

Agenda

Basehor City Council

Work Session

February 6, 2012 7:00 p.m.

Basehor City Hall



1. Content Management System Implementation
2. South Side Village Apartments Request for Support
3. Country Place Living Sewer Connection Fee Variance Request



Date: January 31, 2012

To: Basehor City Council
Lloyd Martley, Interim City Administrator

From: Travis Miles, City Council Member
Corey Swisher, City Clerk/Finance Director

Re: Integrated Website/Content Management System (CMS)

Background:

The Basehor City Council has made it a goal to improve transparency and communication with residents. One method of doing this is to involve residents more by encouraging and facilitating the residents understanding of municipal government. As such, the City continues to make every reasonable effort to inform residents so that they might freely exercise their inherent right to know and be fully informed about their local government and current events. The City currently maintains a website and hosted document management system in order to provide residents with information about City services, forms and various public documents.

During the 2012 budgeting process the Basehor City Council agreed to discontinue the use of the City's current Filebound online/web based document management system. In order to transition from Filebound the City examined its information management infrastructure as it was deemed it to be inadequate to fulfill the requirements and expectations of Council, staff and City residents. The City's current hosted document retrieval architecture also makes it very arduous to manage, catalog and retrieve information. The City's current contract with Filebound will expire on April 19, 2012.

The City's current HTML (HyperText Markup Language) website is difficult to update. It also cannot produce dynamic output alone, since it is a static language. It has been determined that the current site has too many limitations to meet website goals and City requirements.

Subsequently, the City has begun the development of an integrated website/CMS. A CMS is software that tracks content on a website much like the local public library keeps track of books and stores them. A major advantage of using a CMS is that it is easy to

manage and offers enhanced design flexibility. This will allow the City to more effectively and easily manage and provide online document retrieval.

CMS allows the division of design, structure and content. Separation of these layers allows many advantages throughout the life cycle of the website. Each area of the site can be recreated and adjusted independent of the other areas. The design layer can be completely reworked for a new user interface without the need for any adjustments to structure or content. The structure can be adjusted for additional functionality with no changes required to design and content. Content can be changed with no need to adjust the front-end design or functional structure. The separation of these three areas creates the flexible strength of a CMS.

Basehor residents visit the City's website for content. In order for the website to be an effective information distribution system, it must be updated on a regular basis. CMS architecture will allow the City to more readily provide fresh information. Easy navigation and visually appealing aesthetics should also site make resident visits to the site more pleasurable and increase the chance of return visits.

The City is attempting to achieve the following goals:

- Enhanced document navigation and search capabilities
- Improved content access
- Minimized scrolling
- Better imagery
- Interactive resident tools
- Ability to regularly freshen site to encourage return visits
- Faster updates
- Expanded dynamic content (polls, online applications)
- Increased non-technical contributors
- Enhanced document download ability and printing

As the City wishes to be proactive in inviting feedback from website users, it is contemplated that the City Council and a resident test group will be used to review and refine a beta version of the new website/CMS. The City will ask for feedback on design, navigation, usability and organization of content.

In addition the City is currently exploring the possibility of offering online utility bill payment. The City's new codification will also be linked to the site.

It is anticipated the City will deploy the website/CMS sometime in April.

There have been no expenses associated with the development of the beta site and CMS.

The proposed website/CMS maintenance costs will be minimal.

Staff Recommendation:

Review preliminary beta version of website/CMS and provide comments. A demonstration will be provided by staff at the Work Session.

City of Basehor
Agenda Item Cover Sheet

Agenda Item No. 2

Topic: South Side Village Apartments

Action Requested: Approve resolution 2012-01 that replaces resolution 2010-03 which expired on January 22, 2012.

Narrative: The South Side Village Apartments is a planned affordable family housing project that will be located on four acres at 155th and Pinehurst Drive. The project will total approximately 6.8 million dollars and will be partially funded by Low Income Housing Tax Credits if the city approves the resolution indicating support from the city.

Presented by: Garrison (Gary) L. Hassenflu/Lloyd Martley

Administration Recommendation: Review project narrative and plans for Basehor Apartments, if the city is willing to support the project, approve resolution 2012-01 as written

Committee Recommendation:

Attachments: Project narrative, South Side Village plans, Resolution 2012-01.

Projector needed for this item?

No

RESOLUTION 2012-01

WHEREAS the City of Basehor, Kansas, has been informed by Garrison Community Development, LLC that a housing tax credit application will be filed with the Kansas Housing Resources Corporation for the development of affordable rental housing to be located at 155th and Pinehurst Drive, Basehor, Kansas with a legal description as follows:

A tract of land in the Northeast $\frac{1}{4}$ of Section 11, Township 11 South, Range 22 East of the Sixth P.M., described as follows:

Commencing at the Northwest corner of said Northeast $\frac{1}{4}$, the West line of said Northeast $\frac{1}{4}$ having an assumed bearing of South 00 degrees 12'13" West; thence South 89 degrees 28'00" East along the South right of way line of US 24 Highway, 572.42 feet to the true point of beginning of the tract herein described; thence South 89 degrees 28'00" East along the South right of way line of US 24 Highway, 574.79 feet; thence South 00 degrees 12'13" West parallel with the West line of said Northeast $\frac{1}{4}$, 834.32 feet, more or less to the Southeast corner of a tract of land described in document recorded as Document No. 2008R03385; thence North 89 degrees 30' 52" West parallel with the North line of said Northeast $\frac{1}{4}$, 574.79 feet; thence North 00 degrees 12' 13" East, parallel with the West line of said Northeast $\frac{1}{4}$, 834.80 feet, more or less, to a point on the North line of the Northeast $\frac{1}{4}$ of said Section 11, said point also being the point of beginning of the tract of land herein described, in Leavenworth County, Kansas.

WHEREAS this housing development will contain 46 units;

WHEREAS the unit will be targeted to families;

WHEREAS the development will be new construction;

WHEREAS the property will have the following amenities: on-site laundry, community room, surface parking, green area with picnic tables and BBQ grill, bike rack and playground with equipment. All units have a range, dishwasher, refrigerator, air conditioning and washer/dryer hookups.

NOW, THEREFORE, BE IT RESOLVED by the City of Basehor's Governing Body that we support and approve the development of the aforesaid housing in our community, subject to city ordinances and the building permit process. This resolution is effective until January _____, 2013. In the event that any of the characteristics mentioned above should change prior to the issuance of a building permit, this resolution is null and void.

ADOPTED BY THE GOVERNING BODY AND APPROVED BY THE MAYOR, this _____ day of _____, 2012.

Terry L. Hill, Mayor

Attest:

Corey Swisher, City Clerk

SEAL



South Side Village Apartments Project Narrative

The South Side Village Apartments is a planned affordable family housing project to be located on four acres at 155th and Pinehurst Drive in the County of Leavenworth, City of Basehor, Kansas. The development will be new construction. The developer will extend the entry road to the development's entrance at his cost. All utilities are on-site and zoning is in place.

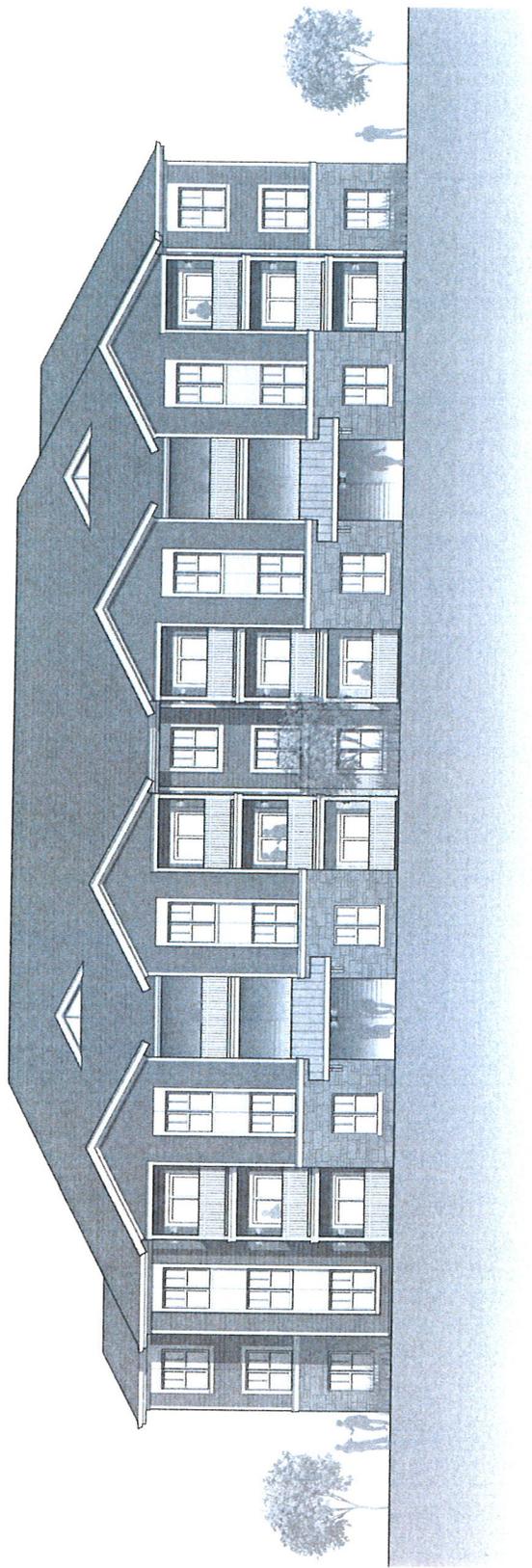
The two-story garden style apartments consist of 46 apartments. There will be 12 one-bedroom apartments, 22 two-bedroom, and 12 three-bedroom apartments. Amenities include on-site laundry, community room, surface parking, green area with picnic tables and BBQ grill, bike rack, and playground with equipment. All units have a range, dishwasher, refrigerator, air conditioning, patio/balconies, and washer/dryers.

The rents will cater to residents making 50 percent of the AMI, or less. There will also be one unit set aside as a homeless unit. The units will be offered at approximate rental rates as follows:

	<u>50% AMI</u>	<u>40% AMI</u>
1BR:	\$550	\$471
2BR:	\$620	\$555
3BR:	\$680	\$636

Project costs will total approximately \$6.8 million dollars, to be made possible by the equity generated from the sale of Low Income Housing Tax Credits, and a permanent/construction loan from a private lender. The project developer is Garrison L. Hassenflu. Mr. Hassenflu is Managing Member of Garrison Community Development, LLC and Garrison Community Management, LLC. He has over twenty-five years of experience in development and has a portfolio of seventeen projects totaling approximately 800 apartment units that he has built and managed in the last thirteen years.

The development is projected to start construction in October 2012 with a completion in October 2013.



Typical Front/Back Elevation

Basehor Apartments

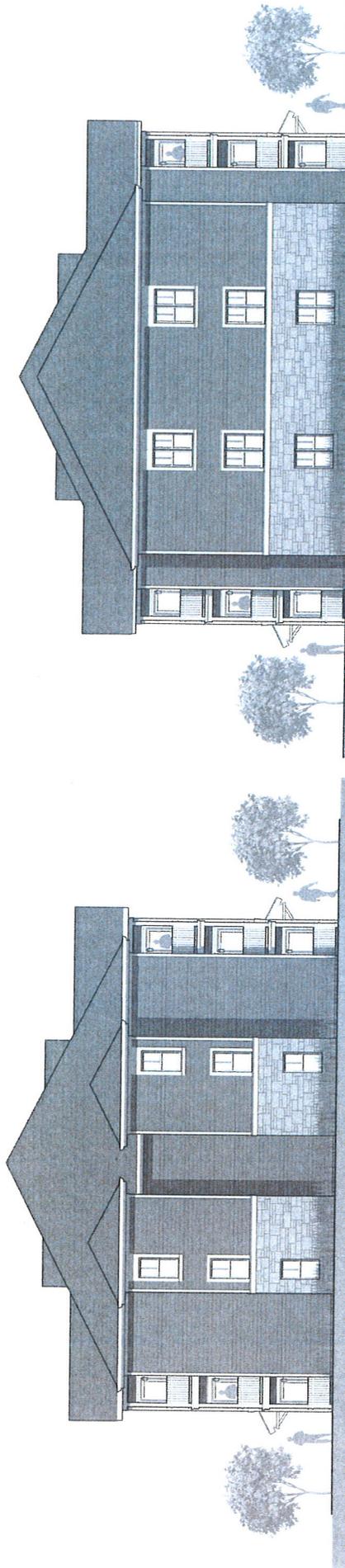
Basehor, KS

01-19-2012

S L A G G I E

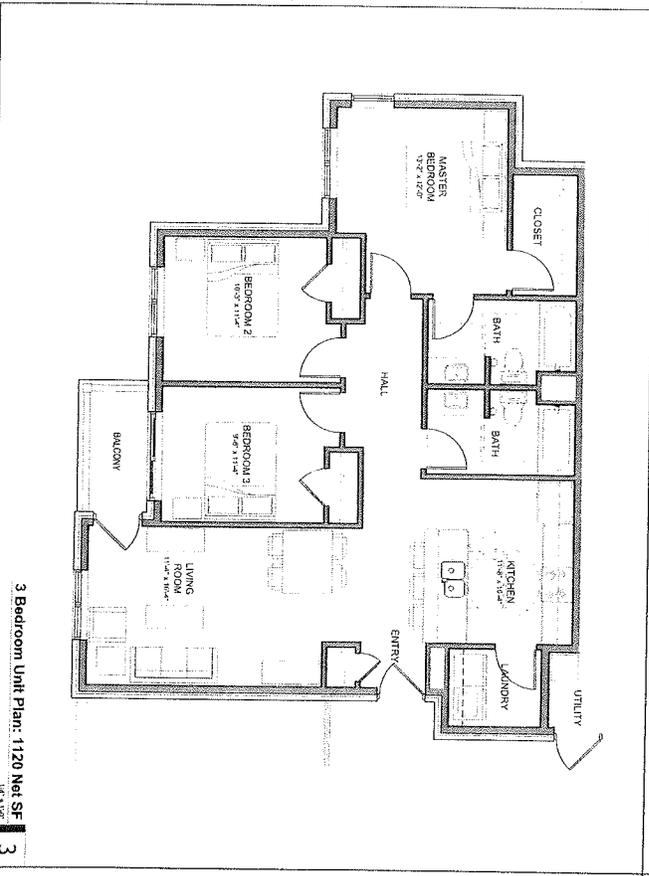


ARCHITECTS, INC.

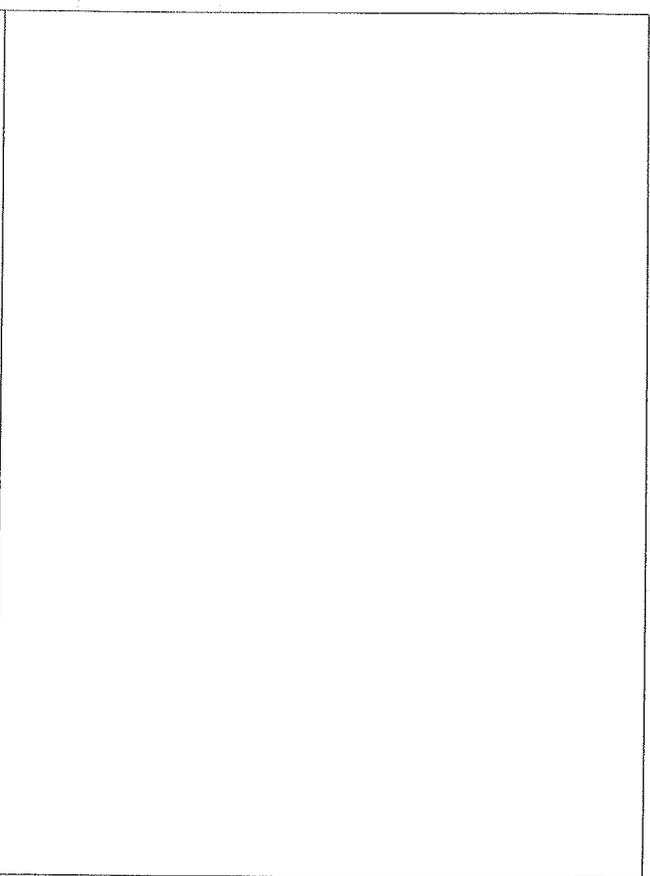


Typical Side Elevation

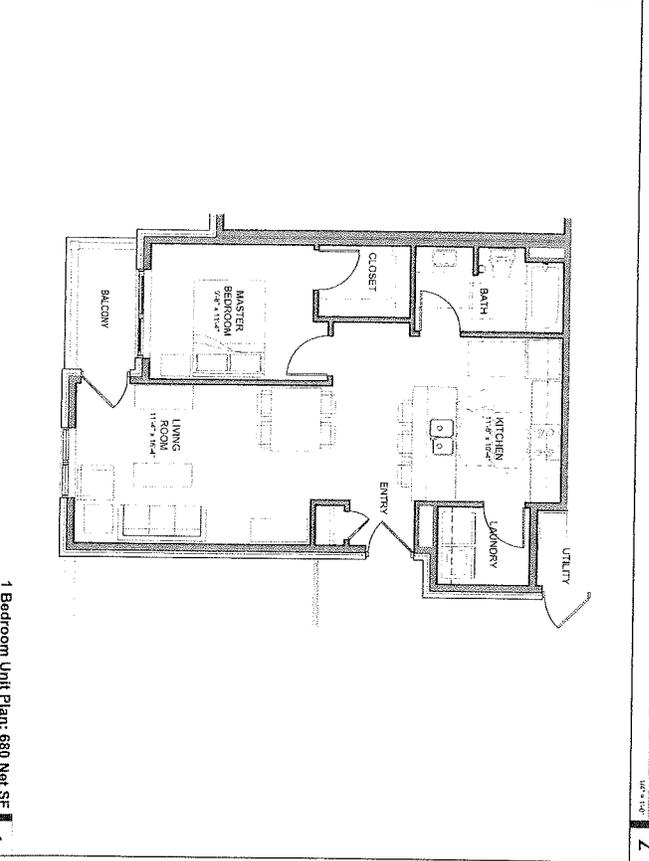
Typical Side Elevation



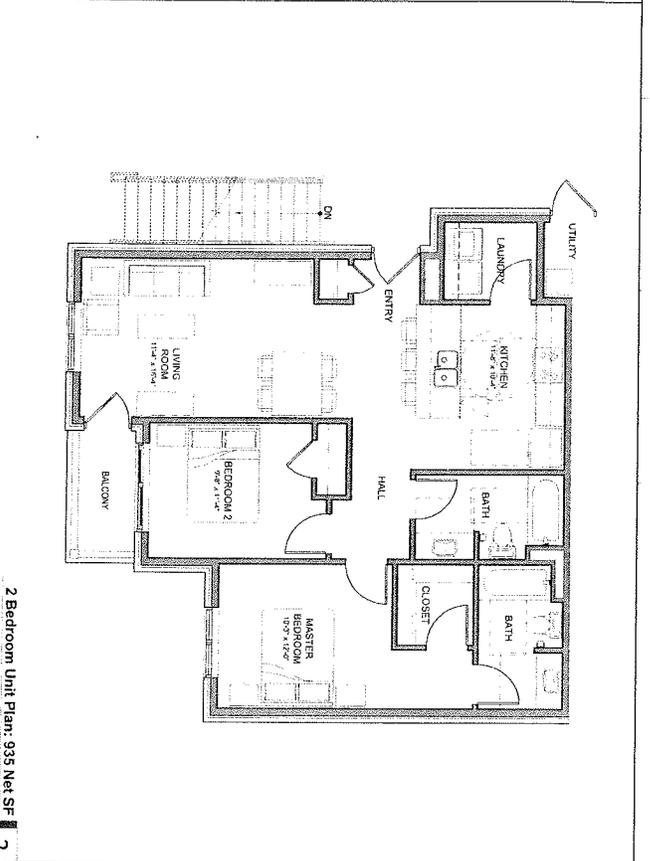
3 Bedroom Unit Plan: 1120 Net SF
1/2\"/>



2 Bedroom Unit Plan: 935 Net SF
1/2\"/>



1 Bedroom Unit Plan: 680 Net SF
1/2\"/>



2 Bedroom Unit Plan: 935 Net SF
1/2\"/>

The Residences at Southside Village

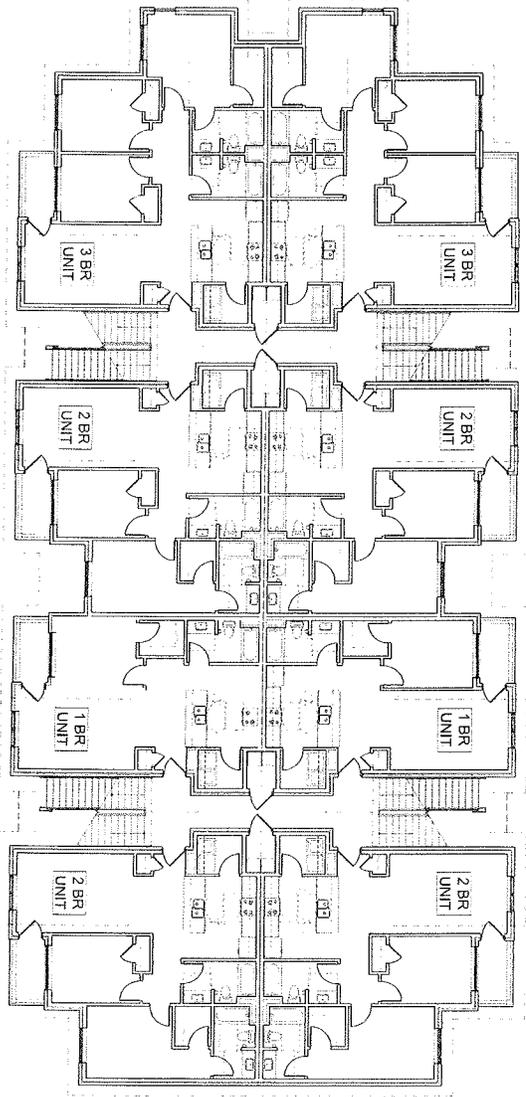
A Multi-Family Housing Development

Near 158th Street and Pinehurst Drive
Basehor, Kansas

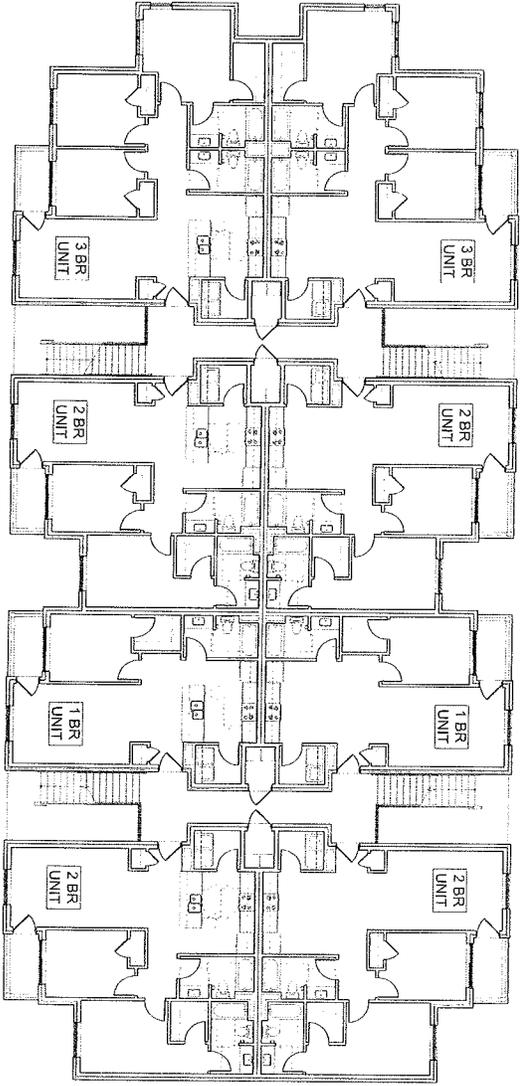
**NOT FOR
CONSTRUCTION**

S L A G G I E
ARCHITECTS, INC.
4811 Robinson Avenue, Suite 300
Kansas City, Missouri 64111
www.slaggie.com
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Project #
Rising Star
24 January 2012
000022
Typical Unit Plans
A101



Buildings A1 & A2 Levels 2&3 Floorplate 2



Buildings A1 & A2 Level 1 Floorplate 1

SLAGLIE
 ARCHITECTS, INC.
 4020 Mission Street, Suite 200
 Overland Park, Kansas 66204
 www.slaglie.com
 SLAGLIE ARCHITECTS, INC. © 2012

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The Residences at Southside Village

A Multi-Family Housing Development

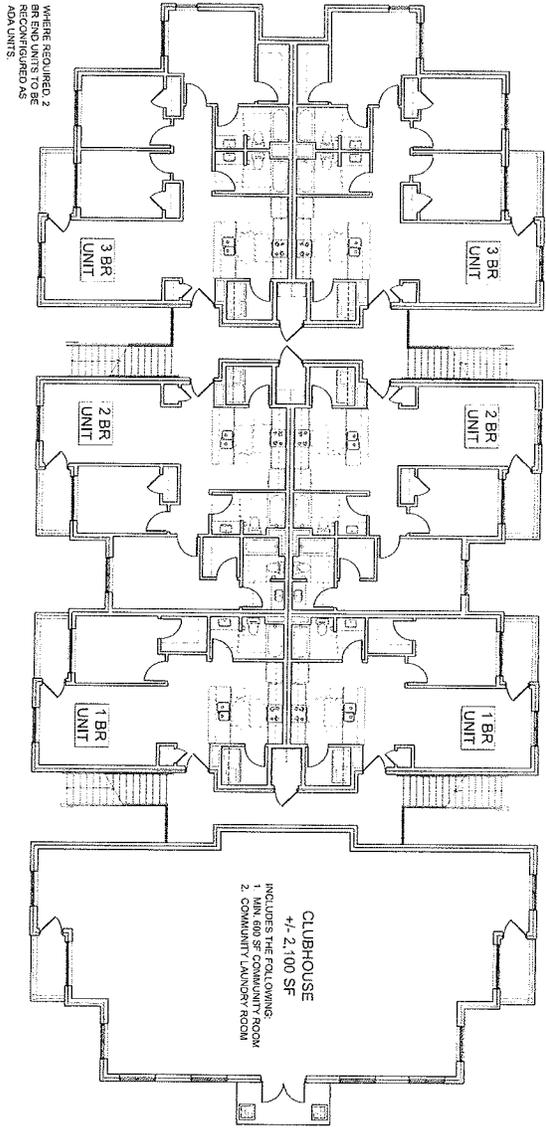
Near 158th Street and Pinehurst Drive
 Basehor, Kansas

Typical Building A
 Floorplate
A102

Revision
 1
 27 Jan 09 2012

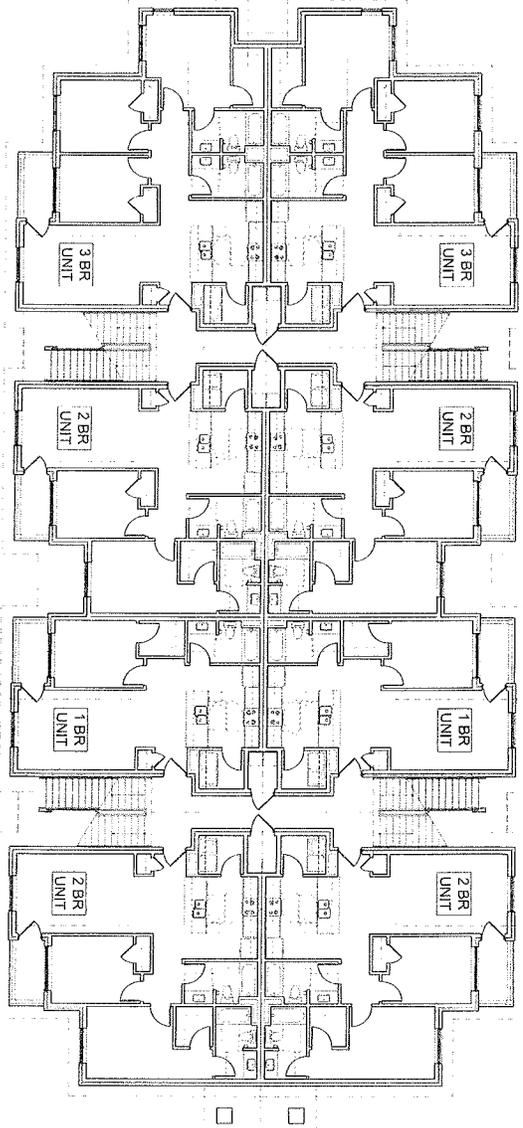
Number
 000025

Reasoning
 Submittal



Buildings B1 & B2 Level 1 Floorplate

1



Buildings B1 & B2 Levels 2&3 Floorplate

2

The Residences at Southside Village

A Multi-Family Housing Development

Near 158th Street and Pinehurst Drive
Basehor, Kansas

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Overland Park, Kansas 66204
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Typical Building A
Residences
A103

Room	Area
1.00	100.00
2.00	200.00
3.00	300.00
4.00	400.00
5.00	500.00
6.00	600.00
7.00	700.00
8.00	800.00
9.00	900.00
10.00	1000.00
11.00	1100.00
12.00	1200.00
13.00	1300.00
14.00	1400.00
15.00	1500.00
16.00	1600.00
17.00	1700.00
18.00	1800.00
19.00	1900.00
20.00	2000.00
21.00	2100.00
22.00	2200.00
23.00	2300.00
24.00	2400.00
25.00	2500.00
26.00	2600.00
27.00	2700.00
28.00	2800.00
29.00	2900.00
30.00	3000.00
31.00	3100.00
32.00	3200.00
33.00	3300.00
34.00	3400.00
35.00	3500.00
36.00	3600.00
37.00	3700.00
38.00	3800.00
39.00	3900.00
40.00	4000.00
41.00	4100.00
42.00	4200.00
43.00	4300.00
44.00	4400.00
45.00	4500.00
46.00	4600.00
47.00	4700.00
48.00	4800.00
49.00	4900.00
50.00	5000.00
51.00	5100.00
52.00	5200.00
53.00	5300.00
54.00	5400.00
55.00	5500.00
56.00	5600.00
57.00	5700.00
58.00	5800.00
59.00	5900.00
60.00	6000.00
61.00	6100.00
62.00	6200.00
63.00	6300.00
64.00	6400.00
65.00	6500.00
66.00	6600.00
67.00	6700.00
68.00	6800.00
69.00	6900.00
70.00	7000.00
71.00	7100.00
72.00	7200.00
73.00	7300.00
74.00	7400.00
75.00	7500.00
76.00	7600.00
77.00	7700.00
78.00	7800.00
79.00	7900.00
80.00	8000.00
81.00	8100.00
82.00	8200.00
83.00	8300.00
84.00	8400.00
85.00	8500.00
86.00	8600.00
87.00	8700.00
88.00	8800.00
89.00	8900.00
90.00	9000.00
91.00	9100.00
92.00	9200.00
93.00	9300.00
94.00	9400.00
95.00	9500.00
96.00	9600.00
97.00	9700.00
98.00	9800.00
99.00	9900.00
100.00	10000.00

The Residences at Southside Village

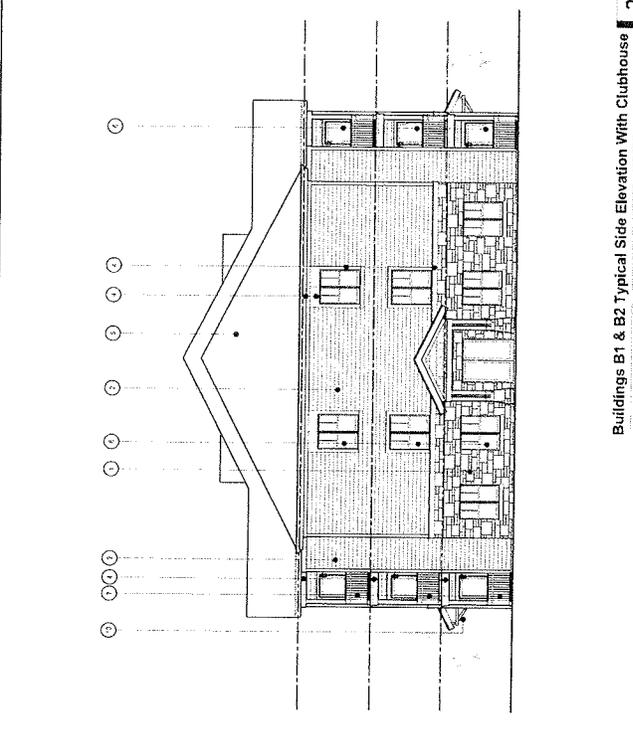
A Multi-Family Housing Development
Near 158th Street and Firehurst Drive
Basehor, Kansas

Permitted
Permit No. 158-1202
Permit Date: 1/24/12
Permit Expiration: 1/24/13
Permit Issued By: City of Lawrence
Permit Fee: \$6000

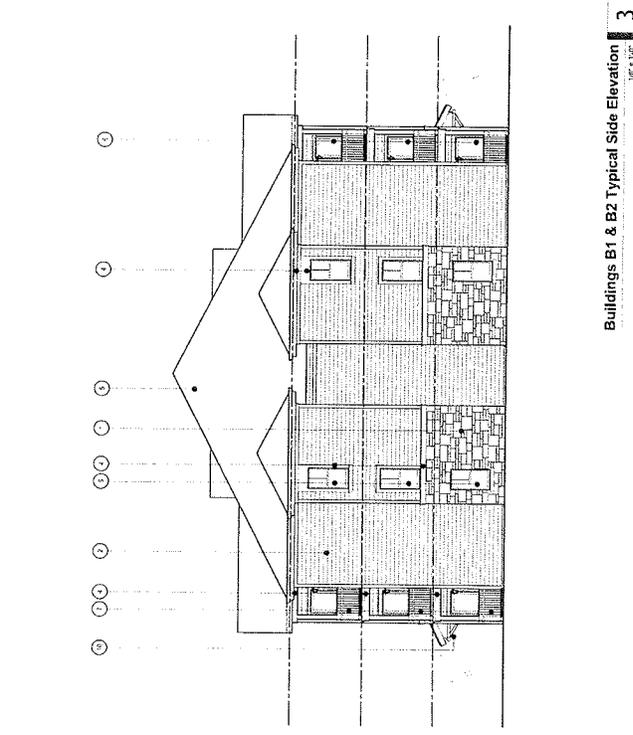
Revising Submittal
24 January 2012

Typical Exterior Elevations
A105

- KEYNOTES**
- 1 FINISH STONE VENEER
 - 2 FIBER CEMENT LAP SIDING
 - 3 FIBER CEMENT SHIMM SPANDX
 - 4 FINISH CLAY TILE
 - 5 METAL CLAY TILE
 - 6 COMPOSITE SIDING
 - 7 VINYL SIDING
 - 8 PRE-FINISHED ALUMINUM PANEL SYSTEM
 - 9 STANDING SEAM METAL ROOF
 - 10 FACE BRICK
 - 11 SEGMENTAL PAINTED STEEL SHAPES
 - 12 FIBER CEMENT PANEL VERTICAL SIDING



Buildings B1 & B2 Typical Side Elevation With Clubhouse
1/8" = 1'-0"



Buildings B1 & B2 Typical Side Elevation
1/8" = 1'-0"



Building B1 & B2 Typical Front & Rear Elevation
1/8" = 1'-0"

PHASE 1:

BUILDING A1: 6 3 BR UNITS
12 2 BR UNITS
5 1 BR UNITS
24 UNITS

BUILDING B1: 6 3 BR UNITS
10 2 BR UNITS
6 1 BR UNITS
22 UNITS

TOTAL UNITS: 46 UNITS (12, 3 BR UNITS
22, 2 BR UNITS
12, 1 BR UNITS)

PARKING REQUIRED: 1.5 SPACES PER 1 & 2
BR UNITS (1.5 x 34 = 51)
2 SPACES PER 3 BR
UNITS (2 x 12 = 24)
75 REQUIRED

PARKING PROVIDED: 78

PHASE 2:

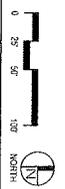
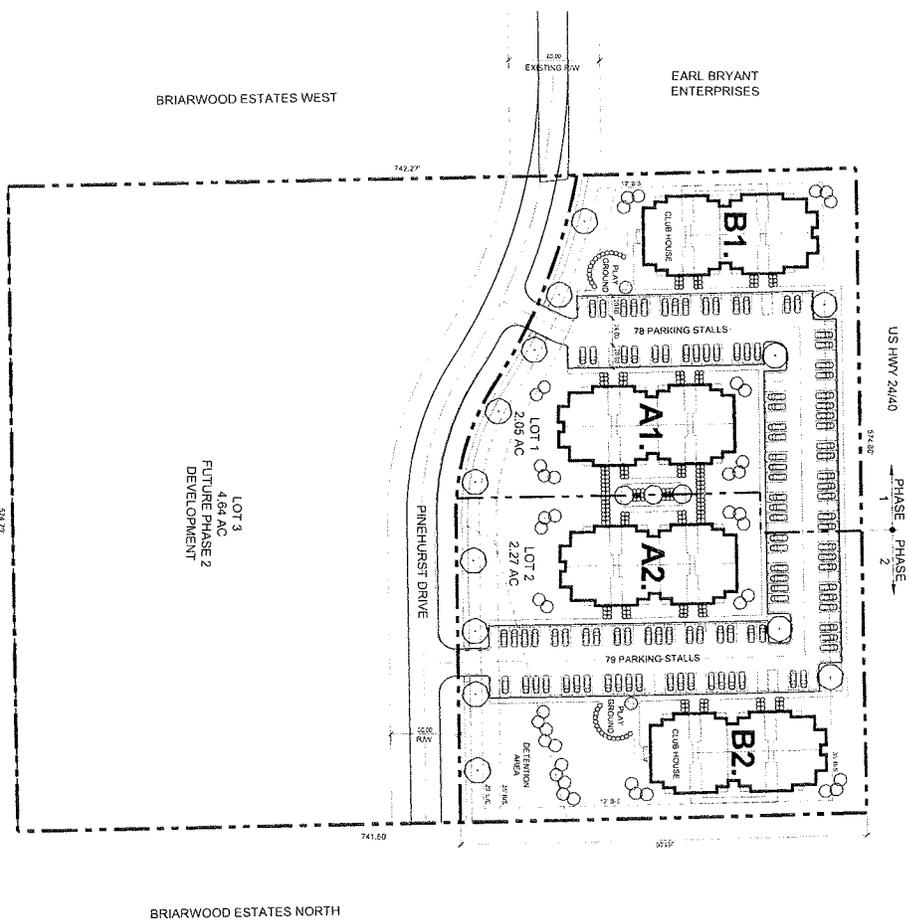
BUILDING A2: 6 3 BR UNITS
12 2 BR UNITS
6 1 BR UNITS
24 UNITS

BUILDING B2: 6 3 BR UNITS
10 2 BR UNITS
6 1 BR UNITS
22 UNITS

TOTAL UNITS: 46 UNITS (12, 3 BR UNITS
22, 2 BR UNITS
12, 1 BR UNITS)

PARKING REQUIRED: 1.5 SPACES PER 1 & 2
BR UNITS (1.5 x 34 = 51)
2 SPACES PER 3 BR
UNITS (2 x 12 = 24)
75 REQUIRED

PARKING PROVIDED: 79



Site Plan
1

The Residences at Southside Village

A Multi-Family Housing Development

Near 158th Street and Pinehurst Drive
Basehor, Kansas

NOT FOR
CONSTRUCTION

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4603 Waterloo Avenue, Suite 305
Kansas City, Missouri 64112
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Site Plan
A100

Revision	Description	Date
00000	Prepared	2/1/2012
00001	Revised	2/1/2012
00002	Revised	2/1/2012
00003	Revised	2/1/2012
00004	Revised	2/1/2012
00005	Revised	2/1/2012
00006	Revised	2/1/2012
00007	Revised	2/1/2012
00008	Revised	2/1/2012
00009	Revised	2/1/2012
00010	Revised	2/1/2012

Permitted
2/1/2012

City of Basehor
Agenda Item Cover Sheet

Agenda Item No. 3

Topic: Country Place Senior Living – Sewer Connection Fees

Action Requested: Country Place Living is asking council to consider a variance from Ordinance 582 which requires a connection fee of \$3,450 per unit.

Narrative: Country Place Living is proposing to construct a 22-suite assisted living facility in the City of Basehor. During the process of completing construction documents to obtain building permits they were advised that per ordinance 582 the connection fees would be \$3,450 per unit totaling \$75,900. The building will be connecting to the existing main with a single tap and they are asking council to consider one connection fee for the building verses 22.

Presented by: Mark Breuer, P.E./Lloyd Martley

Administration Recommendation: This will be a single building with 22 units which will require only one connection to our sewer lines. Staff recommends considering some type of connection fee structure for building projects of this type.

Committee Recommendation:

Attachments: Country Place Senior Living request letter, letter dated 12-12-11 original request for reduced connection fees, letter dated 12-29-11 where staff rejected original request for reduction in connection fees, ordinance 582.

Projector needed for this item?

No



SCHLAGEL & ASSOCIATES, P.A.

Engineers • Planners • Surveyors • Landscape Architects

January 24, 2012

Lloyd Martley
Interim City Administrator/Chief of Police
City of Basehor
2620 N. 155th Street
Basehor, KS 66007

RE: COUNTRY PLACE SENIOR LIVING - SEWER CONNECTION FEE

Dear Mr. Martley:

As you are aware, Country Place Living (CPL) is proposing to construct Country Place Senior Living, a 22-suite assisted living facility in the City of Basehor. Currently, building permit construction documents for this facility are nearly complete. With this permitting process, it has come the attention of CPL that the City of Basehor staff has considered this building to be a 22-unit multi-family dwelling and calculated the connection fee according City Ordinance 582. This Ordinance states that multi-unit buildings shall be subject to a \$3,450.00 connection fee per unit. This results in a total connection fee for this single building of \$75,900.00.

This letter is to serve as an official request to be placed on the February 6th City Council agenda, and to have the Council hear CPL's request for a variance from Ordinance 582. In support of this request, we offer the following information for the Council's consideration:

1. The floor plan of the residence is similar to that of a large home, with one main kitchen and dining area. The CPL base care plan includes 3 meals per day. For convenience, each of the 22-suites will have a small sink and cabinet for snacks. Nearly all food preparation will be done by CPL staff in the main kitchen. Additionally, there is a single centralized laundry room. Only 4 of the suites will be double occupancy.
2. The intent of Ordinance 582 is to offset cost associated with the infrastructure impacts of multi-family developments. For instance, a 22-unit Apartment complex would have several 2 and 3-bedroom units that would each have similar sewer impacts of single-family housing. The proposed use is much different in that each suite, with the exception of the 4 double occupancy suites would be used by a single person and could be considered similar to a hospital for which there would only be a single connection fee.
3. The average per suite winter water usage for 4 similar residences operated by CPL in the State of Kansas is 1,256 gallons per month. This is less than the 1,500 gallon monthly minimum City sewer fee.

4. The building will connect to the existing main with a single tap. No main extension is required and no additional future connections will be made.
5. Comparable connection fees at the Cities of Tonganoxie and Lansing are \$2750 and \$2500, respectively for each building connection regardless of the number of units.

Please do not hesitate to contact me with any questions or concerns. Confirmation of our request may be sent to my attention.

Respectfully submitted,

SCHLAGEL & ASSOCIATES, PA



Mark A. Breuer, P.E.
Project Engineer

MAB/mdr

c: Country Place Living

Country Place[®] LIVING

Do Well While Doing Good.™

12/12/11

City of Basehor, KS
Attn: Mitch Pleak – City Engineer
2620 N. 155th Street
PO Box 406
Basehor, KS 66007

Re: Sewer Impact Fee

Mr. Pleak,

Country Place Living (CPL) is proposing to construct Country Place Senior Living in Basehor, KS. In talking through the utilities, we have been notified that each unit of our residence will require a tap fee of \$3450 (per the attached city ordinance) to cover all impact fees. We also understand based on the attached city ordinance that 6350 gallons is the standard monthly allowance for a standard unit.

CPL would like the City of Basehor, KS, to consider Country Place Living not as a 22 unit multi family unit facility, but as 1 large house that has 22 suites. We would like for our sewer tap fee to be based on the calculations below of the water usage of our existing residence throughout Northeast Kansas. Please note that we will only tap the sewer line 1 time and that the impact of our usage will be far less than a standard 22 unit multifamily complex.

I have compiled the information below from our existing residence.

Country Place Senior Living of Belleville, KS, Water Usage (18 suite residence)

January 2011 – 26,400 gallons
February 2011 – 24,300 gallons
March 2011 – 24,600 gallons
3 month average = 25,100 gallons
Average monthly consumption per suite = 1395 gallons

Country Place Senior Living of Clay Center, KS, water usage (18 suite residence)

January 2011 – 30,969 gallons
February 2011 – 24,985 gallons
March 2011 – 29,324 gallons
3 month average = 28,426 gallons
Average monthly consumption per suite = 1580 gallons

2250 N. Rock Road
Suite 118 260
Wichita, KS 67226
p. 817.545.5353
f. 866.539.9176
www.CountryPlaceLiving.com

Country Place
SENIOR LIVING
Life as you want it. Care as you need it.

Country Place
HOME PLUS
Life as you want it. Care as you need it.

Country Place
ADULT DAY SERVICES
Life as you want it. Care as you need it.

Country Place Senior Living of Marysville, KS, water usage (18 suite residence)

January 2011 – 19,400 gallons

February 2011 – 15,200 gallons

March 2011 – 10,900 gallons

3 month average = 15,167 gallons

Average monthly consumption per suite = 843 gallons

Country Place Senior Living of Seneca, KS, water usage (18 suite residence)

January 2011 – 25,000 gallons

February 2011 – 20,000 gallons

March 2011 – 20,000 gallons

3 month average = 21,667 gallons

Average monthly consumption per suite = 1204 gallons

Average usage of existing residence

Belleville, KS = 1395 gallons per suite per month

Clay Center, KS = 1580 gallons per suite per month

Marysville, KS = 843 gallons per suite per month

Seneca, KS = 1204 gallons per suite per month

Average usage per suite over 4 residence = 1255.5 gallons per month

(Please note that these amounts were taken from the 3 coldest months of the year (January, February, March) to account for any lawn irrigation usage during the warmer month)

Basehor, KS, will be a 22 suite residence

22 suites times 1255.5 gallons per suite per month = 27,621 gallons per month for entire residence.

27,621 gallons per month divided by 6350 = 4.35 times the standard impact

Based on the calculations above we would like to propose that Country Place Senior Living of Basehor, KS, be charged a sewer tap fee of \$15,007.50 (4.35*\$3450)

Please call me to discuss this letter at your earliest convenience.

Sincerely,



Scott Holder

Director of Construction

Country Place Living

2250 N. Rock Road

Suite 118-260

Wichita, KS 67226

Phone: 785-447-1059

Fax: 866-210-0249

sholder@countryplaceliving.com

POLICE DEPARTMENT

CITY OF BASEHOR

December 29, 2011

Country Place Living
Attn: Scott Holder
2250 N. Rock Road
Wichita, KS 67226

Re: Sewer Impact Fee

Mr. Holder,

It is my understanding that Country Place Living (CPL) is proposing to construct Country Place Senior Living in the City of Basehor. I received a letter from you with some concerns about the \$3,450.00 fee per unit for connecting to our sewer system. This fee was established by council on January 1, 2011 under Ordinance 582. In Section 2, 15-240 the ordinance states that in the case of multi-unit buildings, a separate fee shall be charged for each separate unit and the fee shall be \$3,450.00

The ordinance also states that the monthly charge for residential sewage treatment will be \$10.61 per thousand gallons of water consumed, based on the average water consumption for the months of December of the previous year and the months of January and February of the current year. Each year thereafter, the average usage will be calculated utilizing the historical data in the same manner. The average monthly consumption rate of 6,350 would only apply to units that do not receive water service from Consolidated Rural Water District No. 1 or Suburban Water Company or units that water usage records are otherwise not available. Country Place Living would fall under Suburban Water Company therefore; the 6,350 average would not apply. Our current minimum monthly charge is \$15.92 and is based off of a consumption rate of 1500 gallons per month.

Sewer connection fees are one of many means in maintaining financial solidarity in our sewer treat operation. At this time the City has elected not to pursue Country Place Living's proposal to reduce the sewer connection fees to \$15,007.50 noting past developers in similar situations were required to meet the standard connection fees of \$3,450.00 per unit as adopted by ordinance.

Please feel free to contact me if you have additional questions or wish to discuss this further.

Sincerely,

Lloyd Martley
Interim City Admin/Chief of Police

Basehor Police Department
Lloyd Martley, Chief of Police

2620 N 155th Street
PO Box 420
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913-724-3397 Office
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ORDINANCE NO. 582

AN ORDINANCE AMENDING SECTIONS 15-239 AND 15-240 OF ARTICLE 2 OF CHAPTER XV OF THE CITY CODE PERTAINING TO SEWER SERVICE RATES AND CONNECTION FEES, AND REPEALING ORDINANCE NO. 580

WHEREAS, the City previously adopted and published Ordinance No. 580 making changes to the City Code pertaining to monthly sewer rates and sewer connection fees; and

WHEREAS, following adoption and publication of Ordinance No. 580, City Staff discovered that a directive of Council pertaining to an annual increase of the monthly sewer rate was inadvertently not included in the Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BASEHOR, KANSAS:

Section 1. Section 15-239 of Article 2 of Chapter XV of the Basehor City Code is amended to read as follows:

- 15-239. **RESIDENTIAL SEWER SERVICE CHARGE.** (a) As of January 1, 2011, the individual monthly charge for residential sewage treatment will be \$10.61 per thousand gallons of water consumed, based on the average water consumption for the month of December, and January and February of the next year. Said monthly rate per thousand gallons of water shall automatically increase by 2.5% effective January 1 of each year. Monthly water consumption records will be obtained by the city from Consolidated Rural Water District No. 1, Suburban Water Company, or any other water provider.
- (b) The average water consumption shall be based upon the average of the water consumed for the month of December of the previous year and the months of January and February of the current year. Each year thereafter, the average usage will be calculated utilizing the historical data in the same manner. Monthly billing changes will be effective May 1st of each year.
- (c) In the event that a customer establishes from reasonable evidence that the three month average is not representative of their actual usage, then the billing clerk with the consent of the city administrator is authorized to recalculate the appropriate usage based upon the information provided. Adjustments shall not be retroactive and will take effect with the next monthly billing cycle. No adjustments to utility accounts shall be made until the customer's account is paid in full.
- (d) Units that water consumption records may not be available for all of the months of December, January and February may be charged based on the average of one to three months preceding or following these months.

(e) Units that are connected to the sewer system after the effective date, or units that do not receive water service from Consolidated Rural Water District No. 1 or Suburban Water Company, or units that water usage records are otherwise not available, shall be assigned an average monthly water consumption of 6,350 gallons, until an actual average can be determined or the unit may be charged on a per capita basis of 100 gallons per day per occupant.

(f) The monthly charge for new units that will significantly exceed the monthly average of 6,350 gallons may be based on actual water usage, on a month-to-month basis, until an accurate average can be determined.

(g) The minimum monthly sewer rate charge will be equal to the charge per thousand gallons of water set forth in subsection (a) above multiplied by 1.5. Units that are vacant will be charged the minimum fee for each month they are vacant.

Section 2. Section 15-240 of Article 2 of Chapter XV of the Basehor City Code is amended to read as follows:

15-240 CONNECTION FEES; SERVICE OUTSIDE THE CITY. (a) Each individual unit connected to the city wastewater system shall be charged a connection fee at the time a building permit is issued for construction of the unit, or upon connection to the wastewater system in the case of existing units. In the case of multi-unit buildings, a separate fee shall be charged for each separate unit. Effective January 1, 2011, the connection fee shall be \$3,450.

(b) The connection fees and the monthly wastewater treatment fees for development outside of the city shall be 150% of the established rates, unless otherwise determined by the city council. The connection fee shall be charged at the time a building permit is issued for construction of the unit, or upon connection to the wastewater system for existing units.

Section 3. This ordinance shall be in full force and effective from and after its passage and publication in the official city newspaper.

Section 4. Ordinance No. 580 is hereby repealed.

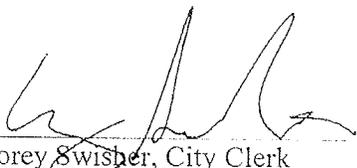
Approved by the City Council this 28th day of February, 2011.

Approved by the Mayor this 28th day of February, 2011.

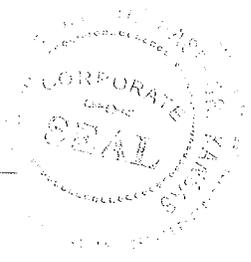


Mayor Terry Hill

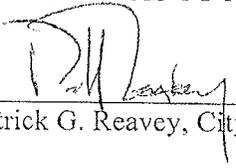
Attest:



Corey Swisher, City Clerk



APPROVED AS TO FORM:



Patrick G. Reavey, City Attorney