



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date:	Sept. 12, 2022
Department:	Utilities
Agenda Section:	Consent
Public hearing:	No
Date of public hearing:	N/A

PRESENTER/INFORMATION CONTACT

Utilities Director K. Marie Strandwitz, PE

ITEM TO BE CONSIDERED

Subject: Extension of Capacity Reservation for East Village at Meadowlands Project

Attachments:

Water and Sewer Extension Agreement

Summary:

In December 2020, the board approved the East Village at Meadowlands project, including the execution of the associated Water and Sewer Extension Contract (WSEC). At the time, the development was presented by Summit Consulting and Engineering and its owner/developer, Jim Parker, and billed as a Habitat for Humanity (Habitat) project. Since this time, the project has been idle and the WSEC was never executed. One WSEC condition is that any capacity reservation expires if the project has not begun meaningful construction within one year of approval, if the project stalls over one year after construction commences, or if connections are not made with two years. Inadvertently, capacity has been held since December 2020 and subsequently additional information was presented regarding capacity limitations in our collection system. Habitat for Humanity still plans to take over and perform the project but the way they function is slightly different than other private development projects. They need to finish a current project before starting this project.

Understanding that the board has supported this affordable housing project and that under separate agenda item they are requesting a two-year extension of their Special Use Permit, Habitat has requested the town reserve water and sewer capacity for their project through Dec. 31, 2024, where they indicate they can begin construction. This would constitute a capacity reservation of 30,480 gallons per day for a period of four years before construction. This project would discharge into our Elizabeth Brady sewer basin. Note that this project's proposed infrastructure is also a necessary pathway for the Lawrence Road proposed charter school and potential sport field site to develop that was presented to the board. After that presentation, an attorney for the school formally requested a capacity reservation of 7,200 gallons per day for two years in accordance with a recent statute regarding conceptual schools. If approved, the attached WSEC would be immediately executed with Habitat as the Developer.

Financial impacts:

No direct financial impacts of extending the capacity reservation. Indirect impacts are generally if we have another attractive project presented but are unable to accommodate it due to holding capacity for this project. This would delay collection of revenue if the other project came online before this one.

Staff recommendation and comments:

Note that this project's proposed infrastructure is also a necessary pathway for the Lawrence Road proposed charter school and potential sports field site to develop that was presented to the board earlier this year. After that presentation, an attorney for the proposed school formally requested a capacity reservation of 7,200 gallons per day for two years in accordance with a recent statute regarding conceptual school plans.

Action requested: