

WEST DES MOINES WATER WORKS BOARD OF TRUSTEES MEETING COMMUNICATION

DATE: July 16, 2018

ITEM:

6. Recommendations from Staff
 - a. Motion – Deferring Southwest Area Water Connection Fee District Fee for Parcel GG of the Eldorado Estates Plat of Survey

FINANCIAL IMPACT:

None

SUMMARY:

This action defers the invoicing and associated payment of the Southwest Area Water Connection Fee District Payment on approximately 3.61 acres of land located northeast of S Jordan Creek Parkway and Booneville Road. Staff recommends deferral until such time that the parcel either further subdivides or connects to the municipal water system

BACKGROUND

In 2016, the Eldorado Estates Plat of Survey (Book 2016 Page 5436) was recorded in Dallas County. This plat of survey subdivided the land into two parcels. A condition of approval for the plat of survey was that the parcels would be “unbuildable until such time that the parcels are preliminary and final platted through the City’s subdivision platting process.” Based on this condition of approval Water Works did not invoice for the Southwest Area Water Connection Fee District Fee.

At its meeting on May 14, 2018, the City Council of the City of West Des Moines changed the conditions of approval for this plat of survey making the lots buildable (Book 2018 Page 8963). The council communication noted that a building permit had been filed for parcel “FF.” Water Works staff became aware of the change when reviewing the council packet and did not have the advance opportunity to inform the property owners of the fee triggered by this change. Following City Council approval of these changes, staff prepared and invoiced the owners of parcels “FF” and “GG” on May 15 for the Fee District fees.

Based on phone conversations with Mrs. Etzel in late May / early June, the Etzels, the owner of Lot GG, were unaware of this change prior to its occurrence. They have subsequently sent a letter, attached, requesting that the fee be deferred until they “have development plans in the works for this property.” Staff concurs with their request and is seeking Board approval to defer the fee.

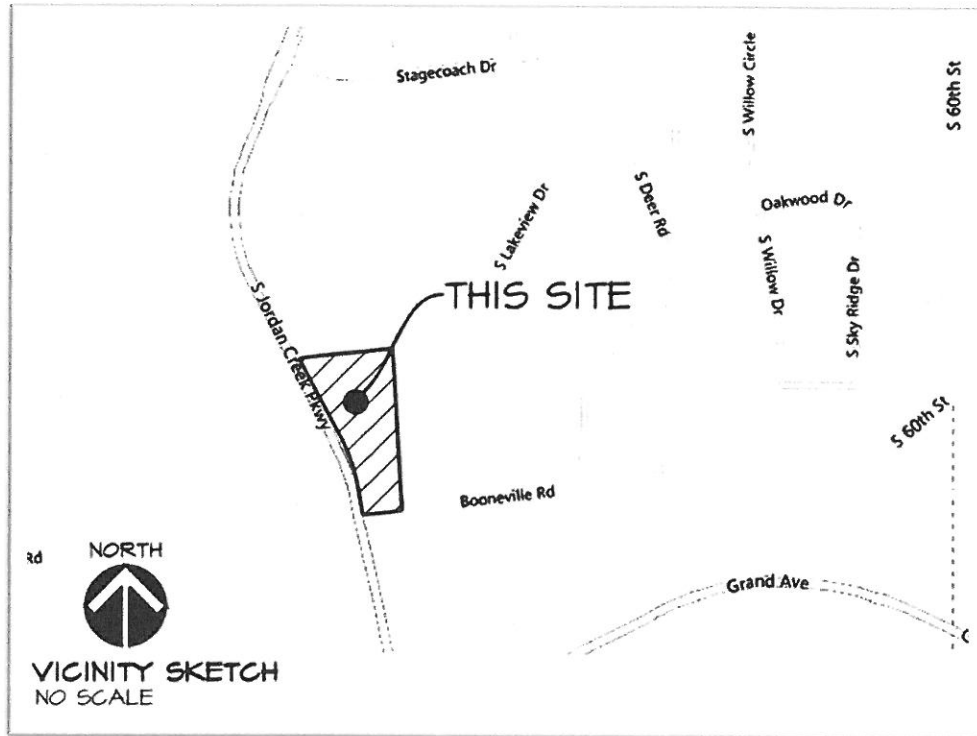
RECOMMENDED ACTION BY THE BOARD OF TRUSTEES:

To concur with the recommendation of Staff and approve a deferral of the Southwest Area Water Connection Fee District Fee for Parcel GG of the Eldorado Estates Plat of Survey.

Prepared by: William J. Wilson

Approved for Content by: Wilson

Location Map



ROBERT ETZEL
1851 ASHWORTH ROAD
W DES MOINES, IA 50265

June 23, 2018

Mr. William Mabuce
W Des Moines Water Department
4200 Mills Civic PKWY
W Des Moines, IA 50265

RE: Invoice #IN036

To whom it may concern

We do not have any plan to develop this property.

We respectfully request that payment of this invoice be deferred until we have development plans in the works for this property.

Sincerely,

A handwritten signature in cursive script that reads "Robert Etzel".

Robert Etzel

Robert Etzel Trust