



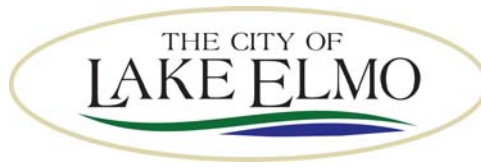
*Our Mission is to Provide Quality Public  
Services in a Fiscally Responsible Manner  
While Preserving the City's Open Space  
Character*

## **NOTICE OF MEETING**

**City Council Workshop  
3800 Laverne Avenue North  
March 12, 2019  
6:30 PM**

## **AGENDA**

- |   |                |
|---|----------------|
| <b>I. Call to Order</b>                           | <b>6:30 PM</b> |
| <b>II. Sunfish Ponds Sanitary Sewer</b>           | <b>6:30 PM</b> |
| <b>III. Striping on Upper 33<sup>rd</sup> St.</b> | <b>7:00 PM</b> |
| <b>IV. Well #1 Replacement Plan</b>               | <b>7:15 PM</b> |
| <b>V. Items for Future Work Session Agenda</b>    | <b>7:30 PM</b> |
| <b>VI. Adjourn</b>                                | <b>7:30 PM</b> |



## **SUNFISH PONDS SANITARY SEWER IMPROVEMENTS**

### **MARCH 12, 2019 COUNCIL WORKSHOP**

#### **STREET (KIRKWOOD LANE)**

1. Urban street section; 22-ft wide with bituminous curb.
2. Original construction in 1998 (21 years old). 1,750 LF (1/3 mile).
3. Maintenance applications include 2010 and 2016 seal coat.
4. Pavement rating (performed in 2016) = 97 & 98.
5. Recent seal coat is likely masking existing pavement distresses.
6. Engineering review on March 9, 2019. Could not inspect curb, drainage or CBs: There is evidence of pavement distresses, but only in beginning stages. Cracking is tight and does not show evidence of blocking or alligator cracking to date. As pavement continues to age we expect more cracking to show through the seal coat.
7. No major street improvements (reclaim or reconstruction) are needed or recommended for the next 5 years.
8. Existence of drainage issues could require re-evaluation.
9. Estimated cost for street reconstruction is \$300,000. Unit Assessment is \$7,500 paid over 15 years.

#### **WATERMAIN**

1. Sunfish Ponds is currently on individual private wells. No known PFC well advisories.
2. Neighborhood is within the Special Well Construction Area (SWCA). Replacement wells will be expensive.
3. Municipal water not recommended for consideration until street improvement project (not within 5 years).
4. Estimated cost for municipal water is \$208,000. Unit Assessment is \$13,000 paid over 20 years.
5. Water SAC = \$3,000/each. Water Connection Fee = \$1,000/each.
6. Each property is responsible for contractor costs to connect home from right-of-way stub. \$5,000+/-.

#### **SANITARY SEWER**

1. Sunfish Ponds is currently on individual on-site treatment systems (ISTS).
2. ISTS systems located on private residential lots or on common area HOA Outlots.
3. It appears 2 systems have been replaced (secondary systems). 4146 and 4220. No other known compliance issues.
4. Area planning is complex.
  - Cannot sewer all homes by gravity.
  - Most properties use existing pump stations.
  - Sewer planning requires a balance between both public + private infrastructure (a balance of costs).
5. Estimated (high level) cost for sanitary sewer is \$320,000. Unit Assessment is \$20,000 paid over ~~20~~ 15 years.
6. Sewer SAC = \$3,000/each. Sewer Connection Fee = \$1,000/each. **Eligible for 50% discount if connecting within one year from City notification.**
7. **Met Council SAC = \$2,485/each.**
8. Each property is responsible for contractor costs to connect home from right-of-way stub. \$5,000+/-.
  - May be able to reuse existing services/pumps.



## STAFF REPORT

DATE: March 12, 2019

### **DISCUSSION**

**AGENDA ITEM:** Review Sunfish Ponds Sanitary Sewer Options

**SUBMITTED BY:** Jack Griffin, City Engineer

**REVIEWED BY:** Kristina Handt, City Administrator  
Chad Isakson, Assistant City Engineer

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### **ISSUE BEFORE COUNCIL:**

What direction should be given to staff in regard to the Sunfish Ponds neighborhood sanitary sewer issue?

### **BACKGROUND:**

A petition requesting municipal sanitary sewer service was received from the Sunfish Ponds Subdivision in November 2018. The petition was signed by 7 of the 16 neighborhood properties. Staff presented the petition at the January 15 council meeting, however shortly in advance of the meeting two signatures were withdrawn, therefore resulting in a petition that did not meet the 35% statutory threshold for initiating a public improvement.

At issue is whether or not the neighborhood would best be served by municipal sanitary sewer or for the neighborhood to continue to own and maintain individual on-site treatment systems located on their private lots and adjacent HOA owned Outlots. At the January 15 meeting, council heard from both property owners who wanted to continue to maintain private systems and property owners who wanted to know more about the costs and process to connect to City sewer.

The Sunfish Ponds Subdivision is located immediately adjacent to the Village Area MUSA, just north of the Legacy at North Star subdivision and sanitary sewer service can potentially be made available through this development. At this time, the approved Preliminary Plans for the Legacy at North Star subdivision require sanitary sewer to be extended to the northerly plat limits to accommodate a connection by the Sunfish Ponds neighborhood. Legacy at North Star has recently platted the 1<sup>st</sup> Addition which is currently under construction. Sewer service to the northerly plat limits will be made with future phases of the subdivision with the timing and phasing subject to the developer's discretion.

### **PROPOSAL DETAILS/ANALYSIS:**

At the January 15 council meeting, the City Engineer was directed to conduct a high-level analysis for sewer extension to the Sunfish Ponds neighborhood. The City Engineer will present the findings of this analysis and request direction from council on next steps.

Should it be determined that municipal sanitary sewer service should be extended to the Sunfish Ponds neighborhood, a Feasibility Report would need to be completed to review in more detail the feasibility and capacity of connecting to the Village area sewer system together with the estimated project costs and assessments. If the improvements are found to be feasible, a Comprehensive Plan Amendment would also be required to bring the subdivision within the Village Area MUSA before constructing the project.

### **OPTIONS:**

- 1) Direct staff to take no further action at this time.

- 2) Direct staff to bring this issue before a future council meeting with a Resolution to Order the Preparation of a Feasibility Report.
- 3) Provide other direction to staff as deemed appropriate.

**ATTACHMENTS:**

- Sunfish Ponds Location Map.
- Sunfish Ponds Existing System Exhibit.



# CITY OF LAKE ELMO VILLAGE AREA MUSA

SUNFISH PONDS

MUSA

Sunfish

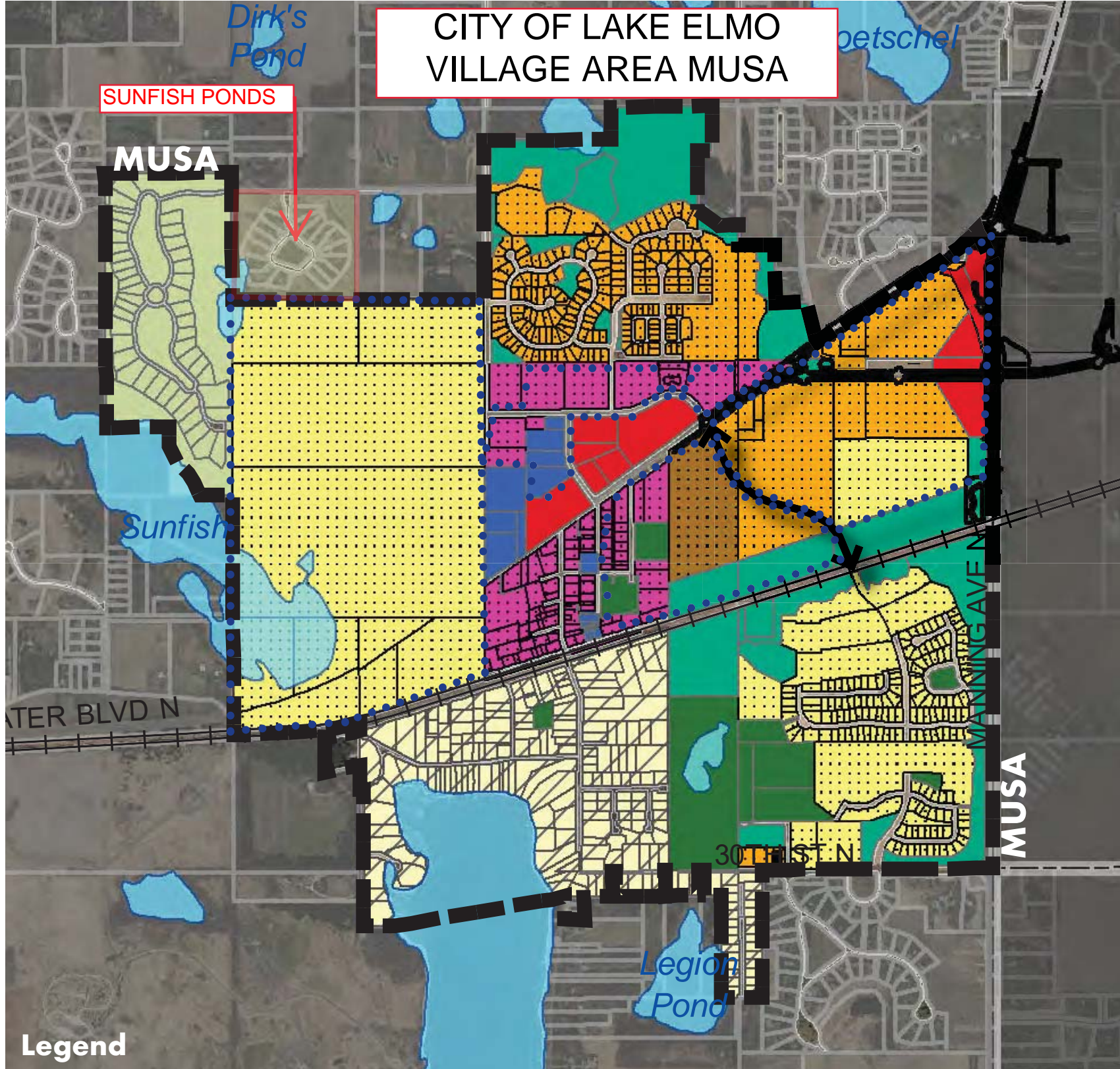
ATER BLVD N

30th St N

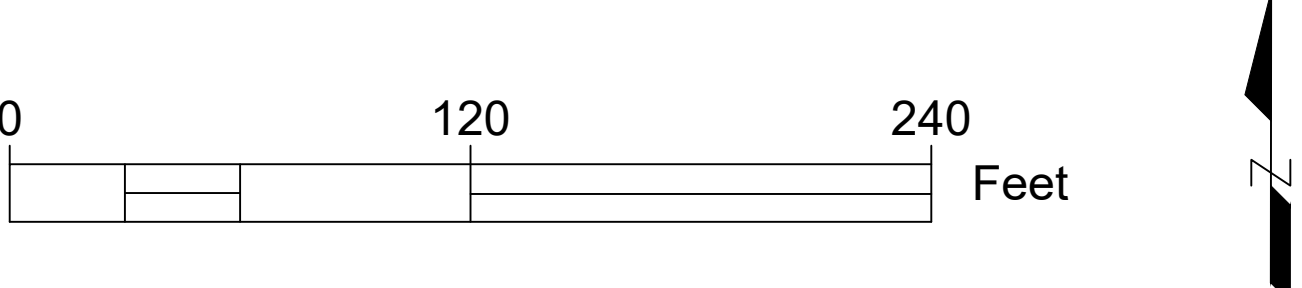
Legion  
Pond

MUSA

Legend











4220

4220

4265

4251

4227

4190

4199

4187

4168

4265

Abandoned  
Drainfield

4251

4177

4190

4199

4168

4146

4146

4167

4167

4132

4155

4118

4143

4143

4092

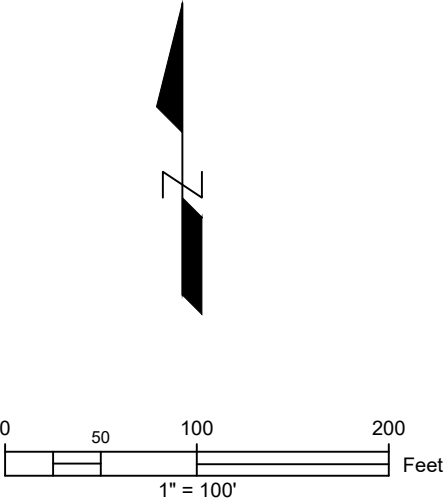
4155

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~ Invert El = 943.3 feet





SUNFISH PONDS  
SANITARY SEWER OPTION

