

**COUNCIL ACTION FORM**

**SUBJECT: ESTABLISHMENT OF PUBLIC HEARING DATES FOR GRANT AVENUE WATER AND SANITARY SEWER CONNECTION DISTRICTS**

**BACKGROUND:**

Since 2009 the City has been working with developers, land owners, and current residents within the northern growth area to plan for the installation of public infrastructure to serve this area. The northern growth area, generally located north of Bloomington Heights Subdivision to W. 190<sup>th</sup> Street between the UPRR tracks and Ada Hayden Heritage Park, has been identified by the Council for residential development.

To facilitate this growth, Council directed that the water main and sanitary sewer main extensions to serve this area be included in the 2012/13 Capital Improvements Plan and Budget. The 2014/15 Capital Improvements Plan also includes the street paving of Grant Avenue. The City will up-front the costs to design and install each of these improvements. Utility connection districts will be established to recover the utility costs as developments are platted and as existing homesteads connect to these mains. Street construction costs will be shared and recovered through a separate special assessment district. The annexation agreements previously signed between the City and the three developers (Rose Prairie, Quarry Estates and Hunziker) confirmed these financing arrangements.

When a city chooses to install utilities abutting undeveloped properties, it may establish connection districts to recoup construction costs through fees collected at the time utility service is requested. This process is authorized under Iowa Code, Section 384.38(3). This Council Action Form initiates these processes for the water and sanitary sewer main extensions to be bid and constructed this year. The planned schedule for the bidding process is as follows:

March 25	Council approves Plans & Specifications
April 16	Project Bid Letting
April 22	Report of Bids, Approval of Final Plans and Specifications, and Award of Bid

The proposed **sanitary sewer connection district** of approximately 741.59 acres is shown in Attachment A along with the property owners who will be served by this main. The estimated fee for all parcels shown in Attachment A is \$1,641.36 per acre. Parcels 6, 7, 8 and 9 have an additional estimated connection fee of \$1,204.80 per acre, since this section of main will only serve those parcels. Parcel 16 has an additional estimated

connection fee of \$1,341.53, since this section of sanitary sewer main only serves this one parcel.

The proposed **water connection district** of approximately 410.88 acres is shown in Attachment B, along with the property owners that are to be served by this main. The estimated connection fee for water main improvements is \$1,084.24 per acre.

The general locations of the water and sanitary sewer mains are shown in Attachment C.

After up-fronting the expense of installing these water and sewer mains, the City will be reimbursed as development occurs and as existing homeowners connect to the utilities. The Rose Prairie, Quarry Estates and Hunziker annexation agreements specify that the developers will, upon approval of each final plat, pay a connection fee for the “benefitted area” included in that plat. After ten years, the next final plat will trigger repayment of any remaining balance.

During annexation discussions with the existing residents along Grant Avenue, concern was expressed regarding their high “per acre” water and sewer connection costs. Council authorized staff to offer a one-time “in town” connection fee (presently \$1,440 per utility) for each existing homestead if the property owners would voluntarily annex. The remaining balance of any connection fee would then be paid only if another connection was later requested due to subdivision of their residential property. To date, only two property owners have agreed to the voluntary annexation and the offer of reduced initial connection fees. Separate agreements approved by Council have confirmed those arrangements.

Two final notes are in order. First, no City property is included in the water or sewer connection districts, since no facilities will be constructed in Ada Hayden Park that requires water or sewer service. Second, the Rose Prairie annexation agreement contemplates two other sewer connection districts to partially reimburse Rose Prairie for the cost of extending sewer across their property to serve future growth to the west and north. Since Rose Prairie has not yet initiated development, those extensions are not being constructed nor are those connection districts established at this time.

#### **ALTERNATIVES:**

1. Set a public hearing date of April 8, 2014 for establishment of water and sanitary sewer connection districts in the northern growth area; and direct the City Attorney to prepare ordinances to establish these districts and to recover the City costs that will be spent to install utilities as the properties are developed.
2. Delay setting the public hearing to establish these utility connection districts.

**MANAGER'S RECOMMENDED ACTION:**

By initiating the process to establish these two utility connection districts, Council will set in motion the means for the City to recover the costs of installing the new water and sewer mains. The projects can thus be bid, awarded and constructed during the 2014 construction season.

Therefore, it is the recommendation of the City Manger that the Council adopt Alternative No. 1 as described above.

W 190TH ST

12

11

9

13

10

8

**Grant Avenue  
Sanitary Sewer  
Connection District (#1)  
Attachment A**

6

7

18

14

15

5

17

4

16

3

1

2

HARRISON RD

HYDE AVE



### Sanitary Sewer Connection District #1\*

Parcel	Owner
1	Roger and Lori Hamblin
2	Clayton Gregg and Julie Schwery
3	Paul and Margot Eness
4	Mark Taylor and Allison Eness
5	Paul and Margot Eness
6	Hunziker Land Development
7	Harold and Betty Frame
8	Brian Frame
9	Quarry Estates

Parcel	Owner
10	Sansgaard Group
11	Ames Community Bank
12	Citicasters Group
13	Ames Golf and Country Club
14	Joshua and Rachel Mack
15	Borgmeyer
16	Erben and Margaret Hunziker
17	Sansgaard Group
18	Leroy and Sue Sturges

**\*UPRR is NOT a part of the Connection District**



W 190TH ST

12

11

9

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6

7

**Grant Avenue  
Sanitary Sewer  
Connection District (#2)  
Attachment A**

18

5

GRANT AVE

14

15

17

4

16

3

1

2

LAKESIDE DR

WATERBURY CIR

HYDE AVE

WESTON DR

DANBURY RD

HARRISON RD

**Sanitary Sewer Connection District #2**

<b>Parcel</b>	<b>Owner</b>
6	Hunziker Land Development
7	Harold and Betty Frame
8	Brian Frame
9	Quarry Estates



W 190TH ST

12

11

9

ALTA VISTA RD

13

10

**Grant Avenue  
Sanitary Sewer  
Connection District (#3)  
Attachment A**

6

7

8

GRANT AVE

GEORGE W CARVER AVE

18

5

14

15

17

4

3

1

2

16

WESTON DR

DANBURY RD

HARRISON RD

HYDE AVE

WATERBURY CIR



**Sanitary Sewer Connection District #3\***

Parcel	Owner
16	Erben and Margaret Hunziker

**\*UPRR is NOT a part of the Connection District**



W 190TH ST

12

11

9

13

10

8

**Grant Avenue  
Water Connection District  
Attachment B**

6

7

GEORGE W CARVER AVE

18

14

15

5

17

4

3

16

1

2

HARRISON RD

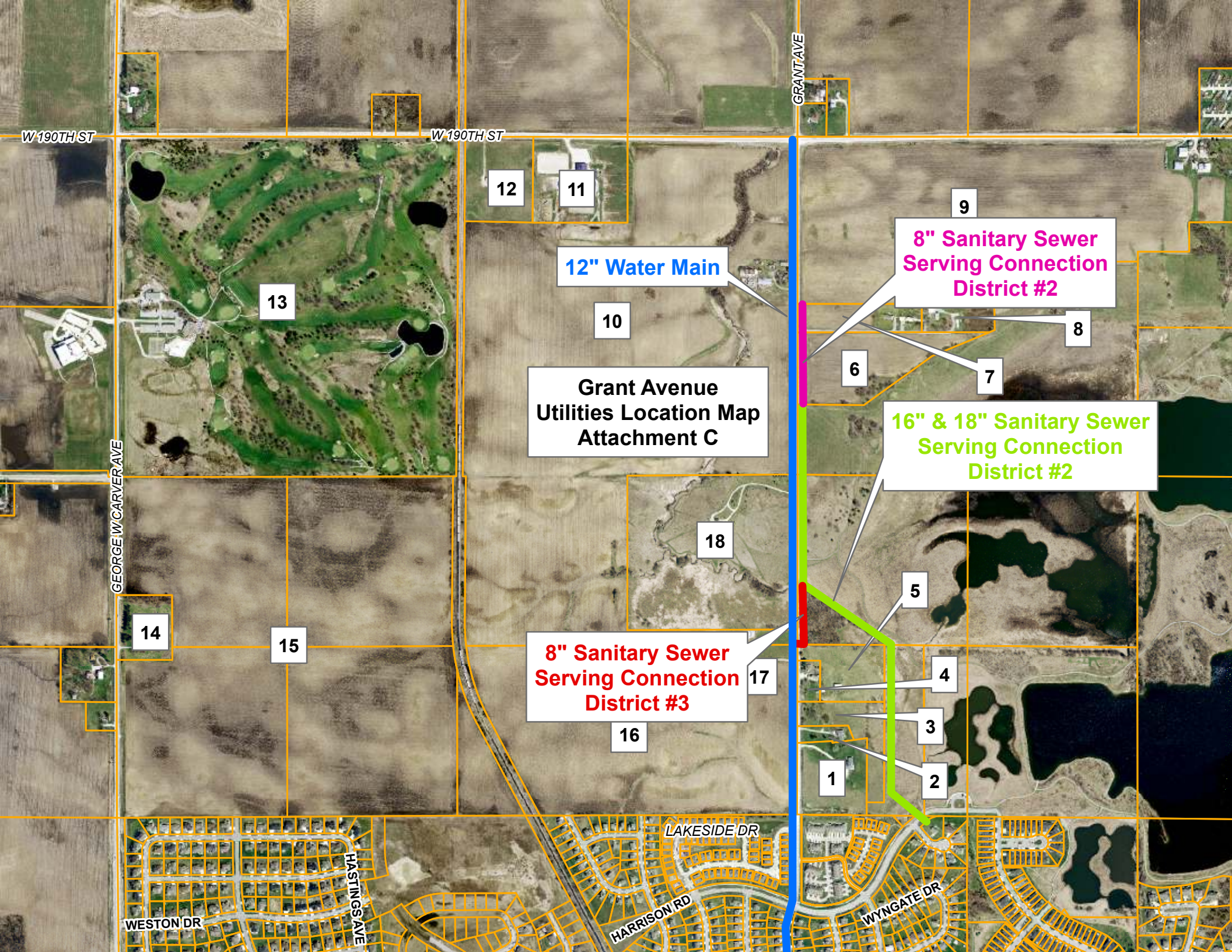
WESTON DR

HASTINGS AVE

**Attachment B (Cont.)**

**Water Connection District**

1	Roger and Lori Hamblin
2	Clayton Gregg and Julie Schwery
3	Paul and Margot Eness
4	Mark Taylor and Allison Eness
5	Paul and Margot Eness
6	Hunziker Land Development
7	Harold and Betty Frame
8	Brian Frame
9	Quarry Estates
10	Sansgaard Group
16	Erben and Margaret Hunziker
17	Sansgaard Group
18	Leroy and Sue Sturges



W 190TH ST

W 190TH ST

GRANT AVE

GEORGE W CARVER AVE

WESTON DR

HASTINGS AVE

HARRISON RD

LAKESIDE DR

WYNGATE DR

12

11

9

13

10

8

6

7

Grant Avenue  
Utilities Location Map  
Attachment C

16" & 18" Sanitary Sewer  
Serving Connection  
District #2

18

14

15

5

8" Sanitary Sewer  
Serving Connection  
District #3

17

16

4

3

1

2