


COUNCIL COMMUNICATION

	Number:	18-679	Meeting:	December 17, 2018
	Agenda Item:	32	Roll Call:	[]
	Submitted by:	Jonathan A. Gano, P.E., Public Works Director		

AGENDA HEADING:

Setting public hearing on proposed connection fee ordinance for Little Four Mile Trunk Sewer System Benefited District.

SYNOPSIS:

Recommend approval to set public hearing on proposed connection fee ordinance and to publish and mail notice to property owners for said public hearing for proposed connection fee ordinance.

FISCAL IMPACT:

Amount: \$2,684,356 estimated total project cost

Funding Source: 2018-2019 CIP, Page Sanitary - 4, Little Four Mile Trunk Sanitary Sewer, SS137, Sanitary Sewer Funds

ADDITIONAL INFORMATION:

- This project provides for construction of a trunk sanitary sewer system to provide sanitary sewer service for the area lying north of the Iowa Interstate Railroad right-of-way, south of Broadway Avenue, west of Highway 65, and generally east of NE 48th Street on the north and NE 50th Street on the south. The total estimated project cost of \$2,684,356 is initially funded by the Sanitary Sewer Enterprise fund and then recovered over time as the area develops and connection fees are collected.
- A total area of 634-acres serviceable by the proposed trunk sanitary sewer, was used to calculate the proposed connection fee. Of the area potentially serviceable by the proposed trunk sewer, 207-acres is located within the City of Pleasant Hill or within the area covered by a 2010 Annexation Moratorium Agreement (south of NE 23rd Avenue/Oak Hill Drive NE/27th Avenue NE). The remaining 427-acres of serviceable area outside of the City of Pleasant Hill and outside of the area designated in the annexation moratorium make up the benefited district boundary described in the proposed ordinance. At such time properties within Pleasant Hill may request to connect to the trunk sewer a separate agreement with the City of Pleasant Hill will need to be negotiated to allow the connection and payment of the connection fee.

- Property owners within the Little Four Mile Trunk Sanitary Sewer Benefited District will be eligible to voluntarily connect to the Little Four Mile Trunk Sanitary Sewer upon application, approval, and payment of the connection fee. Property owners who make application to connect their properties to the trunk sewer will be required to pay a connection fee of \$4,234 per acre plus interest at a rate of 3.5% per annum for each parcel of land that will be connected to and served by the trunk sewer. Upon completion of the construction project, the connection fee will be subject to adjustment if the actual total project cost is less than the estimated cost.
- The proposed public hearing date is January 14, 2019. Final approval of the ordinance establishing the Little Four Mile Trunk Sewer System Benefited District is necessary before awarding the construction contract for the associated Little Four Mile Trunk Sanitary Sewer project (Activity ID 07-2018-033), which is anticipated on January 28, 2019.



PREVIOUS COUNCIL ACTION(S):

Date: December 3, 2018

Roll Call Number: [18-2006](#) and [18-2007](#)

Action: [Amending](#) Chapter 118 of the Municipal Code regarding fee for connection to major sanitary sewer facilities. ([Council Communication No. 18-653](#)) Moved by Gatto that this ordinance be considered and given first vote for passage. Motion Carried 7-0.

(A) [Final](#) consideration of ordinance above (waiver requested by the City Manager), requires six votes. Moved by Gatto that the rule requiring that an ordinance must be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, that the ordinance be placed upon its final passage and that the ordinance do now pass, #15,733. Motion Carried 7-0.

Date: November 19, 2018

Roll Call Number: [18-1954](#)

Action: [Cancellation](#) of hearing on proposed Connection Fee Ordinance and withdrawal of proposed ordinance for Little Four Mile Trunk Sewer System Benefitted District. Moved by Westergaard to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Anticipated actions include final approval of connection fee ordinance, receive and file bids, designate lowest bidder, and approve contract and bond; partial payments to the contractor and final acceptance of work; also future amendment of connection fee ordinance to establish fee schedule after total actual project costs are determined.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.