

ITEM#: 1
DATE: 01-31-23
DEPT: PW

COUNCIL ACTION FORM

SUBJECT: PRAIRIE VIEW INDUSTRIAL CENTER CONNECTION DISTRICTS

BACKGROUND:

The Prairie View Utility Extension Project consists of the extension of water and sanitary sewer mains to the recently annexed area east of Interstate 35 (I-35). A water main and a gravity sewer main have been constructed from 4100 East Lincoln Way (just east of Country Landscapes) to Teller Ave (580th) and are being further extended to Potter Ave (590th) this winter. Also, a sanitary sewer force main has been installed from Freel Drive to Teller Ave and a sanitary sewer lift station has been constructed south of East Lincoln Way at 207 S Teller Ave.

In order to recover the local costs (portion of project not funded by federal monies) from this project, sewer and water connection fee districts are being established for new industrial development area, as directed by City Council in July 2018. **City Council confirmed this on December 13, 2022, when taking action to set a public hearing date of January 10, 2023, for establishment of water and sanitary sewer connection districts in the Prairie View Industrial area and directing the City Attorney to prepare ordinances to establish these districts to recover the City costs to install utilities as the properties are developed. City Council continued the public hearing until January 31, 2023, to provide adequate time to meet the notification requirements set forth in the Code of Iowa.**

Attached is the ordinance establishing the Prairie View Industrial Center Water and Sanitary Sewer Connection Fee District for consideration of adoption. **In accordance with this ordinance when a connection is made to this new infrastructure, the per acre connection fee charge will be \$3,438.87 for Sanitary Sewer and will increase by \$207 each succeeding year. For Water, the per acre connection fee will be \$990.66 and will increase by \$60 each year. For existing single family homes, the connection fees will be at the standard City rates which currently are \$30 per lineal foot of frontage for each Water and Sanitary Sewer connection using a typical lot frontage of 80 feet.**

ALTERNATIVES:

1. Approve first passage of an ordinance to amend Municipal Code of the City of Ames, Iowa, by enacting a new Chapter 28, Section 28.908 thereof, for the purpose of creating a water and sanitary sewer connection fee district as the Prairie View Industrial Center Connection District, and by enacting Appendix X setting forth the fees and map for said District, and repealing any and all ordinances or parts of ordinances in conflict to the extent of such conflict, and establishing the effective date.

2. Direct staff to amend the proposed ordinance.
3. Decide not to move ahead with establishing water and sanitary sewer connections fee districts in the Prairie View Industrial Center.

CITY MANAGER'S RECOMMENDED ACTION:

This ordinance will allow the City to recover local costs associated with the water main and trunk sewer extensions through the Prairie View Industrial area when a connection is made to the City's water and sewer infrastructure in this area. **Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1.**