



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

**ITEM:****DATE:** August 20, 2018**6. Recommendations from Staff**

- c. Motion – Denying Applicant Request for Surety Reduction for Westwood Baptist Church

**FINANCIAL IMPACT:**

None

**SUMMARY:**

Westwood Baptist Church (895 S 60<sup>th</sup> Street) has indicated that they plan to connect to municipal water and also install a fire sprinkler system in their existing building. Municipal water was not available at the time of initial building construction and the building is currently served by a well.

The church property is not physically located within the Southwest Area Water Connection Fee District Area. The water main serving the site was, however, constructed with fee district funding. Section 2 (B) of the Resolution (0414-1) states that the Fee District Fee applies to properties outside the district which use or derive benefit from any of the major water distribution facilities constructed for the district. The water main along S 60<sup>th</sup> Street from Mills Civic Parkway south to Grand Avenue was installed with fee district funds. This main is the only main serving this site.

In 2017, the adjacent property to the north of this property developed. This property is also solely served from the fee district main. They were assessed, and subsequently paid the connection fee district fee.

In late 2017, the church installed an eight-inch diameter private water main across S 60<sup>th</sup> Street during the S 60<sup>th</sup> Street reconstruction project. This main was installed in preparation for eventual connection to the public water system. The church accelerated this portion of the water main to realize cost savings of construction prior to the roadway paving. The fee district charge was not assessed at that time since the building did not connect to water service and there was no associated development action. The fees were, however, mentioned to the applicant as being required at time of connection or development activity.

Staff has communicated several times during the S 60<sup>th</sup> Street project regarding the requirements and fees associated with the connection. The Church has requested that these fees be deferred for a portion of the site described as unbuildable due to the location of a small creek. Staff has replied that the fees can only be deferred under limited circumstances which do not apply to this site.



The church has submitted a deferral request which is attached.

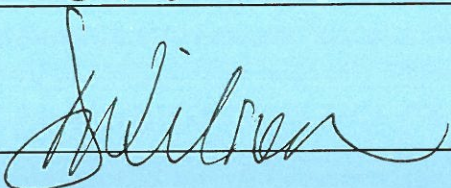
**BACKGROUND:**

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 water connection or final platting.

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

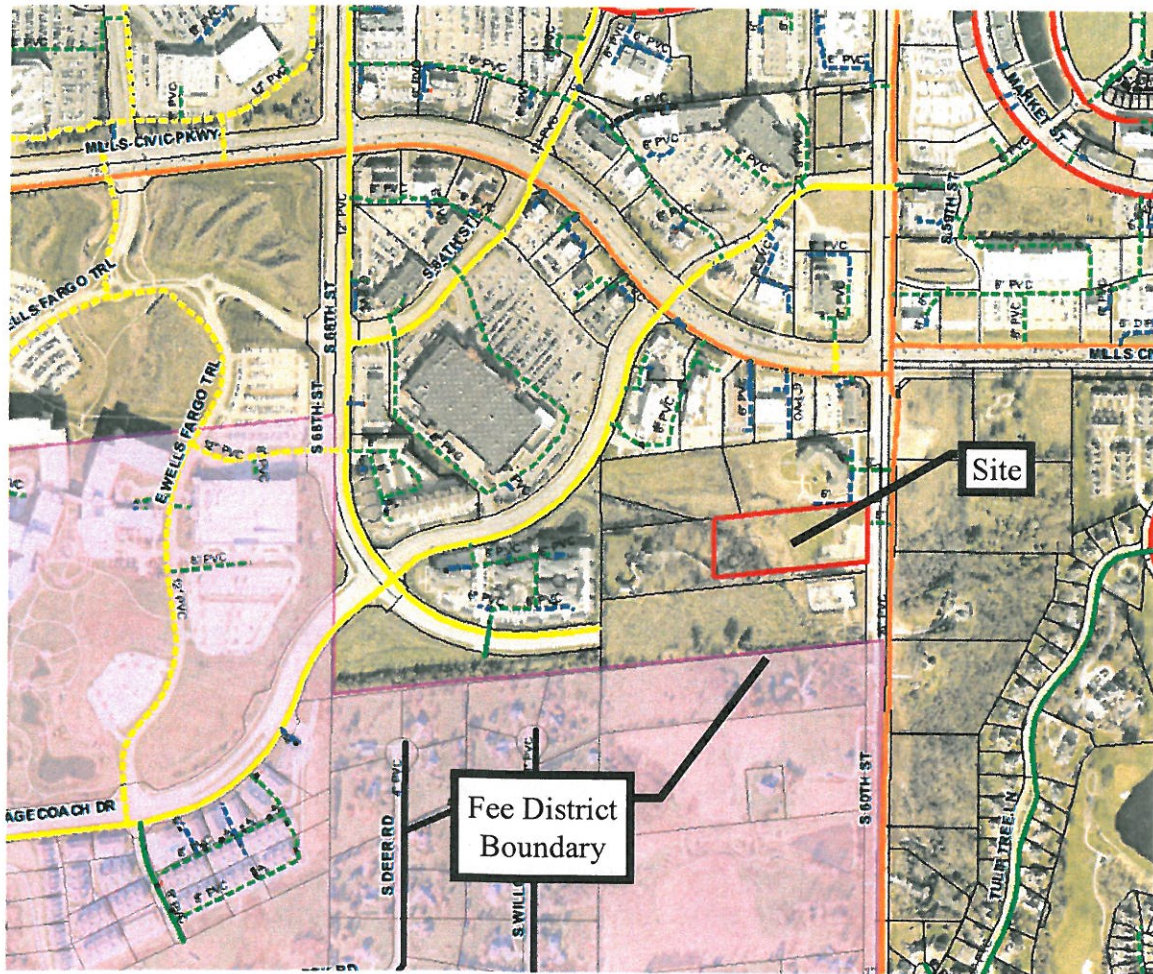
Concur with the recommendation of staff and approve the Motion Denying Applicant Request for Surety Reduction for Westwood Baptist Church

Prepared by: William Mabuse KDW

Approved for Content by: 



Location Map



WESTWOOD BAPTIST CHURCH  
895 S 60TH 515 223 2807  
West Des Moines, Iowa 50265

08/14/2018

TO Diana Wilson  
West Des Moines Water Works  
1505 Railroad Ave.  
West Des Moines, Iowa 50265

RE, South west area water connector fee district.

We understand that the staff can not decide this for us, so we are reaching out to you and the water board.

We are considering hooking up to WDM Water for water service to our building. We understand the fee is \$2,995 per acre. We have 4.6 acres of property.

We need to ask for a deferment of that fee. Of our 4.6 acres about one half of it can not be used for development due to the creek that takes the water run off from Jordan Creek Mall area,

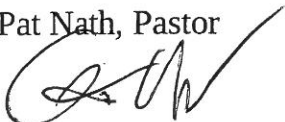
Our small creek has been eight foot deep after a heavy rain.

The deferment needs to run until the church subdivides or expands the property.

We are a small church that has limited resources. The fee would create a financial hardship on us and may prevent us from connecting to WDM water.

Thank you for your consideration.

Pat Nath, Pastor



Mike Farrell, Chairman of Deacons

