

## AGENDA ITEM

June 7, 2022

Subject: Residential sewer connection application

Department: Administration

An Acting Agent from Curtis and Sons Realty has requested 3411 E Austin Blvd, which is outside city limits, be granted access to the city sanitary sewer system.

### Manager Notes:

- *Properties outside corporate city limits.* Unless service has heretofore been established or the right to service has heretofore been granted by contract authorized by ordinance of the city council, no residential, commercial or industrial property outside the corporate limits of the city will be permitted to connect to the public sewer. (Section 28-36 (b) – Connection requirements)
- This property is directly west of the Order of Eagles lodge, 3313 E Austin, which is on City Sewer.
- This connection will require a Grinder Pump for service.
- Section 28-113 Pressure Sewer System
  - (b) *Permits.* Pressure sewer systems, including STEP systems or grinder pump sewer systems can only be used within the boundaries of the city when approved by a permit issued by the building inspector. The building inspector shall not approve permits for the use of pressure sewer systems when service could be provided from an existing gravity flow sewer main within 300 feet from the facility to be served by the proposed grinder pump sewer system.
  - (d) *Operation, maintenance and repair.* Operation, maintenance and repair of entire individual pressure sanitary sewer systems, including force mains, motors, pump units and appurtenances, shall be the responsibility of the city. Such pressure sanitary sewer systems, including common force mains, shall be dedicated to the city for maintenance and an easement of 15 feet surrounding said pumps and common force main should be dedicated to the city..
  - (g) *Fees.* A monthly fee shall be paid by all property occupants who have pressure sewer systems. This charge shall cover the additive city costs necessary to operate, maintain and repair pressure pump systems including the maintenance of adequate backup pumps and the provision of emergency power. This fee shall be in addition to any other water and sewer fees charged to these customers.
    - (1) Inside city limits: \$21.16
    - (2) Outside city limits: \$23.50

**BILL NO. 2022-057**

**ORDINANCE NO.**

**A SPECIAL ORDINANCE OF THE CITY OF NEVADA APPROVING THE CONNECTION TO THE CITY OF NEVADA SANITARY SEWER SYSTEM FOR PROPERTY LOCATED AT 3411 E AUSTIN BLVD, NEVADA MISSOURI**

**WHEREAS**, no residential, commercial or industrial property outside the corporate limits of the city will be permitted to connect to the public sewer unless service has been granted by ordinance of the City Council (*Section 28-36, City of Nevada Municipal Code*), and

**WHEREAS**, the acting agent of the owner of the property at 3411 E. Austin Blvd, location and legal description attached as "Exhibit A", request connection to the city sanitary sewer system; and

**WHEREAS**, the above property is not located within the city limits and it is therefore necessary to obtain specific City Council approval before the properties can be connected to the city sanitary sewer system, and.

**WHEREAS**, the City Council has considered the request and agree that permission to connect the parcel of property to the city sanitary sewer system is approved; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEVADA, MISSOURI, THAT:**

**Section 1.** The request to connect the property at 3411 E. Austin Blvd, location and legal description attached as "Exhibit A", to the city sanitary sewer system is hereby approved.

**Section 2:** The City Manager is authorized to draft a development agreement to establish construction cost and outlines the responsibilities of both parties and present to City Council for approval.

**Section 3.** This ordinance shall be in full force and effect from and after its passage and adoption.

**PASSED, APPROVED and ADOPTED** by the City Council of the City of Nevada, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

CITY OF NEVADA, MISSOURI

(SEAL)

By: \_\_\_\_\_  
George Knox, Mayor

Attest:

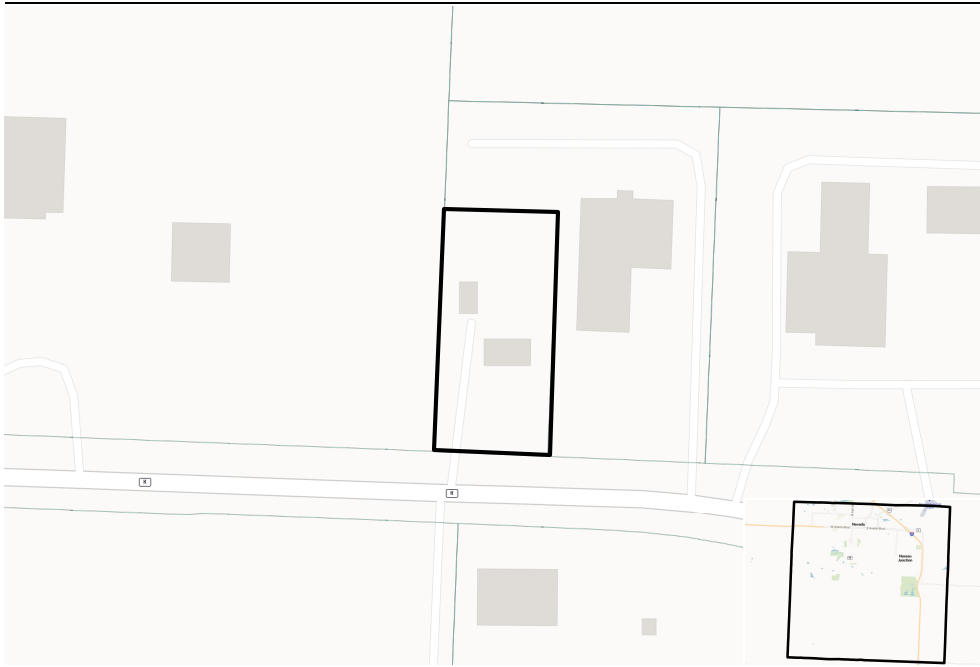
\_\_\_\_\_  
Stephanie Martin, City Clerk

# 3411 E Austin Blvd, Center, MO

<https://app.regrid.com/us/mo/vernon/center/14706>

## Regrid

By Loveland Technologies · Jun 06, 2022



Lat/Long: 37.83644, -94.31371

In: 64772, Census Tract 9501, Center, Vernon County, Missouri

## Parcel Data Fields

<b>Parcel ID:</b>	18-1.0-02-000-000-025.000	<b>Legal Description:</b>	BEG 34 FT W SW COR E 1/2 SE4 & ON N ROW LINE , OLD HWY 71 E 145 FT N 302 FT W 145 FT S 302
<b>Owner Name:</b>	GREGORY, CHANCE W	<b>Subdivision:</b>	81142 - 02-35-31 NEVADA
<b>Parcel Address:</b>	3411 E AUSTIN BLVD	<b>Latitude:</b>	37.836443
<b>Parcel Address City:</b>	NEVADA	<b>Longitude:</b>	-94.313707
<b>Parcel Address Zip Code:</b>	64772-4300	<b>Census 2020 Tract:</b>	29217950100
<b>Parcel Use Description:</b>	Residential	<b>Census 2020 Block:</b>	292179501003054
<b>Loveland Calculated Total Address Count:</b>	1	<b>Census 2020 Blockgroup:</b>	292179501003
<b>Loveland Calculated Building Footprint Square Feet:</b>	3365	<b>Total Square Footage of Structures:</b>	1416
<b>Loveland Calculated Building Count:</b>	3	<b>County-Provided Acres:</b>	1.0
<b>USPS Delivery Point Validation:</b>	V	<b>PLSS Township:</b>	035N
<b>Delivery Point Validation Codes:</b>	YN NN	<b>PLSS Section:</b>	Section 02
<b>Delivery Point Validation Notes:</b>	AABB	<b>PLSS Range:</b>	031W
<b>Delivery Point Match Type:</b>	S	<b>Parcel PIN:</b>	18-1.0-02-000-000-025.000
<b>CASS Error Codes:</b>	14.5,A1	<b>GIS Number:</b>	181002000000025000
<b>Residential Delivery Indicator:</b>	Y	<b>Total Residential Value:</b>	46870.0
<b>USPS Vacancy Indicator:</b>	N	<b>Total Commercial Value:</b>	0.0
<b>USPS Vacancy Indicator Date:</b>	2022-05-03	<b>Total Exempt:</b>	0.0
<b>Land Use Code: Activity:</b>	1100.0	<b>Total Assessed Residential Value:</b>	8910.0
<b>Land Use Code Description: Activity:</b>	Household	<b>Total Assessed Commercial Value:</b>	0.0
<b>Land Use Code: Function:</b>	1100.0	<b>Total Assessed Agricultural Value:</b>	0.0
<b>Land Use Code Description: Function:</b>	Private household		
<b>Land Use Code: Structure:</b>	1000.0		
<b>Land Use Code Description: Structure:</b>	Residential buildings		
<b>Land Use Code: Site:</b>	6000.0		
<b>Land Use Code Description: Site:</b>	Developed site with buildings		
<b>Structure Year Built:</b>	1955		
<b>Structure Style:</b>	1 Story Frame		

**Total Parcel Value:** 46870.0  
**Agricultural Value:** 0.0  
**Last Sale Price:** 0.0  
**Last Sale Date:** 2020-09-29  
**Mailing Address:** 3411 E AUSTIN BLVD  
**Mailing Address City:** NEVADA  
**Mailing Address State:** MO  
**Mailing Address ZIP Code:** 64772-4300  
**Parcel Address Number:** 3411  
**Parcel Address Street Name:** AUSTIN  
**Primary Address Source:** county,census\_places;accuzip

**Total Assessed Exempt:** 0.0  
**Total Assessed Value:** 8910.0  
**Master Tax District:** 18-14-0-18-18  
**Political Township:** Center  
**School District:** R5 Nevada  
**City District:** None  
**Special Road District:** Center Special Road  
**Road District:** Center Road  
**Recording:** 02020 - 02325  
**Dov CRV:** 0001  
**Residential Occupancy:** Single-Family / Owner Occupied  
**Map Code:** 64  
**Map Name:** ZNE 1 R5 PAV  
**Calculated Acres:** 1.01232  
**Calculated Parcel Sq Ft:** 44097  
**Federal Qualified Opportunity Zone:** No  
**LL\_UUID:** fac8121a-6128-42be-94c4-4c89340320eb