



MAYOR AND COUNCIL COMMUNICATION

DATE: 7/16/2013
REGULAR
ITEM #: 13

AGENDA ITEM: Section 34 Water and Sewer Utility Extension Improvements – (1) Resolution Receiving Feasibility Report and Calling Hearing on Improvement and (2) Resolution Approving Plans & Specifications and Ordering Advertisement for Bids

SUBMITTED BY: Jack Griffin, City Engineer

THROUGH: Dean A. Zuleger, City Administrator

REVIEWED BY: Adam Bell, City Clerk
Cathy Bendel, Finance Director
Dave Snyder, City Attorney
Ryan Stempiski, Assistant City Engineer

SUGGESTED ORDER OF BUSINESS:

- Introduction of Item..... City Engineer
- Report/Presentation City Engineer
- Questions from Council to Staff..... Mayor Facilitates
- Public Input, if Appropriate..... Mayor Facilitates
- Call for Motion..... Mayor & City Council
- Discussion Mayor & City Council
- Action on Motion Mayor Facilitates

SUMMARY AND ACTION REQUESTED:

The City Council is respectfully requested to consider (1) adopting Resolution No. 2013-57 receiving the Feasibility Report and calling for a Public Improvement Hearing to be held on September 3, 2013, and (2) adopting Resolution No. 2013-58 approving plans and specifications and ordering advertisement for bids for the Section 34 Water and Sewer Utility Extension Improvements. The recommended motions for these actions are as follows:

(1) “Move to adopt Resolution No. 2013-57, receiving the Feasibility Report and calling Hearing on Improvement for the Section 34 Water and Sewer Utility Extension Improvements.”

(2) “Move to adopt Resolution No. 2013-58, approving the plans and specifications and ordering the advertisement for bids for the Section 34 Water and Sewer Utility Extension Improvements.”

STAFF REPORT:

On March 19, 2013, the City Council ordered Preparation of Feasibility Report and Preparation of Plans and Specifications for the Section 34 Water and Sewer Utility Extension Improvements. The City received a Petition, pursuant to Minnesota Statute 429, requesting the extension of trunk watermain and sanitary sewer facilities to serve the properties that will be a part of the Lennar development and the surrounding undeveloped properties located in Section 34, Township 29 North, Range 21 West.

The recommended improvements consist of trunk watermain and sanitary sewer (including a lift station near Goose Lake), extending from the Eagle Point Business Park along Hudson Boulevard and Keats Avenue to the south end of Goose Lake. The total estimated cost of the watermain improvements is \$671,800. The total estimated cost of the sanitary sewer improvements is \$1,706,400.

The feasibility report recommendations are a result of continuous communications with the impacted property owners and potential development partners. Staff conducted three property owner meetings and corresponded with many of the property owners throughout the preparation of the report. Both the scope of improvements to be constructed for this project and the cost allocation methodology were revised multiple times in response to stakeholder input.

As the Report is now presented, it is staff's belief, that the Report findings and recommendations, including the recommended improvements and the preliminary assessment roll, puts forth a proposed project that substantially achieves the goals and objectives of the requested project while balancing the specific interests of the various stakeholders and fairly distributing the burden of cost. The proposed scope of improvements together with the assessment methodology and preliminary assessment amounts are detailed in the feasibility report and will be presented at the council meeting.

The preliminary assessment roll has been distributed to each of the benefitting properties and the City has requested an Agreement of Assessment and Waiver of Irregularity and Appeal from each of them, in a form acceptable to the City Attorney. Receipt of this agreement provides the City with certainty of recovering all costs apportioned to that property through the levy of the assessment and avoids potential litigation. If the City does not receive this agreement from 100% of the property owners, the City will be required to conduct the necessary public hearings per MN State Statute 429.

RECOMMENDATION:

Staff is recommending that the City Council (1) adopt Resolution No. 2013-57, receiving the Feasibility Report and calling Hearing on Improvements and (2) adopt Resolution No. 2013-58, approving the plans and specifications and ordering the advertisement for bids for the Section 34 Water and Sewer Utility Extension Improvements. The recommended motions for these actions are as follows:

(1) "Move to adopt Resolution No. 2013-57, receiving the Feasibility Report and calling Hearing on Improvement for the Section 34 Water and Sewer Utility Extension Improvements."

(2) "Move to adopt Resolution No. 2013-58, approving the plans and specifications and ordering the advertisement for bids for the Section 34 Water and Sewer Utility Extension Improvements."

ATTACHMENT(S):

1. Resolution No. 2013-57 Receiving the Feasibility Report for the Section 34 Water and Sewer Utility Extension Improvements and Calling Hearing on Improvement
2. Notice of Hearing on Improvement
3. Resolution No. 2013-58 Approving Plans and Specification and Ordering Ad for Bids for the Section 34 Water and Sewer Utility Extension Improvements
4. Project Schedule

(The Feasibility Report and Project Plans and Specifications are available for review at City Hall)