


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	23-276	Meeting:	June 12, 2023
	Agenda Item:	57	Roll Call:	23-0865
	Submitted by:	Jonathan A. Gano, P.E., Public Works Director		

AGENDA HEADING:

Approving amendment to Chapter 118 of the Municipal Code relating to the private property protection program.

SYNOPSIS:

Recommend approval of amendment to Section 118-302 the Municipal Code of the City of Des Moines, Iowa, to extend the private property protection program to June 30, 2028.

FISCAL IMPACT:

Amount: Amount approved annually by City Council during budget process. FY2023-24 includes \$325,000 for the private property protection program.

Funding Source: 2023-24 Operating Budget, Page 211, Public Works, Sanitary Sewer Analysis, PW248420

ADDITIONAL INFORMATION:

- The primary changes associated with this ordinance include extending the current program from June 30, 2023 to June 30, 2028, limiting qualifying property improvements to new installations of backwater valves, limiting qualifying property improvements to new installations or redirection of sump pumps discharges, and requiring a City plumbing permit.
- Elevated flow conditions during periods of wet weather can cause basement backups in some lower lying areas and can be attributed to, at least in part, excessive infiltration and inflow into portions of the wastewater collection system. A significant amount of this excess flow enters the sewer system through portions of the private plumbing system within homes and businesses. The major sources of the excess flow include roof and area drains that catch rainwater and direct the flow to the private sewer service, and footing or foundation drains that intercept ground water from around the outside of the buildings and directs the flow to the private service lines.
- Many of these connections were allowed at the time of the original building construction and are “grandfathered” under the current plumbing codes. The goals of this program are to provide an incentive for the property owners to remove the sources of infiltration and inflow from the private sewer system and to assist in the cost of protecting the properties that are adversely affected by the excessive flows in the sanitary sewer collection system.

- The Private Property Protection Program will provide a subsidy to property owners that have a current Des Moines Water Works account for the property for which a subsidy is requested and that contract with a licensed plumber to redirect one or more of the eligible sources of infiltration and inflow to an outlet other than the sanitary sewer system or to install a backwater valve on their private sewer service to protect against surcharges on the public sewer system. With this program, the City will make a Private Property Protection Program subsidy reimbursement to the property owners who meet the requirements of the program as listed in the key elements below. The reimbursement will be by direct payment of the qualifying subsidy to the property owner. The key elements of the Private Property Protection Program include:
 - The Private Property Protection Program will provide a maximum of a \$1,500 subsidy for 100% of the cost of any materials and labor.
 - The work must be pre-approved and be performed before June 30, 2028.
 - The property improvements deemed qualifying for subsidy from the Personal Property Protection Program are limited to the installation of backwater valve, the disconnection of roof leaders from the sanitary sewer service, the installation or redirection of a sump pump to discharge flows from foundation drains and area drains to a non-sanitary sewer outlet such as a rain garden, storm sewer, or the ground surface.
 - The work must be performed by a licensed plumber under a City plumbing permit.
 - The documentation of cost of the qualifying improvements shall include a copy of an itemized invoice from a licensed plumber or plumbing firm that details the work performed and a copy of the full payment.
 - The account for the sanitary sewer fee charges on the property must be current as to payments at the time of application.

PREVIOUS COUNCIL ACTION(S):

Date: July 23, 2018

Roll Call Number: [18-1284](#)

Action: [Amending](#) Chapter 118 of the Municipal Code regarding the Private Property Protection Program. ([Council Communication No. 18-390](#)) Moved by Gray that this ordinance be considered and given first vote for passage. Motion Carried 7-0.

Date: February 20, 2017

Roll Call Number: [17-0306](#)

Action: [Amending](#) Chapter 118 of the Municipal Code regarding a Private Property Protection Program. ([Council Communication No. 17-075](#)) Moved by Gray that this ordinance be considered and given first vote for passage. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Renewal of program in 2028 if determined to continue to be effective.

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