



Executive Summary

City Council Workshop

AGENDA ITEM:	Medina/Water/Common Bond
PREPARED BY:	Jacob Kolander
RECOMMENDED ACTION:	Discussion & Direction

Summary:

A CommonBond developer recently inquired about the possibility of connecting a proposed 51-unit apartment building, located just east of the Holiday gas station in Medina, to the Maple Plain water system. The developer confirmed that all project funding has been secured. As this was the first time City staff had been made aware of the development, further investigation was required.

Following this inquiry, discussions were held with the City Planner and City Administrator of Medina, who referenced the 2006 Water Service Agreement. This agreement acknowledges Medina's anticipation of future development in the Baker Park Road Development area. According to the agreement, sanitary service for this development is to be provided by Medina, while Maple Plain has agreed to supply water service at Medina's request.

This matter was previously discussed during a 2021 Maple Plain City Council workshop, where the Council acknowledged and approved the agreement. However, the workshop minutes do not clearly document the Council's decision. Former City Administrator Clarissa Hadler had emailed Medina confirming the Council's approval. Upon reviewing the agreement, it appears that Maple Plain previously committed to providing water service to the Baker Park Road Development.

City Engineer David Martini reviewed past discussions and confirmed that in 2021, an evaluation of Maple Plain's water capacity determined sufficient supply was available for Medina's townhomes near Subway. However, it was noted that a water model would be necessary to fully assess system pressures and fire flows. No official report was created to document these findings.

A review of the City's water service maps shows an existing water line that terminates behind the Holiday gas station on the east side. Discussions with Medina and the developer also included the installation of water meters, a requirement previously addressed last year, with an estimated cost of \$70,000 per meter. This requirement would apply to any new connection.

City Council direction is requested on how to proceed with this request.