

CITY COUNCIL MEMORANDUM

AGENDA ITEM

ORDINANCE AMENDING CHAPTER 2 (ARTICLE VI. FEES.) AND CHAPTER 26 (SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS) OF THE CITY OF KILLEEN CODE OF ORDINANCES ESTABLISHING A PUBLIC INFRASTRUCTURE RE-INSPECTION FEE, AMENDING VARIOUS SECTIONS OF CHAPTER 26, AND ADOPTING DETAILS AND SPECIFICATIONS TO BE INCLUDED WITHIN THE CITY'S INFRASTRUCTURE DESIGN AND DEVELOPMENT STANDARDS MANUAL

ORIGINATING DEPARTMENT PUBLIC WORKS DEPARTMENT

BACKGROUND INFORMATION

On July 24, 2012, the City Council adopted the current Infrastructure Design and Development Standards Manual (IDDSM) (Ordinance 12-042). The current IDDSM contains general, drainage and environmental specifications and details. At the time City Council adopted the current IDDSM, sections were reserved with the intention of including the details and specifications for project requirements, water, wastewater, and transportation at a later date. The intent of the proposed amendments to the IDDSM is three-fold. Primarily, the intent is to include these sections in the IDDSM to protect the health, safety and welfare of the citizens of Killeen by standardizing infrastructure construction practices. Secondly, the intent of the ordinance is to ensure that practices comply with the rules and regulations of the Texas Commission on Environmental Quality, the Environmental Protection Agency, and other federal, state and local agencies. Finally, in order to reduce failures and costs borne by the City associated with the rehabilitation and repair of infrastructure, the Public Works Department initiated a process to update the current construction detail sheets to make development standards consistent with current City Capital Improvements Project standards and practices followed by surrounding communities.

DISCUSSION/CONCLUSION

As with the existing IDDSM provisions, the proposed amendments to the IDDSM were discussed and vetted in a community stakeholders' group forum. The stakeholders' group consisted of City staff, professional engineers, developers, builders, contractors, Killeen ISD representatives, manufacturers and suppliers. The group was formed for the purpose of implementing the various proposed components of the IDDSM. The stakeholders' group met 14 times to discuss the proposed specifications and details beginning on May 23, 2012 and ending on January 22, 2014.

The stakeholders' group voted on August 21, 2013 to recommend adoption of the water and wastewater specifications and details and on January 22, 2014 to recommend adoption of the transportation specifications and details.

The attached proposed ordinance and IDDSM sections address the need to standardize specifications and details relating to public infrastructure within the City and further address input provided by staff and the stakeholders' group.

Additional proposed substantive revisions to Chapter 2 and 26 of the City of Killeen's Code of Ordinances include:

- 1) Section 2-150:** Modified to establish a fee for re-inspections prior to acceptance of infrastructure by the City. This fee is necessary to cover the expense associated with the continual re-mobilization by City crews, as more specifically discussed in the Section 26-83(c) justification below.
- 2) Section 26-41(c)(2)(3) & Section 26-51(c)(2)(3):** Modified to include requiring electronic copies of plats and engineering plans. This action will bring the City ordinance up to current practices.
- 3) Section 26-82(a):** Modified to include language requiring that any infrastructure that will support multiple phases of the proposed development be constructed in the first phase of the subdivision.
- 4) Section 26-83(a):** Modified to provide for an extension of the warranty period for situations where a developer does not provide flexible base backfill from the top of the bedding of water or sewer infrastructure to the bottom of the pavement when the infrastructure is located under a street.
- 5) Section 26-83(c):** Provides a re-inspection fee if the initial inspection by the City fails based on the IDDSM or other applicable regulations or if there is a risk to city equipment or personnel because of a condition created by the developer. The developer will have the option of contracting a third party to conduct the inspections in-lieu of paying the fee.
- 6) Section 26-101(a);Section 26-112(b); & Section 26-113(b):** Provides references to the IDDSM and applicable regulations for design, construction, and testing of infrastructure.

FISCAL IMPACT

There is no fiscal impact to the City associated with this ordinance.

RECOMMENDATION

City Staff recommends that the City Council adopt the proposed ordinance amending Chapter 2 (Article VI. Fees.) and Chapter 26 (Subdivision and Property Development Regulations) of the City of Killeen Code of Ordinances to establish a public infrastructure re-inspection fee, amend various sections of Chapter 26, and adopt details and specifications to be included within the City's Infrastructure Design and Development Standards Manual.