



DATE: October 19, 2021
REGULAR

AGENDA ITEM: Approve Resolution Receiving Feasibility Report and Calling Hearing on Improvement for the Tapestry Sanitary Sewer Extension

SUBMITTED BY: Jack Griffin, City Engineer

REVIEWED BY: Kristina Handt, City Administrator
Marty Powers, Public Works Director
Chad Isakson, Assistant City Engineer

ISSUE BEFORE COUNCIL: Should the City Council accept the Feasibility Report and call a public hearing for the Tapestry Sanitary Sewer Extension to be held at the November 16, 2021 Council meeting?

BACKGROUND: On July 6, 2021, the City Council authorized the preparation of a feasibility report and preliminary design services for the Tapestry Sanitary Sewer Extension project. The report was authorized in response to a petition received on June 1, 2020 from the Tapestry at Charlotte's Grove subdivision requesting the connection to municipal sanitary sewer. There were 56 of the 65 property owners voting in favor of the petition and 2 property owners voting against the petition.

The Tapestry subdivision is located outside of the Village Area Municipal Urban Service Area (MUSA) and is currently operating a private community wastewater conveyance and treatment system that serves 65 residential properties.

PROPOSAL DETAILS/ANALYSIS: A Feasibility Report has been prepared to address the extension of municipal sanitary sewer service to replace the private community wastewater treatment system for the properties located in the Tapestry at Charlotte's Grove subdivision. The report serves to identify the necessary improvements, the estimated project costs, and to consider the assessment of the project costs to properties benefitting from the improvements

The proposed project includes the installation of a city owned sanitary lift station, constructed near the existing community wastewater treatment facility, together with the construction of approximately 2,400 feet of 4-inch sanitary sewer forcemain. The forcemain would extend and connect to the existing 10-inch gravity sewer system located in the adjacent Hamlet on Sunfish Lake neighborhood. The forcemain would be routed generally through HOA Outlots to avoid construction impacts and disturbance to the public streets.

The scope of this project is currently limited to the construction of the city owned lift station/forcemain improvements and would provide sewer service by receiving the discharges from the privately owned sanitary collection system. The report also recommends that before allowing the connection to the municipal sewer system, that the privately owned collection system be cleaned, televised and inspected to identify potential repairs that would be necessary to ensure that discharges are maintained within standard acceptable parameters. The report does not address the improvements or costs necessary for the city to assume ownership of the privately owned and maintained conveyance system. Furthermore, if the project proceeds to construction it will remove all future discharges to the existing community wastewater treatment system, however, the scope of this project does not include the scope of work necessary to

decommission this system. The HOA would need to pursue this work separately from the city project as required by any permitting agencies.

The estimated total cost for the sanitary sewer extension project is \$1,682,500, including \$1,089,400 for construction of the city sanitary infrastructure improvements, \$260,000 for city connection fees, \$123,500 in city oversize cost recovery fees, \$161,525 in Met Council connection fees, and \$48,000 for recommended sewer cleaning and televising costs. The Met Council fees (\$161,525) would be required to be paid in full from the HOA prior to awarding a construction contract and the remaining costs and fees would be assessed against the benefitting properties. Sanitary sewer improvements are assessed at a rate of 100% of the total project costs for residential properties on a per Residential Equivalent Connection basis. The 65 residential properties are each considered "1" REC unit, therefore the preliminary assessment to each property is \$23,400. Assessments for public sanitary sewer are levied over a 20-year period and charged an interest rate of 1% over the bond rate for the project.

In addition to the recommended improvements, the estimated project costs and the proposed assessments, this report addresses the project schedule, permitting requirements and the easement and right-of-way acquisition needed to implement the improvements. The feasibility report findings and recommendations will be further presented at the meeting.

FISCAL IMPACT: The total estimated cost for the sanitary sewer extension improvements and connection fees is \$1,682,500 for the Tapestry Sanitary Sewer Extension. The total project costs are proposed to be paid in full through direct payments and special assessments in accordance with the city's Special Assessment Policy.

RECOMMENDATION: Staff is recommending that the City Council approve a Resolution, receiving the Feasibility Report and calling a public hearing for the Tapestry Sanitary Sewer Extension project. The recommended motion for this action is as follows:

"Move to approve Resolution No. 2021-118, receiving the Feasibility Report and Calling a Public Hearing for the Tapestry Sanitary Sewer Extension Project."

ATTACHMENTS:

1. Resolution Receiving Report and Calling for Hearing on Improvements.
2. Notice of Hearing on Improvement.
3. Preliminary Assessment Roll and Exhibit.
4. Location Map
5. Proposed Improvement Exhibits.
6. Project Schedule.

Feasibility Report (*available for review at City Hall*).

**CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA**

RESOLUTION NO. 2021-118

**A RESOLUTION RECEIVING A FEASIBILITY REPORT FOR THE
TAPESTRY SANITARY SEWER EXTENSION PROJECT
AND CALLING HEARING ON IMPROVEMENT**

WHEREAS, pursuant to City Council authorization, adopted on July 6, 2021, a feasibility report has been prepared by FOCUS Engineering, Inc. for the Tapestry Sanitary Sewer Extension; and

WHEREAS, the feasibility report recommends that benefitting properties be assessed all or a portion of the cost of the improvements pursuant to the City's Special Assessment Policy and Minnesota Statutes, Chapter 429; and

WHEREAS, the feasibility report provides information regarding whether the proposed improvement is necessary, cost-effective, and feasible; whether it should best be made as proposed or in connection with some other improvement; the estimated cost of the improvements as recommended; and a description of the methodology used to calculate individual assessments for affected parcels.

NOW, THEREFORE, BE IT RESOLVED,

1. That the City Council will consider the improvements in accordance with the report and the assessments of the abutting properties for all or a portion of the cost of the improvements pursuant to Minnesota Statutes, Chapter 429 at an estimated total sanitary sewer improvement cost of \$1,682,500 for the Tapestry at Charlottes Grove subdivision.
2. A public hearing shall be held on such proposed improvements on the 16th day of November, 2021 in the council chambers of City Hall, at or approximately after 7:00 P.M. and the clerk shall give mailed and published notice of such hearing and improvement as required by law.

**ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE NINETEENTH DAY OF
OCTOBER, 2021.**

CITY OF LAKE ELMO

(Seal)
ATTEST:

By: _____
Charles Cadenhead
Mayor

Julie Johnson
City Clerk

**CITY OF LAKE ELMO
NOTICE OF HEARING ON IMPROVEMENT
TAPESTRY SANITARY SEWER EXTENSION**

Notice is hereby given that the City Council of Lake Elmo will conduct a public hearing on **Tuesday, November 16, 2021**, at or approximately after 7:00 PM to consider the making of the following improvements, pursuant to Minnesota Statutes, Sections 429.011 to 429.111:

Extension of municipal sanitary sewer to the Tapestry at Charlottes Grove subdivision, including the construction of a city owned lift station and sanitary sewer conveyance system. The project will connect to the HOA owned conveyance system serving 65 residents in the Tapestry at Charlottes Grove subdivision.

The area proposed to be assessed for these improvements include properties connected to the existing HOA conveyance and treatment system. The estimated total cost for the sanitary sewer extension improvements and connection fees is \$1,682,500. A reasonable estimate of the impact of the assessment will be available at the hearing. Such persons as desiring to be heard with reference to the proposed improvements will be heard during this meeting.

DATED: October 19, 2021

BY ORDER OF THE LAKE ELMO CITY COUNCIL

Charles Cadenhead, Mayor

(Published in the Stillwater Gazette on October 22, 2021 and October 29, 2021)

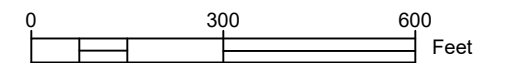
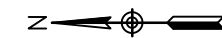
NO.	NAME	ADDRESS	MAILING ADDRESS	PID	SANITARY SEWER ASSESSMENT
1	CARNEY CHAD M & KATIE L CARNEY	9906 TAPESTRY RD	9906 TAPESTRY RD LAKE ELMO MN 55042	1002921410013	\$23,400
2	NIGHTINGALE MICHAEL & PAM S	9954 TAPESTRY RD	9954 TAPESTRY RD LAKE ELMO MN 55042	1002921410014	\$23,400
3	METZGER GREGORY J & ANJA K	9986 TAPESTRY RD	9986 TAPESTRY RD LAKE ELMO MN 55042	1002921410015	\$23,400
4	JESSE W & PAMELA M HARTLEY LIVING TRS	10010 TAPESTRY RD	10010 TAPESTRY RD LAKE ELMO MN 55042	1102921320006	\$23,400
5	LESTER JOHN & LINDSAY FAHRNER TRS	10024 TAPESTRY RD	10024 TAPESTRY RD LAKE ELMO MN 55042	1102921320007	\$23,400
6	ZIMICK CHRISTOPHER T & MEAGAN A ZIMICK	10042 TAPESTRY RD	10042 TAPESTRY RD LAKE ELMO MN 55042	1102921320008	\$23,400
7	COX TRACI & NATHAN	10064 TAPESTRY RD	10064 TAPESTRY RD LAKE ELMO MN 55042	1102921320009	\$23,400
8	SQUIRES JEREMY T & EDITE V	10080 TAPESTRY RD	10080 TAPESTRY RD LAKE ELMO MN 55042	1102921320010	\$23,400
9	OSTEN DAVID W & CATHERINE H	9901 TAPESTRY GRV	9901 TAPESTRY GRV LAKE ELMO MN 55042	1002921410026	\$23,400
10	HACKLEY ROBERT & SUZANNE LAJOIE	9915 TAPESTRY GRV	9915 TAPESTRY GRV LAKE ELMO MN 55042	1002921410025	\$23,400
11	CARLSON NEAL J	9927 TAPESTRY GRV	9927 TAPESTRY GRV LAKE ELMO MN 55042	1002921410024	\$23,400
12	HATHAWAY CHARLES D & KATHLEEN C BERNARD	9949 TAPESTRY GRV	9949 TAPESTRY GRV LAKE ELMO MN 55042	1002921410023	\$23,400
13	WANAT MATT & ERIN	9971 TAPESTRY GRV	9971 TAPESTRY GRV LAKE ELMO MN 55042	1002921410022	\$23,400
14	SMITHBERG JON & CHRISTINE	9997 TAPESTRY GRV	9997 TAPESTRY GRV LAKE ELMO MN 55042	1002921410021	\$23,400
15	HOLMGREN LEAH M	10029 TAPESTRY GRV	10029 TAPESTRY GRV LAKE ELMO MN 55042	1102921320030	\$23,400
16	BILOT DANIEL A	10114 TAPESTRY BND	10114 TAPESTRY BND LAKE ELMO MN 55042	1102921320023	\$23,400
17	JOHNSON NICOLE & JOSHUA GILES	10118 TAPESTRY BND	10118 TAPESTRY BND LAKE ELMO MN 55042	1102921320024	\$23,400
18	HAUGEN JONATHAN K & ALYSSA A	10138 TAPESTRY BND	10138 TAPESTRY BND LAKE ELMO MN 55042	1102921320025	\$23,400
19	SULLIVAN PETER W & WENDY A	10150 TAPESTRY BND	10150 TAPESTRY BND LAKE ELMO MN 55042	1102921320026	\$23,400
20	JOHNSON JEFFREY J & AMANDA S	10168 TAPESTRY BND	10168 TAPESTRY BND LAKE ELMO MN 55042	1102921320027	\$23,400
21	RED DENIM FAMILY TRS	10220 TAPESTRY BND	PO BOX 25066 WOODBURY MN 55125	1102921320028	\$23,400
22	FOSTER SCOTT E & BONITA M	10278 TAPESTRY BND	10278 TAPESTRY BND LAKE ELMO MN 55042	1102921320011	\$23,400
23	MARLENE E DYER & JEREMY J DYER TRS	10316 TAPESTRY BND	10316 TAPESTRY BND LAKE ELMO MN 55042	1102921320012	\$23,400
24	FRY GREG & KRISTIN	10342 TAPESTRY BND	10342 TAPESTRY BND LAKE ELMO MN 55042	1102921320013	\$23,400
25	SUZANNE SILLERS SCHWARTZ REV TRS	10356 TAPESTRY BND	10356 TAPESTRY BND LAKE ELMO MN 55042	1102921320014	\$23,400
26	FISHBECK JAMIE & DOREEN	10368 TAPESTRY BND	10368 TAPESTRY BND LAKE ELMO MN 55042	1102921320015	\$23,400
27	FORSBERG PAUL T & ALEXIS A	10380 TAPESTRY BND	10380 TAPESTRY BND LAKE ELMO MN 55042	1102921320016	\$23,400
28	ARCO STEPHEN D & REBECCA L	10375 TAPESTRY BND	10375 TAPESTRY BND LAKE ELMO MN 55042	1102921320017	\$23,400
29	WARLICK CHRISTOPHER A & ERICA D	10353 TAPESTRY BND	10375 TAPESTRY BND LAKE ELMO MN 55042	1102921320018	\$23,400
30	COADY BRIAN J & NICOLE L	10325 TAPESTRY BND	10325 TAPESTRY BND LAKE ELMO MN 55042	1102921320019	\$23,400
31	PETERMAN SCOTT D & KARI L	10289 TAPESTRY BND	10289 TAPESTRY BND LAKE ELMO MN 55042	1102921320020	\$23,400
32	VANWYCHEN TRS	10263 TAPESTRY BND	10263 TAPESTRY BND LAKE ELMO MN 55042	1102921320021	\$23,400
33	TRS AGR DONALD & MELINDA GUSTAFSON	10231 TAPESTRY BND	10231 TAPESTRY BND LAKE ELMO MN 55042	1102921320022	\$23,400
34	SCOTT PAUL D & ANDREA K	10030 TAPESTRY RD	10030 TAPESTRY RD LAKE ELMO MN 55042	1102921320029	\$23,400
35	PAUL C VAHLE LIVING TRS ETAL	9984 TAPESTRY RD	9984 TAPESTRY RD LAKE ELMO MN 55042	1002921410020	\$23,400
36	MAGNUS SCOTT & TRACY	9958 TAPESTRY RD	9958 TAPESTRY RD LAKE ELMO MN 55042	1002921410019	\$23,400
37	PIERSON WILLIAM R & MARGARET M	9936 TAPESTRY RD	9936 TAPESTRY RD LAKE ELMO MN 55042	1002921410018	\$23,400
38	WHITEHEAD NICHOLAS R & MARIE E	9918 TAPESTRY RD	9918 TAPESTRY RD LAKE ELMO MN 55042	1002921410017	\$23,400
39	FOOTE MARTIN J & HEATHER B	9902 TAPESTRY TRL	9902 TAPESTRY TRL LAKE ELMO MN 55042	1002921410016	\$23,400
40	SCHAKEL ANDREW L & AMI L VOELTZ-SCHAKEL	9905 TAPESTRY RD	9905 TAPESTRY RD LAKE ELMO MN 55042	1002921440014	\$23,400
41	CHRISTIANSON JULIA L	9915 TAPESTRY RD	9915 TAPESTRY RD LAKE ELMO MN 55042	1002921440013	\$23,400
42	BERES TIM M & DIANE M	9929 TAPESTRY RD	9929 TAPESTRY RD LAKE ELMO MN 55042	1002921440012	\$23,400
43	DAHLIN BRIAN C & MARGARET C	9957 TAPESTRY RD	9957 TAPESTRY RD LAKE ELMO MN 55042	1002921440011	\$23,400
44	PETERSON DAVID R & KATHARINE B H	9985 TAPESTRY RD	9985 TAPESTRY RD LAKE ELMO MN 55042	1002921440010	\$23,400
45	EMILY MAZANEC LIV TRS	10011 TAPESTRY RD	10011 TAPESTRY RD LAKE ELMO MN 55042	1102921330024	\$23,400
46	ABRAMS JAMES E & AMY A	10037 TAPESTRY RD	10037 TAPESTRY RD LAKE ELMO MN 55042	1102921330023	\$23,400
47	BENNETT MICHAEL K & ALLISON M	10059 TAPESTRY RD	10059 TAPESTRY RD LAKE ELMO MN 55042	1102921330022	\$23,400
48	LOZANO ALLISON L	10071 TAPESTRY RD	10071 TAPESTRY RD LAKE ELMO MN 55042	1102921330021	\$23,400
49	HAYUNGS JESSICA L & MICHAEL	10095 TAPESTRY RD	10095 TAPESTRY RD LAKE ELMO MN 55042	1102921330004	\$23,400
50	LIGTENBERG KEVIN L & CHARLINE C	10125 TAPESTRY RD	10125 TAPESTRY RD LAKE ELMO MN 55042	1102921330005	\$23,400
51	FREDENBERG LIV TRS	10159 TAPESTRY RD	10159 TAPESTRY RD LAKE ELMO MN 55042	1102921330006	\$23,400
52	ELIZABETH B GERMAINE TRS	10191 TAPESTRY RD	10191 TAPESTRY RD LAKE ELMO MN 55042	1102921330007	\$23,400
53	STANG LAWRENCE J & KAREN	10225 TAPESTRY HL	10225 TAPESTRY HL LAKE ELMO MN 55042	1102921330008	\$23,400
54	COX ERIC & ELIZABETH	10206 TAPESTRY HL	10206 TAPESTRY HL LAKE ELMO MN 55042	1102921330009	\$23,400
55	REISTAD CHRISTOPHER A & CYNTHIA J S	10178 TAPESTRY HL	10178 TAPESTRY HL LAKE ELMO MN 55042	1102921330010	\$23,400
56	LOEHR TRICIA A AND PATRICK M EVELAND	10144 TAPESTRY HL	10144 TAPESTRY HL LAKE ELMO MN 55042	1102921330011	\$23,400
57	MEYER ERIK A & ANNE W	10100 TAPESTRY HL	10100 TAPESTRY HL LAKE ELMO MN 55042	1102921330012	\$23,400
58	SKUBIC MARK A	10057 TAPESTRY HL	10057 TAPESTRY HL LAKE ELMO MN 55042	1102921330020	\$23,400
59	PALMER DAVID J & MELISSA L	10069 TAPESTRY HL	10069 TAPESTRY HL LAKE ELMO MN 55042	1102921330019	\$23,400
60	NYGARD MARNI & GREG	10073 TAPESTRY HL	10073 TAPESTRY HL LAKE ELMO MN 55042	1102921330018	\$23,400
61	BENSON DAVID J & KRISTYN M BENSON	10079 TAPESTRY HL	10079 TAPESTRY HL LAKE ELMO MN 55042	1102921330017	\$23,400
62	KENADY JEANNE & BRIAN	10085 TAPESTRY HL	10085 TAPESTRY HL LAKE ELMO MN 55042	1102921330016	\$23,400
63	SANDS SEAN & KRISTA	10097 TAPESTRY HL	10097 TAPESTRY HL LAKE ELMO MN 55042	1102921330015	\$23,400
64	BAILEY RONALD C & DONNA J	10115 TAPESTRY HL	10115 TAPESTRY HL LAKE ELMO MN 55042	1102921330014	\$23,400
65	GRANDT MICHAEL ALAN & CARRIE ELAINE	10149 TAPESTRY HL	10149 TAPESTRY HL LAKE ELMO MN 55042	1102921330013	\$23,400
TOTAL					\$1,521,000



LEGEND

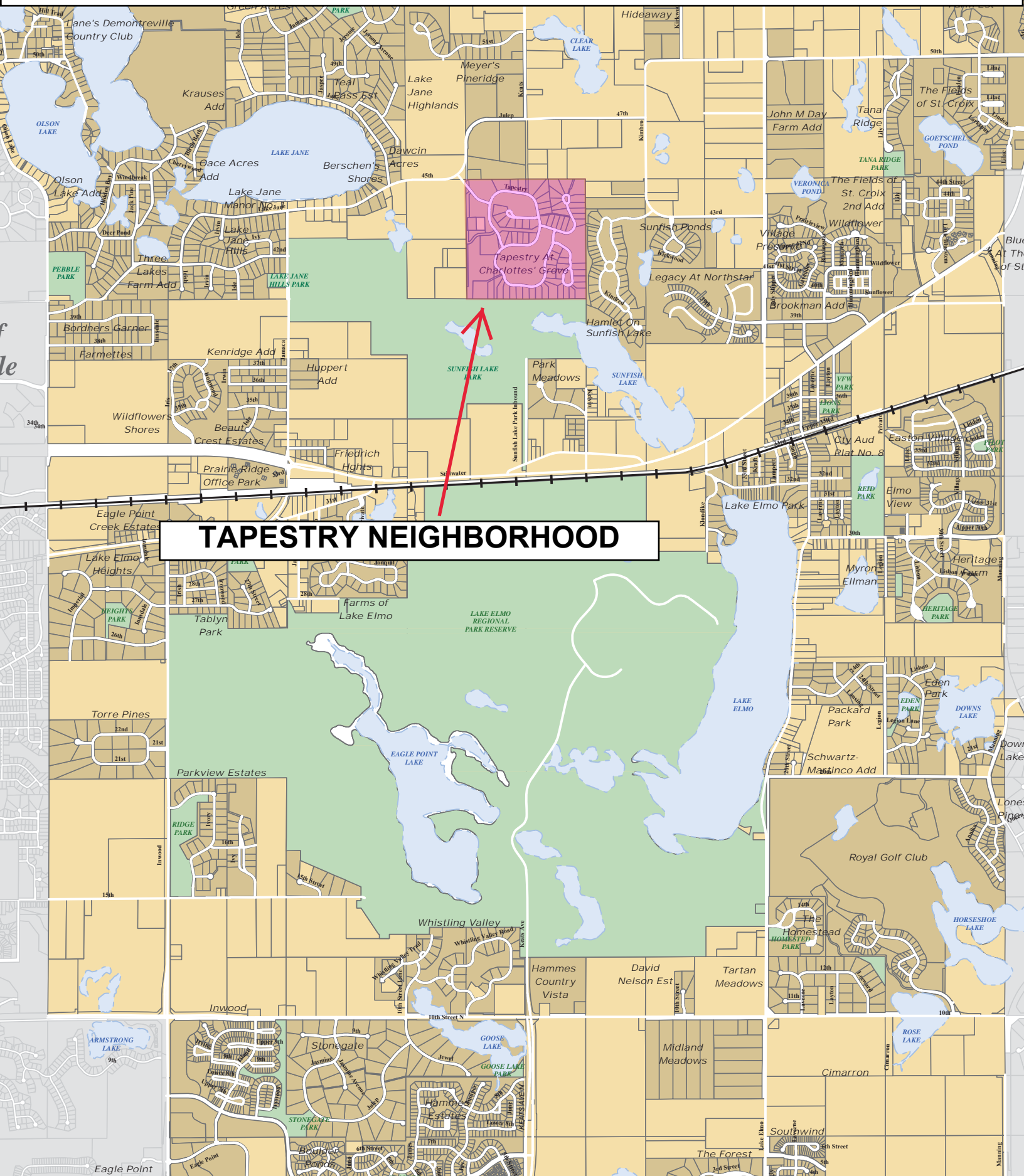


ASSESSABLE PROPERTY - SANITARY SEWER EXTENSION IMPROVEMENTS



CITY OF LAKE ELMO

TAPESTRY SANITARY SEWER EXTENSION



PROJECT LOCATION MAP





PROJECT SCHEDULE
CITY OF LAKE ELMO

FOCUS ENGINEERING, inc.

Cara Geheren, P.E. 651.300.4261
Jack Griffin, P.E. 651.300.4264
Ryan Stempski, P.E. 651.300.4267
Chad Isakson, P.E. 651.300.4283

TAPESTRY SANITARY SEWER EXTENSION IMPROVEMENTS
PROJECT NO. 2020.119

JUNE 1, 2020	City received Petition for Public Sanitary Sewer.
JULY 6, 2021	Council orders preparation of Feasibility Report and Design Phase Services.
OCTOBER 19, 2021	Presentation of Feasibility Report. Council accepts Report and calls for Improvement Hearing.
NOVEMBER 16, 2021	Public Improvement Hearing. Council Orders the Improvement.
FEBRUARY 15, 2022	Council approves Plans and Specifications and orders Advertisement for Bids.
MARCH 16, 2022	Project Bid Date: Receive contractor bids.
APRIL 5, 2022	Council accepts Bids and awards Contract.
APRIL/MAY, 2022	Conduct Pre-Construction Meeting and issue Notice to Proceed. <ul style="list-style-type: none">• OCTOBER 14, 2022 Substantial Completion.• NOVEMBER 25, 2022 Final Completion.

**Final Assessment Hearing Schedule TBD*