



NOTICE OF PUBLIC MEETING

Water, Sewer, & Sanitation Committee

The City of Adel's Water, Sewer, & Sanitation Committee will meet in the council chambers at Adel City Hall, 301 S. 10th Street, Adel, Iowa, on **Tuesday, May 7, 2019** at **6:30 p.m.**

AGENDA

1. Call to Order
2. Approval of April 8, 2019 Minutes
3. Review of Ordinances for Septic System Changes
4. Discussion of Lift Station for Southbridge (South of PUD)
5. Garbage & Recycling Rates
6. Any Other Business
7. Adjournment

5/6/2019 3:55:58 PM

Please Note: Members or a quorum of members of other City Boards, Commissions, Committees, and / or the Council may be in attendance. Only items on the agenda may be acted upon and / or discussed.



April 8, 2019 Water, Sewer, & Sanitation Committee Meeting – Minutes

The City of Adel’s Water, Sewer, & Sanitation Committee met in the council chambers at Adel City Hall, 301 South 10th Street, Adel, Iowa, on April 8, 2019 at 6:00 p.m.

Ockerman called the meeting to order at 6:00 p.m. Members present: Christensen, Miller, and Ockerman. Others in attendance: Council member McAdon, City Attorney Stone, City Administrator Brown, Public Works Director Overton, Water Superintendent Altenhofen, and McClure reps. Anderson and Brons.

Christensen motioned, seconded by Miller, to approve the January 29, 2019 minutes. Motion carried unanimously.

Discussion began on revising the septic system requirements. Stone stated that four chapters of the City’s Code address septic systems. These chapters concern when a mandatory connection to sewer is required (i.e., within 200 feet), on-site wastewater requirements, minimum lot size for septic systems, and when dry systems are required. Stone stated that the cities of West Des Moines, Waukee, and Johnston have more stringent requirements than Adel.

Anderson stated that, while some terrain in the Adel region is inaccessible, septic systems would be better suited on larger lots in rural developments. Ockerman noted that sewer will be available east of the river, even if at a cost. Anderson stated that many areas in Adel’s Future Land Use Plan are accessible with sanitary sewer.

Ockerman stated that developers could demonstrate that a sanitary sewer system is financially not feasible. Ockerman stated that he was in favor of expanding the mandatory connection distance to 400 feet. Ockerman stated that he was in favor of changing the minimum lot size to 40,000 square feet for septic systems. Stone will review these comments and draft proposed ordinances for the committee and the Planning & Zoning Commission to review.

Discussion moved to the Sargent’s development in the County. This development is within the City’s two-mile review territory. Brown noted that Sargent’s has requested a waiver for dry sewer. Brons stated that the City can service this development in the future. Ockerman noted that a dry system would be easier to do now than later. Miller stated this development should follow our guidelines since it is in our Future Land Use Plan.

Christensen moved, seconded by Miller, to recommend that Sargent’s development adhere to McClure’s recommendation for dry sewer. Motion carried unanimously.

Discussion moved to the upcoming Water Treatment Plant (WTP) project. Brons provided an overview. Anderson stated the WTP will start with 1.2 million gallons per day. In the future, it can expand to 2.4 million gallons per day. Brons stated that the WTP’s cost estimates are being revised. The project will begin by July 2019 and conclude in March 2021. PFM will review its cashflows to determine if any rate changes are necessary.

Discussion moved to utility billing. Ockerman stated that a resident complained about a disconnect notice for a late fee. The committee reviewed and discussed data from the previous two months. Altenhofen and Brown explained the utility billing process. The committee discussed the need for additional technology and increased communication.

Discussion moved to the proposed leak credit policy. Brown noted that the policy only provides the opportunity for one credit. Altenhofen stated that the policy was drafted based on other policies in the metro.

Christensen moved, seconded by Miller, to recommend the policy to the council. Motion carried unanimously.

In other business, McClure will be reviewing water/sewer calculations for potential sites for the new school.

With no other business, the meeting was adjourned at approximately 8:05 p.m.

Respectfully submitted, Anthony Brown, City Administrator

ORDINANCE NO. ____

AN ORDINANCE AMENDING SECTION 95.05, SEWER CONNECTION REQUIRED, OF THE CODE OF ORDINANCES OF THE CITY OF ADEL FOR THE PURPOSE OF INCREASING THE DISTANCE IN WHICH MANDATORY SEWER CONNECTION IS REQUIRED

Be it Ordained by the City Council of the City of Adel, Iowa, that:

SECTION 1. Section 95.05 of the Code of Ordinances of the City of Adel is hereby repealed and replaced as follows:

“95.05 SEWER CONNECTION REQUIRED. The owners of any houses, buildings, or properties used for human occupancy, employment, recreation or other purposes, situated within the City and abutting on any street, alley or right-of-way in which there is now located, or may in the future be located, a public sanitary or combined sewer, are hereby required to install, at such owner’s expense, suitable toilet facilities therein and a building sewer connecting such facilities directly with the proper public sewer, and to maintain the same all in accordance with the provisions of these Sanitary Sewer chapters, such compliance to be completed within sixty (60) days after date of official notice from the City to do so provided that said public sewer is located within four hundred (400) feet (122 meters) of the property line of such owner and is of such design as to receive and convey by gravity such sewage as may be conveyed to it. Billing for sanitary sewer service will begin the date of official notice to connect to the public sewer.

*(Code of Iowa, Sec. 364.12 [3f])
(IAC, 567-69.1[3])”*

SECTION 2. Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portion hereof.

SECTION 3. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. Effective Date. This ordinance shall be in full force and effect from and after the date of passage and publication as required by law.

First Reading Passed: _____
Second Reading Passed: _____
Third Reading Passed: _____

Passed and adopted this _____ day of _____, 2019.

ORDINANCE NO. ____

AN ORDINANCE AMENDING SECTION 166.32(4), SANITARY SEWER IMPROVEMENTS, OF THE CODE OF ORDINANCES OF THE CITY OF ADEL FOR THE PURPOSE OF REVISING THE SANITARY SEWER REQUIREMENTS UNDER THE SUBDIVISION CODE

Be it Ordained by the City Council of the City of Adel, Iowa, that:

SECTION 1. Section 166.32(4) of the Code of Ordinances of the City of Adel is hereby repealed and replaced as follows:

“166.32 IMPROVEMENTS. Every subdivision shall contain normal improvements before acceptance or have such improvements assured by the posting of a bond or other device as set forth herein. Improvements shall include:

...

4. Sanitary Sewers. Sanitary sewers shall be installed for service to each lot according to standard specifications of the City and shall meet the Iowa Department of Natural Resources regulations. The City may require over-sizing of the system to allow greater capacity for future use, and in said event, there shall be an arrangement or an agreement whereby the Subdivider will be reimbursed in a satisfactory manner.

- A. Where public sanitary sewers are reasonably available, the Subdivider shall connect to these systems. Where it is unlikely that public sanitary sewer services will be provided in an economically practical and timely fashion, the creation of the subdivision via the platting procedure is dependent upon satisfactory evidence that:
 - 1. The lots created would be an appropriate division of land and shall not hinder the future upgrade of public services to a level as envisioned in the Comprehensive Plan.
 - 2. Any on-site wastewater treatment system must be approved by Dallas County or the Iowa Department of Natural Resources.
 - 3. The proposed subdivision is an infill project within an existing neighborhood.
 - 4. The subdivision shall create a small number of lots, generally no more than 2 to 3.
- B. The Subdivider shall include dry sewers where public sewer system is not available unless this requirement is waived by the City Council. All sewer piping shall be cleaned, inspected, and tested per standard specifications of the City prior to acceptance.
- C. Where sewage pumping stations are required, the location will be determined by the City's Engineer. The Subdivider will install the lift station together with all required appurtenances and force main. The Subdivider will be reimbursed in the proportion of which the area outside the subdivision, but served by the pumping station, bears to the total area served by the pumping station. If the Subdivider connects to a sewer leading to a sewage pumping station, Subdivider will be required to pay to the City of Adel his pro

rata share of the cost of the pumping station and force main according to the ratio of area the subdivision has to the total area served by the sewage pumping station.

...”

SECTION 2. Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portion hereof.

SECTION 3. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. Effective Date. This ordinance shall be in full force and effect from and after the date of passage and publication as required by law.

First Reading Passed: _____

Second Reading Passed: _____

Third Reading Passed: _____

Passed and adopted this _____ day of _____, 2019.

James F. Peters, Mayor

ATTEST:

Angela Leopard, City Clerk

ORDINANCE NO. ____

AN ORDINANCE AMENDING SECTIONS 165.36(6), 165.37(6) & 165.38(6), OF THE CODE OF ORDINANCES OF THE CITY OF ADEL FOR THE PURPOSE OF INCREASING THE MINIMUM LOT SIZE REQUIRED WHEN PUBLIC SEWERS ARE NOT AVAILABLE

Be it Ordained by the City Council of the City of Adel, Iowa, that:

SECTION 1. Section 165.36(6) of the Code of Ordinances of the City of Adel is hereby repealed and replaced as follows:

“6. Lot Area, Frontage and Yard Set Back Requirements.

	Single Family	Two-Family	For Non Dwellings
Lot Area	8,000 sq. ft.	10,000 sq. ft.	One Acre
Lot Frontage	65 feet	85 feet	150 feet
Front Yard Depth	25 feet	30 feet	50 feet
Side Yard (least width on any one side)	A total of 15 feet one side may be reduced to not less than 7 feet; 15 feet for any other principal building.	10 feet	25 feet
Width (minimum sum of both side yards)	16 feet	20 feet	50 feet
Rear Yard Depths	25 feet	30 feet	50 feet

In the event public sewer is not available for a dwelling, the minimum lot area shall be 40,000 square feet.”

SECTION 2. Section 165.37(6) of the Code of Ordinances of the City of Adel is hereby repealed and replaced as follows:

“6. Lot Area, Frontage and Yard Set Back Requirements.

	For Dwellings	For Non-Dwellings
Lot area	10,000 square feet	one acre
Lot frontage	90 feet	150 feet
Front yard depth	30 feet	50 feet
Side yard (least width on any one side)	10 feet	25 feet

Width (minimum sum of both side yards)	20 feet	50 feet
Rear yard depths	30 feet	50 feet

In the event public sewer is not available for a dwelling, the minimum lot area shall be 40,000 square feet.”

SECTION 3. Section 165.38(6) of the Code of Ordinances of the City of Adel is hereby repealed and replaced as follows:

“6. Lot Area, Frontage and Yard Set Back Requirements.

	For Dwellings	For Non-Dwellings
Lot area	20,000 square feet	one acre
Lot frontage	150 feet	200 feet
Front yard depth	50 feet	60 feet
Side yard (least width on any one side)	30 feet	30 feet
Width (minimum sum of both side yards)	60 feet	60 feet
Rear yard depths	60 feet	60 feet

In the event public sewer is not available for a dwelling, the minimum lot area shall be 40,000 square feet.”

SECTION 4. Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portion hereof.

SECTION 5. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. Effective Date. This ordinance shall be in full force and effect from and after the date of passage and publication as required by law.

First Reading Passed: _____
 Second Reading Passed: _____
 Third Reading Passed: _____

Passed and adopted this _____ day of _____, 2019.

Garbage & Recycling Rate Increase Analysis

	Per Capita Rates		Population	Monthly Per Capita	Annual Per Capita
FY19-20 +	\$	0.50	4,386.00	\$ 2,193.00	\$ 26,316.00

	Per Household Rates	
FY19-20	\$	14.73

	Current Resident Charges	
Garbage	\$	11.82
Recycling	\$	3.88
	\$	15.70

	Profit Margin Current Rates	Projected Household Count	Projected Monthly Profit Margin	Projected Annual Profit Margin
FY19-20	\$ 0.97	1,923.00	\$ 1,865.31	\$ 22,383.72

Projected Amount Needed to Cover Per Capita	Projected Amount Per Residence Needed to Cover Per Capita
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\$ (3,932.28) \$ (2.04)

Projected Amount Needed to Cover Admin Transfer

Projected Amount Per Residence Needed to Cover Admin Transfer

\$ (15,000.00)

\$ (7.80)

\$ 9.85 Projected Annual Increase Per Residence

\$ 0.82 Projected Monthly Increase Per Residence

