



## 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 10<sup>th</sup> 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