



Roll Call Number

18-1869

Agenda Item Number

48

Date November 5, 2018

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**HOLD HEARING ON
PROPOSED CONNECTION FEE ORDINANCE FOR
LITTLE FOUR MILE TRUNK SEWER SYSTEM BENEFITED DISTRICT**

WHEREAS, this City Council has determined the necessity and advisability of constructing the Little Four Mile Trunk Sanitary Sewer Project ("Project"), a public improvement project for the 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; and

WHEREAS, the Project will allow the area to be developed and provide for the projected growth that is anticipated with the Highway 65 corridor; and

WHEREAS, this City Council proposes that the costs of designing and constructing said Project are estimated to be \$2,684,356, and should be recovered by the imposition of a connection fee upon the owners of properties which will connect to and derive service from said sewer; and

WHEREAS, a proposed connection fee ordinance has been prepared for said purpose, which ordinance would establish a benefited district to be known as the Little Four Mile Trunk Sanitary Sewer System Benefited District and would establish the boundaries of said district as follows:

Commencing at the point of intersection of the centerline of the right-of-way of NE 56th Street and the north right-of-way line of the Iowa Interstate Railroad right-of-way; thence easterly and northeasterly along the northwesterly right-of-way line on the Iowa Interstate Railroad to the point of intersection with the westerly right-of-way line of U.S. Highway 65; thence northerly along said westerly right-of-way line of U.S. 65 to the point of intersection with the north line of South 1/2 of the Northeast 1/4 Section 22, Township 79 North, Range 23 West of the Fifth Principal Meridian; thence west along said north line of the south 1/2 of the Northeast 1/4 of said Section 22 to the Northwest Corner of the South 1/2 of the Northeast 1/4 of said section 22; thence south along the west line of the south 1/2 of the Northeast 1/4 of said Section 22 to the center of said Section 22; thence south along the west line of the Southeast 1/4 of said Section 22 to the South 1/4 corner of said Section 22; thence east along the south line of the Southeast 1/4 of said section to the northwest corner of the property described as the West 10 rods of the North 16 rods of the Northeast 1/4 of the Northeast 1/4 of Section 27, Township 79 North, Range 23 West of the Fifth Principal Meridian; thence south along the west line of the West 10 rods of the North 16 rods of the Northeast 1/4 of the Northeast 1/4 of said Section 27 to the southwest corner of the property described as West 10 rods of the North 16 rods of the Northeast 1/4 of the Northeast 1/4 of Section 27, Township 79 North, Range 23 West; thence east along the south line of the west 20 rods of the north 16 rods of the Northeast 1/4 of the Northeast 1/4 of said Section 27 to the southeast corner of the west 20 rods of the North 16 rods of the Northeast 1/4 of the Northeast 1/4 of Said Section 27, said point being on the west line of Lot 1 of Fini Acres Plat 2, an official plat; thence south along the said west line of Lot 1 Fini Acres Plat 2 to the southwest corner of said Lot 1; thence east



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along the south line of said Lot 1 to the southeast corner of Lot 1 Fini Acres Plat 2; thence continuing east along a straight line to the northwest corner of Lot 54 Brook Landing Plat 1, an official plat, said corner being on the east right-of-way line of E 56th Court; thence southerly along said east right-of-way line to the north right-of-way line of Brook View Avenue; thence southeasterly to the intersection of the east right-of-way line of said E 56th Court and the north right-of-way line of said Brook View Avenue; thence southeasterly along said east right-of-way line, said east right-of-way line also being easterly line of Lot F in said Brook Landing Plat 1, to the southeast corner of said Lot F of said Brook Landing Plat 1; thence along as straight line across Outlot X of said Fini Acres Plat 2 and across Outlot X of Fini Acres Replat, an official plat, to the northwest corner Lot 1 Fini Acres Replat; thence south along the west line of Lots 1, 2 and 3 of said Fini Acres Replat to the southwest corner of said Lot 3 Fini Acres Replat; thence south across said Outlet X Fini Acres Replat to the northwest corner Lot 4 Fini Acres Replat; thence south along the west line of Lots 4, 5 and 6 of said Fini Acres Replat to the southwest corner of said Lot 6 Fini Acres Replat, said southwest corner being on the northerly line of Lot 1 Silverado, an official plat; thence westerly along said northerly line of Lot 1 Silverado Acres to the northwest corner of said Lot 1 Silverado Acres, said northwest corner also being the northeast corner of Lot 7 Josiah F. Oglevie Estate, an official plat; thence northwesterly along the northerly line of said Lot 7 Josiah F. Oglevie Estate to the northwest corner of said Lot 7 Josiah F. Oglevie Estate; thence south along the west line of said Lot 7 Josiah F. Oglevie Estate to the northwest corner of Parcel A of said Lot 7 Josiah F. Oglevie Estate, Parcel A recorded in Book 8356 pages 999-1000 at the Recorder's office of Polk County, Iowa; thence east along the north line of said Parcel A to the northeast corner of said Parcel A; thence south along the east line of said Parcel A to the southeast corner of said Parcel A; thence continuing south across the right-of-way of NE 23rd Avenue along the southerly extension of said east line of said Parcel A, to a point on the south right-of-way line of NE 23rd Avenue; thence west along said south right-of-way to the west line of Lot 5 Stephen F. Harvey Estate, an official plat; thence south along said west line of said Lot 5 Stephen F. Harvey Estate to the southwest corner of said Lot 5 Stephen F. Harvey Estate; thence east along the south line of said Lot 5 Stephen F. Harvey Estate to the southeast corner of said Lot 5 Stephen F. Harvey Estate; thence continuing east along the south line of Lot 6 in said Stephen F. Harvey Estate to the southeast corner of said Lot 6 Stephen F. Harvey Estate; thence continuing east along the easterly extension of said south line to the centerline of the right-of-way of NE 56th Street; thence south along said right-of-way centerline to the point of beginning.

WHEREAS, pursuant to said ordinance, property owners would be eligible to connect to said sewer upon application therefore and payment of a connection fee in the amount of \$4,234 per acre for each acre of land to be connected to and served by said sewer plus interest at a rate of 3.5% per annum; and

WHEREAS, on September 24, 2018, by Roll Call No. 18-1581, it was duly resolved by the City Council of the City of Des Moines, Iowa, that the proposed ordinance be set down for hearing on October 22, 2018, at 5:00 p.m., in the Council Chambers; and



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WHEREAS, due notice of said hearing for the proposed ordinance was given to all necessary parties as provided by law, setting forth the date, time and place for hearing on said proposal; and

WHEREAS, in accordance with said notice, those interested in said proposed ordinance, both for and against, have been given an opportunity to be heard with respect thereto and have presented their views to the City Council of the City of Des Moines, Iowa.

WHEREAS, on October 22, 2018, by Roll Call No. 18-1783, it was duly resolved by the City Council of the City of Des Moines, Iowa, that the hearing be continued to November 5, 2018, at 5:00 p.m., in the Council Chambers.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, as follows:

1. Upon due consideration of the facts and statements of interested persons, any and all objections to said proposed ordinance are hereby overruled, and the hearing is closed.
2. Upon final passage of said proposed ordinance establishing the Little Four Mile Trunk Sanitary Sewer System Benefited District, the City Clerk is authorized and directed to certify said ordinance and send it, along with proof of publication, to the Office of the Polk County Recorder for purpose causing these documents to be recorded.

APPROVED AS TO FORM:

Kathleen Vandepool
Deputy City Attorney

Moved by Gatto to continue to the November 19, 2018 Council Meeting at 5:00p.m.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
BOESEN	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
MANDELBAUM	✓			
WESTERGAARD	✓			
TOTAL	7			

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Diane Rauh
City Clerk

J. M. Frank
Mayor