

CITY COMMISSION POLICY

Policy 32
December 20, 1994
Supersedes: May 22, 1990

Subject: Utility Extensions

Future extensions of water and sewer utility services shall be in accordance with the Policy Statement outlined herein:

Service Priorities

It is the mission of the City of Wichita Utility Systems to provide service within the following framework of priorities:

- Priority 1. Serve existing users which are directly connected to the utility system.
- Priority 2. Serve existing users which will be directly connected to the utility system because of their location within the boundaries of the identified urban growth/service area.
- Priority 3. Serve other quasi-public/public entities (i.e., cities, RWDs, improvement districts, etc.) for which the utility has existing contractual agreements for service delivery.

Connections in Absence of Special Assessments Benefit District

Requests for connections to water or sewer service by properties located within the boundaries of the identified urban growth/service area, which would not be able to receive utility service as part of special assessment benefit district, can be considered under this program. In order to qualify for a connection in absence of a special assessment benefit district, determination must be made to verify that the property requesting service connection could not be served by a proposed or prospective benefit district. Subject to final approval from the Director of the Water & Sewer Department, such determination would be made based upon the following criteria.

A special assessment benefit district is by definition “proposed” if a petition has been prepared and mailed by the City Engineer proposing a benefit district that could provide water or sewer service to the applying property, whether the property might be located within the proposed district or contiguous to it. If a proposed benefit district is not available to provide utility service to the connecting property, a determination must be made about the future availability of service through a prospective benefit district, with the determination of the existence of a prospective district being made jointly by the Metropolitan Area Planning Department, Public Works Engineering and the Water & Sewer Department.

CITY COMMISSION POLICY

Urban Growth/Service Area Map

Figure 1 (attached) identifies the urban growth/service area. The urban growth/service area map is a composite of current utility area maps, projected land needs based on available population projections, location of existing annexation agreements, and identified land development trends. This map shall delineate the boundaries for future extension of the water and sewer utilities to individual properties outside the City when feasible from an economic and engineering stand point. The map is not intended to be a commitment to provide utility services to any particular area. Furthermore, this map shall be periodically reviewed and updated to reflect perceived changes in growth and development trends in the Wichita metropolitan area. This map cannot be altered without approval of the City Council.

Service Extension Outside the Growth/Service Area

The water or sewer utility may consider requests for providing service to existing municipalities, improvement districts, sewer districts, and RWDs outside the identified Wichita growth/service area, which are in need of reliable service delivery. These requests will be comprehensively reviewed on a case by case basis to ensure that, if granted, provision of such service would not negatively impact the short, mid, or long-range capability of the utility to meet the service priorities cited above. Future service considerations of this nature should examine the projected impact of service to any outside entity in order to detect any capacity or supply problem, or threat to maintaining Wichita utilities as “non-regional” services. These extensions requests are subject to the same provisions herein.

Service Extension Outside the Corporate Limits

Individual Properties in Unincorporated Areas

Any requests for extension of water or sanitary sewer service outside the corporate limits, but within the urban growth/service area, of the City of Wichita must be accompanied by a request for annexation when eligible, in the form of a covenant (to be recorded) also prohibiting the person from petitioning for incorporation. The cost of any system extension outside the City limits will be paid 100% by the petitioner.

Rural Water Districts

Future water service extension to RWDs shall be subject to the following items:

1. Service connections will be allowed only to lots with existing structures intended for human occupancy.
2. Each benefit unit, whether existing at the time of the contract or created later, will be located on a lot of ten (10) acres or larger.
3. Each contract will specify the exact number of existing and future benefit units to be served by the district and this figure cannot be altered without prior approval by the City Council.

CITY COMMISSION POLICY

4. Restrictions on service to commercial and industrial units such as have been used in past contracts will be included in future contracts.
5. District will be required to submit an ownership map describing and locating each benefit unit, so that use of the land can be determined.

Service Extension Contracts

Any future contracts or amendments to existing contracts for water or sanitary sewer service shall include, but not limited to, the following items:

1. A map of agreed-to service area boundaries and system connection location.
2. A schedule of maximum water use or wastewater discharge allowable through the connection point. This schedule shall be based upon a reasonable projection of need and available resource.
3. Guidelines and standards for construction, operation, and maintenance.
4. Terms for rates to be charged. This should include a clause for a “system equity or buy-in fee” and/or “take or pay” provision as applicable.
5. A definition of the types of users (e.g., residential, etc.) to be served and under what restrictions (i.e., minimum lot size, defined service area, maximum number of connections, etc.) users can be connected.
6. General terms regarding contract length, renegotiation, and termination. Time frames should correspond with acceptable planning periods for projecting service demand and resource availability.
7. Provisions for adoption and enforcement of conservation measures equivalent to those of Wichita.

Service Extension Fees, Rates, Etc.

Any water or sanitary sewer service extension outside the corporate limits of the City of Wichita shall be subject to all applicable provisions of the Municipal Code (i.e., Sections 16.04.040, 17.12.090, etc.)-Attachment