City of Carroll

112 E. 5th Street Carroll, Iowa 51401-2799 (712) 792-1000 FAX: (712) 792-0139

MEMO TO: Mike Pogge-Weaver, City Manager MPW

FROM: Randall M. Krauel, Director of Public Works RMK

DATE: July 6, 2021

SUBJECT: Rezac Annexation Proposal

James A. Rezac and Amanda M. Rezac have submitted an annexation proposal, attached, for property located at 23296 Hwy. 30. The property was formerly owned by Todd H. Rueter and, at one time, was the location of Rueter's implement dealership. The property is adjacent to the east Corporate Limits on the south side of U.S. 30. The Rezacs are relocating their Choice Auto dealership from the 300 and 400 blocks of E. 6th Street to this location.

The Rezacs' proposal is voluntary annexation conditioned upon the City extending public sanitary sewer service to the property.

The preliminary estimated cost of extending public sanitary sewer to three alternate locations along U.S. 30 east of the east Corporate Limits are as follows:

West line Rezac/Choice Auto Property	$150,000
West line Industrial Bearing Supply	$250,000
Total East Watershed, ± 8,000 ft.	$900,000

The watershed served by the Total East Watershed extension can be estimated at approximately 150 acres.

City Code of Ordinances Section 95.06 does restrict service outside the City as follows:

"Sewer service shall not be provided to any customer located outside the corporate limits of the City, except by agreement of the Council. No customer will be served unless the customer has signed a service agreement to be bound by ordinances, rules, and regulations applying to sewer service established by the Council."

Code of Ordinances Section 96.01 includes the establishment of connection charges.

City Policy No. 0708 Municipal Public Improvement Extensions is attached. Summarized, the Policy guidance for Sanitary Sewer extensions is distribution of the cost of sanitary sewer construction to the property served. The Policy also includes that ". . . This Policy does not require or commit the City of Carroll to any expenditure of funds for any particular extension. That decision will be made by the City Council on an individual basis . . ."

At this point, it is requested that the Mayor and City Council review, discuss and provide direction for response to the Rezacs' annexation proposal.

RMK:ds

attachments (2)

CHOICE AUTO

23296 Hwy 30, Carroll, IA 51401

Date: 5/18/21

To: Carroll City Council

Please let this letter serve as verification that James A Rezac agrees to be self annexed to the City of Carroll for the property located at 23296 Highway 30 with the condition that said property be allowed usage of the Carroll sewer system. This would entail the City of Carroll to extend sewer service to this location at their cost.
If you have any questions, please give me a call.
Thank you again and have a great day.

James A. Rezac

Cell	712-210-4817
Office	712-792-9497
Fax	712-775-2367
e-mail	choiceauto@win-4-u.net

RECEIVED
MAY 19 2021
City of Carroll

CITY OF CARROLL

POLICIES AND PROCEDURES MANUAL

Subject		Policy No.
Municipal Public Improvement Extensions		0708
Responsible Division(s), Office(s)	Related Policies & Procedures	
Public Works	N.A.	
Effective/Revision Date	Approval(s)	
02/28/94	Michael J. Johnson	

Preface: The extension of Municipal Public Improvements including roadway, sanitary sewers, storm sewers and watermains is essential to provide service to existing unserved properties as well as property proposed for development. It is the guiding principle of the City that these extensions are associated with the property served. This principle dictates that the cost of the extensions ultimately be that of the property and not the general tax or utility rates payers.

Purpose: It is the purpose of this Policy to establish, in the Council's determination, equitable distribution of costs of extension of Municipal Public Improvements.

Policy: It is the Policy of the City Council of the City of Carroll, Iowa, to distribute costs of Municipal Public Improvement extensions as provided below. Any participation in the cost resulting from the distribution that is the responsibility of the City of Carroll is subject to budget limitations. As any owner, subdivider, or developer of property has the option to determine economic justification for an expenditure and ultimately to decide to proceed or not to proceed with the expenditure, so does the City Council. This Policy does not require or commit the City of Carroll to any expenditure of funds for any particular extension. That decision will be made by the City Council on an individual basis. This Policy establishes an equitable distribution of cost only. This Policy does not supersede or conflict with the Code of Iowa, Section 384, Division IV Special Assessments.

Municipal Public Improvements shall be designed and constructed in accordance with the criteria, standards and specifications of the appropriate Federal, State or Local jurisdiction.

Any Municipal Public Improvement that is proposed to include City participation in the cost shall conform to the following conditions.

1. The Improvement shall be submitted to the City by the Owner with a request to proceed with development of the project by January 1st of the year in which construction is proposed.

2. If City participation exceeds $25,000.00, the project shall be bid by the City. The bid process shall include advertisement and acceptance of sealed bids.

Definitions:

Cost: Total project cost including engineering design, construction and project representation.

Property: The parcel of land proposed for development or use of the municipal improvement resulting in application of this Policy.

Owner, Developer, Subdivider: These terms are used interchangeably meaning the party controlling or proposing to control the Property.

Sanitary Sewers: All pipe, manholes, cleanouts and other appurtenances included in the public system. Excludes wyes and service lines.

Sanitary Sewer System: The system or subsystem of pipe, manholes, etc. beginning at the Property and terminating at the Wastewater Treatment Plant.

Storm Sewers: All pipe, manholes, inlets and other appurtenances included in the public systems.

Storm Sewer System: The system or subsystem of pipe, manholes, inlets, etc. beginning at the Property or resulting from stormwater runoff from the Property and ending at Drain No. 77 or Middle Raccoon River.

Water Main: All pipe, valves, fire hydrants and other appurtenances included in the public system.

Municipal Public Improvement Extension Cost Allocation

I. Roadways

A. Owner or developer is required to provide, at his cost, 50 feet of Right-of-Way and 28 feet back-to-back of curbs paved roadways or required frontage roads o cul-de-sacs within his subdivision. If a wider right-of-way or roadway is required,the owner or developer shall provide the right-of-way at no cost to the City and the City shall be responsible for the additional cost of roadway paving only based on square yard costs.

B. Roadway improvements required outside of a proposed subdivision or on the outer boundary of a subdivision shall be paid for by Special Assessment to benefitted properties. Special Assessments to subdivision property shall be paid

in full prior to development. The cost of roadway paving in excess of 28 feet back-to-back of curbs shall be paid for as provided in paragraph I.A.

II. Sanitary Sewers

A. System size equal to 8 inches in diameter.

1. The cost of sanitary sewers 8 inches in diameter outside of the Property shall be distributed to properties adjacent to the sanitary sewer based on the distribution of cost methods acceptable for Special Assessment. The City can initially pay these costs and establish a fee based on the distribution. The fee shall be paid to the City upon connection of the property to the sanitary sewer, whether voluntary or mandatory.

2. The cost of sanitary sewers 8 inches in diameter within the Property shall be the responsibility of the owner of the Property.

B. System size greater than 8 inches in diameter.

1. The cost of sanitary sewers greater than 8 inches in diameter shall be distributed to all property within the area served by the sanitary sewer. The owner of the Property shall be responsible for at least the cost of 8 inch sanitary sewer. The balance of the cost distributed based on each property's area as a portion of the total contributing area. The cost distributed to property outside of the Property shall be initially paid by the City. The City shall establish a fee based on the distribution of cost. The fee shall be paid to the City as connection to the sanitary sewer is made, either voluntary or mandatory. The cost distributed to the Property shall be paid by the owner upon construction.

III. Storm Sewers

A. System size equal to 12 inches in diameter.

1. The cost of storm sewers of 12 inches in diameter outside of the Property shall be distributed to properties adjacent to the storm sewer based on the distribution of cost methods acceptable for Special Assessment. The City can initially pay these costs and establish a fee based on the distribution. The fee shall be paid to the City upon use of the storm sewer or development of the property.

2. The cost of storm sewers of 12 inch in diameter within the Property shall be the responsibility of the owner of the Property.

B. System size greater than 12 inches in diameter.

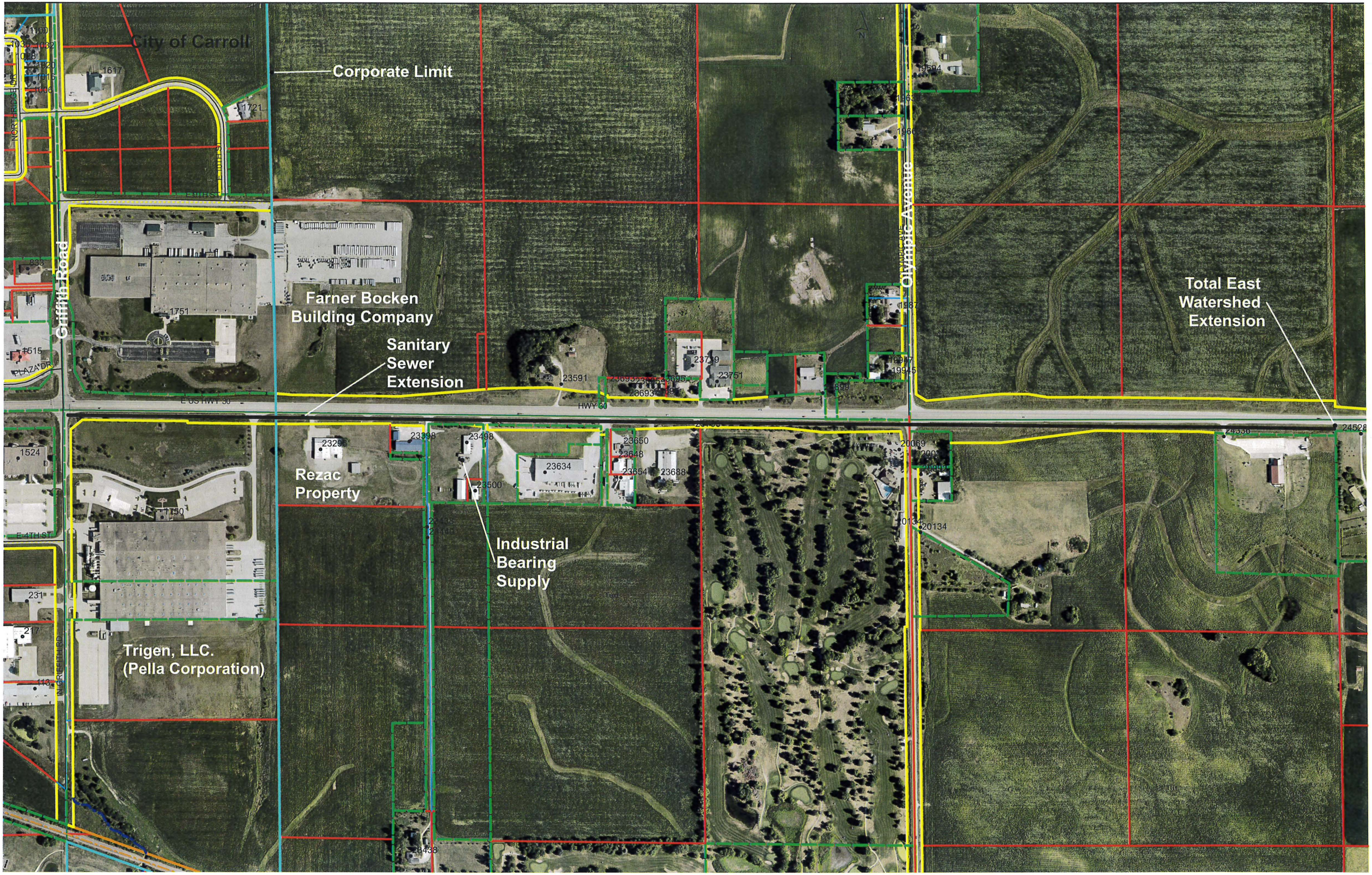
1. The cost of storm sewers constructed at the time of development of a size greater than 12 inches in diameter shall be distributed to all property within the watershed contributing to the storm sewer based on each property's area as a portion of the total watershed. The cost associated with property outside of the Property shall be initially paid by the City. The City shall establish a fee, based on area, to be paid to the City at the time any property outside of the Property develops. The cost associated with the Property shall be paid by the owner upon construction.

2. In the event that a complete system is not constructed at the time of development of the Property, estimated costs of the future system shall be utilized to establish a fee, by proportional watershed area, on the Property. The fee shall be paid to the City by the Property owner at the time of subdivision.

IV. Watermain

A. The cost of watermain within the Property shall be the responsibility of the owner of the Property.

B. The cost of watermain outside of or adjacent to the borders of the Property shall be distributed to the adjacent properties, not currently served by water service, based on distribution of cost methods acceptable for Special Assessment. The City shall initially pay the costs attributed to the properties outside of the Property. The City shall establish a fee, based on the distribution, to be paid by the owners of the properties upon connection to the watermain.


City of Carroll
Corporate Limit
Farner Bocken
Building Company
Sanitary
Sewer
Extension
Total East
Watershed
Extension
Rezac
Property
Industrial
Bearing
Supply
Trigen, LLC.
(Pella Corporation)
Griffith Road
Olympic Avenue
E US HWY 30
HWY 30
E 4TH ST
NORTHRIDGE DR
PLAZA DR
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1524
1750
23591
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