



April 17, 2023, Council Workshop

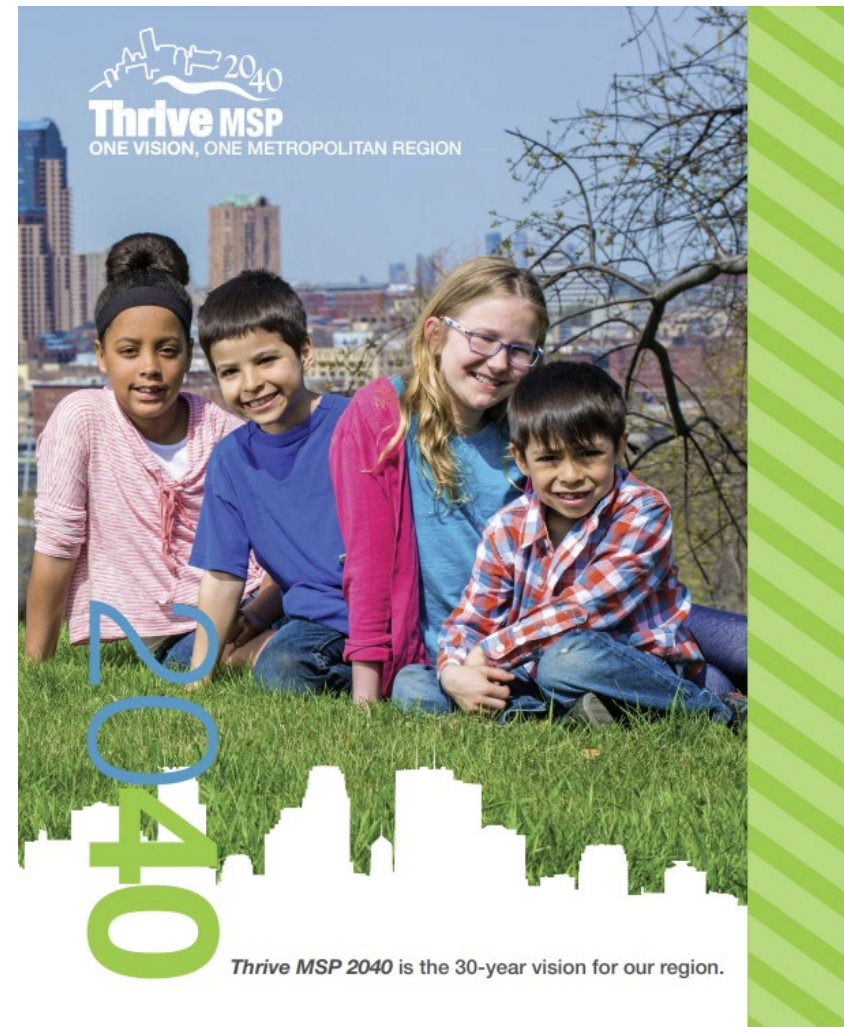
Cindy Nash- City Planner

Shane Nelson- City Engineer



Metropolitan Council & Planning Documents

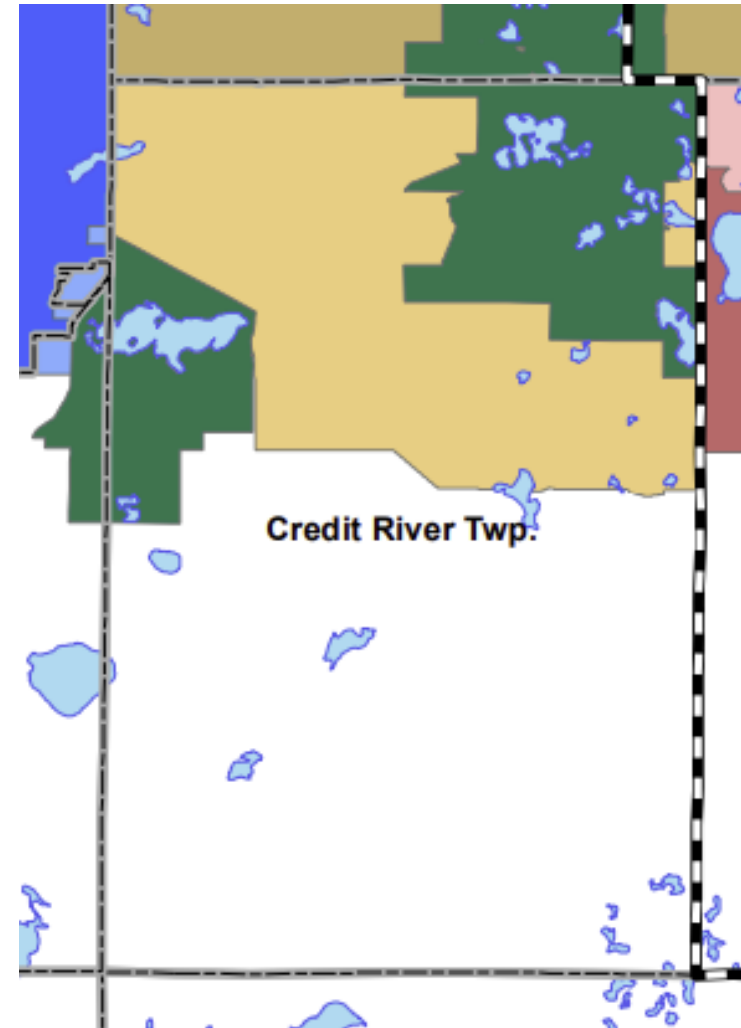
- ❑ Metropolitan Land Use Planning Act under state law requires communities in the metro area to adopt Comprehensive Plans that are consistent with the regional plan prepared by the Met Council (Thrive 2040).



Metropolitan Council & Planning Documents



- ❑ The northern 1/3 of Credit River has been included in the Long Term Sewer Service Area (LTSA) of the Metropolitan Council for about 20 years.
- ❑ Development of property within the LTSA is required by the Met Council to average 3 - 5 housing units per net acre of land.

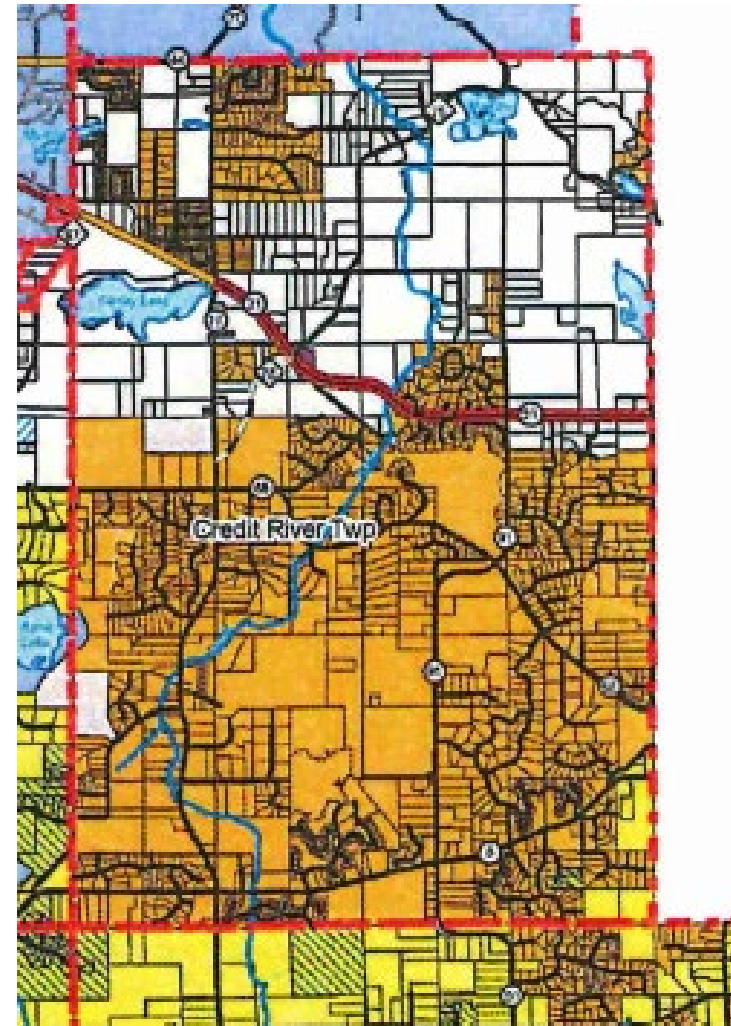
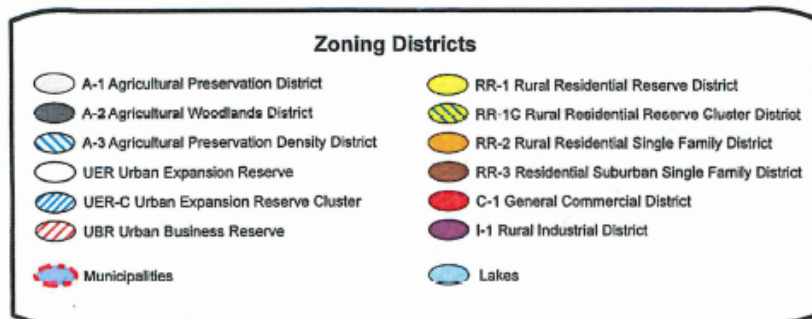




Metropolitan Council & Planning Documents

- Scott County previously guided and zoned the area in the LTSA for Urban Expansion Reserve to preserve it for future growth at urban densities.

2001 Scott County Zoning





History of Sewered Development Planning in Credit River

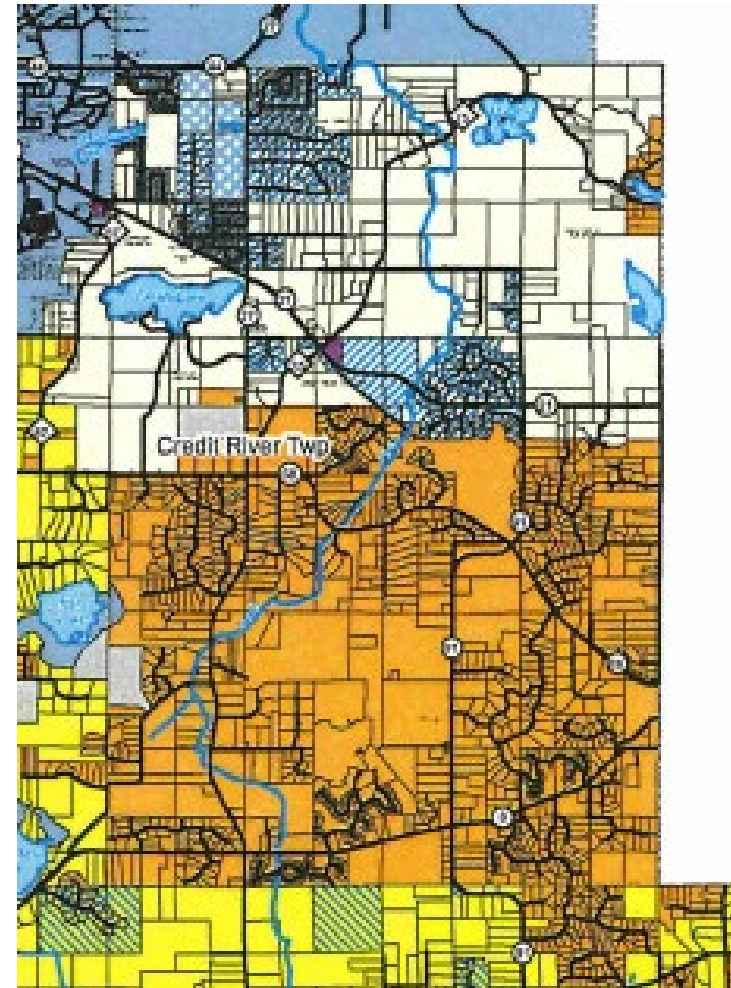
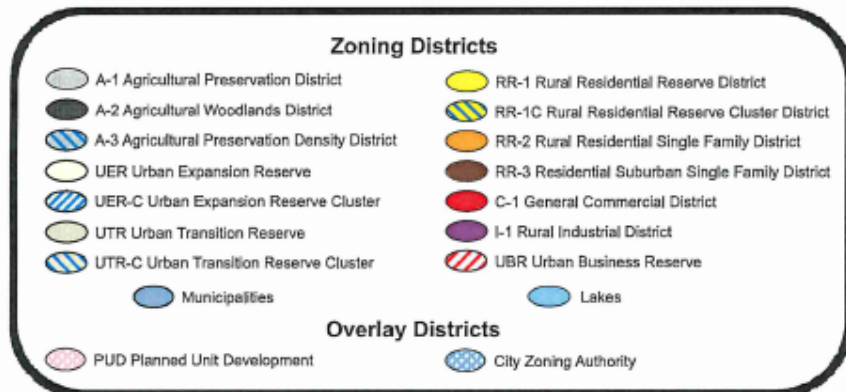
- 2000's – designation by the Metropolitan Council of the northern portion of Credit River as a Long-Term Sewer Service Area (LTSA)
- 2000'S – zoning by Scott County of northern portion of Credit River as Urban Expansion Reserve
- **2008 – Credit River Township Sanitary Sewer Plan completion**
- **2005-2009 – draft of Credit River Comprehensive Plan prepared and initial consideration of incorporation as a city (not completed following the 2008 market crash)**



Metropolitan Council & Planning Documents

- Scott County continued to guide and zone this area for Urban Expansion Reserve in 2010.

2010





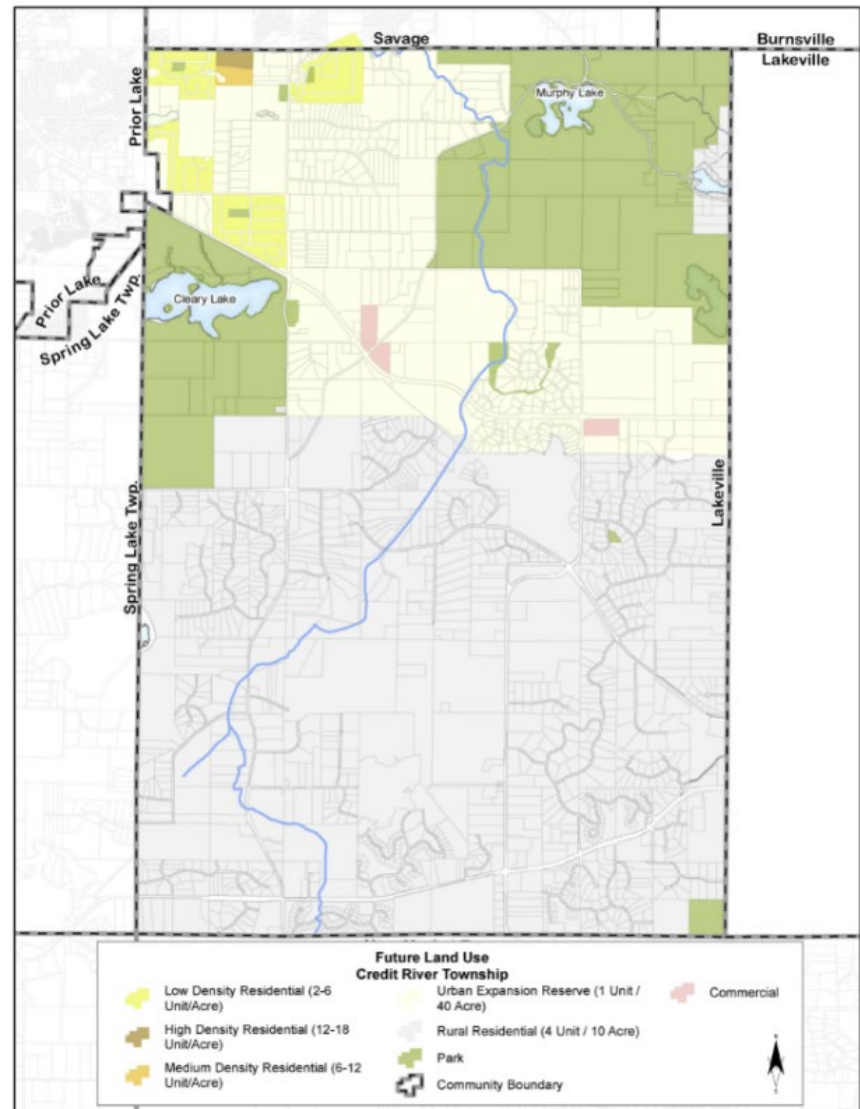
History of Sewered Development Planning in Credit River

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- 2005-2009 – draft of Credit River Comprehensive Plan prepared and initial consideration of incorporation as a city (not completed following the 2008 market crash)
- **2019 – Adoption of Credit River Comprehensive Plan**



Credit River Comprehensive Plan

- ❑ Credit River's Comprehensive Plan and zoning ordinance guides and zones this area Urban Expansion Reserve, as it has been for the past 20 years.
- ❑ The Comprehensive Plan must be updated every 10 years. Next required update must start by 2026, but could also start earlier particularly related to water and sewer planning.
- ❑ It is anticipated that with that update that some of the property that is in the UER currently will move into the Metropolitan Urban Service Area (MUSA). This is the area that is timed and staged for development in the next 20 years. Other land that is not in the MUSA would remain in the LTSA.





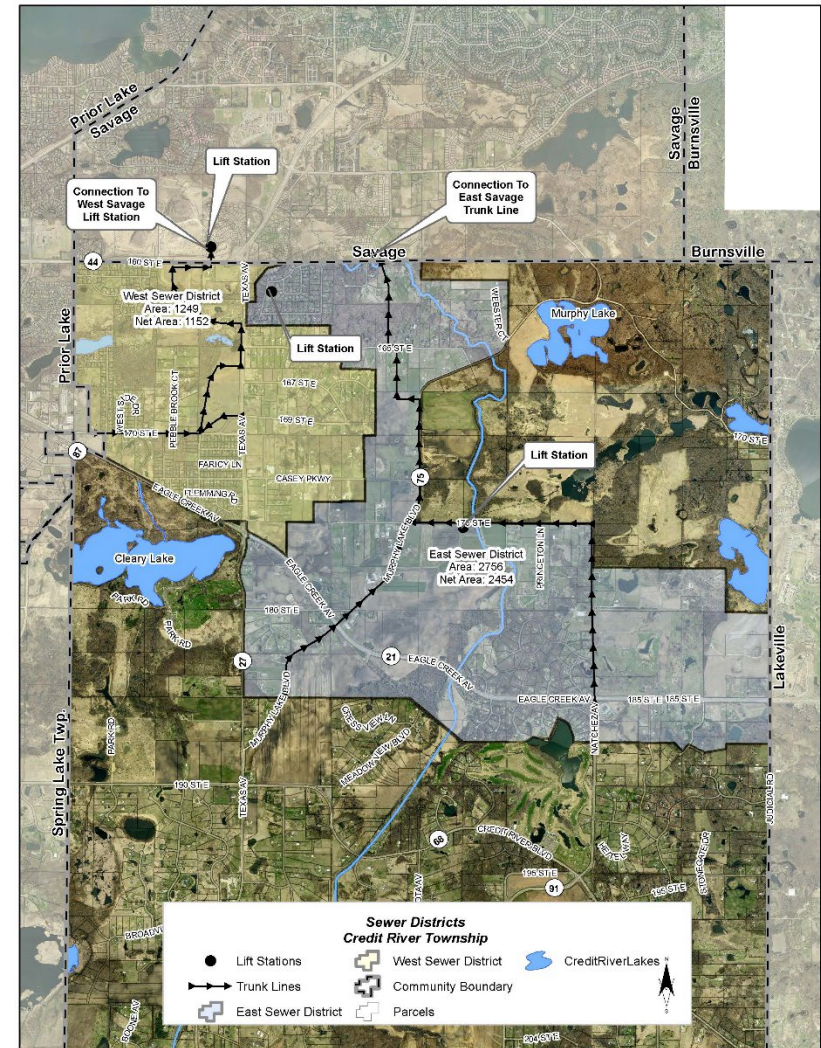
History of Sewered Development Planning in Credit River

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- 2008 – Credit River Township Sanitary Sewer Plan completion
- 2005-2009 – draft of Credit River Comprehensive Plan prepared and initial consideration of incorporation as a city (not completed following the 2008 market crash)
- 2019 – Adoption of Credit River Comprehensive Plan
- 2020 – Agreement with City of Savage for provision of water and sanitary sewer services
- **2020 – Adoption of Zoning Ordinance and Subdivision Regulations**
- **2021 – Commencement of Building Inspection services by the City**
- **2020-21 – Incorporation as the City of Credit River**



Planning for the Future – Sanitary Sewer

- ❑ Two connection points
- ❑ Trunk Sewers, Lift stations and Forcemains will be needed. Size and suitable location to be determined through a study to be completed.
- ❑ Discussion and negotiation with Met Council regarding connection of the City to the Met Council sanitary sewer system (acquisition of interceptor lines from Savage, Comprehensive Plan requirements/studies, etc.)



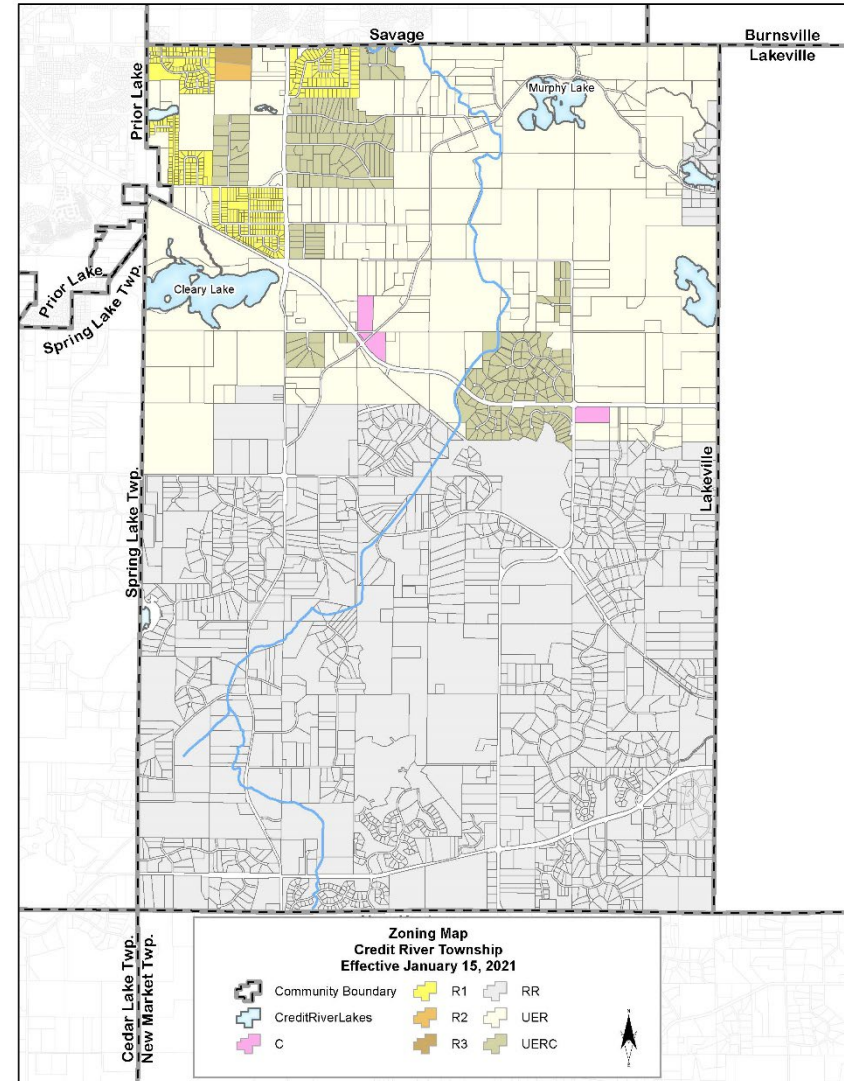
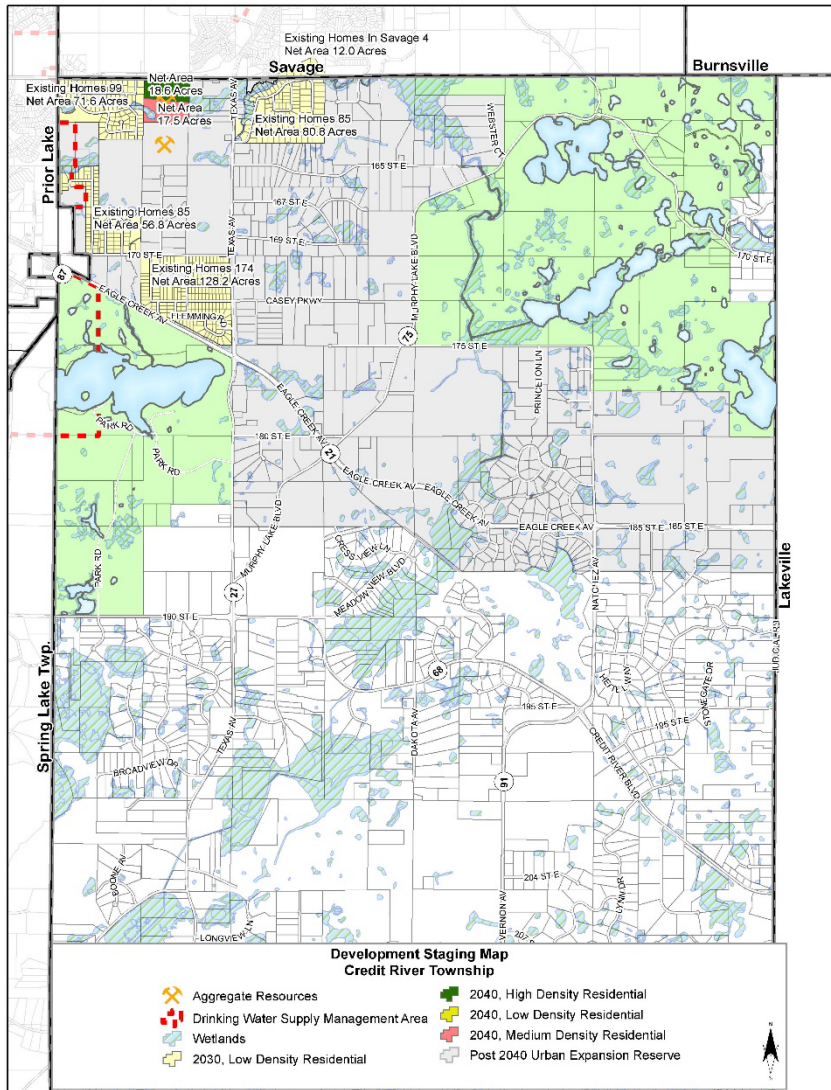


Sanitary Sewer - Background

- ❑ West District Sewer Plan completed in 2011
- ❑ Joint Powers Agreement with Savage in 2020 allows Credit River to make connection and utilize Savage's lines until such time that the Met Council acquires them
- ❑ Credit River Comprehensive Plan allows for (and encourages) serving Country Court with urban services within this planning period
- ❑ Also allows for serving northern 40 acres of PLA Realty Property, however, it is being actively mined.
- ❑ Maps on the next slide depict the properties that can currently be served with Urban Services



Staging and Zoning Maps





Comprehensive Plan Amendments

- A Comprehensive Plan Amendment would be necessary in order for any other properties to be served with Urban Services. There are two parts to the Comprehensive Plan Amendment:
 - Change from UER to a different land use category such as Low-Density Residential
 - Change property into the MUSA with a staging year.

- The Credit River City Council would have to approve of any proposed Comprehensive Plan Amendment

- The Metropolitan Council would also have to approve any proposed Comprehensive Plan Amendment

- There are multiple “Tasks” that the City will need to complete prior to considering a Comprehensive Plan Amendment which allows for urban development



Sanitary Sewer – Upcoming Tasks

- ❑ Task 1 – Reach a Preliminary Agreement with the City of Savage and PLA Realty Limited Partnership regarding sanitary sewer and water design.
 - ❑ Must be determined before next phase of Big Sky Estates develops to the west of the existing on 159th Street
 - ❑ Since it will be our connection to the future Met Council system, Met Council must review and approve of design
 - ❑ Is a pre-requisite to extending sewer and water to Country Court



Sanitary Sewer – Upcoming Tasks

- ❑ Task 2 – Update CIP Estimates
 - ❑ Draft 2023-2027 CIP included \$800,000 for sewer under CSAH 44 and \$500,000 for water under CSAH 44 in 2027
 - ❑ The year (2027) is subject to development of Big Sky. The sewer and water have to be extended into Credit River before the next phase of Big Sky in the area of the connection
 - ❑ CIP estimates are “ballpark” figures and can be updated after Preliminary Design is completed
 - ❑ Next 5 year planning cycle is 2024-2028. Will have to determine if first phase of Country Court should be programmed in 2028.



Sanitary Sewer – Upcoming Tasks

- Task 3 – Prepare a Comprehensive Sewer Plan
 - Revise conceptual sewer layout for west sewer district
 - Create conceptual sewer layout for east sewer district
 - Estimate costs of Trunk Sewer Facilities
 - Determine applicable sewer connection / development charges
 - Summarize into Comprehensive Sewer Study which is ultimately approved by the City Council
 - Cost \pm \$40k. Timeline \pm 1 year. Recommending completing this in 2024-2025 timeframe.
 - Met Council review



Municipal Water – Upcoming Tasks

- Task 4 – Prepare a Comprehensive Water Plan
 - Prepare conceptual water distribution layout for entire service area
 - Determine conceptual locations of Wells
 - Determine conceptual locations of Elevated Water Storage Tanks
 - Determine conceptual locations of Water Treatment Plant(s)
 - Prepare a water system model which estimates pressure and helps determine pipe sizes
 - Estimate costs of trunk lines, wells, water towers, and treatment plants
 - Determine applicable water connection / development charges
 - Summarize in Comprehensive Water Study which is approved by the Council
 - Cost \pm \$50k. Timeline \pm 1 year. Recommend 2024 – 2025 timeframe.



Municipal Services – Upcoming Tasks

- ❑ Task 5 – Determine Applicable Usage Charges
 - ❑ Initially, usage charge for sewer will include the Met Council treatment fee, the City of Savage fee for use of their trunk lines, and also a fee set by the City of Credit River for usage and maintenance of our system
 - ❑ Initially, usage charge for water will include the City of Savage fee plus the fee set by the City of Credit River for usage and maintenance of our system



Municipal Services – Upcoming Tasks

- Task 6 – Adopt Local Ordinances Regulating Water and Sewer
 - Discusses “allowable” and “prohibited” connections
 - Documents charge / fee methods for usage, connection and development charges
 - May include late fees and method for collecting accounts with non payment
 - May include timelines for connection to sanitary sewer and water when it is available to the property
- Task 7 – Adopt Fee Schedule with Sewer / Water Charges



Municipal Services – Upcoming Tasks

- Task 8 – Determine Operation of “Our” System
 - Initially, there will be very little maintenance to be performed. Sewer spot checks, water hydrant flushing, hydrant repairs (from crashes), etc.
 - Likely consider a Utility Operator Consultant or JPA with adjoining City
 - Determine Billing Procedures



Country Court Reconstruction

- ❑ Task 9 – Prepare Feasibility Report for Country Court – Phase 1
 - ❑ If project is programmed in our CIP for 2028, this should be completed in 2025 to allow time for financial planning
 - ❑ City will need to determine “City” contribution and portion of costs to be assessed to benefitting properties
 - ❑ Consider holding Public Improvement Hearing in 2026 to allow adequate time for design and easement acquisition in 2027 for a 2028 project

2050 Comprehensive Plan

- Credit River should consider beginning its 2050 Comprehensive Plan by 2026, but components related to water and sewer may need to start in 2024-25.
- At that time, the City can determine what additional property may be served with Urban Services