City of Carroll

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MEMO TO: Honorable Mayor and City Council Members

FROM: Mike Pogge-Weaver, City Manager MSP-W

DATE: August 22, 2019

SUBJECT: Renze/Schweers Water and Sewer Request

Overview

Greg Siemann, on behalf of John Renze, Joshua Renze and Ashley Schweers has requested City water and sanitary sewer for a new residence under construction south of Journey Senior Services (former Mallard View site) and east of Grant Road (County Mahogany Ave). Currently the property is located outside the City of Carroll. The request provides two options for connecting to City water and sewer:

- Allow the Renze/Schweers property to connect to the adjacent water and sewer lines, not annex into the City of Carroll, and the existing service lines would remain private.
- Renze/Schweers would annex their property into the City of Carroll, connect to the adjacent water and sewer lines, and the City would take ownership and maintenance responsibility on the existing service lines.

Discussion

The City received a request from West Central Iowa Rural Water Association in April for them to provide water service to John Renze. Since this property is the area of potential future growth of the City, city staff has been in discussions with West Central Iowa Rural Water Association about a possible agreement on how properties would be serviced with water in the two-mile area and the future cost to the City if the City would provide service to current West Central Iowa Rural Water Association customers. A draft agreement has been presented to West Central Iowa Rural Water Association that they are currently reviewing. During the interim, Mr. John Renze has contacted the City and is now requesting both water and sewer service from the City of Carroll. West Central Iowa Rural Water Association water service is available in the area and is on the west side of Mahogany Ave.

Historically, the City of Carroll has required properties that are to be serviced with City water and sewer to be within the City of Carroll. The availability of City water and sewer service is one benefit City of Carroll taxpayers enjoy. Once a property has water and sewer service extended to their property that incentive to annex is no longer available. The City has historically and continues to receive requests for City water and sewer services outside of the city limits. In fact, in the past year the City staff has fielded at least three requests for City water and/or sewer service without the requirement to be annexed by the City.

Water and sewer services were extended to the Journey Senior Services back in the late 1970's when Carroll County developed Mallard View. Carroll County built a private water and sewer service to the site that extended through property now owned by Renze/Schweers to Mallard View.

The City has permitted the extension of City water and/or sewer service to governmental properties like Carroll County Solid Waste, and Mallard View. Other than governmental properties the City has not allowed for the extension of water and sewer services outside of the City of Carroll. Since services are provided to a property and not an owner, when Journey Senior Services purchased the Mallard View property, they are permitted to keep water and sewer service from the City of Carroll.

Related to the current service line that services Journey Senior Services, the City has no plans on how the service lines were constructed, if the service lines were built to City standards, and the City did not inspect the services as they were installed. When the site was sold to Journey Senior Services, the responsibility to care for these private service lines also transferred from Carroll County to Journey Senior Services. If the City were to accept ownership of the service lines, staff would recommend first testing them to understand what potential maintenance the City would be facing.

RECOMMENDATION: Mayor and City Council discuss and consideration the request from Renze/Schweers for City water and sewer service.

SIEMANN LAW FIRM PLC

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August 21, 2019

Mike Pogge-Weaver, Carroll City Manager

VIA E-MAIL: mpoggeweaver@cityofcarroll.com

Dear Mike:

I represent John Renze, his son, Joshua Renze and his daughter, Ashley Schweers who own property in the west half and the SouthWest Quarter of Section 7 of Grant Township immediately South of Journey Care Center.

Ashley and her husband, Tony Schweers, are constructing a new home on the land immediately South of and contiguous with the Journey Care Center property.

Journey Care Center is served with an existing private water and sewer line which extends South from Journey through the Renze property where it hooks up to the City of Carroll water and sewer lines.

John Renze, acting on behalf of the daughter and son-in-law seek Carroll City Council permission to hook up to the existing water and sewer line. They are not requesting to be annexed and are not requesting that the City take over the water and sewer lines. The Renzes and Schweers, along with Journey, would continue to be responsible for any repairs or maintenance of the existing private line.

The Renzes and Schweers as an alternative would have no objection to being annexed into the City as long as the existing water and sewer line were also taken over by the City.

John Renze and I request to be on the City Council agenda for the Monday, August 26, 2019 meeting where we would like to speak to the Council and present our request.

Thank you for your consideration.

Greg Siemann

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