Meeting was called to order by Council member Scott Olson at 3:30 p.m.

Council Committee Members Present: Scott Olson, Scott Overland and Tyler Olson
Council Committee Members Absent: none

City Director Team: Jen Winter, Public Works Director; Steve Hershner, Utilities Director; Sandra Fowler, Deputy City Manager; Emily Breen, Communications Coordinator

Presenters: Dave Wallace, Program Manager; Justin Holland, Construction Manager

1. Approval of Minutes from August 20, 2019 meeting.
   ACTION: All in favor.

2. Recommendation – Ordinance Establishing Sanitary Sewer Extension Fees for C Avenue NE – Dave Wallace

Development planning has begun for areas within the City’s annexation area of approximately 240 acres along the east side of C Avenue NE north of East Robins Road. Since the area is not currently served, the City agreed to extend sanitary sewer providing the property owners annex and pay an extension fee, as provided for in Part 13.04(c)4 of the Municipal Code. This proposed ordinance establishes the extension fee and defines the service area for the sanitary sewer extension.

Additionally, this area is subject to connection fees for other sanitary sewer extensions made by the City of Marion. This proposed ordinance will provide for the collection and reimbursement of those fees also.

The sanitary sewer extension project will begin construction in November 2019 and is scheduled to be completed by May 2020.

This approach varies from past practice where the City would extend sanitary sewer and the developer would provide a contribution towards the project or pay a connection fee, either of which were a small percentage of the project cost. In those cases, the sanitary sewer extension were cost prohibitive to the developer and/or they would have been unable to obtain the easements necessary for the sanitary sewer extension.
Responses to committee questions:
Has Marion been assessing fees for a while? Yes.
Is the fee assessed for each extension? Yes, by project.
Is it a problem that our fee is higher than Marion? Cedar Rapids will be extending further into site location with larger system, Marion extension is closer.
Are these one-time fees? Yes, assessed when final plat is filed.
Do developers charge the connection fee back to homeowner? Typically, yes.
Will the size of sewer be enough for future development? Yes.
Will this be a future policy? Yes, this will be the model going forward.
What costs are covered in the fee? Construction, engineering design, and property acquisition.

3. **Recommendation** – Ordinance Establishing Rockhurst Regional Stormwater Detention Basin District and Associated Connection Fees – Dave Wallace

Construction of a regional detention basin located west of Rockhurst Drive SW and south of 1st Avenue W is underway to reduce the flooding impacts to downstream properties. The detention basin was sized to address stormwater management for already developed properties as well as property that would be developed in the future.

This proposed ordinance will be the first of this type for Cedar Rapids and provides for the collection of connection fees for upstream properties when they develop. This would be in lieu of upstream properties constructing their own stormwater management facilities as would otherwise be required.

The connection fee rates are proposed to be $7,300 per acre of developed property. The proposed rate includes costs for land acquisition, design and construction of the detention basin, but not mitigation costs for disturbed wetlands and streambanks, as the mitigations provide other benefits.

Responses to committee questions:
What if developer wants to buy the area and do their own detention, would that be allowed? Residential basins are turned over to city for maintenance.
Is it possible with basin to include pollinators and trails? Certain amenities can be included.

4. **Public Comment:**
None.

Reminder that this is a policy board committee and operational updates will be mailed to members of the committee.

Meeting adjourned at 4:00 p.m.

Respectfully submitted,

Kathy Holmes, AA III
Public Works Department