CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2020-170 - Agreement for Sewer Relocation (Molandco, Inc.)

MEETING DATE
November 16, 2020

ORIGINATING DEPT
Public Works - Engineering

ATTACHMENTS
CB 2020-170 Ordinance; Location Map; Exhibit Photos; Agreement with Molandco, Inc.

REVIEWED BY
Director of Public Works – David Hertzberg, Director of Finance – Leslie Haase, City Attorney – Peter C. Edwards, City Manager – Nicholas Edwards

SUMMARY
This Council Bill approves an Agreement with Molandco, Inc. for Sewer Relocation.

BACKGROUND
When the Baker's Branch parallel sewer mains were originally constructed between the 1920s and 1970s, they were placed on the west side of a low-flow creek in undeveloped land. Then, in the mid-1990s, a residential subdivision was built on the east side of the creek, along with the Water's Edge lake. Access for maintenance and expansion of the parallel system were easily accomplished. Now however, with a subdivision being constructed on the west side of the lake, that access is being restricted. If the sewer easement remains in its current location, it is likely that routine and emergency maintenance activities will be hampered by the close proximity to the houses and anticipated landscaping, as corroborated in the attached exhibit photos. Additionally, the current easement location does not lend itself well to a future parallel line, which staff anticipate will eventually be needed as development occurs northwards and eastwards within the basin. The exhibit photos show the likely hindrances to construction of a future parallel line across residential properties in this neighborhood. City staff analyzed the likely costs and benefits of re-routing the sewer easement between the new lots and the lake, accounting for the typical landscaping and concrete u-shaped driveways found within this same neighborhood. Staff evaluated the likely benefits to taxpayers if the easement were re-routed now, versus leaving it to cross residential lots diagonally. During construction of a future parallel line within the existing easement, replacement of the anticipated driveways and landscaping improvements would likely increase the cost for that work to such an extent that staff see a positive benefit for every dollar spent now to re-route the sewer easement. Also, during certain types of maintenance work involving vehicular traffic, the City would likely incur similar types of costs. After receiving input from City operations, staff recommends that the sewer easement be relocated now between the lake and the new lots, rather than cutting diagonally across them. By doing so at this time, benefits should be experienced by local residents in the near future, and to the taxpayers over the coming decades. The City's access needs for maintenance and future expansion will be preserved, and certain costs and challenges can be avoided in the current easement, including a reduction in nuisance to the future homeowners along the west side of the lake. When staff

presented a 40/60 cost-sharing agreement to Molandco, the developer was willing to pay its 60% share ($57,454.80) in cash. The City's 40% share ($38,303.20) is encompassed within the construction agreement along this rerouted alignment. The new permanent easement will match the 30-foot width of the existing easement, to allow for a future parallel gravity pipeline.

FUNDING SOURCE

The sanitary sewer fund, and payment in cash from MOLANDCO.

RECOMMENDATION

Staff recommends adoption of this Council Bill as a non-emergency ordinance.