

## Staff Report

**Water Service Connection Fee Waiver for  
230 South Dayton Avenue**

June 23, 2015

**BACKGROUND**

On April 28, 2015 the City Council referred to staff a letter from Jeanee Moore requesting a water service connection fee waiver. Her justification for the request is shown in the copy of her original request letter (Attachment A).

**STAFF COMMENTS**

Staff has reviewed the area and found the home was originally constructed in 1962, and the property was annexed in 1995. The water main adjacent to this property is a 14" ductile iron pipe installed in 1969. The property, according to Story County Environmental Health, is served by two wells; one for irrigation and one for domestic water use.

For this type of situation, Appendix F of the Municipal Code requires a water main tapping fee of \$18 per linear foot of property frontage. In this case, the property frontage is approximately 550 linear feet, which would require a tapping fee of \$9,900. Additionally, property owners are also required to cover all plumbing costs associated with making the water main tap, setting the water meter, and constructing the copper service line, as well as installing a pressure reduction device or any back flow prevention required by the Plumbing Code.

**The City's tapping fee was established to insure that the Water Fund and its city-wide customers are reimbursed for up-front costs involved with the extension of water mains across the City. That fee is paid when a new water customer/property owner chooses to take advantage of the City's existing water distribution system.**

**OPTIONS**

**Option 1 .** Require the property owner to pay the tapping shown in Appendix F of the Municipal Code (\$9,900).

**Option 2 .** Require the property owner to pay a tapping fee for an average residential lot frontage of 80 feet (\$1440) with an agreement that the balance (\$8,460) is to be paid if any additional taps are required due to future subdivision/additional development.

This option is similar to the option provided to private property owners on Grant Avenue during the recent annexation process.

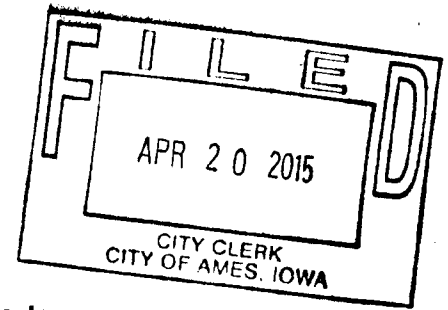
**Option 3.** Waive the tapping fee in its entirety.

## Attachment A

PKts. 4-24-15

April 17, 2015

City of Ames Council Members  
Diane Voss – City Clerk  
515 Clark Ave  
Ames, Iowa 50010



**Re: Water service connection fee waiver for 230 S. Dayton Ave, Ames, Iowa**

Dear esteemed council members,

This letter is in regard to the engineering fee of \$18 per lineal foot for water service connection as documented in the Municipal Ordinance.

I understand that this fee was adopted to recover the approximate actual costs of city services; however, I believe that the above named property has unique qualities and ask that the council take these into consideration in order to waive said fee.

1. The property is a long and narrow strip of land covering approximately 3 acres with frontage road measuring 553 feet. If charged at \$18/lineal foot, the water connection charge would be in excess of \$9900. This is an exorbitant amount to cover the "actual costs" to the city.
2. The property is surrounded by industrial businesses and would not be easily developed as a residential lot(s).
3. Property holds a single family home for over 52 years with no plans to divide or sell.
4. Property annexed into the city limits with no city services provided.

I ask that the city engineering staff look at the history of the parcel and its uniqueness to adjust the fee accordingly. Please contact me directly if additional information is necessary to expedite the waiver request in an attempt to finalize the actual connection by the summer of 2015.

Kind Regards,

*Jeanne Moore*

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