

City Council Item

July 13, 2026



Item	Resolution 2026-XX: Authorize Sanitary Sewer Agreements associated with the Eden Springs Development	
File No.	25-10	Item No: D.22
Agenda Section	<u>CONSENT AGENDA</u>	
Prepared By	Charlie Howley, Director of Public Works/City Engineer	
Reviewed By	Laurie Hokkanen	

<u>SUGGESTED ACTION</u>	
“The Chanhassen City Council adopts a resolution authorizing execution of an MCES Sanitary Sewer Agreement and an agreement with the property owner of the Eden Springs development.”	
Motion Type	Simple Majority Vote of members present
Strategic Priority	Development & Redevelopment

SUMMARY

The only sanitary sewer infrastructure available for the development of the property is a direct connection to the Met Council Interceptor.

As a condition of the direct connection the Metropolitan Council Environmental Services (MCES) is requiring Chanhassen to enter into an agreement with MCES, and not the property owner of the Eden Springs development. Since this sewer connection is private, the city in turn is requiring the property owner to enter into a separate agreement with the City to pass on the perpetual maintenance obligations.

BACKGROUND

N/A

DISCUSSION

The Eden Springs Assisted Living & Memory Care project is a continuing care retirement facility proposed at 1620 W 78th Street, Chanhassen. The project is owned and developed by Lighthouse Homes, LLC, with Fusion-AE as the project architect and Civil Site Group as the civil engineer.

As part of the site plan review process, the City's Engineering Department identified that the city's public sanitary sewer network is not available near the subject property. The MCES interceptor is near the property, and the applicant revised their proposal to show a gravity sanitary sewer connection to the existing interceptor manhole within the public right-of-way. The construction plans, prepared by Civil Site Group, show a 6-inch core drill connection with an Intraflow inside drop to the existing MCES sanitary interceptor manhole.

The city has a well-established history of entering into cooperative agreements with MCES for infrastructure projects, but the costs for the maintenance of this private sewer service should not be borne by the public.

BUDGET

N/A

RECOMMENDATION

The Chanhassen City Council adopts a resolution authorizing execution of an MCES Sewer Agreement and an agreement with the property owner concerning the sanitary sewer service for the Eden Springs development.

ATTACHMENTS

[Resolution Authorize MCES Sewer Agreement with Eden Springs](#)

[City_MCES_Inside Drop Connection Maintenance Agreement](#)

[City_Property Owner_SEWER CONNECTION AGREEMENT EDEN SPRINGS](#)