



TO: Mayor Chuck Barney
Members of the City Council

FROM: Jacqueline Melcher, Assistant City Engineer

DATE: April 18, 2017

**SUBJECT: ESTABLISHMENT OF SANITARY SEWER CONNECTION FEES FOR
FLICKERTAIL 2ND ADDITION DEVELOPMENT (3872.1)**

I. RECOMMENDED ACTION

Recommend that sewer connection fees be established at \$0.12/square foot for the following parcels:

1. Lot 1 Flickertail 2nd Addition
2. Lot 2 Flickertail 2nd Addition
3. Flickertail Addition
4. Outlot 2, S 36, T 156, R 83N
5. Portion of SW ¼, S 36, T 156, R 83N
6. Outlot 3, 5, 6 & 21, S 36, T 156, R 83N

II. DEPARTMENT CONTACT PERSONS

Lance Meyer, City Engineer	(701) 857-4101
Jacqueline Melcher, Assistant City Engineer	(701) 857-4132

III. DESCRIPTION

A. Background



Flickertail 2nd Addition is located in the northeast corner of the intersection of County Road 10A and US Highway 83. This property was subdivided to accommodate industrial growth. The Developer installed a sanitary sewer lift station and force main to accommodate lots for future development.

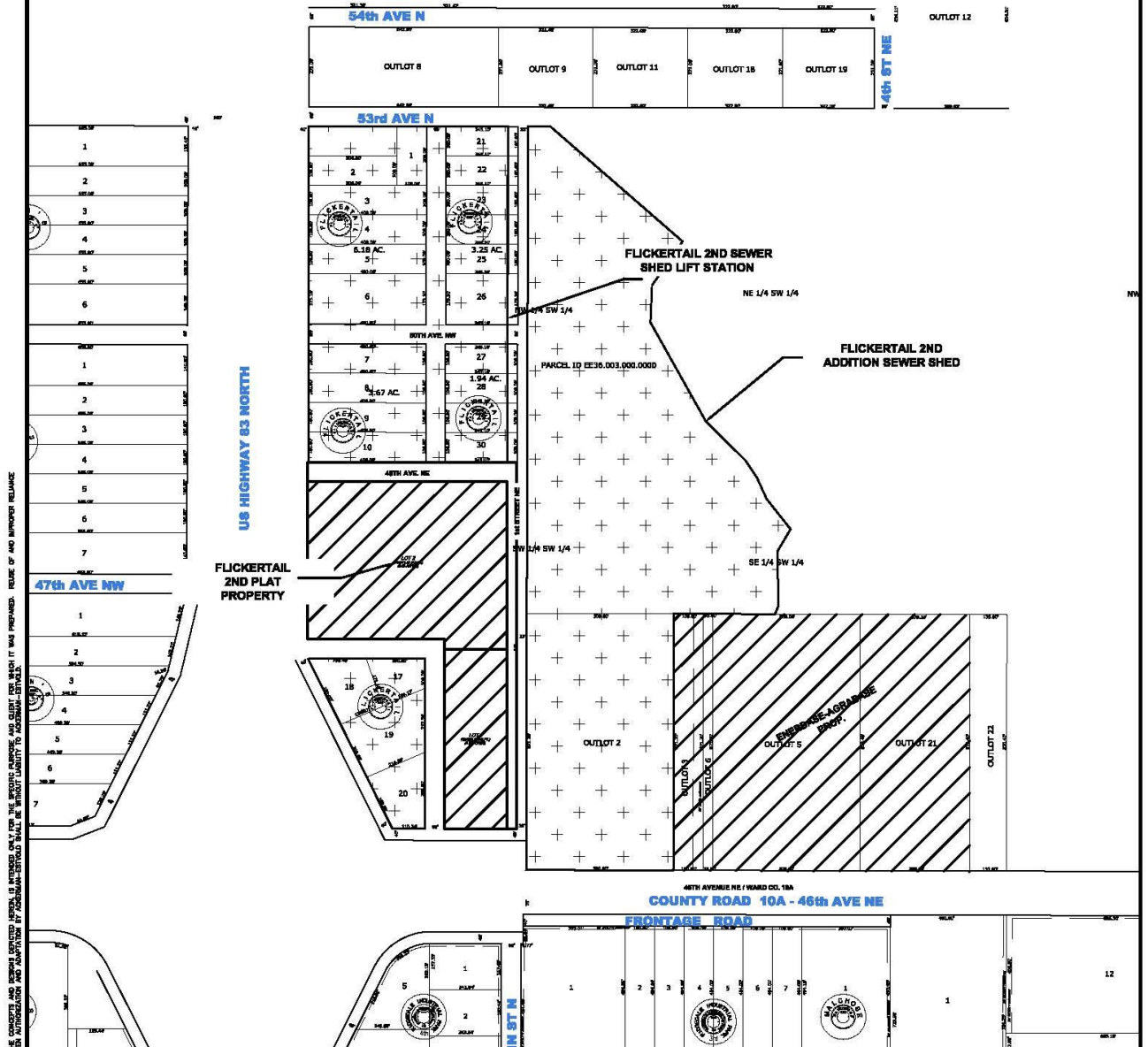
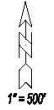
It is standard practice that connection fee charges be established by the City Council for benefiting parcels beyond the subdivision. This project will benefit 81.50 acres from the installed infrastructure. The cost to construct the sanitary sewer force main and lift station was \$424,340.00, which would establish a connection fee of \$0.12/square foot. The fee would be paid to the Developer as the surrounding properties develop. This fee will be in addition to the City's trunk sanitary sewer connection fees.

IV. LIST OF ATTACHMENTS

- A. Flickertail 2nd Addition Sewer Service Areas Exhibit
- B. Flickertail 2nd Off-Site Contributing Areas Sewer Connection Fees
- C. Flickertail 2nd Addition Lift Station and Force Main Cost Breakdown

**FLICKERTAIL 2ND ADDITION SEWER SERVICE
AREAS EXHIBIT**

- FLICKERTAIL 2ND ON-SITE SERVICE AREA  31.55 ACRES
- FLICKERTAIL 2ND OFF-SITE SERVICE AREA (ROW EXCLUDED)  49.95 ACRES
- PROPOSED DEVELOPMENT CONTRIBUTING AREA 81.50 ACRES



THIS DOCUMENT, TOGETHER WITH THE CONTRACT AND ANY OTHER DOCUMENTS REFERRED TO HEREIN, IS INTENDED ONLY FOR THE PURPOSES DESCRIBED AND SHALL BE VOID WITHOUT RELEASE OF THE ENGINEER FROM LIABILITY TO ANY OTHER PARTY UNLESS SPECIFICALLY STATED OTHERWISE.

PROJECT NO. R13-077	SCALE (H): HSCALE SCALE (V): VSCALE 1"=500'	 ACKERMAN ESTVOLD 1907 17th Street Southeast · Minot, ND 58701 701.837.8737 · www.ackerman-estvold.com Minot, ND Williston, ND	NO. REVISIONS	BY DATE APPR.
DRAWING NAME FLICKERTAIL 2ND SANITARY SEWER CONNECTION FEES CO-0417	DRAWN BY: NAME DESIGNED BY: NAME CHECKED BY: NAME DATE: DATE 03/26/2017		1 OF 1	

FLICKERTAIL 2ND**CONTRIBUTING AREAS SEWER CONNECTION FEES****03.29.2017**SHARED SANITARY INFRASTRUCTURE COST
(Lift Station / Forcemain)

\$ 424,340.00

(From Final Pay Application date Oct. 5th, 2014)

AREAS SERVED BY SYSTEM

Lot 1 Flickertail 2nd Addition	2.97
Lot 2 Flickertail 2nd Addition	8.48
Flickertail Addition	18.35
Outlot 2	10.00
PORTION OF SW ₁ /4 (PARCEL ID EE36.003.000.0000)	21.60
Outlot 3, 5, 6, & 21	<u>20.10</u>
	81.50 ACRES

PRO-RATA SHARE

\$ 5,206.63 PER ACRE

\$ 0.12 PER SQUARE FOOT

<u>Item</u>	<u>QTY</u>	<u>Unit Price</u>	<u>Total Price</u>
4" PVC FM	2140	\$ 34	\$ 72,760
4" tee w/ plug	1	\$ 810	\$ 810
4" GV & Box	1	\$ 1,250	\$ 1,250
4" 45 deg bend	3	\$ 650	\$ 1,950
4" 90 deg bend	2	\$ 660	\$ 1,320
Connect FM	1	\$ 4,800	\$ 4,800
10" Steel Casing	140	\$ 230	\$ 32,200
96" RCP LS WW	1	\$ 184,300	\$ 184,300
72" VV	1	\$ 22,450	\$ 22,450
LS Pump	1	\$ 44,000	\$ 44,000
LS Controls	1	\$ 58,500	\$ 58,500
		Total	\$ 424,340