



## WEST DES MOINES WATER WORK BOARD OF TRUSTEES MEETING COMMUNICATION

**DATE:** May 21, 2018

**ITEM:**

6. Recommendations from Staff
  - b. Motion – Approving Deferral of the Southwest Area Water Connection Fee District for West Des Moines Public Service Plat 1.

**FINANCIAL IMPACT:**

This motion would defer the invoicing of 67.64 acres of South West Area Fee District fees (\$194,532.64 at the current rate of \$2,876.00 per acre).

**SUMMARY:**

The Final Plat for West Des Moines Public Service Plat 1 was received by the Water Works in mid-February, 2018. The Plat, which covers a land area of 67.64 acres, is located within the Southwest Area Water Connection Fee District. A copy of the plat is attached for reference.

On May 10, 2018, the City Manager requested a deferral of this fee until a future date when a portion of the property was sold or a non-governmental use occurred. The City has no current plans to sell or change the use of the property. The site is proposed for the new West Des Moines Public Services building.

Staff recommends a deferral of the fee as long as the property is owned and used exclusively by the City of West Des Moines. Staff further recommends that any subsequent invoices for the Fee District be invoiced at the future rate in effect at the time of the subsequent invoice.

**BACKGROUND:**

West Des Moines Water Works established the Water Connection Fee District in this area to offset the costs of designing and constructing the large diameter water mains which will function as the core water infrastructure in the Fee District area. These fees are typically assessed at the time of Final Platting.

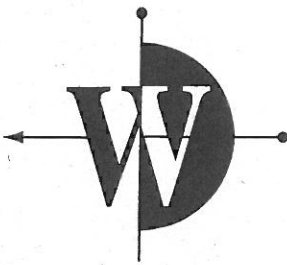
**RECOMMENDED ACTION BY THE BOARD OF TRUSTEES:**

Motion to defer the invoicing of the Southwest Area Water Connection Fee District for the land in the West Des Moines Public Service Plat 1.

Prepared by: William J. McBride

Approved for Content by: Wilson





THE CITY OF  
**West Des Moines®**  
www.wdm.iowa.gov

**Engineering Services**

4200 Mills Civic Parkway, Suite 2E  
P.O. Box 65320  
West Des Moines, IA 50265-0320

Engineering  
515-222-3475  
FAX 515-273-0603

Office of the City Manager  
Phone: 515-222-3610  
Email: [tom.hadden@wdm.iowa.gov](mailto:tom.hadden@wdm.iowa.gov)

May 10, 2018

Bill Mabuce, Engineering Project Manager  
West Des Moines Water Works  
4200 Mills Civic Parkway, Suite 1D  
West Des Moines, IA 50265

RE: Public Services Site – 88<sup>th</sup> Street and Grand Avenue

Dear Bill Mabuce:

As you know, the City of West Des Moines has purchased land within the Southwest Area Water District with the intention of constructing a new Public Services Facility. On behalf of the City, I am writing to request that the Water District Connection Fee of \$194,532.64 fee be deferred in light that this building will be for public use only. While the City has no immediate plans to sell or lease all or a portion of this property, we understand that the Water Works will assess the fee, at the then current rate, should a future sale or non-governmental use occur.

Deferring this fee will allow us to construct a facility that best serves the public interest of our residents. I thank you for this consideration and would be happy to discuss the matter further at your convenience.

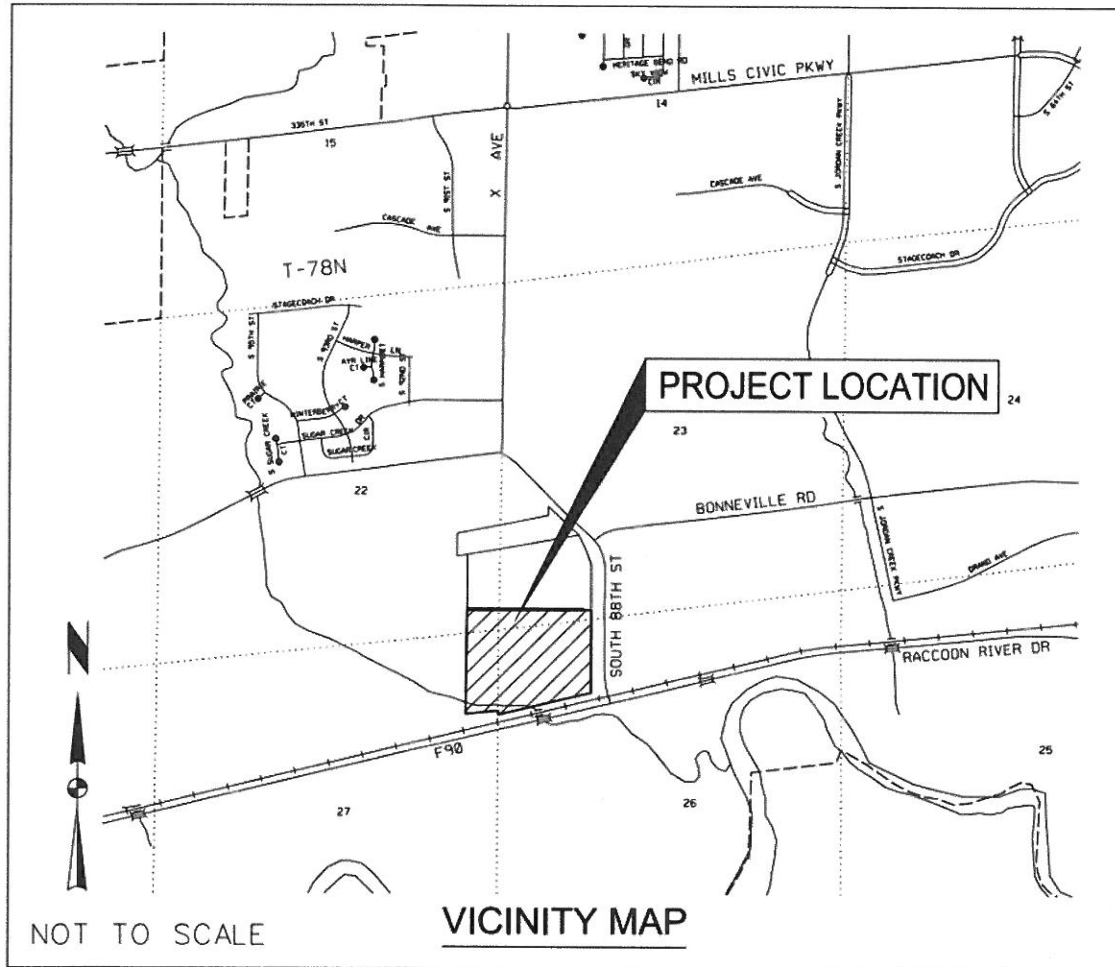
Sincerely,

Tom Hadden  
City Manager



# WEST DES MOINES WATER WORK BOARD OF TRUSTEES MEETING COMMUNICATION

Location Map



# WEST DES MOINES PUBLIC SERVICE PLAT 1

## FINAL PLAT

### PLAT DESCRIPTION

A PART OF PARCEL "BB" BOOK 2013, PAGE 1937 AND A PART OF ACQUISITION PLAT BOOK 2009, PAGE 5064 FILED IN THE DALLAS COUNTY RECORDER'S OFFICE AND BEING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M. ALSO BEING A SOUTHERLY CORNER OF SAID PARCEL "BB"; THENCE NORTH 00°32'57" EAST ALONG THE SOUTH LINE OF SAID PARCEL "BB" 61.81 FEET; THENCE SOUTH 83°53'23" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 493.76 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "BB"; THENCE NORTH 00°42'13" EAST ALONG THE WEST LINE OF SAID PARCEL "BB", 1593.01 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "BB"; THENCE NORTH 89°59'09" EAST CONTINUING ALONG THE NORTH LINE OF SAID PARCEL "BB", 1763.44 FEET; THENCE SOUTH 85°12'46" EAST CONTINUING ALONG THE SOUTH LINE OF SAID PARCEL "BB", 1448.69 FEET TO THE SOUTHWEST CORNER OF SAID ACQUISITION PLAT; THENCE SOUTH 89°51'59" EAST, 2.03 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "BB" AND TO THE NORTHWEST CORNER OF SAID ACQUISITION PLAT; THENCE SOUTH 89°51'59" EAST, 69.10 FEET; THENCE SOUTH 45°00'23" EAST, 30.02 FEET; THENCE NORTH 89°51'59" EAST CONTINUING ALONG SAID NORTH LINE, 56.51 FEET; THENCE SOUTH 00°02'27" EAST, 757.77 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY, WHOSE RADIUS IS 1688.00 FEET, WHOSE ARC LENGTH IS 367.01 FEET AND WHOSE CHORD BEARS SOUTH 06°36'52" EAST, 386.18 FEET TO THE SOUTHWEST CORNER OF SAID ACQUISITION PLAT; THENCE SOUTH 76°26'17" WEST ALONG SAID SOUTHERLY LINE, 188.33 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "BB"; THENCE SOUTH 76°26'17" WEST ALONG THE SOUTH LINE OF SAID PARCEL "BB", 1448.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 67.64 ACRES (2,945,269 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### OWNER

CITY OF WEST DES MOINES  
4200 MILLS CIVIC PARKWAY  
WEST DES MOINES, IA 50265-0320

### COMPREHENSIVE PLAN USE

LIGHT INDUSTRIAL

### ZONING

WEST GRAND BUSINESS PARK PUD

### DATE OF SURVEY

1-15-18

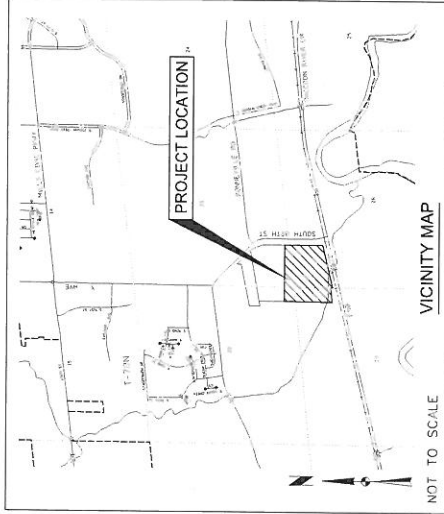
### BENCHMARKS

BM1 CITY OF WEST DES MOINES BENCHMARK #B4  
ELEVATION = 67.06

BM2 CITY OF WEST DES MOINES BENCHMARK #38  
ELEVATION = 159.12

### NOTES

1. THE ERROR OF CLOSURE IS WITHIN ALLOWABLE LIMITS.
2. ALL BEARINGS ARE BASED ON GRID NORTH USING NGS84 ELLIPSOID AND PROJECTED TO IOWA STATE PLANE COORDINATE SYSTEM (ZONE SOUTH)



VICINITY MAP

NOT TO SCALE

### LEGEND

Survey	Found	Set
Section Corner	1" x 1" Yellow Plastic Cap # 19710	1" x 1" Yellow Plastic Cap # 19710
1/2" x 1/2" Yellow Plastic Cap # 19710	1" x 1" Yellow Plastic Cap # 19710	1" x 1" Yellow Plastic Cap # 19710
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1/129807424530718411421117671656128512" x 1/129807424530718411421117671656128512" Yellow Plastic Cap # 19710	1" x 1" Yellow Plastic Cap # 19710	1" x 1" Yellow Plastic Cap # 19710
1/259614849061436822842235343312257024" x 1/259614849061436822842235343312257024" Yellow Plastic Cap # 19710	1" x 1" Yellow Plastic Cap # 19710	1" x 1" Yellow Plastic Cap # 19710
1/519229698122873645684470686624514048" x 1/519229698122873645684470686624514048" Yellow Plastic Cap # 19710	1" x 1" Yellow Plastic Cap # 19710	1" x 1" Yellow Plastic Cap # 19710
1/1038459396245747291368941373249028096" x 1/1038459396245747291368941373249028096" Yellow Plastic Cap # 19710	1" x 1" Yellow Plastic Cap # 19710	1" x 1" Yellow Plastic Cap # 19710
1/2076918792491494582737882746498056192" x 1/2076918792491494582737882746498056192" Yellow Plastic Cap # 19710	1" x 1" Yellow Plastic Cap # 19710	1" x 1" Yellow Plastic Cap # 19710
1/4153837584982989165475765492996112384" x 1/4153837584982989165475765492996112384" Yellow Plastic Cap # 19710	1" x 1" Yellow Plastic Cap # 19710	1" x 1" Yellow Plastic Cap # 19710
1/8307675169965978330951530985992224768" x 1/8307675169965978330951530985992224768" Yellow Plastic Cap # 19710	1" x 1" Yellow Plastic Cap # 19710	1" x 1" Yellow Plastic Cap # 19710
1/16615350339931956661903061971984449536" x 1/16615350339931956661903061971984449536" Yellow Plastic Cap # 19710	1" x 1" Yellow Plastic Cap # 19710	1" x 1" Yellow Plastic Cap # 19710
1/33230700679863913323806123943968899072" x 1/33230700679863913323806123943968899072" Yellow Plastic Cap # 19710	1" x 1" Yellow Plastic Cap # 19710	1" x 1" Yellow Plastic Cap # 19710
1/66461401359727826647612247887937798144" x 1/66461401359727826647612247887937798144" Yellow Plastic Cap # 19710	1" x 1" Yellow Plastic Cap # 19710	1" x 1" Yellow Plastic Cap # 19710
1/132922802719455653295224495775875596288" x 1/132922802719455653295224495775875596288" Yellow Plastic Cap # 19710	1" x 1" Yellow Plastic Cap # 19710	1" x 1" Yellow Plastic Cap # 19710
1/265845605438911306590448991551751192576" x 1/265845605438911306590448991551751192576" Yellow Plastic Cap # 19710	1" x 1" Yellow Plastic Cap # 19710	1" x 1" Yellow Plastic Cap # 19710
1/5316		

# WEST DES MOINES PUBLIC SERVICE PLAT 1

## FINAL PLAT

