

WEST DES MOINES WATER WORKS BOARD OF TRUSTEES MEETING COMMUNICATION

ITEM:

DATE: November 6, 2017

4. Recommendations from Staff
 - a. Motion – Conceptually Approving Performance Bond in lieu of Water Main Construction for Maple Grove Church Site Plan (City of WDM #PC-003491-2017)

FINANCIAL IMPACT:

None

SUMMARY:

Maple Grove United Methodist Church (9391 Ashworth Road) has submitted a Site Plan to the City of West Des Moines (City) for some substantial site improvements. Planned improvements include construction of a 4,155 sq. ft. church and community center, relocation of the existing 1,110 sq. ft. church out of the planned right-of-way of Ashworth Road, site grading and expanding and paving of the parking lot. In addition, they are planning future expansion of an additional 9,400 sq. ft. addition to the community center at an unknown time. These site improvements typically would trigger the installation of public water main along all adjacent roadways.

The site is currently served by a small diameter, former Xenia water main, which cannot support typical fire hydrant requirements. This line, which was recently purchased from Xenia by the City of Waukee, is maintained by West Des Moines Water Works (WDMWW) within the City Corporate Limits. The water is solely fed from the City of Waukee.

Available public water mains are not readily available to the site. The closest connection points are a minimum of 1,500 feet away (straight line distance) from the site and would require extension across property owned by others. Construction length along public roads will greatly exceed this length.

At this time, the applicant is indicating that the only public road adjacent to the property will be Ashworth Road. Based on the planned grid system for the area, the size of the Ashworth Road water main is 16" diameter.

Iterations of the Site Plan showed placement of Oxford Road along the northern site boundary. Oxford Road is currently shown to be off of the property. Should Oxford Road be placed along the northern site boundary in the future, staff would require the installation of water main along Oxford Road with any subsequent site action.

It is anticipated that public water main will be extended to the site by adjacent developers

in coming years. Repeated inquiries on the property to the south and the northwest of this site supports this assumption.

Based on the inability to support hydrant flows with the existing pipe, staff is recommending against installation of the 16" water main at this time. "Dry pipe" construction was discussed, but pipe manufacturers recommend against this practice.

The City is currently working on construction plans for the widening of Ashworth Road in this corridor. Although design and construction of the water main is the responsibility of adjacent developers, WDMWW staff will work with City staff and the roadway designer to design a corridor for the future installation of the water main by these developers.

The applicant requested confirmation that the Board of Trustees would accept surety prior to obtaining the performance bond. Given the above circumstances, staff recommends that surety in the form of a performance bond be accepted for this redevelopment. The surety will include approximately 215 lf of 16" water main, one hydrant, two valves, and the reconnection of the church water service to the larger diameter main. Staff will also require a clause for construction within 12-months of acceptance by the Water Works Board of Trustees of a public water main along Ashworth Road reaching the property from either the east or west.

Once the Bond is received, staff will place the bond on a future agenda for formal acceptance.

BACKGROUND:

West Des Moines Water Works requires developers to extend public water main along all public roads as a condition of development. This is, in fact, how the majority of the public system has been constructed. In areas which had water service prior to annexation by the City, such as wells or rural water, this requirement is applied at time of redevelopment or major site changes.

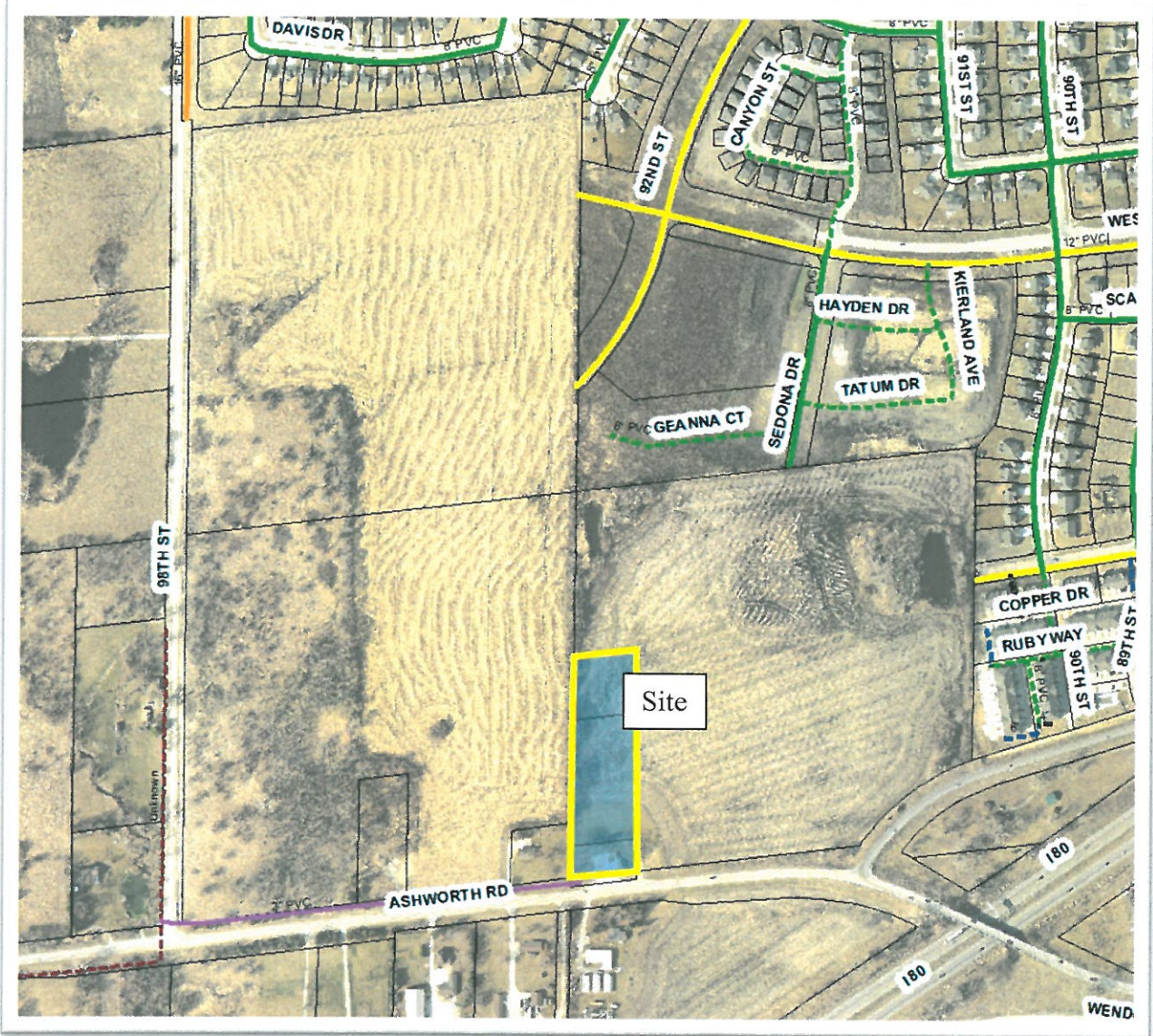
RECOMMENDED ACTION BY THE BOARD OF TRUSTEES:

To Conceptually Approve Acceptance of a Performance Bond in lieu of Water Main Construction for Maple Grove Church Site Plan (City of WDM #PC-003491-2017).

Prepared by: William Mahone

Approved for Content by: Wilson

Location Map



[illegible]

MAPLE GROVE UNITED METHODIST CHURCH
WEST DES MOINES, IOWA

OVERALL PLAN

DATE:	09-17-11	REVISIONS	COMMENTS
		1	
		2	
		3	
DATE OF SURVEY:		4	
DESIGNED BY:	JAG	5	
DRAWN BY:	JAG	6	



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