



## ITEM REPORT UTILITIES COMMISSION

Agenda Date: 3/4/2026  
Agenda Section: Business Item

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**Department Origination:** Public Works

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**Agenda Item:** Approve the Essentia Health Construction Repair and Maintenance Agreement for Sanitary Sewer and Water Main

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**Approval Required:** Simple Majority Vote

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### **BACKGROUND**

Essentia Health is redeveloping the existing Camping World/Gander Mountain Building for their Musculoskeletal division. The majority of the site improvements were constructed in 2025 however the building is still currently under construction. Essentia Health is proposing to use approximately 60 percent of the building with 40 percent remaining vacant. The project team has reached out to the city and would like to install a sewer service to the vacant part of the building to allow for the ability to add another tenant if they would like in the future.

The sanitary sewer installed in 2025 by Essentia Health is an 8-inch pipe that has enough capacity to support the additional sewer service. A sanitary sewer manhole will need to be installed where the new sewer service will connect in with the existing 8-inch sewer pipe. Essentia Health is dedicating an easement connecting the new manhole to the existing easement downstream. The easement will allow city maintenance staff to clean the sewer line with the rest of the City's system on a four-year rotation. According to city code, section I of **8-2-4: Use of Public Sewers**: state that "A separate building sewer shall be provided for each account and be located within the property boundaries of that account."

This agreement includes the existing water main that is on site, nothing will change with how the system is maintained.

The Construction Repair and Maintenance Agreement allow city staff to maintain the sanitary sewer and the water main with the rest of our system but still requires the property owner to be responsible for all repair and replacement costs.

### **FINANCIAL IMPLICATIONS**

None.

### **STAFF RECOMMENDATIONS**

Staff recommends approving the Essentia Health Construction Repair and Maintenance Agreement for Sanitary Sewer and Water Main.

### **COUNCIL ACTION REQUESTED**

**MOTION** to approve the Essentia Health Construction Repair and Maintenance Agreement for Sanitary Sewer and Water Main.