

SUBJECT

BOARD RESOLUTION NO. 17-1043

Pertaining to a private water main agreement with four private property owners for the Mendota Plaza development west of Dodd Road, north of South Plaza Drive, and south of Highway 110 in the city of Mendota Heights.

BACKGROUND INFORMATION

Mendota Plaza is a commercial retail development supplied with water for domestic use and fire protection from an existing private water main installed on the property in 2009. The property is owned by four entities; Mendota Mall Associates – WAG, LLC, Mendota Mall Associates, LLC, Mendota Mall Associates – Outlots, LLC, and Mendota Plaza Apartments, LLC. At this time, the owners desire to expand the development, which will require extension of the private water main to provide additional domestic and fire protection water use.

A previous Private Water Main Agreement between Mendota Mall Associates, LLP and the Board for this same property was approved September 8, 2009. The easement area dedicated at that time is not sufficient for the proposed extension of the existing private water main and also has portions of insufficient width. A new agreement has been prepared which will terminate the 2009 Agreement and provide for a 30-foot wide easement for the existing private water main and the proposed extension of the same.

The existing private water main consists of approximately 1825 feet of 8-inch water main, five hydrants and seven water services for domestic water and fire protection. The proposed private water main extension consists of approximately 750 feet of 8-inch water main, five hydrants and eight water services for domestic water and fire protection.

Staff has prepared the attached agreement, which in addition to containing all standard private water main agreement requirements, also requires that each of the four owners agree to enter into a separate agreement by which each shall agree to pay all or a proportionate share of any and all costs associated with the private water main, subject to approval by the Board.

Board signatures will be obtained only after the Board attorney has approved the finalized agreement.

See attached location map and Private Water Main Agreement.

RECOMMENDATION

Approval is recommended.