

## Moermond, Marcia (CI-StPaul)

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**From:** Jeffrey Arnold <jarnold@lakewoodenterprises.com>  
**Sent:** Monday, June 27, 2016 2:43 PM  
**To:** Vang, Mai (CI-StPaul); Moermond, Marcia (CI-StPaul)  
**Cc:** Magner, Steve (CI-StPaul); Saunders-Pearce, Wes (CI-StPaul); Seeley, Paula (CI-StPaul); Martin, Lisa (CI-StPaul); Robert Arnold  
**Subject:** Re: 443 Ashland Ave.Arnold Ltr.6-22-16

Hello Marcia,

First I want to thank you, Wes, and Steve for your valuable input during our on-site meeting on June 9th. I believe that we are close to a final solution that will maintain a dry basement in our apartment building and not need to discharge sump pump water to the public alley. Here is our plan for the reconfiguration of our drainage system.

- Dig existing sump pump catch basins 1 foot deeper and surround with coarse gravel for better ground water infiltration. (completed)
- Per City recommendation re-route sump pump discharge pipe from North side of building along public alley to West side of building along lot-line yard. (completed with a temporary garden hose discharge pipe in order to test water infiltration along that edge of the building)
- Install a backup sump pump with battery backup power system. (awaiting further testing of the current configuration)
- Re-route existing roof drain discharge point from North facing window along public alley to East facing window, run below sidewalk-grade height and terminate at the street curb. (awaiting word about street use permit)

The re-routing of the sump pump discharge location was done immediately after our on-site meeting on June 9. During the very heavy rains from June 13 to 15 our basement boiler room flooded with nearly 4 inches of water on the floor. We found that one of our three sump pumps burned out due to it being under-powered for the longer discharge length and could not keep up with the swell in ground water. We also observed a lot of water cascading back into the building from the West side where the new discharge point was located. We installed a higher quality sump pump, dug the sump pump basins deeper, and moved the discharge location farther South along our West lot line to take care of this. So far the basement has remained almost totally dry, but we have not had another significant rainfall since that incident to verify that these changes have completely taken care of the problem. We will wait for another rainfall to test and reconfigure as needed.

I am curious about the City's progress on the following items;

1. Any success in contacting the telephone company about pumping the water out of their utility vault in the alley and ensuring that it is not acting as a cistern?
2. We are still interested in obtaining a street use permit in order to re-route our roof drain discharge from the rain-leader in the alley to a pipe that will run under the sidewalk and outlet at the street curb. What do we need to do to get this going?

Please let me know if you need any further explanation about our plan.

Thank you,

Jeffrey R Arnold

Lakewood Enterprises, Inc.  
(612) 210-8608  
[jarnold@lakewoodenterprises.com](mailto:jarnold@lakewoodenterprises.com)

On Wed, Jun 22, 2016 at 12:27 PM, Vang, Mai (CI-StPaul) <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)> wrote:

*Hello Mr. Arnold,*

*See attached letter in the above matter.*



**Mai Vang**

Coordinator for Legislative Hearings  
City Council Offices  
15 W. Kellogg Blvd, Ste. 310  
Saint Paul, MN 55102  
Direct: [651-266-8563](tel:651-266-8563)

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Appeals Line: [651-266-8585](tel:651-266-8585) or <https://www.stpaul.gov/departments/city-clerk/appeals>

Fax: [651-266-8574](tel:651-266-8574)

Email: [mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)

