



## Agenda Abstract

### BOARD OF COMMISSIONERS

Meeting Date: March 11, 2024  
 Department: Utilities  
 Agenda Section: Consent  
 Public hearing: No  
 Date of public hearing:

#### PRESENTER/INFORMATION CONTACT

Utilities Director, K. Marie Strandwitz, PE

#### ITEM TO BE CONSIDERED

**Subject:** Acceptance of Remaining Phases of Forest Ridge Water and Sanitary Sewer

**Attachments:**

None

**Summary:**

The Forest Ridge subdivision water and sewer infrastructure has been completed for several years yet remaining punch list items and sewer defect concerns stalled the project from being recommended for acceptance by the town. Although all phases of the project were certified to be complete to meet state permit requirements, the only phases/infrastructure that have been formally accepted by the Board of Commissioners are Phases 1, 2A and 3A, the offsite extension and the booster pumping station. Water and sanitary sewer in Phases 2B, 3B, 4, 5, 6, 7 and 8 have not been accepted for town operation and maintenance.

After much time and negotiation, the town and the current developer have entered into and executed a settlement agreement (as previously approved by the board) whereby two sanitary sewer segments in Phase 6 will remain with sags deemed unacceptable to the town for new(er) construction. For this the town has agreed to accept a small monetary payment to cover extra observation and cleaning for the next several years to move forward to properly serve the customers of Forest Ridge and accept the remainder of the water and sanitary sewer once dedicated. This monetary payment is well below what it would take to properly repair the sags. The developer has met the terms of the settlement and has dedicated the remainder of the infrastructure to the town.

Note that there remain non-utilities concerns where repairs are still being finalized with the town and developer, namely some street defects. Current activities are underway to resolve these matters.

**Financial impacts:**

Operation and maintenance costs will be rolled into the town’s rate structure. Below is the value of the phases to be accepted as developer donated and they are grouped by permitted plan set.

Phase	Type	Value	Desc.
2B, 3B, 4 and 5	Water	\$589,816	7,295 linear feet of 6-, 8-, and 12-inch of ductile iron water main and approximately 10 hydrants
	Sewer	\$430,124	5,154 linear feet of 8-inch PVC and ductile iron sewer mains and approximately 34 manholes
6 and 8	Water	\$169,802	1,505 linear feet of 2-inch copper and 8-inch ductile iron water main and approximately 4 fire hydrants
	Sewer	\$258,547	1,971 linear feet of 8-inch PVC and ductile iron sewer mains and approximately 10 manholes
7	Water	\$84,195	1,140 linear feet of 4- and 8-inch ductile iron water main and 2 hydrants
	Sewer	\$133,020	861 linear feet of 8-inch PVC and ductile iron sewer mains and approximately 7 manholes
<b>Total</b>		<b>\$1,665,504</b>	<b>1.9 miles of water mains, 16 hydrants, 1.5 miles of sewer mains and 51 manholes</b>

**Staff recommendation and comments:**

Staff and residents will be happy to have this subdivision water and sanitary sewer infrastructure accepted by the town and development concerns behind us although staff believes the construction quality could have been better.

**Action requested:**

Motion to consider accepting dedicated infrastructure into the town's ownership, maintenance, and operation.