



CITY OF LINDSBORG

GENERAL IMPROVEMENT POLICY

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SECTION 1 – GENERAL

UTILITY EXTENSIONS

The City shall extend public utilities only into areas that are within the corporate limits of the community. In instances where lands proposed for development are adjacent to, but outside the corporate limits, there shall be an agreement between the City and the developer to annex the land within a stated time period before such extensions of service are made. The time period shall be determined by the City, depending on the circumstances of the development.

COMPLIANCE WITH ENGINEERING DESIGN STANDARDS

In all cases, utility extensions shall meet or exceed the minimum engineering design criteria and specifications as adopted by the City.

The City recommends that a conference be conducted between the developer, City staff and designer during the preliminary design phase of the project. Ignorance of ordinances, guides, master plans and written policies of the City of Lindsborg shall not excuse the designer from meeting these requirements.

SECTION 2 – POLICY FOR THE EXTENSION OF WATER SERVICE

GENERAL

The City will extend water service to residential, commercial, industrial and other users subject to the policy described in this section. Extension of water service is limited to only those tracts of land within the City limits.

The City reserves the right to refuse water service to areas not in compliance with Subdivision Regulations or is financially impractical from a construction, maintenance, or operational perspective.

CITY-AT-LARGE IMPROVEMENTS

The City-at-Large will finance 100% of the maintenance and replacement of water system facilities, including supply pipelines, wells, arterial mains, fire hydrants and water mains on public land, pumping and storage facilities. The City-at-Large will pay 100% for the construction of new wells.

DEVELOPER IMPROVEMENTS

The developer/landowner shall finance 75% of the construction of the water distribution system extensions including engineering, water mains, valves, fire hydrants and other such appurtenances required to provide water service to a new subdivision or area being developed. The City-at-Large shall rebate to the developer/landowner a proportionate share, on a per lot basis, for the cost of construction of the water system distribution system extensions, as permanent structures are constructed on the lots. The maximum rebate period is 5 years.

OWNERSHIP AND MAINTENANCE

Newly constructed water system facilities shall become the sole ownership of the City. The City shall be responsible for operating and maintaining those facilities.

The City shall not own or be responsible for operating and maintaining that portion of the water system which extends from the main line to the user. This shall be the responsibility of the owner (or user).

Water Service Line Charge:

<u>Current Costs</u>	
¾"	\$1,100.00
1"	\$1,400.00

FINANCING IMPROVEMENTS

Methods of financing construction of water system facilities shall be as provided by general obligation bonds, revenue bonds, or reserve funds.

AMENDMENTS

This policy may be amended by action of the City Council.

SECTION 3 – POLICY FOR THE EXTENSION OF SANITARY SEWER LINES

GENERAL

It is the policy of the City Council to allow sewer extensions to only those tracts of land lying within the corporate boundaries of the City of Lindsborg.

CITY-AT-LARGE IMPROVEMENTS

The City-at-Large may finance the construction of interceptor mains, trunk mains, and sewage treatment facilities, and may finance that portion of the construction of a line in excess of eight inches, may finance that portion of a force main or lift station that will service a greater area than the service area requested, and will own, maintain and operate all treatment facilities, pump stations and collection lines. The City will not own or maintain service connection lines.

RIGHT OF CITY TO REFUSE LINE EXTENSION

The City reserves the right to refuse sanitary sewer line extensions where such extensions are financially impractical from a construction, maintenance or operational perspective.

DEVELOPER OR USER IMPROVEMENTS

The developer or user shall pay for the installation of all service connections and gravity sanitary sewer lines eight inches or smaller in size. If lift stations and force mains are required in order to serve said user, a benefit district may be established

for the purpose of assessing the cost of such improvements. The City may accept petitions for special assessment to finance the cost of such improvements unless otherwise accepted in this policy. The developer shall provide for adequate right of way easement within the subdivision or development.

PLATTING REQUIREMENTS

Sanitary sewer lines will be extended into areas in which lines are requested only if said areas are in compliance with the subdivision regulations.

COMPLIANCE WITH CITY CONSTRUCTION STANDARDS

All sanitary sewer lines, force mains, lift stations and appurtenances thereto shall be constructed in accordance with plans and specifications prepared by or approved by the City. Plans and specifications shall be prepared based on the City's Standard Engineering Design Criteria. No contracts for construction shall be awarded and no construction shall be commenced until said plans and specifications shall have been approved. Final inspection of all completed sanitary sewer line installations shall be performed by the City of its duly authorized representative prior to acceptance of the new facility.

COMPLIANCE WITH CITY PLUMBING CODE

Sewer service may be refused to any user whose plumbing is not in accordance with the applicable plumbing codes and regulations of the City.

LINE EXTENSIONS TO ISOLATED SUBDIVISIONS AND USERS

The City may, at its option, serve isolated subdivisions and users in which case the developer or user shall pay for all collection lines serving the subdivision or user from the nearest existing line which the City deems adequate in size to serve such subdivision or user. Said connecting lines may be financed by special assessments. The City may assume the additional cost of the installation of lines in excess of eight inches.

OWNERSHIP OF LINES

Upon completion and acceptance of the installation of any lines required herein, said lines shall be dedicated to the City and the City shall retain complete ownership and control of said lines. The City shall have the right to add users to the extension and to add new extensions without the consent of any party contributing to the cost of the original construction.

BASIS OF DETERMINING CONSTRUCTION COSTS

Construction costs shall include the cost of preparing engineering plans and specifications, acquisition of easements and right-of-way, supervision and inspection of the project, actual construction costs and any other administrative costs the City shall incur as a result of the project.

AMENDMENTS

This policy may be amended by action of the City Council.

SECTION 4 – POLICY FOR THE CONSTRUCTION OF STREET IMPROVEMENTS

GENERAL

Arrangement and classification of streets shall conform as nearly as possible to the Comprehensive Plan for the City of Lindsborg.

The City encourages the paving and signing of all streets within the City.

COMPLIANCE WITH DESIGN STANDARDS

All streets, alleys, street signs, street lighting and sidewalks shall be constructed or installed based on the City of Lindsborg Standard Engineering Design Criteria. No contracts for construction shall be awarded and no construction shall begin until plans, specifications and cost estimates are approved by the City Council.

Inspection of all street, alley, street signs, street lighting, sidewalk installation or construction shall be performed by the City or its duly authorized representative.

LOCAL STREETS AND ALLEYS

When a local street or alley construction project is authorized by the City Council, the developer or adjacent property owner shall pay 100% of the construction cost.

Local streets and alleys shall be designed in accordance with the City's Standard Engineering Design Criteria and approved by the City Council.

COLLECTOR STREETS

When a collector street is authorized for construction, the developer or adjacent property owner shall pay for the construction of that portion of the collector street that is equivalent to the local street standards for curb and gutter, pavement thickness and other costs in excess of the local street standards shall be borne by the City-at-Large.

Collector streets shall be designed in accordance with the City's Standard Engineering Design Criteria and approved by the City Council.

ARTERIAL STREETS

When an arterial street is authorized for construction, the developer or adjacent property owners shall pay for the construction of that portion of the arterial street that is equivalent to the local street standards for curb and gutter, pavement width and pavement thickness. Additional pavement width, pavement thickness and other

construction costs in excess of the local street standards shall be borne by the City-at-Large.

Arterial streets shall be designed in accordance with the City's Standard Engineering Design Criteria.

TRAFFIC CONTROL

Costs for the construction and installation of permanent street signs and signals shall be borne by the City-at-Large.

STREET LIGHTING

Costs incurred for construction and installation of street lighting shall be borne by the City-at-Large, unless special lighting is requested by the developer of property owners. Special lighting requests shall be approved by the City Council and the costs of construction and installation paid by the developer or property owner. It is the policy of the City to light only the intersections in residential areas. Mid block lights may be installed in cases of exceptionally long blocks or where the street curves between intersections.

Special lighting, such as ornamental type poles and fixtures, costs of construction and installation shall be paid by the developer or property owners.

BRIDGES

The costs for bridges and box culverts on major drainage ways within the subdivision or development shall be borne by the developer or property owner.

MAINTENANCE AND REPAIR

Routine maintenance and repair costs for streets, alleys and bridges in public right-of-way may be borne by the City-at-Large. Construction costs associated with removal and replacement of pavement and curb and gutter on existing streets in public right-of-way may be borne by the City-at-Large.

METHODS OF FINANCING

Methods of financing street improvements shall be as provided by appropriate Kansas Statutes.

DETERMINING CONSTRUCTION COSTS

Construction costs shall include the cost of preparing engineering plans, specifications, inspection of the project, actual construction cost, in addition to administrative, legal and financing costs the City may incur as a result of the project.

AMENDMENTS

This policy may be amended by action of the City Council.

SECTION 5 – POLICY FOR THE CONSTRUCTION OF SIDEWALK IMPROVEMENTS

SIDEWALK RECONSTRUCTION

The adjacent property owner or benefit district shall pay the cost of sidewalk reconstruction. Such reconstruction shall be done in accordance with City Construction Standards.

NEW SIDEWALK CONSTRUCTION

When a sidewalk is authorized for construction by the City council, the adjacent property owner or benefit district shall pay 100% of the project cost.

PROJECT COSTS

Project costs shall include the cost of preparing plans, inspection, specifications, construction costs, administrative, legal and financing costs the City may incur as a result of a project.

SECTION 6 – POLICY FOR STORM DRAINAGE IMPROVEMENTS

GENERAL

Land developers must be aware that every parcel of property is involved with storm water runoff, either as a contributor or a recipient. It shall be the responsibility of the land developer to obtain all of the pertinent facts which relate to surface water handling and that which could have a major affect on property development.

COMPLIANCE WITH THE DESIGN STANDARDS

All open and enclosed storm drainage improvements shall be designed and constructed in accordance with the City's Standard Engineering Design Criteria.

Contracts for construction shall not be awarded until plans and specifications have been approved by the City Council or its authorized representative.

PLANNING REQUIREMENTS

A storm drainage plan, including all calculations, must be prepared for all new subdivisions by a licensed professional engineer and submitted with all preliminary plats.

At the request of the developer and approval by the City Council, the storm drainage plan and calculations may be prepared by the City's authorized representative.

CITY-AT-LARGE IMPROVEMENTS

The City-at-Large may finance improvements to existing drainage systems, bridges and box culverts within the street right-of-way.

DEVELOPER IMPROVEMENTS

The developer or property owner of a benefit district shall pay all costs for local drainage improvements.

MAINTENANCE

The City shall maintain all enclosed storm sewers, box culverts and bridges within street or alley right-of-way. Open channels, enclosed storm sewers and storage facilities outside the street right-of-way shall have a drainage easement dedicated to the City and shall be maintained by the City.

Buildings, non-drainage structures, fences or other similar obstacles shall not be constructed or installed within drainage easements.

DETERMINING CONSTRUCTION COSTS

Costs shall include the actual construction costs, engineering, legal and administrative costs. Costs shall also include acquisition of easements or rights-of-way where applicable and inspection costs of the project.

METHODS OF FINANCING

Storm drainage systems may be financed through benefit districts or the City-at-Large and shall be approved by the City Council. Where appropriate, financing may be accomplished through a combination of benefit district and City-at-Large.

AMENDMENTS

This policy may be amended by action of the City Council.

SECTION 7 – POLICY FOR THE EXTENSION OF ELECTRIC SERVICE

GENERAL

The City of Lindsborg encourages industrial, commercial and residential growth and shall provide electric service as an objective to meet the continued growth of the City.

The term “Customer” is herein used to designate a person, partnership, association, firm, public or private, corporation or governmental agency applying for or using electric service supplied by the City.

CITY-AT-LARGE IMPROVEMENTS

The City may pay 100% for the maintenance and replacement of the existing overhead electric distribution lines and main underground electric distribution lines.

DEVELOPER OR LANDOWNER IMPROVEMENTS

The developer/landowner shall finance 100% of the total project cost to provide underground electric service inside a development and shall provide for the City such rights-of-way as are satisfactory to the City, across property owned or otherwise controlled by the landowner, for the construction, for the operation and maintenance by the City of its facilities necessary or incidental to the supplying of such electric service. The City-at-Large shall rebate to the developer/landowner a proportionate share, on a per lot basis, for the cost of the electric service construction as permanent structures are constructed on the lots. The maximum rebate period is 5 years.

OWNERSHIP AND MAINTENANCE OF LINES

Newly constructed electric system facilities shall become the sole ownership of the City. The City shall be responsible for operating and maintaining those facilities.

The City shall not own or be responsible for operating and maintaining that portion of the electric system which extends from the electric masthead/meter stand to the user. This shall be the responsibility of the owner (or user).

Electric Service Line Charge:
Time and Materials to electric masthead/meter stand

BASIS OF DETERMINING CONSTRUCTION COST

Costs shall include actual construction costs; engineering, legal and administrative costs; inspection, easements and rights-of-way costs.

METHODS OF FINANCING

City-at-Large electric service extensions and improvements may be financed through bonds and any portion of reserve funds deemed appropriate.

AMENDMENTS

This policy may be amended by action of the City Council.