



Water Quality Protection Program

Lenwood Heights and Brook Lane Neighborhood Informational Meeting

**City of Rochester
May 9, 2011**



Water Quality Protection Program

- **Status of a City Sanitary Sewer and Watermain Project**
- The City Council received a petition that requests the City to extend city sanitary sewer and watermain to serve the Lenwood Heights/Brook Lane Neighborhoods.
- The petition was forwarded to the Department of Public Works for preparation a Feasibility Report.
- Public Works staff is finalizing the Feasibility Report.
- The Feasibility Report will be presented for City Council consideration on June 20, 2011.
- A Project Hearing will be conducted June 20, 2011.



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- **Feasibility Report**

- **The Feasibility Report will include, but is not limited to the following:**

1. Environmental concerns.
2. Neighborhood Private Water System.
3. Future revisions to the septic ordinance.
4. Public Right-of-Way Management Ordinance.
5. Recommendation that it is feasible to construct city sanitary sewer and watermain to serve the neighborhood.



Water Quality Protection Program

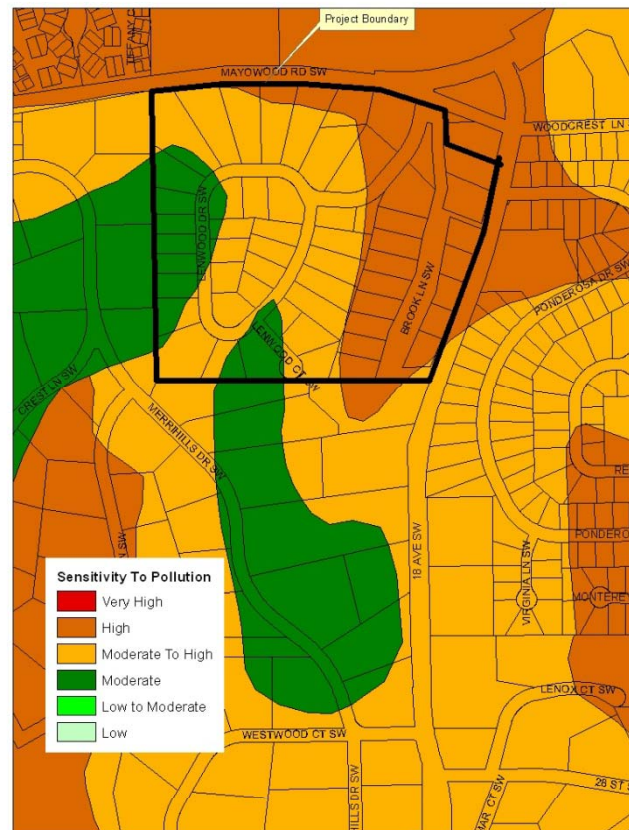
- **Environmental Concerns**
- The types of soils and bedrock underneath the Lenwood Heights subdivision determine water movement and pollution potential in downstream surface and groundwater bodies. According to the Olmsted County Geologic Atlas, the depth to bedrock is less than 25 feet. Soil borings gathered by the City substantiate this assessment.
- The geology of Lenwood Heights is generally described as the Decorah Edge.
- The predominant soil types in this area are loams.
- Loams, in general, are permeable to water movement.



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- **Environmental Concerns - continued**
- Depending on the depth of recharge, the groundwater will either discharge laterally to the South Fork of the Zumbro River or continue vertical downward flow into deeper portions of the aquifer.
- Wastewater that discharges into the South Fork of the Zumbro River enters a river reach that has been identified as being impaired due to excess levels of fecal coliform bacteria. A Total Maximum Daily Load report has been approved by the Environmental Protection Agency for this impairment, necessitating City actions to reverse this impairment. Abandoning aging septic systems and connecting residences to City sanitary sewer for wastewater treatment at the Rochester Water Reclamation Plant is the Best Management Practice that the City has advocated in its Water Quality Protection Program (WQPP) to prevent and mitigate water pollution generated by poorly operating or failing septic systems.

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- **Environmental Concerns - continued**
- Wastewater that continues its vertical penetration into the bedrock aquifer, below the level of the Zumbro River, has the potential to contaminate the City's drinking water supply. The Neighborhood is adjacent to the Drinking Water Supply Management Area identified in Rochester Public Utility's Wellhead Protection Plan for Well Number 25. Because this portion of the City is underlain by permeable soils and rock, it has been ranked as having moderate-to-high and high pollution sensitivity categories, as determined by the Minnesota Geological Survey.

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- **Neighborhood Private Water System**
- The private water system was constructed in 1957-1959. The system consists of substandard 4" diameter watermain.
- The existing private water system cannot provide the minimum State required residential development fire flow protection of 1,000 gpm.
- The lack of adequate fire flow protection from the private water system increases the risk of injury to City Fire Department staff that may fight fires in the neighborhood.
- City watermain would provide fire flow protection of 2,000 to 2,500 gpm.



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- **County Septic Ordinance:
Circumstances Requiring Compliance Inspections**
- When a construction permit is required to repair modify, or upgrade an existing system
- Any time there is an expansion of or change in the use of the building being served by an existing SSTS which may impact the performance of the system.
- If there is a complaint or other indication of a system malfunction
- When an operating permit is being renewed
- At the time of property sale or transfer



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- **Public Right-of-Way Management Ordinance**
- Imposes reasonable regulation on placement and maintenance of facilities and equipment currently within the City's rights-of-way or to be placed therein at some future time.
- Any private facility existing within the right-of way shall be allowed to remain there in the right-of-way.
- Permit Required, no person shall obstruct, excavate or encroach upon any public right-of-way without first obtaining a permit from the City.
- A Permittee/Owner is required to maintain, protect, or relocate a Permittee/Owner's facilities to enable the City to install new public facilities/improvements.



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- **Construction of sanitary sewer and watermain project**
- Feasibility Report will be submitted to the City Council for their consideration.
- The City Council will be requested to accept the findings of the Feasibility Report.
- The City Council will conduct a Project Hearing to hear testimony from the neighborhood prior to making a decision to proceed with the project.
- The City Council will be requested to order the project to be made.
- If the City Council orders the project to be made city sanitary sewer and watermain will be constructed to serve the Lenwood Heights/Brook Lane Neighborhood.



Water Quality Protection Program

- **Property Owner Participation in the Project**
- **Ownership of the neighborhood private water system does not need to be transferred to the City.**
- **Connection to city watermain is voluntary.**
You **are not required** to have your property connected to city watermain when the project is constructed.
- **Participation in the WQPP is voluntary.**
You **are not required** to connect your property to city sanitary sewer under the Water Quality Protection Program.



Water Quality Protection Program

- **Property Owner Participation in the Project - continued -**

- **Three property scenarios exist in the neighborhood:**
 1. A property is served by the neighborhood private water system.

 2. A property is served by a private well (not the neighborhood private water system).

 3. A property is undeveloped (no house).



Water Quality Protection Program

- **Scenario #1 - Properties that are Served by the Neighborhood Private Water System**
- **You are not required to be connected to city watermain, or to participate in the WQPP to connect to city sanitary sewer, however,**
- **If you choose to have your property connected to city watermain** you must enter into an Agreement for Municipal Water Service prior to the City Council awarding a contract to construct the project. Your property will be connected to the city water system **at NO CHARGE (\$0)**. Rochester Public Utilities will provide you a credit for the actual cost not to exceed \$200 to have your plumber install an RPU furnished remote read water meter in your house.
- **If you choose not to have your property connected to city watermain** your property will remain on the neighborhood private water system.



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- **Scenario #1 - Properties that are Served by the Neighborhood Private Water System - continued -**
- If you choose to enter into an Agreement for Municipal Water Service you can also **choose to connect your property to city sanitary sewer** under the Water Quality Protection Program. Your charges for city sanitary sewer under the WQPP are \$14,250.

To be eligible to participate in the Water Quality Protection Program to connect your property to city sanitary sewer the following shall apply:

1. You must enter into a Utility Connection Agreement with the City within three (3) years of the date that the City awards a contract to construct the project.



Water Quality Protection Program

- **Scenario #1 - Properties that are Served by the Neighborhood Private Water System - continued -**
2. No payment is required and no interest is charged for three (3) years from the date that the City Council awards a contract to construct the project. Thereafter, payment can be made over a period not to exceed ten (10) years. Interest will be charged at 7.5% annually on the unpaid balance. The City will certify the charges plus interest for an annual payment to the county auditor for collection with other taxes.
 3. You must connect your property to city sanitary sewer and close of your septic system within five (5) years of the date that the City Council awards a project to construct the project.



Water Quality Protection Program

- **Scenario #1 - Properties that are Served by the Neighborhood Private Water System - continued -**

4. The Water Quality Protection Program will provide *Allowances* for your private work to connect your property to city sanitary sewer and to close your septic system. The *Allowances* are for your actual cost not to exceed the following limits:

| | |
|----------------|---------|
| Sewer Lateral | \$1,000 |
| Septic Closure | \$ 500 |

The City is unable to provide you with a cost estimate for your private work.



Water Quality Protection Program

- **Scenario #1 - Properties that are Served by the Neighborhood Private Water System - continued -**
- If you **choose not to connect your property to city sanitary sewer** under the Water Quality Protection Program you may continue to have your property served by your private septic system. However, if in the future your septic system becomes noncompliant with State, County and City environmental codes and regulations or your septic system is operating in a manner that poses a public health threat you will be required to connect your property to city sanitary sewer.
- To receive city sanitary sewer service in the future you will be required to enter into a Utility Connection Agreement. Your future charges for city sanitary sewer will be significantly greater than the charges to those property owners that chose to connect to city sanitary sewer under the WQPP.



Water Quality Protection Program

- **Scenario #2 - Properties that are Served by a Private Well , Not by the Neighborhood Private Water System**
- **You are not required to participate in the Water Quality Protection Program for connection to city sanitary sewer and watermain. However, if you choose to participate the following shall apply:**
 1. You must enter into a Utility Connection Agreement with the City within three (3) years of the date that the City awards a contract to construct the project. The actual charges to your property for city sewer and water is \$15,750.
 2. No payment is required and no interest is charged for three (3) years from the date that the City Council awards a contract to construct the project. Thereafter, payment can be made over a period not to exceed ten (10) years. Interest will be charged at 7.5% annually on the unpaid balance. The City will certify the charges plus interest for an annual payment to the county auditor for collection with other taxes.



Water Quality Protection Program

- **Scenario #2 - Properties that are Served by a Private Well - continued -**

3. You must connect your property to city sanitary sewer and watermain, and close your property's well and septic system within five (5) years of the date that the City Council awards a project to construct the project.
4. The Water Quality Protection Program will provide *Allowances* for your private work to connect your property to city sanitary sewer and watermain, and to close your property's well and septic system. The *Allowances* are for your actual cost not to exceed the following limits:

| | |
|----------------|---------|
| Sewer Lateral | \$1,000 |
| Water Lateral | \$1,000 |
| Well Closure | \$1,000 |
| Septic Closure | \$ 500 |



Water Quality Protection Program

- **Scenario #2 - Properties that are Served by a Private Well - continued -**
- If you **choose not to connect your property to city sanitary sewer and watermain** under the Water Quality Protection Program you may continue to have your property served by your private well and septic system. However, if in the future your septic system becomes noncompliant with State, County and City environmental codes and regulations or your septic system is operating in a manner that poses a public health threat you will be required to connect your property to both city sanitary sewer and watermain.
- To receive city sanitary sewer and water service in the future you will be required to enter into a Utility Connection Agreement. Your future charges for city sanitary sewer and watermain will be significantly greater than the charges to those property owners that chose to connect to city sanitary sewer and watermain under the WQPP.



Water Quality Protection Program

- **Scenario #3 - Properties that are Undeveloped No House**
- **You are not required to enter into a Utility Connection Agreement for your property. However, if you choose to enter into an Agreement the following shall apply:**
- You must enter into a Utility Connection Agreement with the City within three (3) years of the date that the City awards a contract to construct the project. The charge to your property for city sanitary sewer and watermain is \$27,750.
- No payment is required and no interest is charged for three (3) years from the date that the City Council awards a contract to construct the project. Thereafter, payment can be made over a period not to exceed ten (10) years. Interest will be charged at 7.5% annually on the unpaid balance. The City will certify the charges plus interest for an annual payment to the county auditor for collection with other taxes.



Water Quality Protection Program

- **Scenario #3 - Properties that are Undeveloped No House**
- The City will not provide any financial assistance to connect a future house on your property to city sanitary sewer and watermain.
- If you **choose not to enter into a Utility Connection Agreement** under the initial project rates your future charges for city sanitary sewer and watermain will be significantly greater.



Water Quality Protection Program

- **What is the process for a project to proceed?**
- **If the City Council orders the project to be made then:**
 1. A neighborhood design meeting will be conducted.
 2. The City will complete the final project plan and specification.
 3. The City will notify private utilities that they will need to maintain, protect, or relocate their private utility for construction of the public project.
 4. The project will be advertised for bids.
 5. The City will mail Agreements for Municipal Water Service to property owners served by the neighborhood private water system.



Water Quality Protection Program

- **What is the process for a project to proceed?
- continued -**
6. A contract will be awarded to construct the project.
 7. The City will mail Utility Connection Agreements to the property owners that entered into an Agreement for Municipal Water Service.
 8. The City will mail Utility Connection Agreements to owners of property that are served by private wells (not the neighborhood private water system).
 9. The City will mail Utility Connection Agreements to owners of undeveloped property.
 10. The project will be constructed in 2012.



Water Quality Protection Program

- **Summary**

- There is a threat of groundwater contamination from the Neighborhood as septic systems fail.
- City sanitary sewer and watermain is available and accessible to serve the Neighborhood.
- The City Council will be requested to authorize the project to be made.
- You are not required to be connected to city watermain, or to connect your property to city sanitary sewer under the WQPP.
- The neighborhood private water association and members will be required to maintain, protect, or relocate the private facility to enable the City to install a new public facility/improvement.



Water Quality Protection Program

■ Questions/Discussion?

This power point presentation will be posted on the City of Rochester Website as follows:

<http://www.rochestermn.gov/departments/publicworks/hottopics>

Under Lenwood Heights

“May 9, 2011 Presentation”