rel	83-55 K -4080-01	Fee	2797
MG		2217 13	Oil & Gas Rel	75-63 K -5038-01	Fee	1050
MG		3197 39	Oil & Gas Rel		Fee	2983
MP		3220 22	Oil & Gas Rel	61-59 K -8253-02	Fee	2856
NS		9171 2,5,7,8,10	Oil & Gas Rel	96-68 FA 398 C	Fee	2722
NS			Oil & Gas Rel		Fee	2773
NS			Oil & Gas Rel		Fee	3078
NS		2285 53	Oil & Gas Rel	283-68 K -5391-01	Fee	2996

Co	CA	Tract			U,X, Oil/gas	Project	Interest Held	Trk
NS		2285	40		Oil & Gas Rel	283-68 K -5391-01	Fee	2511
NS	2285	9169	28,31	29.5,31	Oil & Gas Rel	283-68 K -5391-01 21-11 PWS 15	Fee	3013
NS		2289	1, 2		Oil & Gas Rel		Fee	2852
NS		2285	26		Oil & Gas Rel	283-68 K - 5391-01	Fee	2825
NS		2526	3		Oil & Gas Rel	96-68 K-6816-01	Fee	2708
NS		2285	20		Oil & Gas Rel	283-68 K -5391-01	Fee	564
PN		7695	3		Oil & Gas Rel	37-73 NRH 139 A	Fee	563
PN		7695	1,2		Oil & Gas Rel	37-2 NRH 139 A	Fee	936
PR		2291	31, 34		Oil & Gas Rel	281-76 K -5390-01	Fee	2905
PR					Oil & Gas Rel		Fee	3024
PR		2189	23 24 25 26		Oil & Gas Rel	54-76(48) K -5035-01	Fee	3067
RH		7881	16		Oil & Gas Rel	96-83 FA 398 B	Fee	2290
RH		2065	15		Oil & Gas Rel	96-83 K -4060-01	Fee	2289
RH		9652	14		Oil & Gas Rel	96-83 FA 398 B	Fee	2291
RH		9652	15		Oil & Gas Rel	96-83 FA 398 B	Fee	2292
RH		9652	16		Oil & Gas Rel	86-83 FA 398 B	Fee	2293
RN		1486	10a		Oil & Gas Rel	61-78 KR 042-1 (10)	Fee	3006
RS		KID-301	radio tower		Oil & Gas Rel	EN 2881-01	Fee	531
SD		278	17		Oil & Gas Rel		Fee	397
SD					Oil & Gas Rel		Fee	3081
SD		278	18		Oil & Gas Rel	83-90 F 017-3(3)	Fee	582
SF		8074	20		Oil & Gas Rel	8-8-FA 452 A	Fee	2534
SH		2393	25		Oil & Gas Rel	27-91 K -5740-01	Fee	474
SH		2393	21		Oil & Gas Rel	27-91 K -5740-01	Fee	2448
SH		3074	12		Oil & Gas Rel	27-91 K -7406-01	Fee	617
SH		3074	18		Oil & Gas Rel	27-91 K -7406-01	Fee	980
SH		3074	19		Oil & Gas Rel	27-91 K -7406-01	Fee	981
SH		3074	11		Oil & Gas Rel	27-91 K -7406-01	Fee	985
SH		3074	10		Oil & Gas Rel	27-91 K -7406-01	Fee	1156
ST		2581	7		Oil & Gas Rel	27-94 K -7341-01	Fee	1233
SU	1333	1903	23 1,3		Oil & Gas Rel	177-96 K -3153-01 166-96 F 010-1	Fee	2872

Co	CA	Tract	U,X, Oil/gas	Project	Interest Held	Trk
SU		1333 36	Oil & Gas Rel	166-96 K -0888-01	Fee	3025
WH		2594 1	Oil & Gas Rel	96-102 K -7382-01	Fee	591
WH		2594 1	Oil & Gas Rel	96-102 K -7382-01	Fee	575

The Concordia Subarea is a 1940s building, located on 1.5 acres of land split in half by a city street right-of-way

Access – Poor for exiting trucks, no traffic signals

Room for Modernization – No Yard Size – 1.5 acres, divided

17th Street Right-of-Way
Cost: \$1,995,213

Concordia Subarea

Concordia Subarea Aerial View

Lincoln St

6-7

9-7

County Road 381

Union Rd

Union Rd

Concordia Subarea, Proposed Location



Concordia Subarea, Current Location

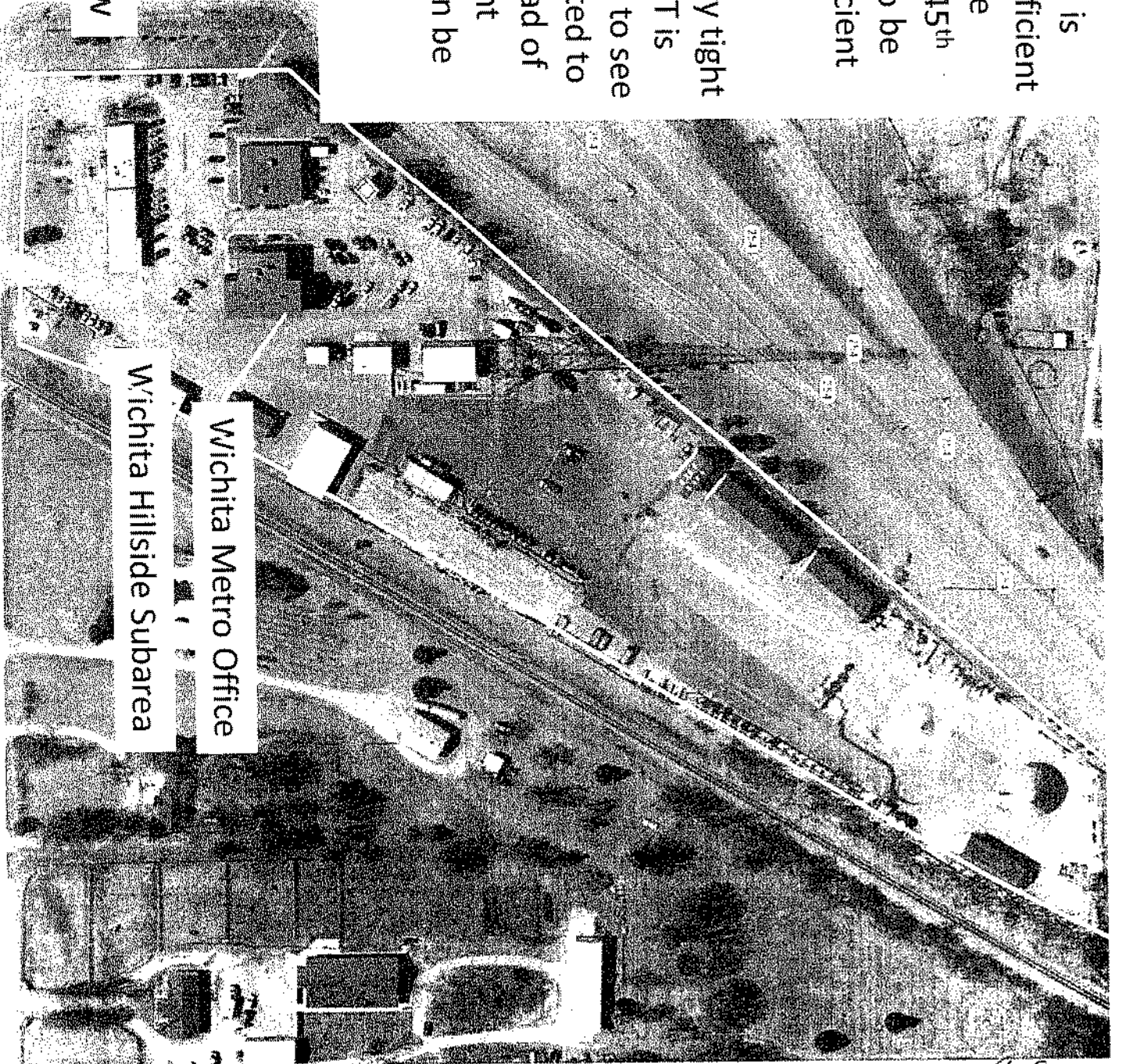
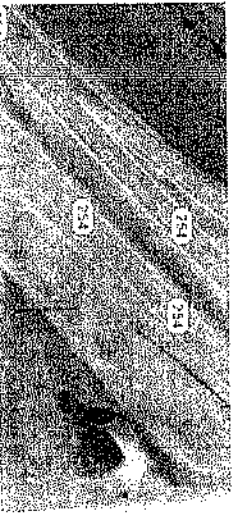
Map 352

Concordia Subarea Relocation Map

The Wichita Hillside Subarea is currently in a structurally deficient building located between the Wichita Metro Office and E 45th Street. The building needs to be razed and this area is insufficient for a new subarea.

Remainder of the yard is very tight for a subarea, although KDOT is re-evaluating configurations to see if the subarea can be relocated to a new building onsite (instead of Kechij) and whether sufficient property adjacent to 45th can be cleared for sale.
Cost: \$2,266,288

Wichita Hillside Aerial View



Wichita Metro Office

Wichita Hillside Subarea

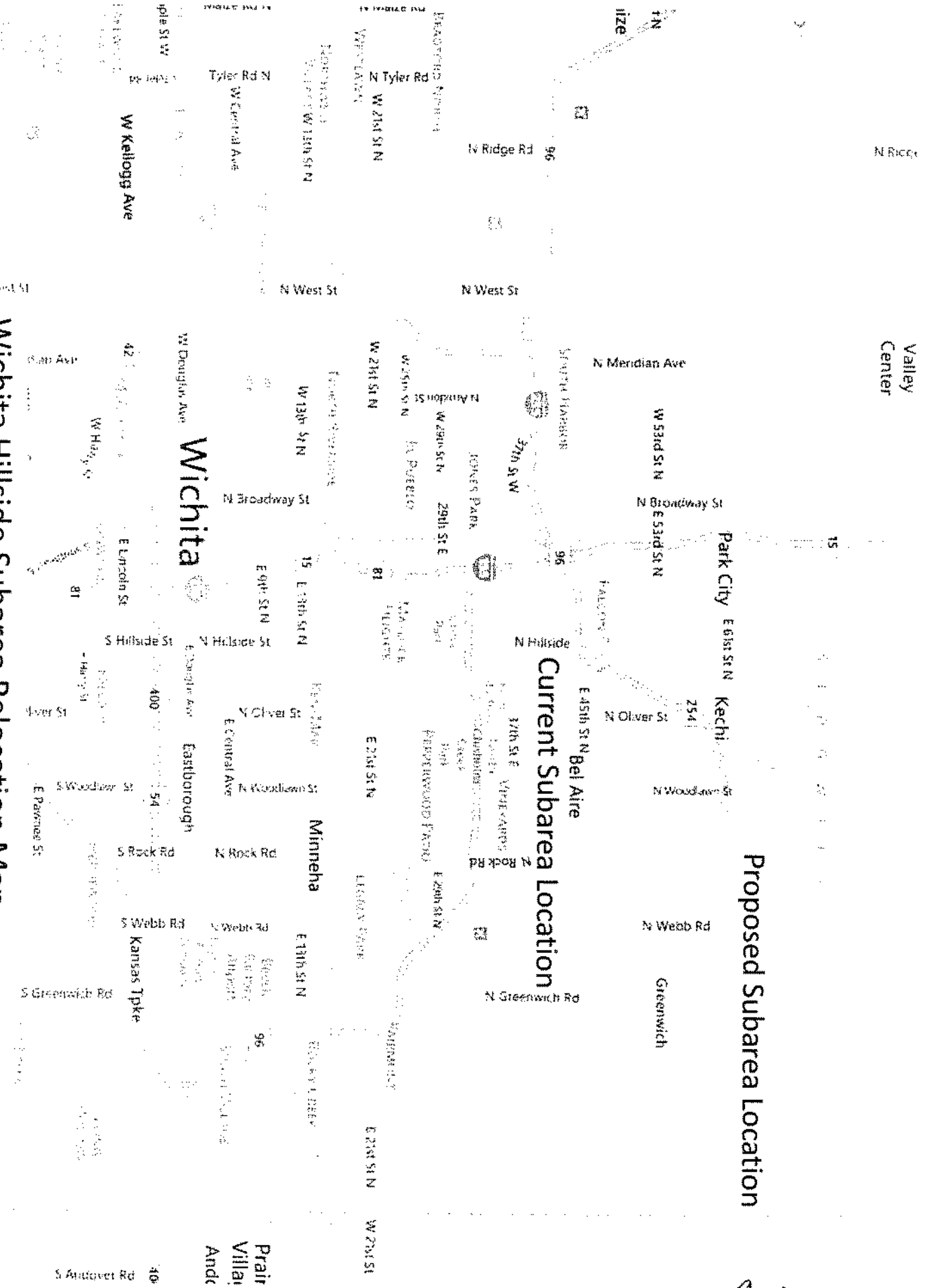
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Valley Center

15

Proposed Subarea Location

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Current Subarea Location

Wichita Hillside Subarea Relocation Map

Wichita

Minneha

Eastborough

Kansas Tpke

Prairie Village And...

W Kellogg Ave

Bel Aire

Park City

N Thompson Rd

81

N Meridian Rd

NW 24th St

W 12th St

N Anderson Ave

N Main St

15

New Ave

Newton

Old Rd

Newton Subarea, Current Location

NE 24th St

E 12th St

N Spencer St

50

1st St

E 1st St

81

SE 14th St

S Spencer St

Washington Rd

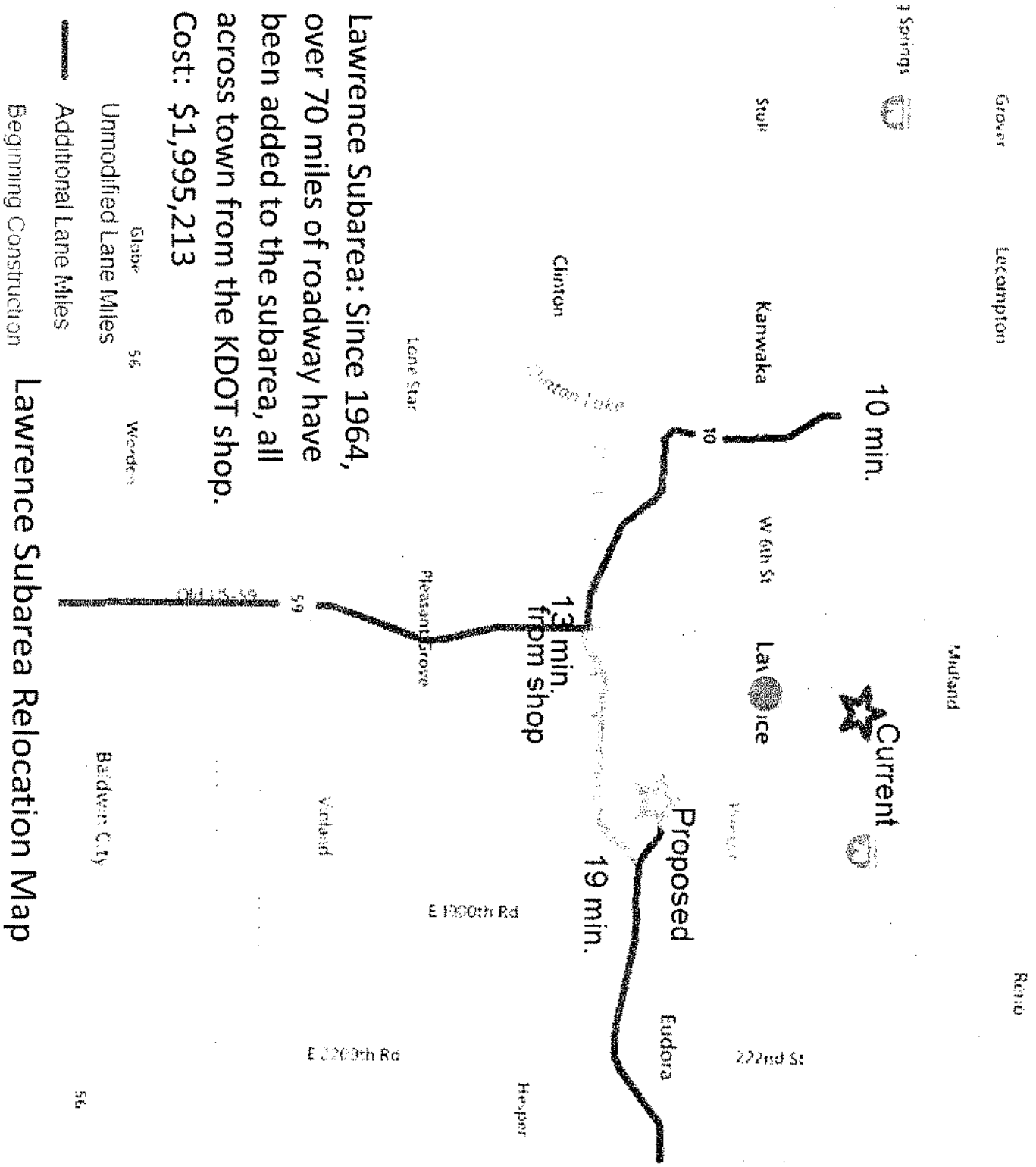
Newton Subarea, Proposed Location

The Newton Subarea is a 1961 building on 1.4 acres of land. Since the relocation of US 50, access to the highways through residential streets
Cost: \$2,123,395

Newton Subarea Relocation Map

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Lawrence Subarea: Since 1964, over 70 miles of roadway have been added to the subarea, all across town from the KDOT shop. Cost: \$1,995,213

Lawrence Subarea Relocation Map

The Pratt Subarea is currently a 1954 building, on 1.7 acres shared with the Pratt Area Office. The subarea is projected to need 50% more truck capacity, but there is no room for expansion.
Cost: \$2,077,207

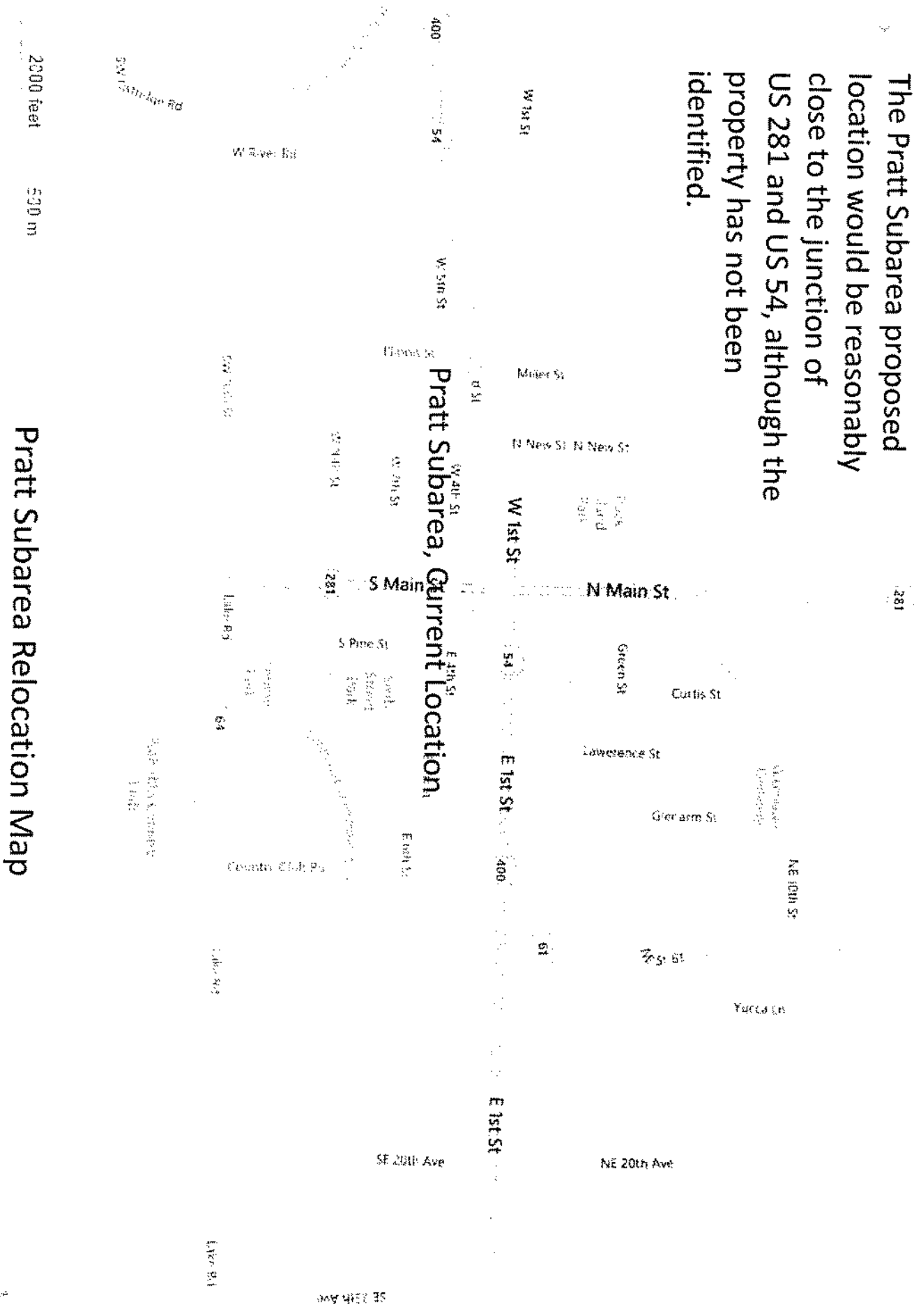
Pratt Subarea

Pratt Area Office



Pratt Subarea/Area Aerial View

The Pratt Subarea proposed location would be reasonably close to the junction of US 281 and US 54, although the property has not been identified.



Pratt Subarea Relocation Map

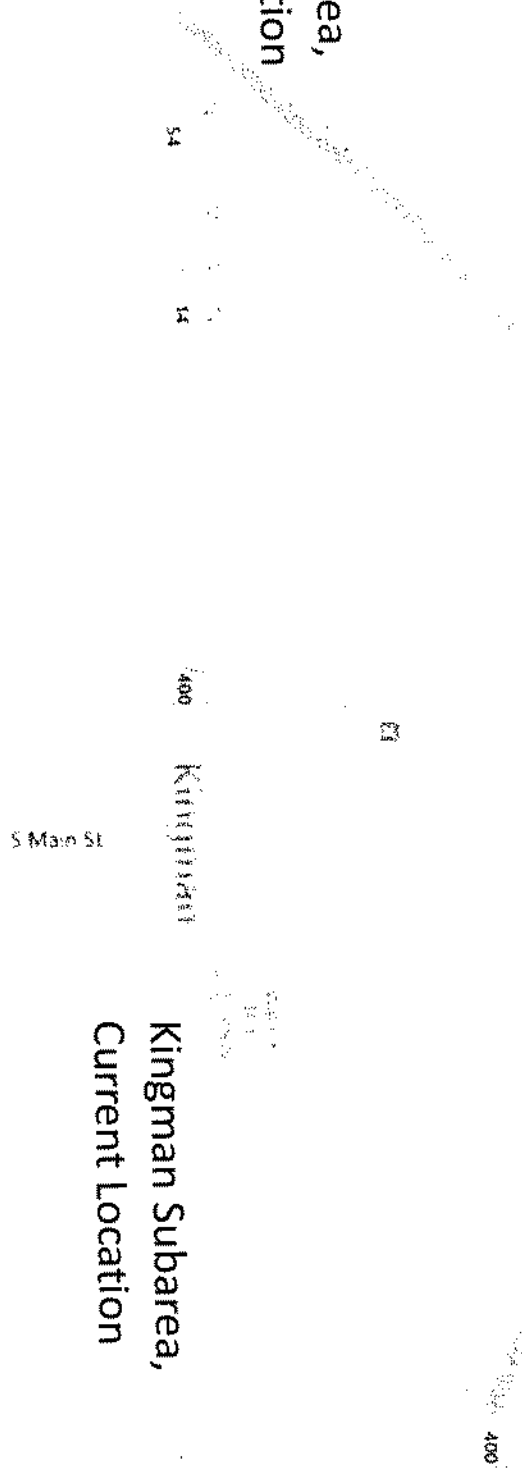
After the Kingman bypass construction, the Kingman Subarea will be miles away from its roads of responsibility.

Cost: \$2,077,207

Proposed alignment of Kingman bypass

Kingman Subarea, Proposed Location

Kingman Subarea, Current Location

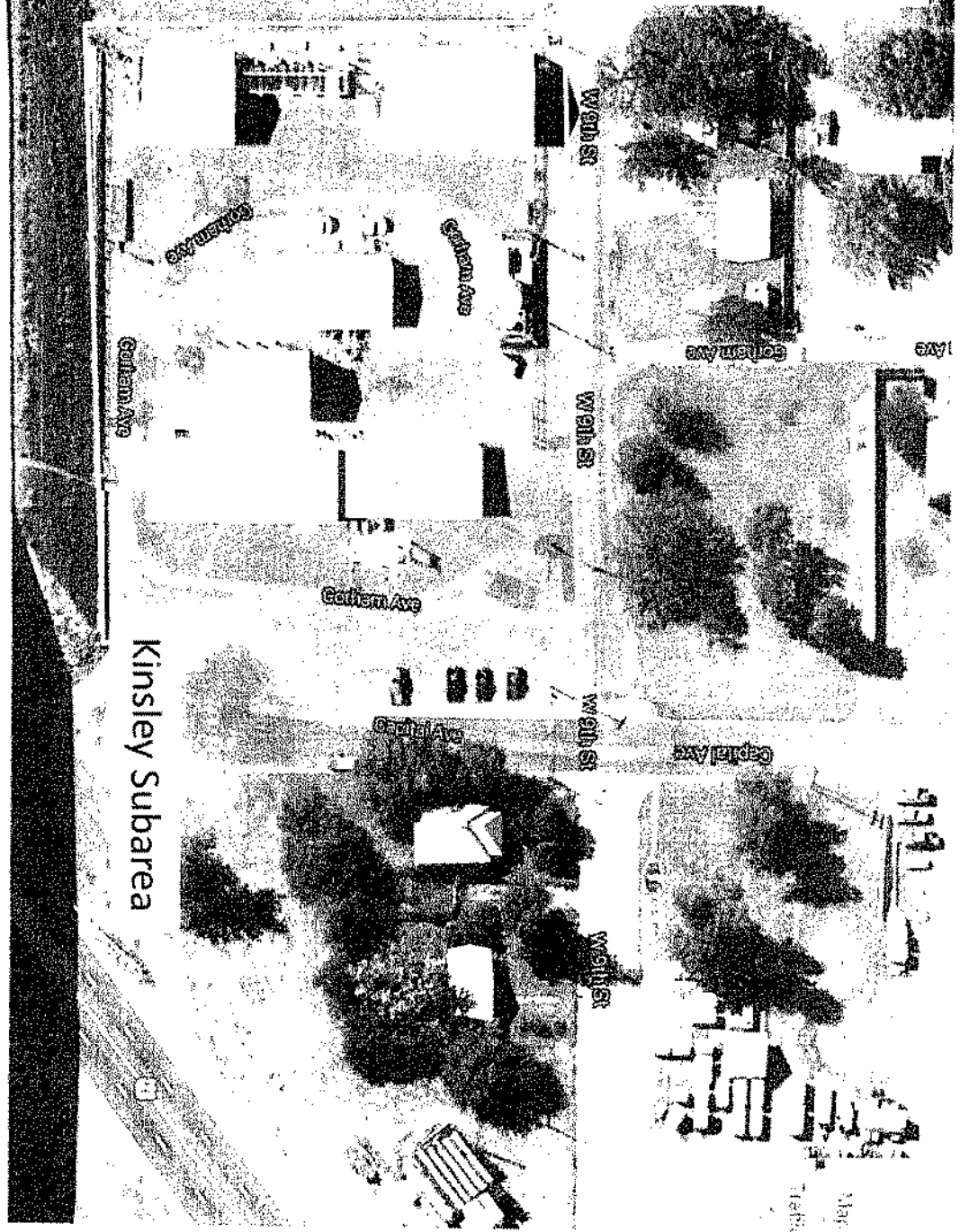


2500 feet 1 km

Kingman Subarea Relocation Map

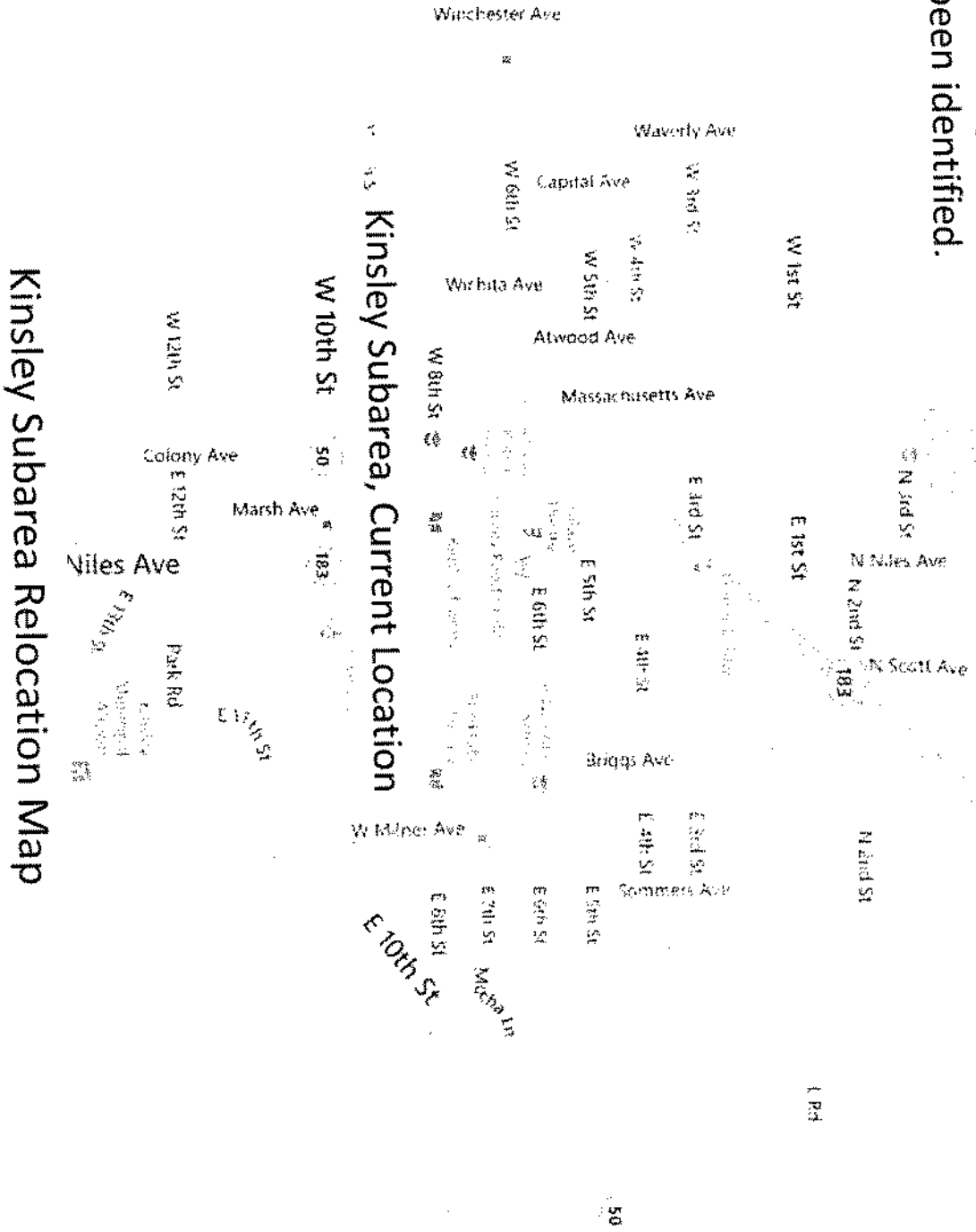
9-15

The Kinsley Subarea is a 1961 building located on 2.3 acres of land with no room for modernization or expansion. City streets border on three sides and highway embankment on the fourth.
Cost: \$2,077,207



Kinsley Subarea Aerial View

The Kinsley Subarea proposed location would be reasonably close to the junction of US 50 and US 183, although the property has not been identified.



Kinsley Subarea Relocation Map