



## MAYOR AND COUNCIL COMMUNICATION

DATE: 10/01/2013

**REGULAR**

ITEM #: 11

**AGENDA ITEM:** Well No. 4 Connecting Watermain Improvements – Public Improvement Hearing and Ordering the Improvement

**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

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### **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 open the Public Improvement Hearing for the Well No. 4 Connecting Watermain Improvements; and following the Hearing, consider adopting Resolution No. 2013-84 Ordering the Improvement. The recommended motion for this action is as follows:

***“Move to adopt Resolution No. 2013-84, Ordering the  
Well No. 4 Connecting Watermain Improvements.”***

### **STAFF REPORT:**

Pursuant to Minnesota Statutes, Sections 429.011 to 429.111, a Public Improvement Hearing was noticed for October 1, 2013, to consider making the following improvements:

- Install 12-inch diameter Trunk Watermain along 50<sup>th</sup> Street and Lake Elmo Avenue, from 50<sup>th</sup> Street to 43<sup>rd</sup> Street, to connect Well No. 4 to the City’s existing distribution system.

The attached notice was published in the official newspaper and individual notifications were sent to each address that potentially will be assessed a portion of the project costs.

The above improvements are being proposed in accordance with the 2013-2014 Capital Improvement Plan, to connect the new water supply well, Well No. 4, to the City's existing distribution system. As part of the project, individual home service stubs and fire hydrants will be installed as the trunk watermain is extended past existing 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. A feasibility report was prepared and presented for Council approval at the September 3, 2013 Council meeting.

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. Therefore the adjacent 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.

Therefore, as part of the findings and recommendations, the Feasibility Report recommends installing individual service stubs to properties with existing home structures and adjacent to the improvements. The report further recommends levying a water lateral benefit assessment in the amount of the City's current fee schedule, or \$5,800. A preliminary assessment roll was included in the Report identifying 10 properties to be assessed this amount. The Report also identifies an alternative assessment option that assesses one half that amount, or \$2,900 lateral water benefit assessment at the time of the project while deferring the remaining \$2,900 to be collected as part of an additional water connection charge if and when the property chooses to connect to the City water system.

The detailed findings of the report, project cost details, and associated assessment impacts are included in the Feasibility Report and will be presented at the meeting. This Report is available for review at City Hall.

**RECOMMENDATION:**

Staff is recommending that the City Council adopt Resolution No. 2013-84, thereby Ordering the Improvement for the Well No. 4 Connecting Watermain Improvements. Ordering a 429 Public Improvement project without a resident petition requires a super majority 4/5 vote. The recommended motion for this action is as follows:

***“Move to adopt Resolution No. 2013-84, Ordering the Well No. 4 Connecting Watermain Improvements.”***

**ATTACHMENT(S):**

1. Resolution 2013-84 Ordering the Improvements.
2. Notice of Hearing on Improvement.
3. Preliminary Assessment Roll.
4. Project Schedule.
5. Location Map.
6. Feasibility Report *(available for review at City Hall)*