

WEST DES MOINES WATER WORKS BOARD OF TRUSTEES MEETING COMMUNICATION

ITEM:

DATE: May 21, 2018

6. Recommendations from Staff

- c. Motion – Denying Applicant Request for Surety Reduction for Maple Grove Church Site Plan (City of WDM #PC-003491-2017)

FINANCIAL IMPACT:

None

SUMMARY:

Maple Grove Church recently submitted a written request to the Water Works Board of Trustees to consider acceptance of surety for 6" water main instead of surety for the 16" diameter water main required for a segment of Ashworth Road, west of Interstate 80. A copy of their request is attached.

The sixteen inch diameter water main requirement in this location is based on criteria listed in the Water Works adopted Design Standards – SUDAS, Chapter 4, Section 4B-1-D.2. Arterial mains – typically 12" or larger – need to conform to the existing grid pattern. The proposed 16" size matches the water main diameter both north and south of the project along the planned corridor.

The Board previously approved a request by the Applicant to accept surety in lieu of immediate construction for approximately 215 lf of 16 inch public water main, one hydrant and two valves at the Maple Grove Church site. A copy of the Board memorandum from November 7, 2017, is attached.

Water Works long standing policy has required developers to be responsible for all extension of water main bounding and internal to a development. The exception to this policy is a water main within an established Water Supply Connection Fee District (WSCFD), where large diameter water main is constructed by Water Works and paid for through per acre connection fees. The location of Maple Grove Church is currently not within a WSCFD. Staff has explored the possibility of establishing a new district in this area and concluded that increased costs would negatively impact the existing undeveloped property owners.

Based on West Des Moines Water Works design standards and policy, staff recommends denial of this request.

BACKGROUND:

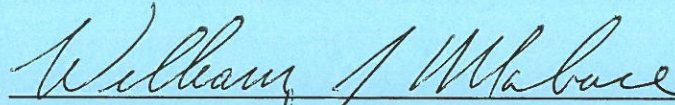
West Des Moines Water Works requires developers to extend public water main along all public roads as a condition of development. In areas which had water service prior to annexation by the City, such as wells or rural water, this requirement is applied at time of redevelopment or major site changes.

Maple Grove Church is currently making substantial improvements to their site, including construction of a new 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, a 9,400 sq. ft. addition to the community center is planned as a future expansion.

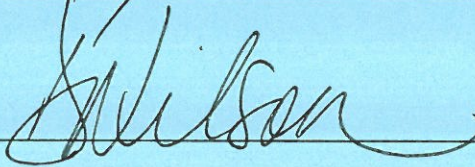
RECOMMENDED ACTION BY THE BOARD OF TRUSTEES:

To Deny Applicant Request for Reduction of Surety for Maple Grove Church Site Plan (City of WDM #PC-003491-2017).

Prepared by:



Approved for Content by:



William Mabuice

From: Candy Sweeney <crsweeneyscottishhills@yahoo.com>
Sent: Friday, May 11, 2018 8:53 AM
To: William Mabuice
Cc: Bernie Colorado
Subject: Re: Discussion of Surety Bond - Maple Grove Church

Bill,

I would like to be on the agenda for the West Des Moines Water Works trustees meeting on May 21st to discuss the proposed Surety bond to pay for a portion of the proposed 16" water main in front of Maple Grove's property. Based on Maple Grove's future budget and existing construction costs, we plan to have a Surety Bond set up to pay for the installation of the equivalent to a 6" water line, which is the size of water line required for Maple Grove's need for a fire hydrant. As I have previously stated Maple Grove has only 3.6 Acres and have no plans to sell any of the land to make a profit, which may help pay for any additional water line costs.

Ron

On May 9, 2018, at 8:02 AM, William Mabuice <William.Mabuice@wdmww.com> wrote:

Ron –

I wanted to make sure I hadn't missed additional correspondence.

Bill

William J. Mabuice, PE, PO
Engineering Project Manager

<image001.jpg>

william.mabuice@wdmww.com
515.222.3510 – Office

From: William Mabuice
Sent: Friday, May 04, 2018 9:28 AM
To: Candy Sweeney <crsweeneyscottishhills@yahoo.com>
Cc: waterworks <waterworks@wdmww.com>
Subject: RE: Discussion of Surety Bond - Maple Grove Church

Ron –

Please clarify your request of the Board and why circumstances have changed since the last Board action related to this project in November.

(<http://www.wdmww.com/CMDocs/WDMWW/2017%20Agenda/11-6-2017/item4a.pdf>). The Board has already allowed a deviation from typical policy by allowing a performance bond instead of construction for the pipe along Ashworth Road. Once your response is received, I will add you to the agenda for the May 21 meeting.

WDMWW is not preventing your construction work on the 6" water line and appurtenances as detailed in your approved site plan. We will, however, delay the water meter installation to the new building until the surety for the water main along Ashworth Road has been provided.

Thank you,

William J. Mabuice, PE, PO
Engineering Project Manager

<image002.jpg>

william.mabuice@wdmww.com
515.222.3510 – Office

From: Candy Sweeney [<mailto:crsweeneyscottishhills@yahoo.com>]

Sent: Wednesday, May 02, 2018 9:12 PM

To: waterworks <waterworks@wdmww.com>

Subject: Discussion of Surety Bond

General Manager of West Des Moines Water Works,

This is Ron Sweeney with Maple Grove United Methodist Church. I would like to be allowed to get on the Agenda for the Board of Trustees meeting on May 21th, 2018. I would like to discuss the amount requirement for Maple Grove to provide a Surety Bond for the installation of 216' of 16" water line along Ashworth Road when the widening of Ashworth Road occurs, which is scheduled for 2020. I understand that Maple Grove is considered a Developer because of building a new church building. Maple Grove consist of 3.6 Acres of land and do not have any plans to sell any of the land in the future. As we construct the new building there are additional costs occurring and we are trying to determine what our future budget will be and the process is ongoing. As of now we have 60 members and our budget has been mainly towards the construction of the new building. As of now we are getting estimates to have the waterline installed and would like to have it installed and connected as soon as possible. We would like to be able to do this so we can open the church by June 10th for a special ceremony for our present pastor who will be retiring on July 1, 2018.

Thanks for your consideration,
Ron Sweeney

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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:

Approved for Content by:

Location Map

