

## Work Session

April 17, 2024 – 5:00 P.M.

I. Call to Order

II. Roll Call

- \_\_\_\_\_ Brett Parker, District 3
- \_\_\_\_\_ Mary L. Gonzales, At Large, Position 1
- \_\_\_\_\_ Tom Groneman, District 2
- \_\_\_\_\_ David Haley, At Large, Position 2
- \_\_\_\_\_ Stevie A. Wakes, Sr., District 1
- \_\_\_\_\_ Rose Mulvany Henry, At Large, Position 3

III. Approval of Agenda

IV. Board Update/GM Update

V. Discussion of Renewal of Infill Housing Resolution

VI. Electric Production Spring Outage Update

VII. Adjourn

# KCBPU Infill Housing PROGRAM & Development East of I-635

April 2024

# Presentation Content

- Resolution No. 5261
- Resolution No. 5262
- Program Fees - Original
- Program Fees - Proposed
- Program Process
- Program Results

## **RESOLUTION AUTHORIZING THE WAIVING OF WATER CONNECTION FEES EAST OF I-635**

- **The Board of Directors of the BPU has determined that it is in the best interest of our community for the BPU to support targeted residential redevelopment incentives and seek to increase revenues where BPU has made a significant investment in infrastructure improvements.**
- **Waivers do not apply to commercial or industrial customers. Apartment complexes are considered to be commercial customers.**
- **The BPU staff will work within the framework established by this Board action to meet these goals.**
- **The resolution was adopted in FY2021 and expired on December 31, 2023.**



- **The General Manager is authorized to waive the System Development and Tap Fees for new single family residential construction in areas East of I-635 that previously had BPU water service lines in place.**
- **The redevelopment must be a single-family home or town home requiring a new 5/8-inch meter and owned by an individual. Dwellings that require a meter larger than 5/8 inch will be required to pay the total amount of the established fees.**
- **Existing water line must be of adequate size to provide domestic service and fire protection and front the property.**
- **The developer/owner of the residential development shall fund all improvements (inside and outside the development) that are required for domestic service and fire protection.**

## **RESOLUTION AUTHORIZING THE WAIVING OF CERTAIN FEES IN SUPPORT OF THE UNIFIED GOVERNMENT INFILL HOUSING PROGRAM**

- **The Unified Government developed an Infill housing program to support development and increase the tax base of the Unified Government**
- **The Board of Directors of the BPU has determined that it is in the best interest of our community for the BPU to support targeted economic development incentives and seek to increase BPU revenues**
- **The BPU staff will work within the framework established by this Board action to meet these goals.**
- **The resolution was adopted in FY2021 and expired on December 31, 2023.**

# Resolution 5262

- **The General Manager is authorized to provide the program incentives to developers and/or builders in the form of waiving electric and water fees for the Infill Housing Development Program created by the Unified Government.**
- **The majority of the incentives will be targeted for East of I-635 but will also be available for some areas between I-635 and 78th Street.**
- **BPU Permit and Connection Fees Waived for certain UG Land Bank Lots East of 78<sup>th</sup> Street to be used for residential construction of single-family homes or duplexes. The BPU waivers will be reviewed annually.**

- The landowner or potential landowner will start the process by contacting the BPU water and electric engineering departments and completing a simple form requesting evaluation of the property.
- The BPU will review the current infrastructure and what makeready work is needed and the BPU will inform the potential customer what incentives will be offered.
- As properties have different service requirements and make ready costs the BPU is unable to provide a blanket waiver but will consider each property on an individual basis.
- Any underground electric service will need to be reviewed separately as costs will likely be significantly higher.
- To qualify the water service will be no larger than  $\frac{3}{4}$ " and the meter size of  $\frac{5}{8}$ ".

# Waived Fees Example - Original

Type of Service	Average Value
Temporary Electric Service Fee	\$ 500
Overhead Electric Service Drop Allowance	\$ 1000
Residential Water Tap Fee (3/4" tap)	\$ 300
Water System Development Fee (5/8" meter)	\$ 2,000
Average savings per home	\$ 3,800

# Waived Fees Example - Proposed

Type of Service	Average Value
Temporary Electric Service Fee	\$ 350 *
Overhead Electric Service Drop Allowance	\$ 200 *
Residential Water Tap Fee (3/4" tap)	\$ 300
Water System Development Fee (5/8" meter)	\$ 2,000
Average savings per home	\$ 2,850

\*Added electric incentives that go beyond electric service policy

# Electric Service Policy

## BPU standard policies for new permanent single phase electric services:

- BPU policy is to absorb the cost of installing up to 1 span (typically 100' or less) of secondary service infrastructure from the property line to the customer's point of service.
- If the customer's point of service is less than 100' from the property line then BPU absorbs all costs of the infrastructure.
- If the customer's point of service is greater than 100' from the property line then BPU charges the customer the full cost of the infrastructure, minus a \$1,000 allowance for the first 100' span of infrastructure.
- In both cases, BPU always charges the meter base fee (\$75) and the application fee (\$75) to the customer. This resolution would waive those fees in any case.

# In-Fill Program Process

- UG will notify builder/developer at the time of landbank sale to complete BPU Infill Housing form and,
- Builder/developer will be instructed to email this form to:  
[InFillHousingProgram@bpu.com](mailto:InFillHousingProgram@bpu.com)
- Once the email is received this will kickoff the program process for a new service request for landbank designated property.
- Each department: Electric will monitor the emails for applications
- Each department will review each landbank property to verify if they qualify for our program
- If the property meets the program requirements the departments will process the applications to receive the waived fees.
- A tracking sheet for this program was developed in OnBase so all departments involved would have access.



# Combined Program Results

- Total UG Landbank Properties : 33
- Total Water Waivers East of I-635 : 25
- Uncollected Fees - One-Time Waiver (Electric & Water) : \$110,000
- 2020 Revenue Collected On Above Parcels : \$0
- 2022 and 2023 Combined Revenue Collected From Programs : \$121,237

# The Team

- **Chris Stewart**, Director Civil Engineering
- **Pat Morrill**, Director Engineer - Electrical
- **Courtney Conner**, Supervisor Distribution Eng.
- **Phillip Brown**, Engineer Supervisor - Civil
- **David Wilson**, Supervisor T&D Engineering
- **Carlos Quijas**, Development Coordinator
- **Jenny Li**, Civil Engineering Supervisor
- **Gloria Barnett**, Civil Engineering Clerk II
- **Tania Taylor**, Senior GIS Analyst - Electric

# Questions



# Electric Production Spring Outage 2024 Update

4/17/2024

- Major Capital Projects
  - Hot/Rating/Cold Air Damper Replacement
  - Circulating Dry Scrubber (CDS) Reactor Liner Replacement
- Major O&M Projects
  - Robotic Boiler Inspection
  - High Energy Piping Inspection
  - Hydrogen Cooler Leak

## Hot/Rating/Cold Air Damper Replacement

- Damper replacement on Primary Air system:
  - (3) 72” dia. Hot Air butterfly dampers
  - (3) 36” dia. Tempering (Cold) Air butterfly dampers
  - (3) 75” x 66” louvered Rating dampers



## Circulating Dry Scrubber (CDS) Reactor Liner Replacement

- Scope: CDS-A Reactor only
  - Remove original liner plates (AR400) due to corrosion and erosion.
  - Ultrasonic thickness (UT) inspection.
  - Repair CDS wall, as needed per UT.
  - Install new liner plates (SS2205) - high resistance to pitting and crevice corrosion.
  - Add a stiffener to CDS cone to increase the external pressure for the cone.



## Circulating Dry Scrubber (CDS) Reactor Liner Replacement



2023 Corrosion & Erosion  
Liners



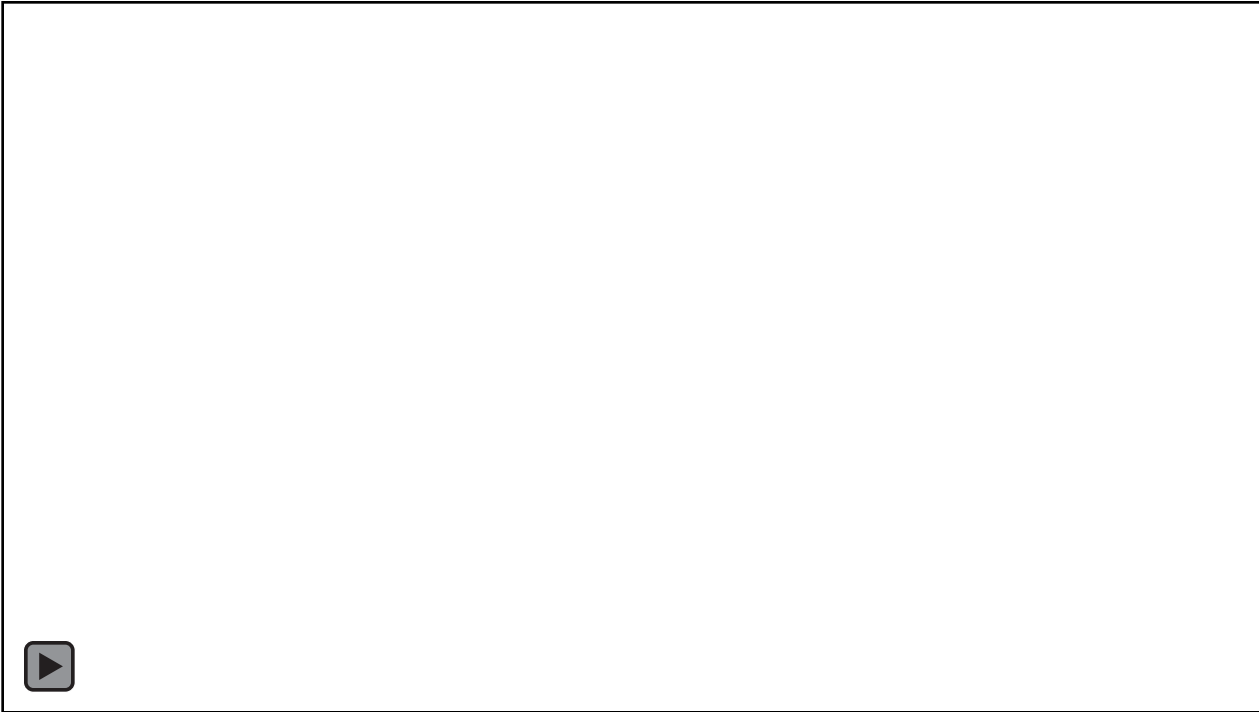


## Robotic Boiler Inspection

- Ultrasonic Thickness inspection of Lower Slope and Water Wall tubes
  - Utilized robot “climbers” with scanners matching tube profiles
  - Relatively new technology allows for faster, more complete coverage
  - Light tube wall cleaning to remove soot and ash



## Robotic Boiler Inspection



## High Energy Piping Inspection

- Non-destructive examination of critical boiler components
  - Inspect weld integrity and metal condition of high temperature, high pressure piping components
  - Includes steam piping, feedwater piping, hangers/supports, vessels

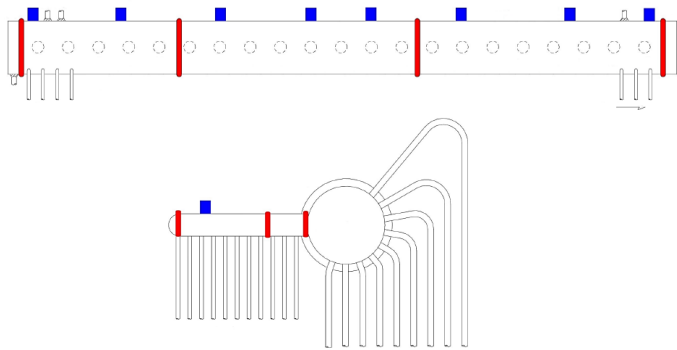


Fig. 25. Sketch of the High-Temperature Superheater Inlet header.



## Hydrogen Cooler Leak



- Generator Hydrogen Coolers will be removed, tested for leaks and tested for tube wall thickness
- If leaks or thin wall tubes are found, the tubes will be plugged and a plan will be determined for future repairs or replacement if needed.
- Additional work Siemens will complete while onsite: Lube Oil Cooler B Leak and LP Turbine L-0 Phased Array NDE Inspection.