

SUBJECT

BOARD RESOLUTION NO. 15-116

Pertaining to a private water main agreement with Sibley Cove Limited Partnership, Chung Hing Wong and Lan Tu Wong, and ECC White Bear Ave LLC to provide domestic water service and fire protection to 3070 White Bear Avenue North and 3094 White Bear Avenue North in the City of Maplewood.

BACKGROUND INFORMATION

This proposed private water main agreement accomplishes the following:

1. Provides Board approval of an existing private water main situated in property addressed as 1996 County Road D East (Property A), which currently provides water service only to an adjacent property addressed as 3070 White Bear Ave N (Property B)
2. Provides approval of access by Property B to the private main, and also by a similarly adjacent property addressed as 3094 White Bear Ave N (Property C)
3. Provides that the owners of Properties B and C are responsible for all maintenance, repairs, operation, and/or replacement of the private main
4. Grants to the Board easement rights over the private main

See attached area map for reference.

Owners of Property C are currently redeveloping that parcel. As part of their redevelopment, an upgraded water service is necessary to satisfy the City of Maplewood's fire suppression requirements.

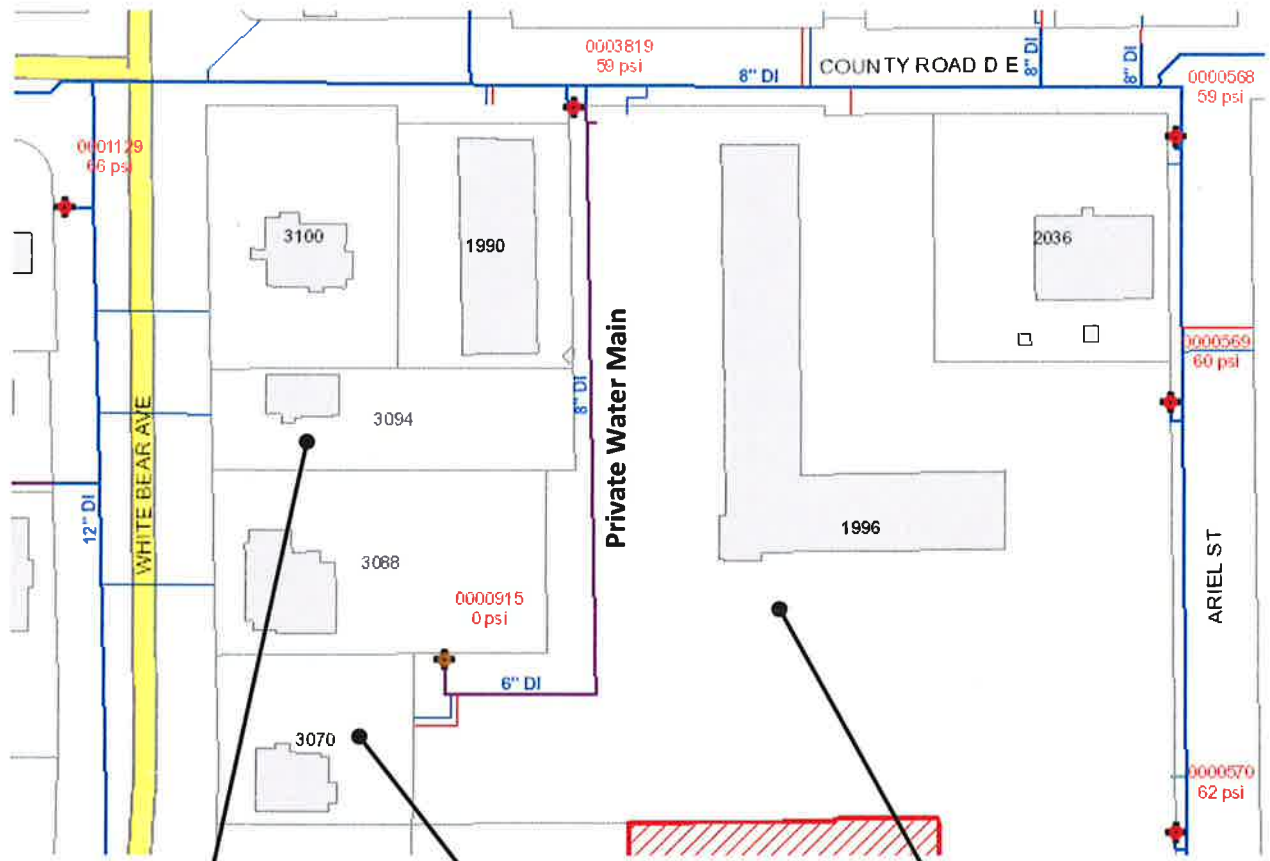
Ramsey County has recently rehabilitated the section of White Bear Ave N fronting this property and therefore a moratorium for excavation within this section of right-of-way is in effect. This moratorium will not allow the required water service upgrade to Property C be installed in White Bear Ave right-of-way.

Property C lies adjacent to Property A and its owners have applied for a connection to the private water main in Property A. Upon this application, it was discovered that no recorded private water main agreement or Board easement rights associated with this private main exist. This proposed agreement satisfies those Board requirements.

See attached location map and Agreement.

RECOMMENDATION

Approval is recommended.



3094 White Bear Ave
Property "C"

3070 White Bear Ave
Property "B"

1996 County Road D E
Property "A"

AREA MAP

