



 If you need this information in another format or require a reasonable accommodation to attend this meeting, contact the City's ADA Coordinator at 785-229-3635. Please provide advance notice of at least two (2) working days. TTY users please call 711.

101 S. Hickory
PO Box 60
Ottawa, KS 66067-0060
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TO: Mayor and City Commissioners
RE: Study Session Meeting Agenda
FROM: Richard U. Nienstedt, City Manager

A Study Session is scheduled for **November 9, 2015 at 4:00 pm** in the conference room on the first floor of City Hall, 101 S. Hickory. The following items will be presented:

I. Public Comments

- a. Peach Madl—Invitation to Attend Airing of Sunflower Journey Program on November 12

II. Items to be Placed on the Regular City Commission Agenda

- a. Minutes from the October 26, 2015 Study Session *Pgs 3-5*
- b. Request for Approval of Resolution Authorizing Completion of Application to Kansas Department of Health and Environment Regarding Loan for the Purpose of Constructing an Additional Raw Water Line - Scott Bird and David Buehler *Pgs 6-7*
- c. Request for Approval of Resolution Finding the Advisability of and Ordering the Adoption of Applicable Rates, Charges, Rules and Regulations, Conditions and Availability of Services Rendered by the Water Department and Establishing a Date, Providing for the Enforcement, and Rescinding Prior Resolutions - Scott Bird and David Buehler *Pgs 8-23*
- d. Request to Override State Historic Preservation Office Determination for 424 S. Hickory. Public Hearing Scheduled for November 18 - Jim Sherman *Pgs 24-32*
- e. Airport Advisory Board Opening

III. Items for Presentation and Discussion

- a. Economic Development Presentation - Wynndee Lee and Richard U. Nienstedt
- b. City Manager's Report
- c. Commissioner's Reports
- d. Mayor's Report

IV. Announcements

- November 10, 2015 Special Call Meeting, LKM Regional Supper, 5:30 pm, Olathe Community Center
- November 11, 2015 Veteran's Day, City Offices CLOSED
- November 16, 2015 Special Call Study Session for Time Change, **5:00 pm**, City Hall
- November 16, 2015 Special Call Mtg to Continue Discussion of Placement of Bike Lanes on Prairie Spirit Trail on Walnut Street, 6:30 pm, Commission Room
- November 18, 2015 **Regular** Meeting, 9:30 am, City Hall
- November 23, 2015 Study Session, 4:00 pm, City Hall
- November 26-27, 2015 Thanksgiving Holiday, City Offices CLOSED
- November 28, 2015 Mayor's Tree Lighting, 5:00 pm, Haley Park

V. **Adjourn**

Motion: _____

Second: _____

Time: _____

VI. **Items Already Placed**

a. Raw Water Line

**Study Session Minutes
Ottawa, Kansas
Minutes of October 26, 2015**

The Governing Body met at 4:00 pm this date with the following members present and participating to wit: Mayor Skidmore, Commissioner Dickinson, Commissioner Caylor, Commissioner Reed, and Commissioner Graves were all present. A quorum was present.

Mayor Skidmore called the meeting to order.

Public Comments

The Governing Body heard from Charlie Adamson, 2209 Nevada, regarding his concern with losing parking in front of his business located in the 100 Block of Walnut Street. Mr. Adamson does not want any parking eliminated along Walnut Street.

The Governing Body heard from Kenny Suffron, 423 S Walnut, regarding losing parking in front of his business on the east side of Walnut Street.

The Governing Body heard from Delbert Jamison, 225 S Walnut, regarding losing parking in the 200 block of Walnut Street.

The Governing Body heard from Gary Brann, 308 & 310 S Walnut, regarding losing parking along the east side of Walnut Street for his tenants because the parking on Third Street is two hour parking only.

The Governing Body heard from Becky Gregg at 416 Walnut regarding losing parking along Walnut Street.

Interviews for Ottawa Municipal Auditorium Advisory Board

The interviews with Kim Hodge and Richard Warren did not take place. Interviews may be rescheduled at a later date.

Minutes to Review

The Governing Body reviewed minutes from the October 10-12, 2015 Special Call Meeting for the League of Kansas Municipalities Annual Meeting and the October 19, 2015 Study Session. It was agreed to place the minutes with a change on the next regular meeting agenda, November 4, 2015.

Access Management Construction Project

The Governing Body heard from Franklin County Public Works Director James Haag regarding an Access Management Construction Project Application. This application to the Kansas Department of Transportation is to construct a new intersection at US-59 and Kingman Rd, adding a left turn lane on US-59 Southbound, a right turn lane on US-59 Northbound, and 750 feet of paving on Kingman Rd East of US-59. Mr. Haag is seeking endorsement by the City of Ottawa on the submission of this project application. It was agreed to place this item on the next regular meeting agenda.

Conditional Use Permit—1320 W 19th Street

The Governing Body heard from Community Development Director Wynndee Lee regarding a conditional use permit for 1320 W 19th Street. It was stated this item will be brought back to a Study Session meeting at a later date. More discussion needs to take place before this item moves forward.

KDOT—Right of Way Dedication

The Governing Body heard from Community Development Director Wynndee Lee regarding a KDOT request for Right of Way Dedication. This request has been made due to a need from KDOT for additional right of way for the reconstruction of the bridge over I-35 on Montana Road. It was agreed to place this item on the next regular meeting agenda.

Solar Project Update

The Governing Body heard from Utilities Director Dennis Tharp and Assistant Utilities Director Jeff Oleson regarding the Solar Project. This project is being planned for 2015-2016 to install a 15.6kW Solar Photovoltaic system at the Power Plant/Water Plant Location. This installation will generate electricity and send it to the City electric distribution system. This project will involve Cromwell Solar of Lawrence, KS and City staff jointly working together on the system installation. As part of the long-term plan associated with this installation, educational materials will be made available to the citizens of Ottawa and Franklin County. It was agreed to place this item on the next regular meeting agenda.

2015 Audit Letter of Understanding

The Governing Body heard from Finance Director Scott Bird regarding the 2015 Audit. Mr. Bird recommended a letter of understanding to be executed with Mize Houser & Company P.A. who have conducted the City's audit for the last three years. Mr. Bird explained that he would anticipate sending a request for proposals (RFP) to qualified Certified Public Accountants for the 2016 Audit. Mr. Bird was complimentary of the work that has been done by Mize Houser & Company P.A. and looks forward to working with them for one more year, but it is in the best interest for the City of Ottawa to have a fresh look after 2015. It was agreed to place this item on the next regular meeting agenda.

Monthly Reports

The Governing Body reviewed the September monthly reports with city staff.

Commissioners' Reports

Commissioner Graves announced on November 18th, the pop up stores will open. They will be located in the old Skywalkers building at 3rd and Main Street. They will be open in the evenings and on Saturdays.

Commissioner Dickinson stated the Veteran's Day Parade will be on November 7th at 10 or 10:30 am with judging being done before the parade.

There was discussion among the Governing Body regarding receiving the Monthly Reports more in advance to when they are being discussed so they have more time to review them.

There was discussion among the Governing Body regarding public comments on the Bike Lane on Walnut Street. It was agreed to have this item placed back on the Study Session Agenda for November 9, 2015.

Announcements

Mayor Skidmore announced:

- November 4, 2015: Regular Meeting, 7:00 pm, City Hall
- November 4-7, 2015: Special Call Meeting, National League of Cities Conference, Nashville
- November 11, 2015: Veteran's Day, City Offices CLOSED

Adjournment

There being no further business to come before the Governing Body, Commissioner Caylor made a motion, seconded by Commissioner Reed, to adjourn the meeting. The motion was considered and upon being put, all present voted aye. The Mayor declared the meeting duly adjourned at 5:28 pm.

Carolyn S. Snethen, City Clerk



To: City Manager Richard U. Nienstedt and the Honorable City Commission
Date: November 3, 2015
From: David Buehler, Assistant Director of Utilities and Scott Bird, Director of Finance
RE: **Raw Water Line Project - KDHE Loan application**

Please find attached, two resolutions related to an improvement to the City's overall water system. More specifically the improvement is defined as a new 24" raw water line to provide system reliability and redundancy in tandem with the existing 24" Prestressed Concrete Cylinder Pipe (PCCP) raw water pipeline, which represents a potential vulnerability in the City's water system because it is the single source of water from the Marais Des Cygnes River intake.

The First resolution authorizes the City Manager and his designee(s) to complete the application process to KDHE for a Kansas Public Water Supply Loan in the amount of \$3,262,500. This amount will fund the proposed Raw Water Line project. To that end, a public hearing was held on July 2, 2014 and a presentation on the project and accompanying rate structure was made to the City Commission on October 19, 2015. At that time, it was the consensus of the Governing Body to move this item to a regular meeting. As was stated during the October meeting, the loan with KDHE will have a 20 year payback at an annual rate of 3.2%.

The second resolution provides for rate increases to provide funding for the project, which again was a point of discussion during the October 19, 2015 study session. As was described during that session, the city's water rate model projects the need for 5.0% rate increases to each of the 2016, 2017 and 2018 budget years. The rate model was developed for the city for this purpose and uses known and expected costs for the Water Fund through the next ten years, and includes the debt payments for the Raw Water line project. The rate increases included in this resolution are projected to be sufficient to make the debt payments to KDHE as prescribed. Finally, It should be noted that the Water Fund has not seen a rate increase since 2011 and would be ready for review even if this project was not on the horizon.

Recommendation: That the resolution authorizing the KDHE loan application and the accompanying rate resolution be placed on the next Regular City Commission meeting.

City of Ottawa

101 S. Hickory
Ottawa, KS 66067

785.229.3600

www.ottawaks.gov

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE COMPLETION OF AN APPLICATION TO THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT REGARDING A LOAN FROM THE KANSAS PUBLIC WATER SUPPLY LOAN FUND FOR THE PURPOSE OF CONSTRUCTING AN ADDITIONAL RAW WATER LINE FOR THE EXISTING WATER TREATMENT PLANT.

WHEREAS, the City of Ottawa, Kansas (the "City") is a duly incorporated city of the second class organized under the laws of the state of Kansas (the "State") which operated a public water supply and distribution system (the "System"); and

WHEREAS, the City Commission (the "Governing Body") of the City has heretofore determined it to be in the best needs of the customers of the System to undertake certain modifications and improvements to the system describe as, the construction of an additional clearwell, transmission main & high service pump at the existing Water Treatment Plant, (the "Project"); and

WHEREAS, pursuant to K.S.A. 65-163c *et seq.* (the "Act"), the Kansas Department of Health and Environment ("KDHE") administers the Kansas Public Water Supply Loan Fund (the "Fund") from which loans are made to certain qualified Municipalities (as said term is defined in the Act) to finance modification and improvements to public water supply system; and

WHEREAS, the City has heretofore made an application to KDHE for a loan in an amount not to exceed \$3,262,500 (the "Loan") to finance the Project; and

WHEREAS, the Governing Body has conducted a public hearing on July 2, 2014 on the advisability of proceeding with the completion of the application for the Loan and desires to authorize the appropriate officials of the City to accomplish the completion process.

THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF OTTAWA, KANSAS, AS FOLLOWS:

Section 1. Loan Application. The Mayor and City Clerk of the City are hereby authorized to cause to be prepared and to execute a Loan Application, including all attachments thereto (jointly, the "Application"); in substantially the form presented to the Governing Body this date, in order to provide financing for the Project. The Application shall be forwarded to KDHE as soon as possible.

Section 2. Further Proceedings. The City Manager, City Clerk and the other officers and representatives of the City are hereby authorized and directed to take such other action as may be necessary to complete the Application and to coordinate processing of a loan agreement for the Loan (the "Loan Agreement"); provided that the authorization to execute the Loan Agreement shall be subject to further resolution of the Governing Body.

Section 3. Further Authority. This Resolution shall be in full force and effect from and after its adoption.

Adopted by the Governing Body of the City of Ottawa, Kansas _____ day of _____, 2015.

(SEAL)

Mayor

ATTEST:

City Clerk

RESOLUTION NO. _____

A RESOLUTION FINDING THE ADVISABILITY OF AND ORDERING THE ADOPTION OF APPLICABLE RATES, CHARGES, RULES AND REGULATIONS, CONDITIONS AND AVAILABILITY OF THE SERVICES RENDERED BY THE WATER DEPARTMENT OF THE CITY OF OTTAWA, KANSAS, AND ESTABLISHING AN EFFECTIVE DATE THEREFORE, AND PROVIDING FOR THE ENFORCEMENT THEREOF AND RESCINDING PRIOR RESOLUTIONS.

Whereas, Section 13-201 et seq., of the Municipal Code of the City of Ottawa, Kansas, 2015 provides for the establishment of rates, conditions of service, rules and regulations pertaining to the availability of water service to be set by resolution of the Governing Body of the City of Ottawa.

Now, therefore, be it resolved by the Governing Body of the City of Ottawa:

Section 1: Water service furnished by the Water Department of the City shall be furnished in accordance with rates, charges, rules and regulations, conditions and availability provided for in this resolution.

Section 2: Water service shall be grouped and identified by the following classifications evidenced by schedules so designated, which are attached to this Resolution and incorporated herein.

Water Residential	WR
Water Rural Residential	WRR
Water Small Business	WSB
Water Rural Small Business	WRSB
Water Large Business	WLB
Water Rural Large Business	WRLB
Water School	WS
Water City	WC
Water Fire Hydrant	WFH
Water Wholesale	WW
Water Bulk	WB
Water Fire Service Equipment	WFSE
Water Service Installation and Tap Fee	WIT
Water Service Installation and Tap Fee Rural	WITR
Water Service Fee	

Section 3: The City Manager or his/her designee is charged with the enforcement of such rates.

Section 4: These rates shall remain in full force and effect until rescinded or modified by subsequent resolution(s) of the Governing Body of the City of Ottawa.

Section 5: Prior resolutions on this subject are hereby rescinded when in conflict with this Resolution.

Section 6: This resolution shall take effect and be in full force and effect for all accounts in which the bills are created according to the following steps as indicated within the designated rate schedules:

- Step 1 - 2016: On or after January 5, 2016
- Step 2 - 2017: On or after January 5, 2017
- Step 3 - 2018: On or after January 5, 2018

Passed and adopted this 4th day of November 2015.

Attest:

Mayor

City Clerk

WATER RESIDENTIAL – WR

1. AVAILABILITY:

Service supplied through one meter to a single family dwelling used exclusively for domestic purposes. Service is for the exclusive use of the customer and may not be resold or shared with others.

Service from this schedule is not available for residential premises used for commercial purposes, rooming houses of more than four rooms for rent, or apartment houses with more than one kitchen whether rented or not. Service from this schedule is available for premises located within the City Limits of Ottawa. Such customers must be billed on other applicable rate schedules.

2. MONTHLY RATES:

DEMAND CHARGE

WATER METER SIZE	2016	2017	2018
5 / 8 inch	3.34	3.51	3.69
3 / 4 inch	4.01	4.21	4.42
1 inch	6.69	7.02	7.37
1 - 1 / 2 inch	11.36	11.93	12.53

STEP RATE

STEP	2016	2017	2018
First 1 CCF	12.37	12.99	13.64
Next 11 CCF/CCF	2.07	2.18	2.28
All over 12 CCF/CCF	1.24	1.31	1.37

3. MINIMUM BILL:

Demand Charge

WATER RURAL RESIDENTIAL – WRR

1. AVAILABILITY:

Service supplied through one meter to a single family dwelling used exclusively for domestic purposes. Service is for the exclusive use of the customer and may not be resold or shared with others.

Service from this schedule is not available for residential premises used for commercial purposes, rooming houses of more than four rooms for rent, or apartment houses with more than one kitchen whether rented or not. Services from this schedule are available for premises located outside the City Limits of Ottawa.

2. MONTHLY RATES:

DEMAND CHARGE

WATER METER SIZE	2016	2017	2018
5 / 8 inch	4.01	4.21	4.42
3 / 4 inch	5.01	5.26	5.53
1 inch	9.03	9.48	9.95
1 - 1 / 2 inch	16.04	16.85	17.69

STEP RATE

STEP	2016	2017	2018
First 1 CCF	25.07	26.32	27.64
Next 11 CCF/CCF	2.89	3.03	3.18
All over 1200 CF/CCF	1.62	1.70	1.78

3. MINIMUM BILL:

Demand Charge

WATER SMALL BUSINESS – WSB

1. AVAILABILITY:

Service supplied through one meter 1” or smaller, for non-domestic general service including multi-family apartments and rooming houses located within the City limits of Ottawa. Unrelated businesses are not to be grouped and supplied through one meter.

Service from this schedule is not available for premises located outside the City Limits of Ottawa. Such customers must be billed on other applicable rate schedules.

2. MONTHLY RATES:

DEMAND CHARGE

WATER METER SIZE	2016	2017	2018
5 / 8 inch	4.01	4.21	4.42
3 / 4 inch	6.02	6.32	6.63
1 inch	10.03	10.53	11.06

STEP RATE

STEP	2016	2017	2018
First 1 CCF	13.77	14.46	15.18
Next 24 CCF/100 CF	3.25	3.41	3.58
All over 25 CCF/100 CF	1.74	1.83	1.92

3. MINIMUM BILL:

Demand Charge

WATER RURAL SMALL BUSINESS – WRSB

1. AVAILABILITY:

Service supplied through one meter 1” or smaller, for non-domestic general service including multi-family apartments and rooming houses located outside the City limits of Ottawa. Unrelated businesses are not to be grouped and supplied through one meter.

Service from this schedule is available for premises located outside the City Limits of Ottawa. Such customers must be billed on other applicable rate schedules.

2. MONTHLY RATES:

DEMAND CHARGE

WATER METER SIZE	2016	2017	2018
5 / 8 inch	4.01	4.21	4.42
3 / 4 inch	6.02	6.32	6.63
1 inch	10.03	10.53	11.06

STEP RATE

STEP	2016	2017	2018
First 1 CCF	26.34	27.66	29.04
Next 24 CCF/100 CF	4.33	4.55	4.78
All over 25 CCF/100 CF	2.34	2.46	2.58

3. MINIMUM BILL:

Demand Charge

WATER LARGE BUSINESS – WLB

1. AVAILABILITY:

Service supplied through one meter, 1-1/2” and larger, for non-domestic general service located within the City limits of Ottawa. Unrelated businesses are not to be grouped and supplied through one meter.

Service from this schedule is available for premises inside the City Limits of Ottawa.

2. MONTHLY RATES:

DEMAND CHARGE

WATER METER SIZE	2016	2017	2018
1 - 1 / 2 inch	15.38	16.14	16.95
2 inch	25.40	26.67	28.01
3 inch	62.17	65.28	68.55
4 inch	108.97	114.42	120.14
6 inch	242.68	254.81	267.55

STEP RATE

STEP	2016	2017	2018
First 5 CCF	28.01	29.41	30.88
Next 195 CCF/100 CF	3.54	3.72	3.91
Next 1050 CCF/100 CF	2.01	2.11	2.21
All over 1250 CCF/100 CF	1.32	1.39	1.46

3. MINIMUM BILL:

Demand Charge

WATER RURAL LARGE BUSINESS – WRLB

1. AVAILABILITY:

Service supplied through one meter, 1-1/2” and larger, for non-domestic general service located outside the City limits of Ottawa. Unrelated businesses are not to be grouped and supplied through one meter.

Service from this schedule is available for premises outside the City Limits of Ottawa.

2. MONTHLY RATES:

DEMAND CHARGE

WATER METER SIZE	2016	2017	2018
1 - 1 / 2 inch	15.38	16.14	16.95
2 inch	25.40	26.67	28.01
3 inch	64.98	68.23	71.64
4 inch	115.52	121.30	127.36
6 inch	259.92	272.92	286.57

STEP RATE

STEP	2016	2017	2018
First 5 CCF	57.77	60.66	63.70
Next 195 CCF/100 CF	5.08	5.33	5.60
Next 1050 CCF/100 CF	2.89	3.03	3.18
All over 1250 CCF/100 CF	1.91	2.01	2.11

3. MINIMUM BILL:

Demand Charge

WATER SCHOOL RATE SCHEDULE – WS

1. AVAILABILITY:

Service supplied to school which would otherwise be billed on Water Business Rate schedules, provided that all customer's accounts are billed under this schedule.

Service from this schedule is not available to schools for off campus housing facilities or off campus commercial or administrative facilities.

2. MONTHLY RATES:

DEMAND CHARGE

WATER METER SIZE	2016	2017	2018
5 / 8 inch	3.34	3.51	3.69
3 / 4 inch	4.01	4.21	4.42
1 inch	6.69	7.02	7.37
1 - 1 / 2 inch	15.38	16.14	16.95
2 inch	25.40	26.67	28.01
3 inch	62.17	65.28	68.55
4 inch	108.97	114.42	120.14

STEP RATE

STEP	2016	2017	2018
First 5 CCF	24.40	25.62	26.90
Next 195 CCF/100 CF	3.02	3.17	3.33
All over 200 CCF/100 CF	1.59	1.67	1.75

3. MINIMUM BILL:

Demand Charge

WATER CITY RATE SCHEDULE – WC

1. AVAILABILITY:

Service supplied to City uses which would otherwise be billed on Water Business Rate Schedules.

2. MONTHLY RATES:

DEMAND CHARGE

WATER METER SIZE	2016	2017	2018
5 / 8 inch	3.34	3.51	3.69
3 / 4 inch	4.01	4.21	4.42
1 inch	6.69	7.02	7.37
1 - 1 / 2 inch	15.38	16.14	16.95
2 inch	25.40	26.67	28.01
3 inch	62.17	65.28	68.55
4 inch	108.97	114.42	120.14

STEP RATE

STEP	2016	2017	2018
First 5 CCF	26.87	28.22	29.63
Next 195 CCF/CCF	3.45	3.62	3.80
All over 200 CCF/CCF	1.82	1.91	2.00

3. MINIMUM BILL:

Demand Charge

WATER FIRE HYDRANT - WFH

1. AVAILABILITY:

This schedule is available only for fire hydrant service along the streets as authorized by the Governing Body.

2. CHARACTER OF SERVICE:

Service includes all ownership, maintenance and water used to control fires to be furnished by the Department.

3. MONTHLY RATE:

WATER FIRE HYDRANT	2016	2017	2018
MONTHLY RATE	20.11	21.11	22.17

WATER WHOLESALE - WW

1. AVAILABILITY:

Other utilities that distribute water for resale to ultimate consumers and that also receive service from the Ottawa distribution system.

2. MONTHLY RATES:

DEMAND CHARGE

WATER METER SIZE	2016	2017	2018
1 inch	36.10	37.91	39.80
1 - 1 / 2 inch	43.32	45.49	47.76
2 inch	57.76	60.65	63.68
3 inch	93.86	98.55	103.48
4 inch	115.52	121.30	127.36
6 inch	144.40	151.62	159.20

STEP RATE

STEP	2016	2017	2018
First 10 CCF	Demand Charge		
Next 124 CCF/100 CCF	2.23	2.34	2.46
All over 125 CCF	2.02	2.12	2.23

3. MINIMUM BILL:

Demand Charge

WATER BULK - WB

1. AVAILABILITY:

Water sold to individuals who haul it in trucks and for contractor's use of fire hydrant water service when approved by the Department.

2. RATES:

WATER BULK - WB	2016	2017	2018
Per 1000 gallons or	5.95	6.25	6.56
Per CCF	4.45	4.67	4.91

3. MINIMUM BILL:

\$85.00 for fire hydrant meter

WATER FIRE SERVICE EQUIPMENT –WFSE

1. AVAILABILITY:

Automatic sprinkler fire service connections and openings for hose lines.

2. CHARACTER OF SERVICE:

Service is for the privilege of attachment to the water main system. Total cost of installation and attachment is to be paid by the customer. No water use shall be allowed except for fire control purposes.

3. MONTHLY RATE:

WATER FIRE SERVICE	2016
For one Connection	14.60
Multiple Openings	26.74

WATER SERVICE INSTALLATION AND TAP FEE – WIT

1. AVAILABILITY:

Upon proper application, service from this schedule is available for premises within the City Limits of Ottawa.

2. RATES

TAP FEE SCHEDULE – WIT

Meter	2016
5/8 inch	\$ 1,082
3/4 inch	\$ 1,325
1 inch	\$ 1,713
1 1/2 inch	\$ 2,419
2 inch	\$ 3,062
3 inch	\$ 4,330
4 inch	\$ 5,412
6 inch	\$ 7,652
8 inch	\$ 9,684
10 inch	\$ 11,605
12 inch	\$ 13,903

Larger capacity service shall be charged for at the additional cost of installation.

3. CONDITIONS:

Installation and tap fees must be paid in advance before installation is commenced.

WATER SERVICE INSTALLATION AND TAP FEE RURAL – WITR

1. AVAILABILITY:

Upon proper application, service from this schedule is available for premises outside the City Limits of Ottawa.

2. RATES

Tap Fee Schedule WITR

Meter	2016
5/8 inch	2,165
3/4 inch	2,651
1 inch	3,427
1 1/2 inch	4,839
2 inch	6,124
3 inch	8,659
4 inch	10,824
6 inch	15,304
8 inch	19,367
10 inch	23,210
12 inch	27,806

Larger capacity service shall be charged for at the additional cost of installation.

3. CONDITIONS:

Installation and tap fees must be paid in advance before installation is commenced.

SERVICE FEE

1. APPLICABILITY:

A service fee shall apply to all water rate schedules. A service fee shall be paid by any person, business, firm or corporation each time a service trip is required. This schedule applies to trip fees and disconnection/connection services and customer account processing. The water service fee shall be billed on the first or any subsequent bill rendered by the City of Ottawa for the water service.

2. Rate:

Service Fee	2016
Trip Charge	\$ 10.00
Initial Connection Fee	\$ 35.00
Disconnection/Reconnection Fee	\$ 35.00
After Hours Reconnection	\$ 45.00

Memorandum

To: Richard U. Nienstedt, City Manager
From: Jim Sherman, Chief Building Official
Date: October 1, 2015
Re: Governing Body Determination

Attached is a copy of a letter from First Baptist Church who are the owners of a residence at 424 S. Hickory just south of Elliott Hall. The church has indicated it is beyond their ability to make the structure habitable. In the future they plan on using the area for expansion of the church.

As this is in the downtown historic area, the permit application for demolition of the single-family residence and accessory structure was reviewed by the State Historic Preservation Office, who determined: The demolition of a contributing building in a National Register-listed district will encroach upon, damage, or destroy the historic district.

The house has been vacant for several years and has many needs. Alternatives have been looked at and each one has many drawbacks with the final conclusion by the church is that demolition is the only feasible alternative. They had two local contractors provide estimates on repairing the structure: one estimate came in at \$251,500 to repair the structure including the foundation; the other bid came in at \$215,000. The church indicates even if the structure was repaired and made livable and rented out; the church would never recoup the money spent on the repairs. Therefore, the church has indicated it would not be a financially sound option.

The structure can not be seen from the Carnegie building, the Dietrich Cabin, nor from Main Street, the locally significant historical structures.

Based upon all of the above statements and viewing the site multiple times, staff concurs that the structure is not safe to occupy and needs major investment. "Reasonable and prudent" is a difficult test to determine, as it is possible to repair if enough funds are dedicated. The owner however is unwilling to invest that amount and if one did, it may not be financially prudent as the house would likely not sell for what the total dollars invested would be.

Pictures taken of 418 S. Hickory, on July 8, 2013 are attached.

CONFIDENTIAL

1

Pkt Pg #24

6425 SW 6th Avenue
Topeka, KS 66615



phone: 785-272-8681
fax: 785-272-8682
cultural_resources@kshs.org

Kansas Historical Society

Sam Brownback, Governor
Jennie Chinn, Executive Director

July 9, 2013

Brenda Denton
City of Ottawa
101 S. Hickory
Ottawa, KS 66067

RECEIVED
JUL 11 2013
CITY OF OTTAWA

RE: Demolition of 424 S. Hickory, Contributing to the Historic Ottawa Central Business District
Franklin County

Dear Ms. Denton:

We have reviewed the materials received on July 9, 2013 regarding the above-referenced project in accordance with the state preservation statute K.S.A. 75-2724. The law requires the State Historic Preservation Officer (SHPO) be given the opportunity to comment on proposed projects affecting historic properties or districts. Properties listed in the National Register of Historic Places and/or the Register of Kansas Places are subject to review.

The SHPO is charged with determining whether or not projects will “damage or destroy” historic buildings or districts. Since demolition will destroy 424 S. Hickory, a contributing structure within the Ottawa Central Business District, the SHPO has determined that the project cannot proceed until the local governing body has determined, based on a consideration of all relevant factors, that there is no feasible and prudent alternative to the proposal and that the project includes all possible planning to minimize harm to the historic property. The local governing body is required to give five days’ notice of such determination, by certified mail, to the SHPO. The statute allows for anyone aggrieved by the governing body’s determination to file suit and have the issue decided in the courts.

The SHPO recommends that options be explored for retaining this property. To assist with rehabilitation expenses, the SHPO administers a rehabilitation tax incentive program that is available to owners of certified historic structures such as this. Certified 501 c3 entities are entitled to receive a transferable 30% tax credit to offset qualified rehabilitation expenses. Please contact our office for more information regarding this program at 785-272-8681 ext 240.

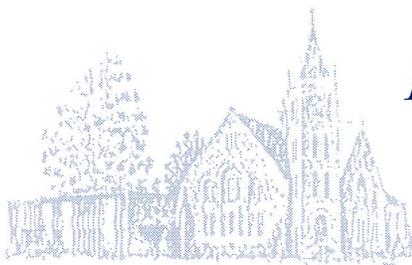
Thank you for giving us the opportunity to comment on this proposal. Please submit any comments or questions regarding this review to Kim Gant at 785-272-8681, ext 225.

Sincerely,

Jennie Chinn
State Historic Preservation Officer


Patrick Zollner
Director, Cultural Resources Division
Deputy State Historic Preservation Officer

Fourth and Hickory Streets
P.O. Box 308
Ottawa, Kansas 66067
Phone 785-242-2713
Fax 785-242-2867
www.fbcottawa.org



First Baptist Church

Rev. Joel Fredrikson
Pastor

David Glavin
Associate Pastor

September 17, 2015

Re: Demolition request for property at 424 S. Hickory

Dear City of Ottawa,

The property at 424 S. Hickory is owned by First Baptist Church. The property consists of an old, vacant and unlivable house and a dilapidated outbuilding behind the house. The church has requested a demolition permit but the State Preservation Office did not approve the application. They did not approve it because the house is in a historical, downtown area. The house and outbuilding themselves are not on the historical register. The house was not in good condition when the church purchased the property and it has been the intent for the house and outbuilding to be demolished and the area to be used for future expansion.

The house has been vacant for several years and has many needs. Since the demolition request was denied there have been several different alternatives considered for the property. Each alternative has many drawbacks and the final conclusion is that demolition is the only feasible alternative.

Revitalizing the house was considered but that option is cost prohibitive. There have been three estimates obtained. The first was by Loyd Builders. They did a cursory review of all floors and the exterior of the house and indicated that with the current market conditions, one would spend approximately \$50,000 to stabilize and correct the foundation/structure deficiencies. Another \$201,500 would be needed to renovate the interior space to a habitable condition. Barry Pelton also gave an estimate for repairs. His price estimates include labor and materials and, according to Mr. Pelton, tend to be on the low side of cost. His estimate for the repair of the interior of the house is \$115,000 and estimate of exterior needed upgrades for windows and siding is \$40,000. This estimate did not include the basement and foundation repairs. An additional estimate for the basement and foundation was obtained from TYL Masonry (Richard Larkin). His estimate to repair and replace necessary areas of the basement and foundation was \$50,000 to \$60,000. Mr. Pelton's estimate to repair the house and Mr. Larkin's estimate for the basement and foundation add up to \$205,000 to \$215,000. If the money was spent to bring the house up to livable condition and rent the property, the church would never be able to recoup the money spent on the repair. This would not be a financially sound option for the church.

*"Equipping the Saints...Building the Body of Christ...
Attaining the Unity and Fullness of Christ!" (Eph 4:12-13)*

Since the house is surrounded by business row buildings to the west and commercial property to the east and north, it is estimated by Mr. Pelton that if it would be repaired to livable condition it would sell for approximately \$75,000. Considering the cost to make it a livable house, this would not be a sound option for the church.

Another option considered was to give the house to an interested individual to be moved to a different location. It is estimated by Mr. Pelton that the cost of moving the house would be around \$200,000. With the price of repairing the house to livable condition plus the moving of the house, the cost would be approximately \$400,000 or more. It would be very difficult, if not impossible, to find anyone interested in this option.

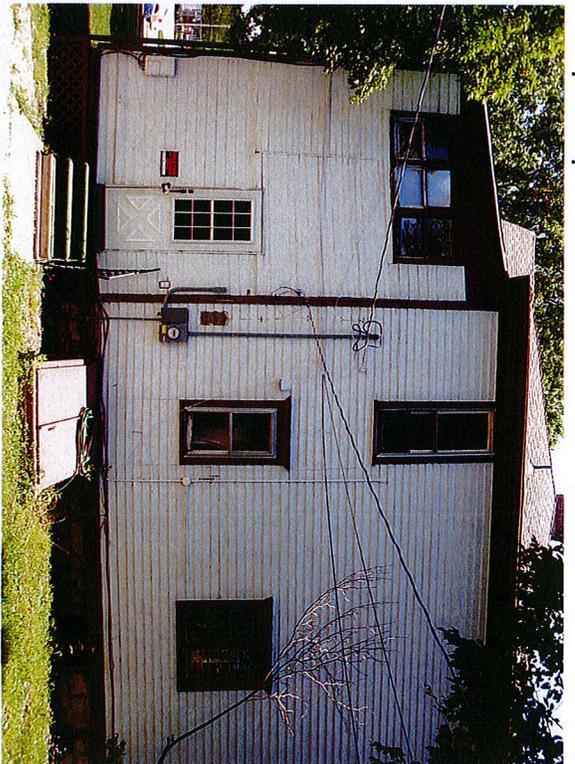
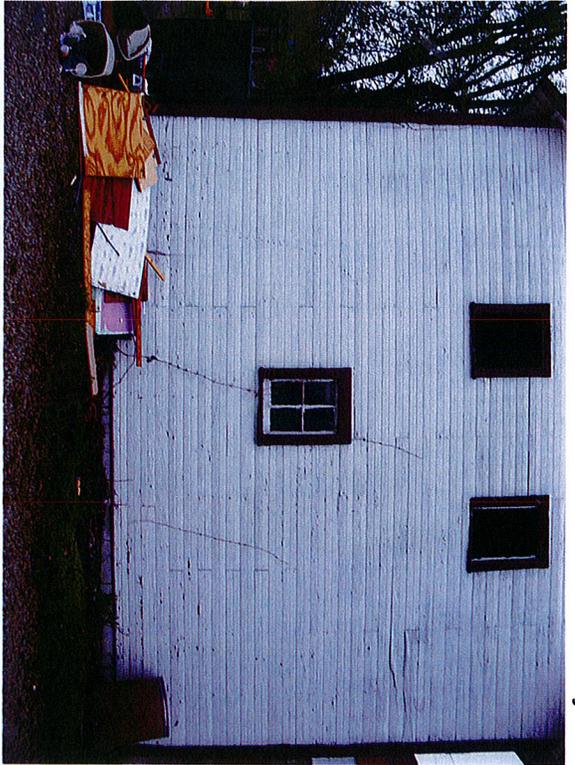
Since several options have been explored for this property, the only feasible alternative for the house and outbuilding on this property is demolition. The church is requesting that the city commission grant a demolition permit so this can be completed. Thank you for your consideration of this request.

God's Blessings,

A handwritten signature in cursive script that reads "Cathy Brown".

Cathy Brown,
Church Council Representative

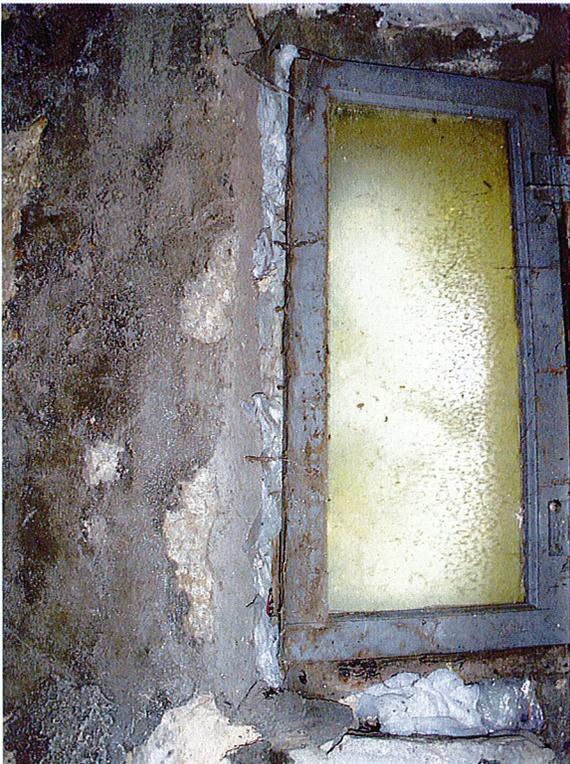
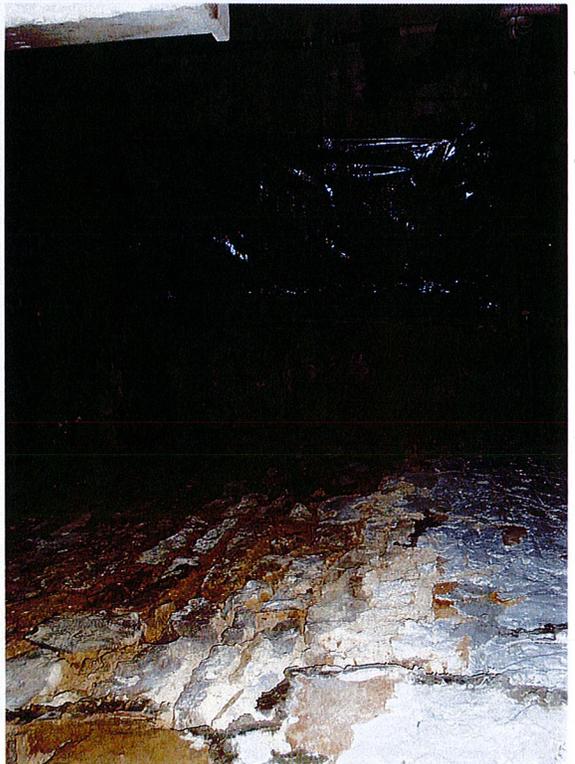
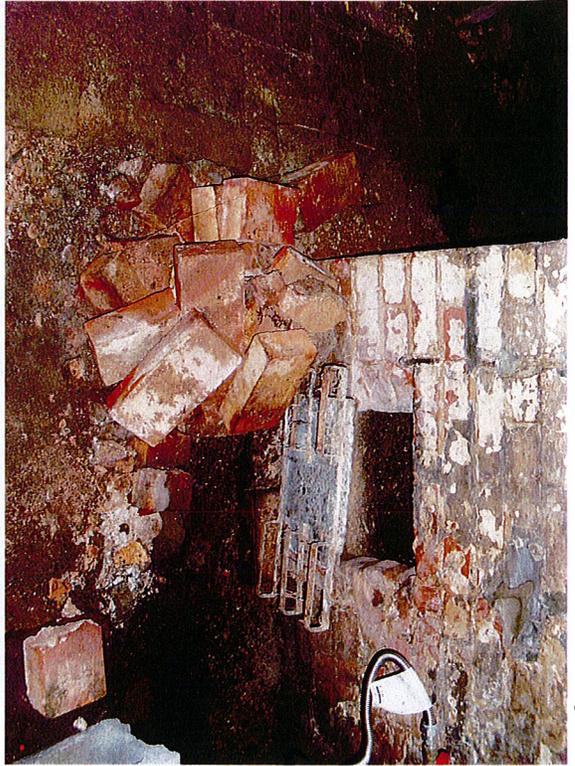
424 S Hickory—Demo permit request pictures



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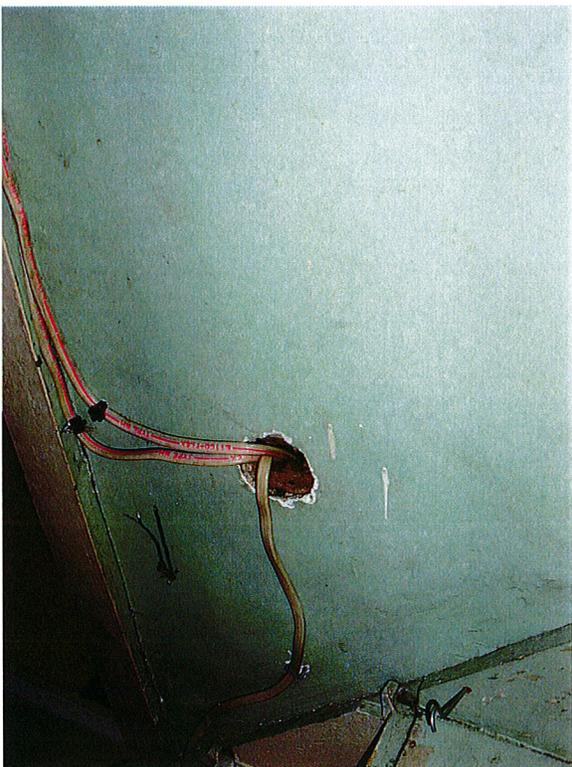
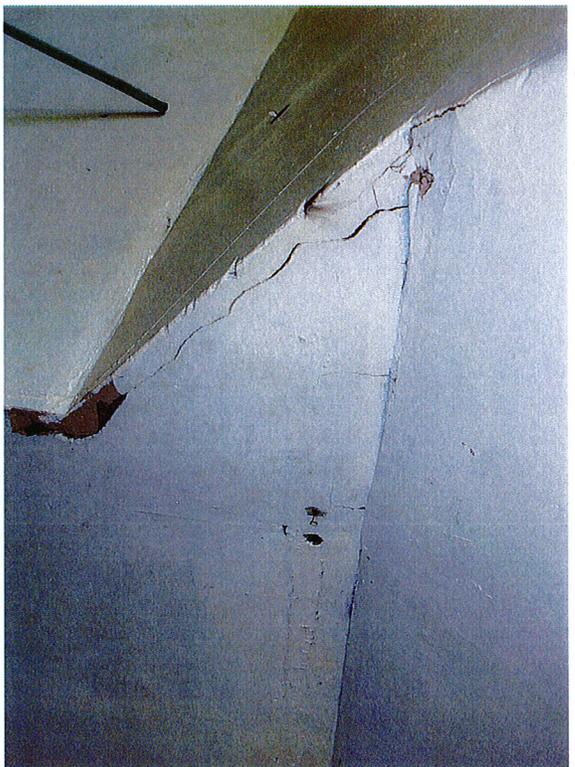
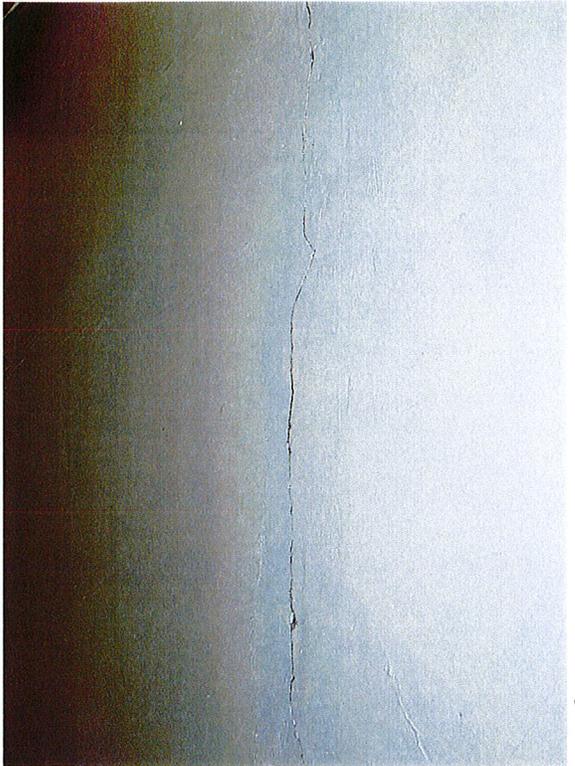
424 S Hickory—Demo permit request pictures



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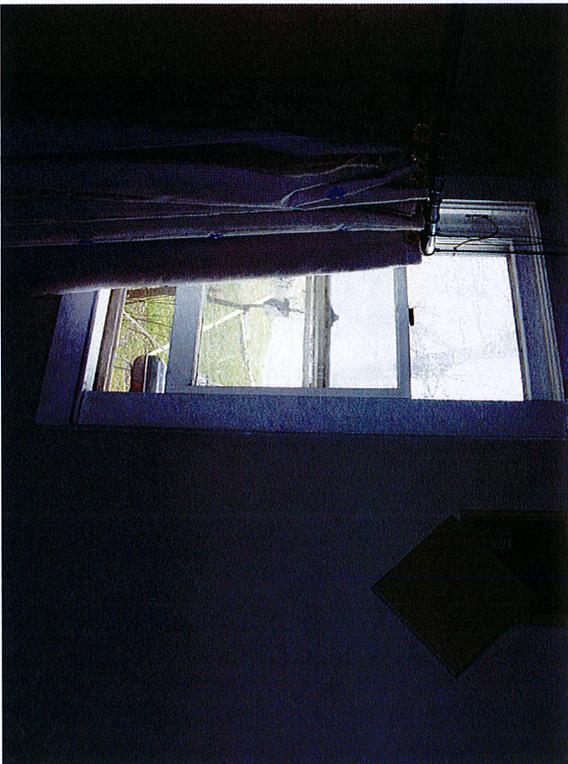
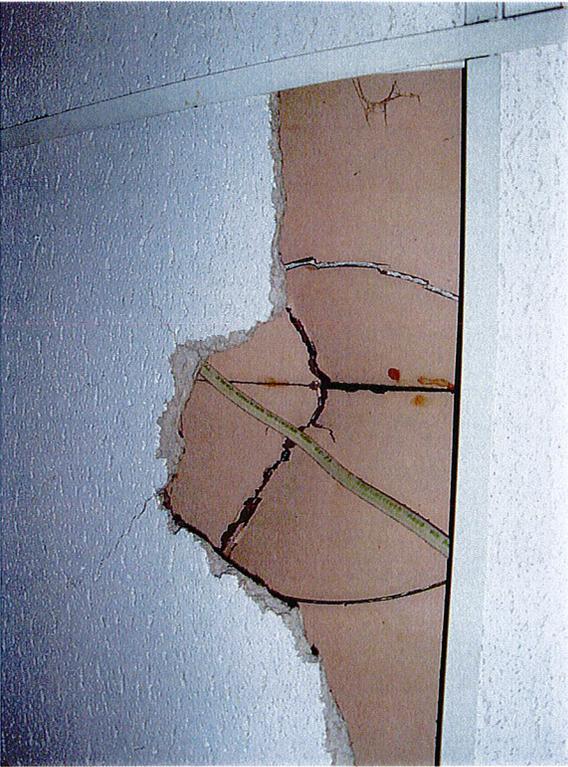
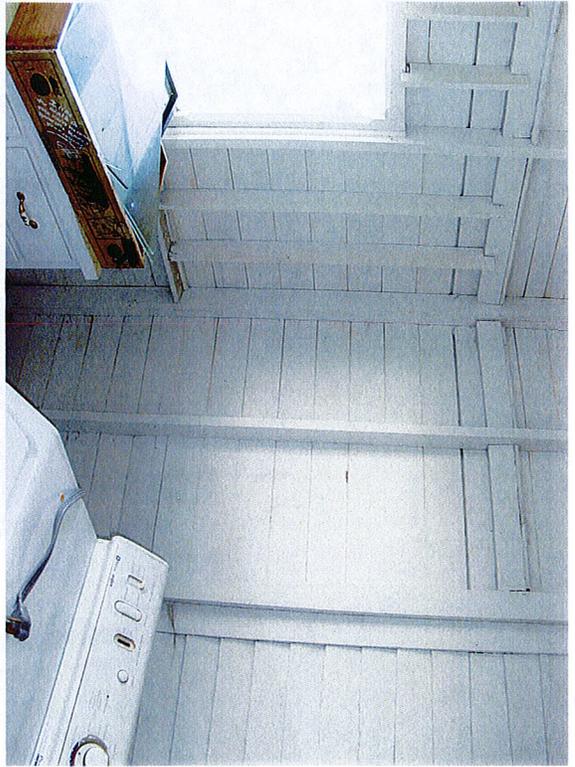
424 S Hickory—Demo permit request pictures



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424 S Hickory—Demo permit request pictures



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RESOLUTION NO. _____

A Resolution providing for the demolition of the single-family structure and an accessory building, at 424 S. Hickory Street.

WHEREAS, the City Commission for the City of Ottawa, Kansas does hereby find and conclude as follows:

1. That at a duly constituted and lawful meeting of the City Commission held a hearing in conformance with Kansas law in which the City Commission heard evidence concerning the demolition of the single-family structure at 424 S. Hickory Street, Ottawa, Kansas.
2. That the City Commission has jurisdiction to hear such request.
3. That the public at large and the parties to this action have received notice of such hearing and have had the opportunity to present such evidence as the parties and the City Commission deem relevant and appropriate for such hearing.
4. That, after considering all relevant factors, the City Commission by roll call vote has determined the following:

That there are no feasible and prudent alternatives to the demolition of the single-family structure and that the owner for all future uses will include all possible planning to minimize harm to the historic district and the request for a permit is approved.

By this City Commission of the City of Ottawa it is so ordered.

Section 1: The City Commission will provide notice to the Kansas State Historic Preservation Officer of this decision by Certified Mail, and no permit will be issued within five days of such notice.

Section 2: This resolution shall be in full force and effect from and after its adoption.

ADOPTED this _____ day of _____, 2015

Attest:

Mayor

City Clerk

Approved as to form:

City Attorney