

CITY OF ST. FRANCIS
ST. FRANCIS, MN
ANOKA COUNTY

CITY HALL
23340 CREE STREET NW
Work Session Agenda
JUNE 12, 2019
5:30 PM

1. Roll Call
2. Street Re-Construction Projects
3. Water Meter Replacement Discussion
4. Developments
5. Adjournment

**CITY COUNCIL
WORKSHOP REPORT**

Agenda Item

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TO: Joe Kohlmann, City Administrator
FROM: Craig Jochum, City Engineer
SUBJECT: Street Reconstruction Project – Workshop
DATE: June 12, 2019

OVERVIEW:

As discussed at the May 20, 2019 Council meeting Hakanson Anderson is preparing plans and specifications for the reconstruction of a portion of Poppy Street and Butterfield Drive, and Zea Street, 225th Lane, 226th Avenue, and Tulip Street in the River Shores neighborhood. All of these streets are on the City's Municipal State Aid (MSA) system and MSA funds are proposed to be used for the street and storm related items of this project.

In general, these improvements will include the complete reconstruction of the street surface and some improvements to the storm sewer and watermain and water services. Right-of-way acquisition will be required on portions of Poppy Street and Butterfield Drive.

ITEMS OF DISCUSSION:

1. **Water Service Replacement** - Staff is recommending complete replacement of the water services from the watermain to the property lines. There have been a number of water service failures in these areas. The property owners are responsible for the service from the main to their property line. These replacements are very expensive given that the streets need to be repaired with the replacement. Replacement of the water services would be assessed 100% to the property owners.
2. **Water Service Assessments** - Per the assessment policy replacement of the water services would be assessed 100% to the property owners. Will the City replace the services that have been replaced by the home owner? Is there a certain service age that would remain/be replaced?
3. **Watermain Replacement** – The existing watermain was installed on Poppy Street (north of 228th Avenue) and Butterfield Drive in 1973 and in the River Shores neighborhood in 1979. The watermain south of 228th Avenue on Poppy Street was installed in 1997. At a minimum staff is recommending replacement of the 1973 watermain on Poppy Street and Butterfield Drive. These watermain are recommended to be upsized from 6" to 8" which matches the watermain on each end.



The in place watermain materials consist of a thinner wall type PVC compared to the current C900 standard. Replacement of the PVC watermain for the River Shores neighborhood will be discussed further at the meeting.

4. **Right of Way acquisition** – Right of way acquisition will be required for several parcels on Poppy Street and Butterfield Drive. It is assumed that these costs will not be assessed?
5. **Storm Sewer Improvements** – Storm Sewer improvements will be required on all three streets. It is assumed that Storm Sewer improvements will be assessed based on the current policy which is 40% resident and 60% city.
6. **Concrete Curb and Gutter Assessments** – Currently Poppy Street and Butterfield Drive does not have concrete curb and gutter. Staff is recommending that these streets be reconstructed with concrete curb and gutter to meet the cities current urban standards. The curb and gutter also reduces the clear zone requirement for state aid streets from 2 feet to 15 feet and is a known technique used for traffic calming. Staff is also recommending that a trail be constructed on the west side of Poppy Street from 227th Avenue to just south of Bridge Street to connect the trail construction on each end. The proposed concrete curb and gutter will allow the trail to better fit within the right of way. The impacts of the stormwater will need to be addressed with adding the curb and gutter. Construction of concrete curb and gutter will also need to be discussed with Oak Grove on Poppy Street.

BUDGET IMPLICATION:

To facilitate the discussion regarding the extent of the watermain replacement, preliminary assessments were prepared for each property within the project area. Attachments 4 through 6 provide the detail assessments proposed for each property. Two separate sets of tables were prepared. The first includes the complete replacement of the water services and the watermain. The second table assumes only the water services will be replaced along with the existing hydrants and gate valves. The watermain would not be replaced in the second scenario. In the second scenario it is also assumed that the services would be assessed 100% to the residents but the watermain repairs would be paid 100% by the City. A summary of the total that would be assessed and the City's share for each scenario is as follows:

ASSESSMENT SUMMARY FOR WATERMAIN IMPROVEMENTS

Street	Complete Replacement		Service Replacement and Repairs Only	
	Resident	City	Residents	City
Butterfield Drive	\$77,240	\$70,860	\$52,500	\$53,040
Poppy Street	\$72,810	\$64,215	\$50,000	\$48,371
River Shores Neighborhood	\$402,936	\$302,776	\$319,432	\$191,883
TOTALS	\$552,986	\$437,851	\$421,932	\$293,294



ATTACHMENTS:

Attachment 1 – Butterfield Drive Map

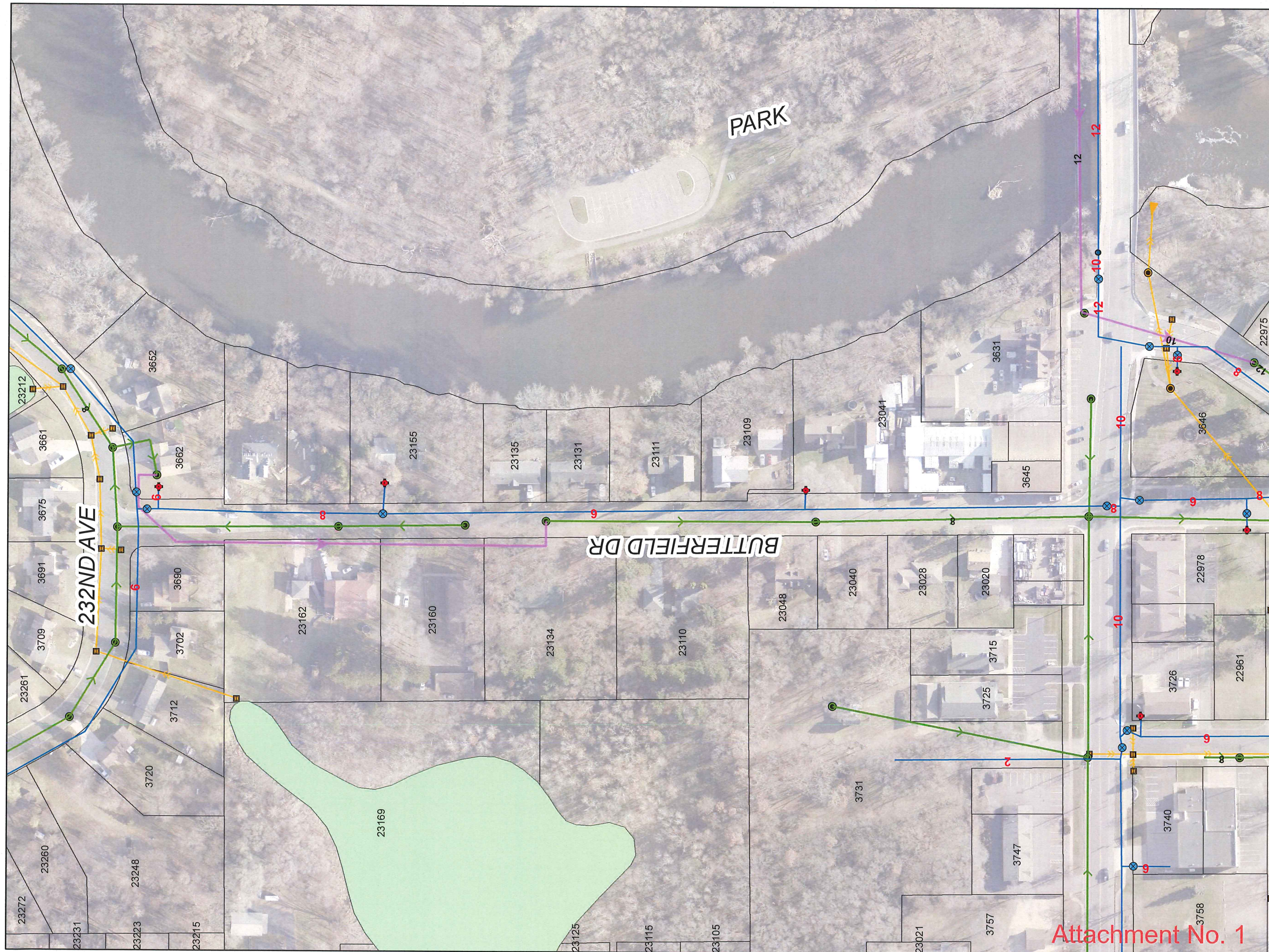
Attachment 2 – Poppy Street Map

Attachment 3 – River Shores Neighborhood Map

Attachment 4 – Preliminary Water Assessments – Butterfield Drive

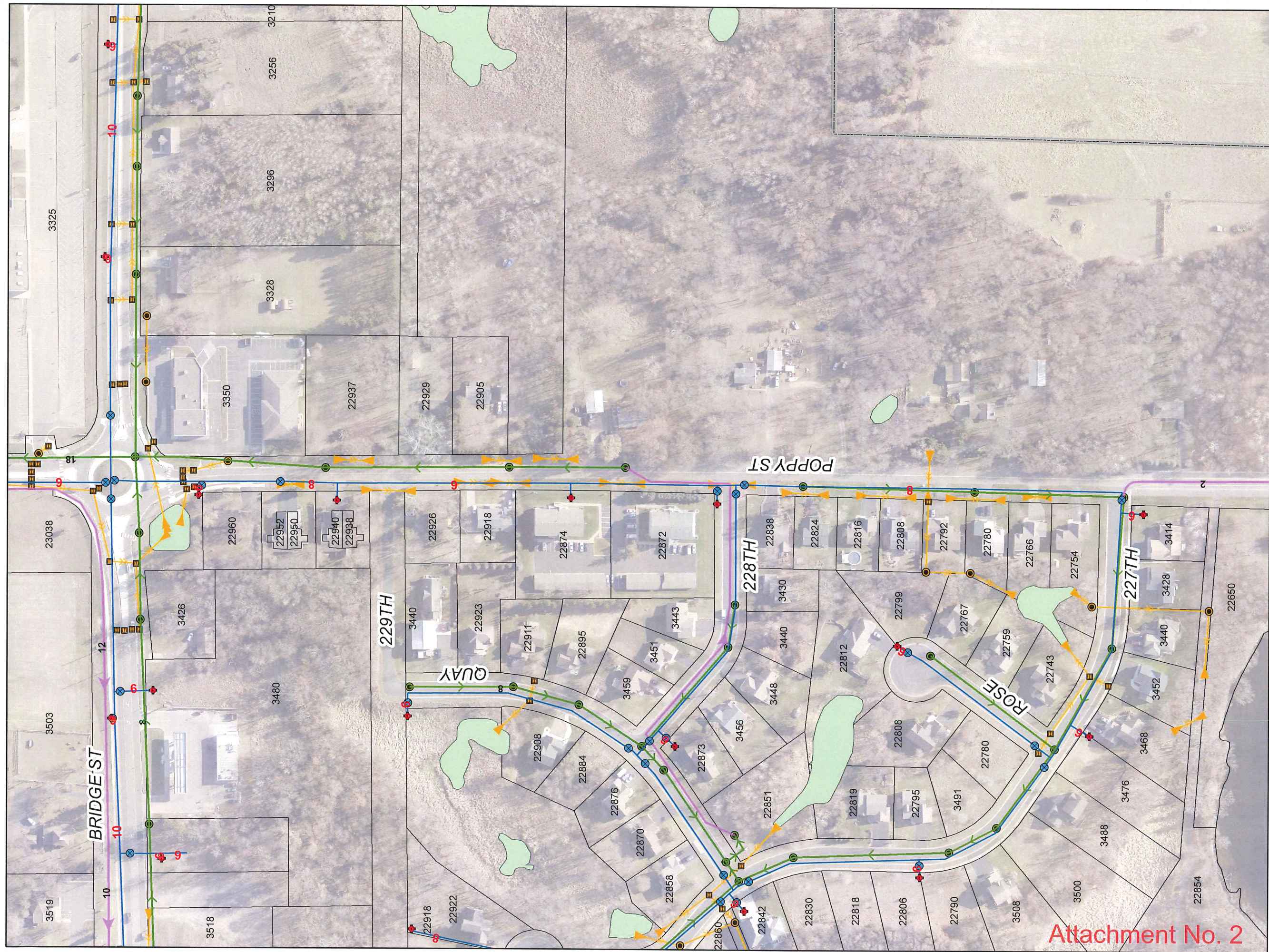
Attachment 5 – Preliminary Water Assessments – Poppy Street

Attachment 6 – Preliminary Water Assessments – River Shores Neighborhood



Legend

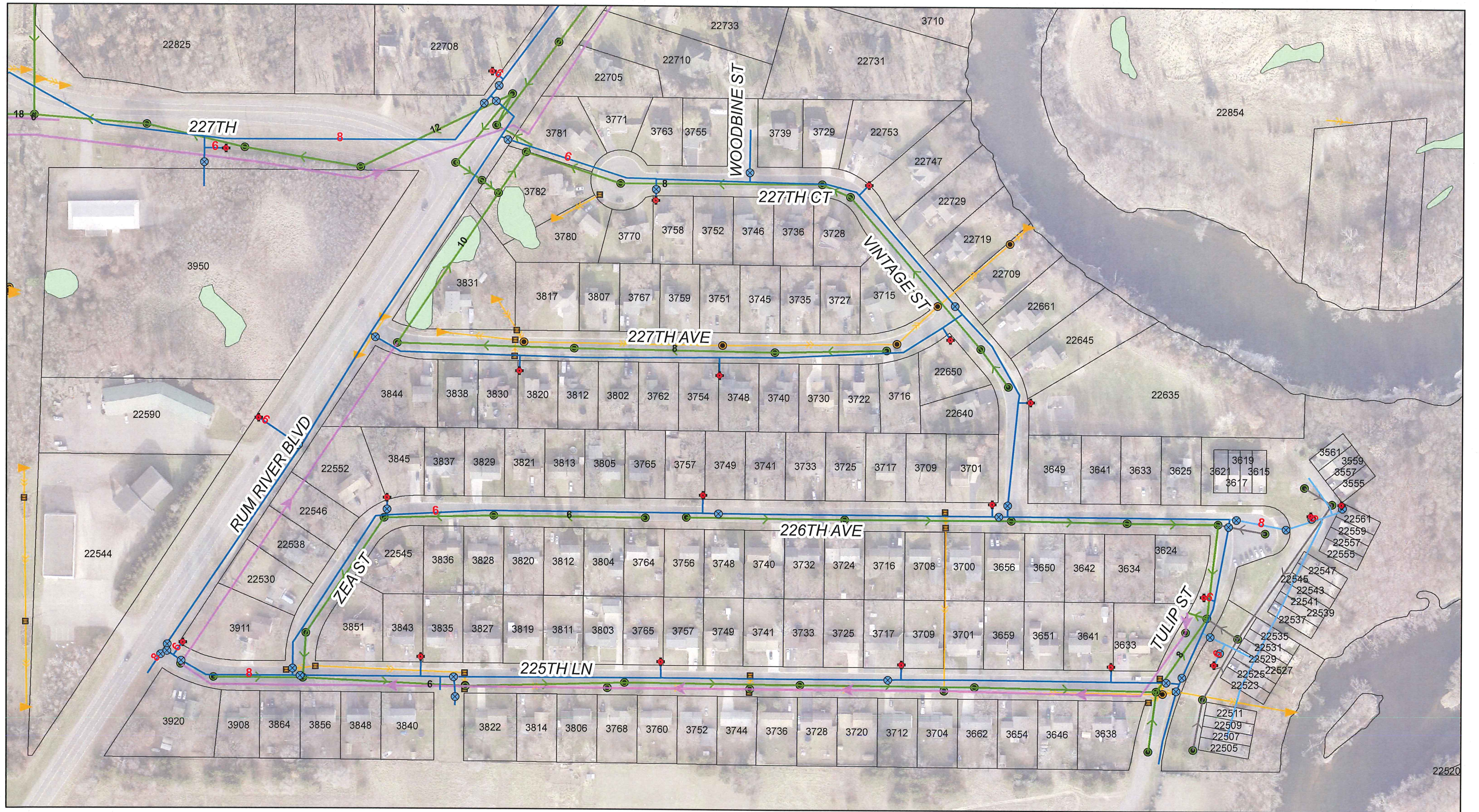
- | Line Type | Symbol | Feature | Symbol | Feature |
|-------------------|--------|---------------|--------|------------------|
| City Watermain | | City Sewer | | Wtr_Valve |
| Private Watermain | | Private Sewer | | Wtr_Hyd |
| Forcemain | | Stm_Pipe | | Sanitary Manhole |
| | | | | Stm_Cb |
| | | | | Stm_Culv |
| | | | | Stm_Mh |



Attachment No. 2

Legend

- | | | | |
|-------------------|---------------|------------------|----------|
| City Watermain | City Sewer | Water Valve | Storm CB |
| Private Watermain | Private Sewer | Hydrant | FES |
| Forcemain | Storm Pipe | Sanitary Manhole | Storm MH |



Legend

— City Watermain	—> City Sewer	⊗ Water Valve	■ Storm CB
— Private Watermain	—> Private Sewer	+ Hydrant	▶ FES
—> Forcemain	—> Storm Pipe	● Sanitary Manhole	● Storm MH

ATTACHMENT 4

Preliminary Water
Assessments –
Butterfield Drive
(Includes 2 pages)

ATTACHMENT 5

Preliminary Water
Assessments –
Poppy Street
(Includes 2 pages)

ATTACHMENT 6

Preliminary Water
Assessments – River
Shores Neighborhood
(Includes 6 pages)

Worksession

Agenda Item #:

2**TO:** Mayor & City Council**FROM:** Joe Kohlmann, City Administrator**SUBJECT:** Water Meters**DATE:** June 12th, 2019

OVERVIEW:

The City's contract with RMR to read water meters was terminated at the end of March. April 1st, the City contracted with SL Serco to read the City's water meters. OPUS will be managing that contract through July. The City is expected to negotiate a contract directly with SL Serco. The anticipated cost is approximately **\$36,000** annually to have the meters read.

In the meantime, the City has explored replacing all of the water meters in the City with "radio read" meters that can be read from one location (likely PW Facility). The estimated cost for this replacement is about **\$550,000**. It would be expected that this would come from a split from the water and sewer fund.

\$550,000 is a huge dent to the water/sewer funds that are already drawing down cash as part of the rate reduction and development forecasting. The City would likely be able to finance these at about a **4% interest** rate totaling payments of about **\$66,000** annually for 20 years. Costing a total of approximately **\$667,000**.

Staff is proposing to extend the contract with SL Serco for an additional **12 months**. In that time, the City should determine if it would like to move toward radio read technology for water meters and supplant water meter reading costs with payments for an automatic system.

Discussion:

Review and discuss.