



## Board of Aldermen Request for Action

**MEETING DATE:** August 28, 2023

**DEPARTMENT:** Public Works

**AGENDA ITEM:** Bill No. 3003-23 - Ordinance - Amending Section 700.040 of the Code of Ordinances – 1st reading

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**REQUESTED BOARD ACTION:**

A motion to approve Bill No. 3003-23, amending Section 700.040 of the Code of Ordinances. First reading by title only.

**SUMMARY:**

Section 700.040 provides for sewer impact fees for all sewer connections based on water meter size that shall be listed in the Comprehensive Schedule of Fees that is reviewed annually and approved by the Board of Aldermen.

Two special impact fees are being identified in the Ordinance as well:

- Stonebridge Lift Station Fee of \$3,900 / gallon / minute for new sewer connections that directly or indirectly drain to the Stonebridge or Daycare Lift Stations. The city will be reconstructing the Stonebridge Lift Station and eliminating the Daycare Lift Station and conveying the flow by gravity to the new Stonebridge Lift Station. Currently these lift stations are at capacity and cannot accept any additional flow from new development. The new transit facility for the school district as well as several commercial and multifamily lots cannot be served until this improvement is completed. The impact fee is based on the proportionate share of the capacity of the new Stonebridge Lift Station that these newly developing areas need.
  
- North Force Main Fee has been in the schedule of fees and was established by development agreement but not included in the Ordinance for service connection fees. The North Force Main Fee is \$279 / lot.

**PREVIOUS ACTION:**

**POLICY OBJECTIVE:**

Infrastructure Maintenance

**FINANCIAL CONSIDERATIONS:**

The Ordinance allows for the City to recoup some of the City's additional cost to provide sanitary sewer capacity to developing areas.

**ATTACHMENTS:**

- |   |                                   |
|---|-----------------------------------|
| <input checked="" type="checkbox"/> Ordinance | <input type="checkbox"/> Contract |
| <input type="checkbox"/> Resolution           | <input type="checkbox"/> Plans    |
| <input type="checkbox"/> Staff Report         | <input type="checkbox"/> Minutes  |
| <input type="checkbox"/> Other:               |                                   |

**AN ORDINANCE AMENDING SECTION 700.040 OF THE  
CODE OF ORDINANCES**

**WHEREAS**, the City collects impact fees for sanitary sewer from projects that connect to the City sewer system: and

**WHEREAS**, the general sewer impact fees are to fund sewer projects that arise from the impact of new construction on the sewer system, including system capacity; and

**WHEREAS**, special sewer impact fees are necessary for improvements to limited or specific areas of the city sewer system; and,

**WHEREAS**, the city has collected an additional North Force Main Fee for connections to the north force main in the city for many years; and,

**WHEREAS**, capacity for connections to the Stonebridge or daycare lift stations is full, so additional capital improvement work is necessary in order to authorize new development and connections in this area; and,

**WHEREAS**, an additional special sewer impact fee is necessary to offset the costs of this improvement for the Stonebridge Lift Station service area necessitated by new development.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF CITY OF SMITHVILLE, MISSOURI, AS FOLLOWS:**

Section 1. Section 700.040 of the Code of Ordinances of the City of Smithville is amended by deleting the text in its entirety and replacing it as follows:

**Section 700.040 Service Connection Fees:**

- A. All connections to a public sewer shall be done subject to a permit issued in accordance with the applicable building codes; and
- B. A general sewer impact fee for all sewer connections based upon the water meter size for the building shall be paid in accordance with the amounts listed in the Comprehensive Schedule of Fees as set time to time by the Board of Aldermen.
- C. A special impact fee for any new sewer connection that directly or indirectly drains to the Stonebridge lift station or the Daycare lift station (*as described in the January 11, 2021 Wastewater Master Plan*) shall pay a Stonebridge Lift Station Fee

in accordance with the amounts listed in the Comprehensive Schedule of Fees as set time to time by the Board of Aldermen.

- D. A special impact fee for any new sewer connection that directly or indirectly drains to the force main that extends north of the Little Platte River from the existing sewer treatment plant shall pay a North Force Main Fee in accordance with the amounts listed in the Comprehensive Schedule of Fees as set time to time by the Board of Aldermen.
- E. All such funds collected in this section shall be kept in a fund to be used only for capital improvement projects that expand capacity of the system, including, but not limited to, new sewer lines, upsizing existing sewer lines, removing or replacing lift stations, or upgrading sewer lift stations.

Section 2. That this ordinance shall take effect and be in force from and after its approval *as* required by law.

**PASSED** by the Board of Aldermen, and **APPROVED** by the Mayor, of the City of Smithville, Missouri, this 5<sup>th</sup> day of September, 2023.

(SEAL)

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Damien Boley, Mayor

ATTEST:

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Linda Drummond, City Clerk

First Reading: 08/28/2023

Second Reading: 09/05/2023