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Hearing on new water fees Tuesday

Wind turbine standards, new

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KINGMAN - The Kingman City Council will skip its regular meeting time Monday evening to honor Martin Luther King Jr. Day. When they do meet on Tuesday, however, council members will tackle an agenda that includes impact fees, wind turbine standards and finalization for a new middle school.

Council will conduct a public hearing to consider whether or not to raise the city's water and wastewater development investment fees - also known as impact fees - and by how much.

Council members previously voted to increase the monthly rates for both water and wastewater service in mid-December, with the new rates scheduled to go into effect Feb. 1. But a study published by the Red Oak Consulting firm last October suggested the city raise impact fees as well in order to help pay for increasing electrical costs associated with pumping water out of the ground. The higher fees also would prove the city's ability to repay the state Water Infrastructure and Finance Authority, which has lent the city more than \$39 million for necessary upgrades to the Hilltop Wastewater Treatment Plant to bring it into compliance with the Arizona Department of Environmental Quality.

The Red Oak study suggests raising the water development fee for the most common meter size from \$1,200 to \$3,370, with corresponding increases among larger meters.

At the time, several Council members voiced concerns that such a large increase would kill Kingman's already flagging construction industry. Tuesday's agenda presents a more moderate increase from \$1,200 to \$1,800, taking into account Council's vote last month to raise the water base rate an extra \$2 to offset the need for a larger development fee increase.

Red Oak has also recommended Council increase the wastewater development investment fee from \$66 per fixture unit to \$91 per unit, which would raise the average cost for a single-family residence from \$990 to \$1,365.

Council will also consider two requests from wind turbine vendor Tony Kuc regarding fees and standards for wind turbines.

Kuc's first request is for an amendment to the city's permit fee structure that would alter the conditional use permit fees for wind turbines from the base fee of \$500 to the amount it actually costs city staff to process each permit application, including advertising and public postings, as well as the man hours involved with inspections and preparing staff reports for Council.

Kuc's second request is for an amendment to the city building code that would allow wind turbines to be built as high as 43 feet without a conditional use permit. Currently, such turbines can only be built as high as the maximum height allowed in the surrounding zoning district, though they can go as high as 60 feet with a permit.

Elsewhere on the agenda, Council will consider four resolutions related to the construction of a new middle school for the Kingman Unified School District on land northeast of the intersection of Prospector Street and

Airway Avenue. The resolutions include a final plat for the middle school, as well as authorization for development agreements to complete remaining off-site improvements including water, sewer and storm water infrastructure, as well as additional street-width improvements on Prospector.

Tuesday's meeting begins at 6 p.m. in the Council Chambers at 310 N. Fourth St. For full agenda details, visit www.cityofkingman.gov and look under "Agendas and Minutes."

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