

PROJECT SUMMARY FOR GEORGE LAKE

BACKGROUND

In 2004, Kandiyohi County Board authorized Bolton & Menk, Inc. to do an engineering report to determine the feasibility of constructing sanitary sewer only around Lake Florida. As part of that report other surrounding lakes were also looked at connecting to the Green Lake Sanitary Sewer and Water District (GLSSWD) system. In 2006 the Kandiyohi County Board authorized construction of the Lake Florida Wastewater Collection System. The system has been designed to handle the sanitary sewer flows from George Lake, Henderson Lake and south, east and west shores of Nest Lake. The following is a summary of the proposed project.

PROPOSED SANITARY SEWER SYSTEM COMPONENTS

In order to reduce the project costs and limit the amount of restoration, a low-pressure sanitary sewer system is proposed to collect the wastewater from each home or future home by using underground boring construction techniques. Underground boring is a construction method using a direction-drilling machine, which is similar to a tunneling type of construction method to install any type of sewer, water or forcemain pipe. The benefits of this type of construction method are as follows: minimizes environmental impacts, allows lines to be installed in difficult digging conditions and reduces the amount of restoration required because the ground surface is not disturbed. The three components of a low-pressure sanitary sewer system are as follows:

- **Individual Service** - Each home would have a small grinder pump station installed adjacent to the existing septic tank. Grinder pump stations are 24 inches in diameter and approximately 11 feet in depth. Each grinder pump station would have a control panel for the grinder pump station and a sub-meter to monitor flow. The control panel is either placed next to the grinder pump, home, shed or garage. The grinder pump station connects to the low-pressure forcemain by a 1¼-inch service line that would be constructed by directional boring. All existing septic tanks or holding tanks will be abandoned, which will be accomplished by pumping out all of the waste and then “crush & fill” the tank. In areas where this cannot be accomplished, the tank will be filled with a slurry mixture (concrete and sand).
- **Common Low-Pressure Line** - Consists of a common low-pressure wastewater line that connects to the existing GLSSWD system and allows the individual homes and future homes to connect to it. We are proposing a looped system that divides the lake in half. The south and east side of George Lake will flow in a counter-clockwise direction while the south and west side of George Lake will flow in a clockwise direction. Both common lines will convey to the George Lake Lift Station located on the north end of George Lake. The benefit of a looped system is that in an emergency situation the valve that separates the flow direction can be opened and the flow can be diverted around the problem area.
- **Trunk Wastewater Collection System** – The trunk wastewater collection system has already been completed as part of the Lake Florida project and consists of two lift stations and over six miles of forcemain pipe that connects Lake Florida to the GLSSWD just east of the intersection of County Road 32 and MN Hwy 23. The forcemain and intermediate lift station have been designed to allow additional lakes and developments to connect to the system. All of the lakes benefit from the trunk wastewater collection system.

PROJECT COSTS

The project costs are split into three separate areas: individual service costs, low-pressure common forcemain costs and trunk forcemain costs and are shown in Table 1.1. The individual service costs include the grinder pump station, 1-1/4" service line, connection of the sewer line from home to grinder station, all electrical work, connection of the grinder pump to the common low-pressure line and restoration of the residence. The low-pressure common forcemain costs include the common forcemain around George Lake. The trunk sewer line costs include the forcemain, lift stations and connection to the Green Lake Sanitary Sewer and Water District system.

Table 1.1

TOTAL PROJECT COSTS	
Proposed Project	Total Project Cost
Individual Sewer Service	\$ 974,167.00
Common Low-Pressure Line	\$ 714,218.00
Trunk Wastewater Collection System	\$ 1,608,200.00

PROPOSED ASSESSMENTS

The proposed assessments are broken down into three categories: individual service, common low-pressure forcemain and trunk wastewater collection system. The proposed assessments are based on the existing homes and future lots that can connect to the proposed low-pressure system. The proposed assessments do not include the GLSSWD \$2,000 connection fee; this fee is being waived as an incentive to the property owners around George Lake to connect to the system as part of the project. Please refer to Table 2.1 for the breakdown of the proposed assessments and the yearly assessment based on a 20-year repayment at 6% interest.

Table 2.1

Breakdown of Proposed Assessment for George Lake		
Proposed Project Category	Amount per Unit	Yearly Total
Individual service	\$10,148/unit	\$885.00
Common low-pressure line	\$4,995/unit	\$436.00
Trunk Forcemain	\$2,460/unit	\$215.00
TOTAL ASSESSMENT =	\$17,603/unit	\$1,536.00

GLSSWD OPERATIONS COSTS

- User Rates - The user rates charged by Green Lake Sanitary Sewer & Water District for 2007 are set at a base rate of \$20.40/month for each home and usage rate of \$3.74/1000 gallons.
- Billing Fee - a \$2.10/month fee is charged by the Kandiyohi Power Cooperative for each sub-meter that is installed for the grinder pump station for metering, mailing and billing.
- Maintenance Fee - a \$60.00 per year maintenance fee covers the operations and maintenance of the trunk lift stations and odor control units. The fee is also used to cover the GLSSWD costs associated with Gopher State One Call locating requests.
- Property owners are responsible for providing electricity for the grinder pump station, approximately \$2.00 to \$4.00 per month, if the residence is being used.

POTENTIAL COST SAVINGS

- Property owners could share a grinder pump station, estimated savings per property owner would be approximately \$1,200 to \$2,000.

HOOK UP INCENTIVE

- As part of this project, the Green Lake Sanitary Sewer and Water District Board has provided an incentive to the George Lake property owners in which they will waive the \$2,000 connection fee if the individual property owners hook up to the proposed wastewater collection system.

ARRANGEMENTS FOR IMPLEMENTATION

- **Kandiyohi County Board of Commissioners would have to hold a formal public hearing to consider the expansion of the Green Lake Sanitary Sewer and Water District to include George Lake.**
- **Kandiyohi County Board of Commissioners would have to authorize the final design, identify financing, and bid the project in order to determine actual construction costs.**
- **Kandiyohi County Board of Commissioners would hold a second formal public hearing (improvement hearing) to determine if the project should be approved for construction.**

WHAT IF I CHOOSE NOT TO BE PART OF THE PROJECT AT THIS TIME

This will depend on where you live. We have broken down the options available to you depending on where you live.

- **RIPARIAN PROPERTY OWNER - Tier 1 - lakeshore owner**
 - All riparian property owners whose Individual Sewer Treatment Systems (ISTS) were installed prior to 2000 are responsible to have a compliance inspection completed for their existing ISTS. All costs associated with the compliance inspection are the property owner's responsibility. If your ISTS fails a compliance inspection, you will be required to hook up to the municipal wastewater collection system at the time of the project.
 - A riparian property owner (Tier 1- lakeshore owner) will be responsible to pay the base assessment (common line and trunk forcemain), the assessment is estimated at \$7,455 or a yearly cost of \$651.
 - If your ISTS passes a compliance inspection and you hook up after the project completion date you will be responsible for the following costs:
 - Current connection fee to the GLSSWD which for 2007 is \$2,000.
 - All costs associated with the installation of same brand of grinder pump station and connection to the low-pressure system.
- **NON-RIPARIAN PROPERTY OWNER**
 - All non-riparian property owners within 1000 feet of the lakeshore whose Individual Sewer Treatment Systems (ISTS) were installed prior to 2000 and **have reasonable access to the future municipal common low-pressure forcemain lines** are responsible to have a compliance inspection completed for their existing ISTS. The cost associated with the compliance inspection is the property owner's responsibility. If your ISTS fails a compliance inspection and you have reasonable access to the sanitary sewer system, you will be required to hook up.

Other items that will trigger a compliance inspection:
 - Building permit
 - Sale of property
 - Complaint to Kandiyohi County Environmental Services

- **Option 1** - a non-riparian property owner (Tier II) who chooses not to hook up at the time of the project should be aware of their future responsibilities when the need arises to connect to the GLSSWD wastewater collection system:
 - o Current connection fee to the GLSSWD which is \$2,000 in 2007.
 - o All costs associated with the installation of same brand of grinder pump station and connection to low-pressure system.
 - o Base assessment fee of \$7,455 plus accrued finance charges (minimum rate of 7%).
- **Option 2** - a non-riparian property-owner (Tier II) who chooses to participate in the base assessment at the time of the project should be aware of their future responsibilities when connecting to the GLSSWD wastewater collection system:
 - o Current connection fee to the GLSSWD – which is \$2,000 in 2007.
 - o All costs associated with the installation of same brand of grinder pump station and connection to low-pressure system.
- **Option 3** - a non-riparian property-owner (Tier II) who chooses to participate in the wastewater collection system project would be responsible for the following:
 - o All proposed assessments
 - o GLSSWD Operations Costs
 - o Hook-up incentive

PROJECT SCHEDULE COMPLETED TO DATE

- **George Lake presented a formal petition for sewer service to the Kandiyohi County Board.**
- **A formal property owner’s committee is formed to discuss the wastewater collection system with Kandiyohi County and Bolton & Menk, Inc.**
- **Meetings held with property owner’s committee**

FUTURE PROJECT SCHEDULE

- **Attend George Lake Annual meeting to provide information to property owners - June 30, 2007 at 10:00am located at Decision Hills Bible Camp.**
- **Informational meeting - summer/fall 2007**
- **1st public hearing to expand the GLSSWD and authorize preparation of final design- summer/fall 2007**
- **Final design complete and authorizes bidding - winter 2007**
- **2nd public hearing (Improvement Hearing) to award project - spring 2008**
- **Begin construction - spring 2008**
- **Base assessment hearing - fall 2008**
- **Project completion - spring 2009**
- **Individual Service Assessment Hearing - fall 2009**

If you have any questions regarding any of the above information, please feel free to contact any of the following:

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