



MAYOR AND COUNCIL COMMUNICATION

DATE: 09/17/2013

REGULAR

ITEM #: 12

AGENDA ITEM: Initiate the Lake Elmo Avenue Trunk Watermain Improvements – Authorize the Preparation of a Feasibility Report

SUBMITTED BY: Jack Griffin, City Engineer

THROUGH: Dean A. Zuleger, City Administrator

REVIEWED BY: Adam Bell, City Clerk
Cathy Bendel, Finance Director
Chad Isakson, Project 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 initiating the Lake Elmo Avenue Trunk Watermain Improvements for 2014 construction by authorizing FOCUS Engineering to prepare a Feasibility Report in the estimated not to exceed amount of \$5,200. The report will satisfy Chapter 429 requirements to specially assess benefitting properties. The recommended motion for this action is as follows:

“Move to approve Resolution No. 2013-77, Ordering preparation of a Feasibility Report for the Lake Elmo Avenue Trunk Watermain Improvements in the not to exceed amount of \$5,200.”

STAFF REPORT:

Over the past several months staff has been meeting with property owners located between Hudson Blvd. and Cimarron along the east side of Lake Elmo Avenue who have expressed interest in developing their land. These properties are all immediately adjacent to the new gravity sanitary sewer line that is scheduled for construction this fall as part of the Lake Elmo Avenue Sewer Infrastructure Improvements.

In order to develop these properties, municipal water will also need to be extended to the area. The 2030 Water System Comprehensive Plan identifies water service to this area through the extension of trunk watermain south along Lake Elmo Avenue from the existing Village water system. This improvement has

been tentatively schedule for implementation in 2014, however the 2014 CIP has not been approved by council and no action has been taken to initiate the improvement.

On September 5, 2013, staff received a concept plan submittal from Ryland Homes for a 51 lot residential development. Within the submittal the developer makes a specific request to the City to serve the development with municipal water. Subsequently on September 12, 2013, Ryland Homes and Airlake Development, Inc., each submitted a letter to formally request the City of Lake Elmo to extend municipal water service in support of their proposed developments. The requests indicate a desire to have municipal water service available in 2014.

The draft 2014 Capital Improvement Plan identifies this improvement as the Lake Elmo Avenue Trunk Watermain Improvements with a high level preliminary cost estimate of \$3.0 million. The improvement includes the extension of trunk watermain along Lake Elmo Avenue N., from the existing Village water system, south approximately 3 miles to the proposed 5th Street intersection. The proposed watermain route is shown on the attached location map.

Individual home service stubs and fire hydrants will be installed as a part of the project as the trunk watermain is extended past residential properties. The improvements will benefit the property owners by providing them the opportunity to connect to the municipal water system and will provide increased fire protection for the property. The feasibility report is necessary to satisfy the state required process to assess the benefiting property owners if the City wishes to levy assessments as part of the project.

Similar to the Keats MSA Street and Trunk Watermain Improvements, this project is being installed as part of the overall water system capital improvement plan, and not as a project to specifically deliver municipal water to the adjacent properties along the corridor between the Village and 10th Street. Therefore these properties are not required to pay 100% of the infrastructure extension costs as is seen in other utility extension projects, but the properties will receive benefit.

RECOMMENDATION:

Staff is recommending that the city council authorizes FOCUS Engineering, Inc. to prepare the Lake Elmo Avenue Trunk Watermain Improvements Feasibility Report in the estimated not to exceed amount of \$5,200. The recommended motion for this action is as follows:

“Move to approve Resolution No. 2013-77, Ordering preparation of a Feasibility Report for the Lake Elmo Avenue Trunk Watermain Improvements in the not to exceed amount of \$5,200.”

ATTACHMENT(S):

1. Resolution No. 2013-77
2. Project Schedule
3. 2014-2018 Draft Water System CIP
4. Letter Request for Municipal Water – Ryland Homes
5. Email Request for Municipal Water – Airlake Development, Inc.