

TO: Honorable Mayor and City Council

FROM: City Administrator Ron Johnson

SUBJECT: River Road Water Main Request- Adopt Resolution Ordering Feasibility Report

DATE: July 1, 2015

BACKGROUND

When the property at 1014 River Road was set to be sold in 2013, the septic system was deemed to be of the age and/or condition that it had to be replaced in order to secure bank financing. SEH provided the Public Works Commission with 3 cost options to install sanitary sewer in this area. Estimates of \$108,000 and \$161,400 were given that would serve 3 properties, and an estimate of \$85,000 was given to install sanitary sewer to the 1014 River Road property and the property to the south. The presence of rock is major reason for the high estimates.

The 1014 River Road property and the property to the south are served with a well located on the 1014 River Road parcel.

Upon exploring the option of an onsite septic system, it was deemed by Goodhue County that the footprint was too small, due to setback distances from the well. The County said if the well is capped and the two residents hooked up to City water, that an onsite septic system could work. The estimated cost of an onsite septic system would be in the mid \$20,000 range.

The Public Works Commission has discussed this situation and recommends that the city council pursue the installation of the water main.

Carolee Stock, owner of the 1014 River Road parcel, submitted the attached letter for Council consideration. I prepared a resolution for consideration and approval to start the 429 special assessment process should Council opt to proceed. The 429 process, with no delays in the process, would see bids being considered at the October 6 meeting.

REQUESTED COUNCIL ACTION

Adopt the Resolution Ordering the Preparation of a Report for installation of approximately 185 feet of water main on River Road.

Attachment(s): Carolee Stock letter of request; Resolution Ordering Preparation of Report

June 30, 2015

Mayor Robinson and Members of the Cannon Falls City Council
C/O City Administrator Ron Johnson
918 River Road
Cannon Falls, MN 55099

Dear Mayor Robinson and Members of the Cannon Falls City Council:

I have been trying to sell my house at 1014 River Road for over 2 years. In order for the purchaser to secure bank financing, the property has to have access to the city sanitary sewer, or the septic system needs to be replaced, in which case the property would have to be served by city water in order to allow this replacement. A new septic system won't be allowed unless the well is sealed and city water is connected. Further, the well on my property serves the adjoining property to the south.

Cost estimates to extend sanitary sewer to this area is cost prohibitive- approximately \$85,000 to \$161,000 according to cost estimates given to city staff by SEH.

I am, therefore, respectfully requesting that the city of Cannon Falls City Council improve a portion of River Road with the installation of approximately 185 feet of water main and to assess the benefited property for the cost of the improvement pursuant to Minnesota Statutes, Chapter 429.035. I understand the first step in this process is to adopt a resolution ordering a feasibility report.

As this has been in front of the Public Works Commission on a few different occasions, and they seemed to be of the opinion that installation of a new sanitary sewer main would be cost prohibitive, I hope Council's opinion is the same, and you will pursue the installation of a new water main.

Sincerely,



Carolee Stock

**CITY OF CANNON FALLS
GOODHUE COUNTY, MINNESOTA**

RESOLUTION NUMBER 2138

RESOLUTION ORDERING PREPARATION OF REPORT ON IMPROVEMENT

WHEREAS, it has been requested and proposed to improve a portion of River Road with the installation of approximately 185 feet of water main and to assess the benefited property for all or a portion of the cost of the improvement pursuant to Minnesota Statutes, Chapter 429.035;

BE IT RESOLVED BY THE CITY COUNCIL OF CANNON FALLS, MINNESOTA THAT the proposed improvement, called River Road Water Main Improvement Project, be referred to Greg Anderson, SHORT ELLIOTT, HENDRICKSON, INC., for study and that that person is instructed to report to the council with all convenient speed advising the council in a preliminary way as to 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 improvement as recommended; and a description of the methodology used to calculate individual assessments for affected parcels.

Adopted by the Cannon Falls City Council this 7th day of July, 2015.

BY: _____
Lyman M. Robinson, Mayor

ATTEST: _____
Ronald S. Johnson, City Administrator