



# Woodcrest Sewer Information Meeting

---

December 3rd, 2015

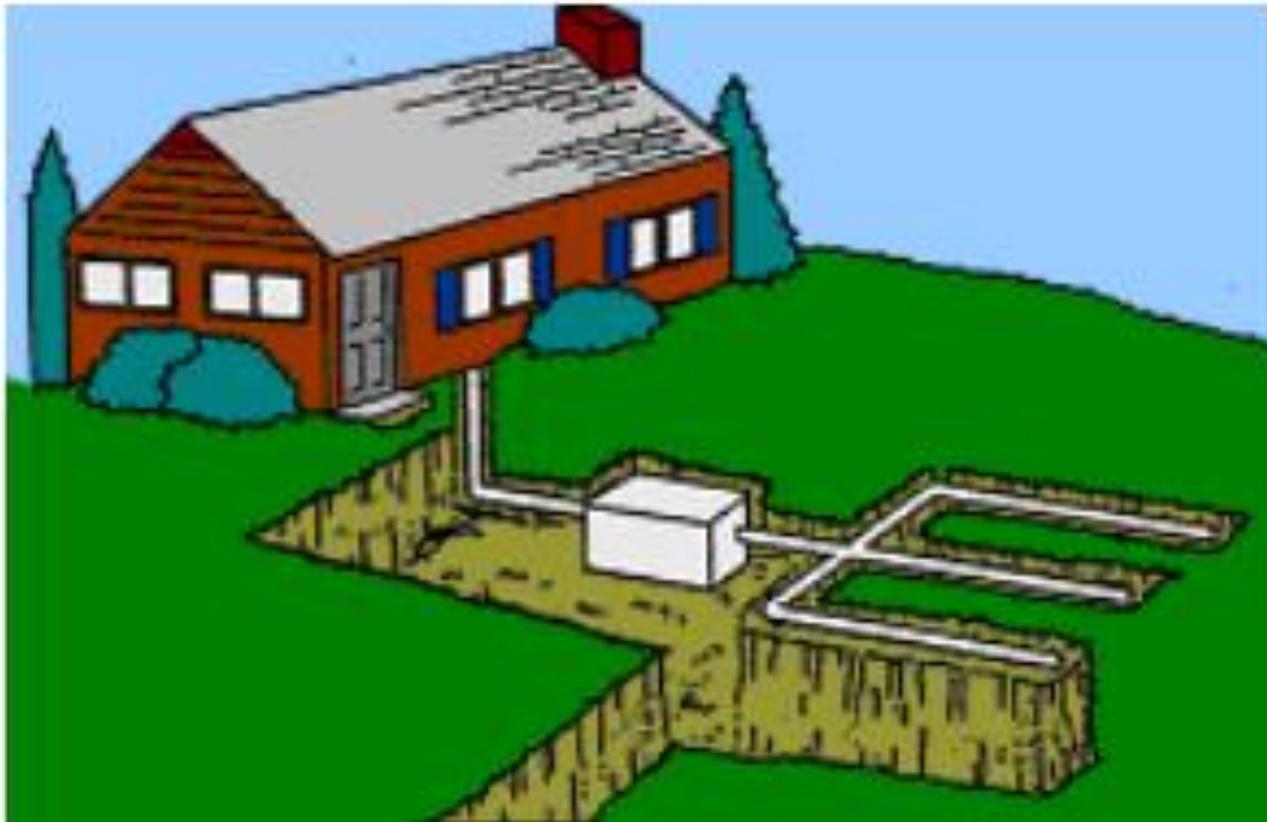


# About Woodcrest

Yr. Built	Woodcrest Permits Address
1993	26685 Woodcrest Dr
2002	26701 Woodcrest Dr
1993	26715 Woodcrest Dr
1992	26791 Woodcrest Ct.
1992	26705 Woodcrest Ct.
1993	26716 Woodcrest Ct.
1994	26700 Woodcrest Ct.
1992	26660 Woodcrest Cir.
1992	26638 Woodcrest Cir
2005	26510 Woodcrest Ln.

# Existing SSTS Issues

SSTS = Subsurface Sewage Treatment System

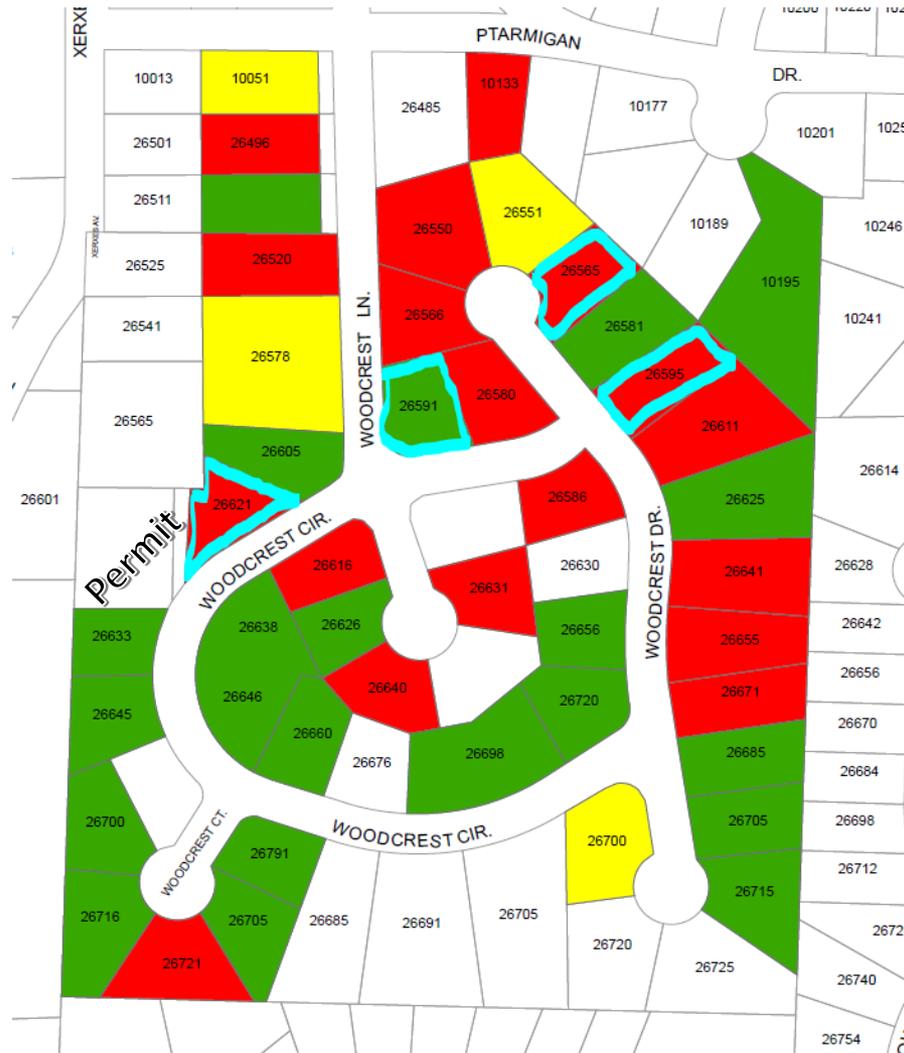


# Existing SSTS Issues

---

On-site sewage system regulation is mandated by [MN Rules Chapter 7080](#) (as recodified in 1990) and [DNR rules Chap. 6120.3400 Subd. 3B.](#) , [MN Chap. 145A.05](#) , Metropolitan Council's Development Guide and **Scott County Ordinance No.4** (See About Us / County Ordinances). The County's Ordinance is effective County wide with coordination of enforcement and permitting in the larger cities. Services provided include: site approval, construction inspections, failing systems enforcement, issuance of pumping/inspection permits maintenance of data and notification of homeowners for system inspection/maintenance on a schedule basis, and public education.

# Existing SSTS Issues



# Potential SSTS Issues

---

## **CHAPTER 1**

*26 Pages*

## **TITLE 4**

## **SUBSURFACE SEWAGE TREATMENT SYSTEM ORDINANCE NO. 4**

**(Cite as e.g.)**

**(Scott County Subsurface Sewage Treatment System  
Ordinance No. 4 Section   )**

# Potential SSTS Issues

No dwelling or Other Establishment shall be redesigned or enlarged

No more than one dwelling or Other Establishment shall be connected to the same ISTS u

The County will not issue an ISTS permit when a municipality has required the owner to connect to the municipal sewer system.

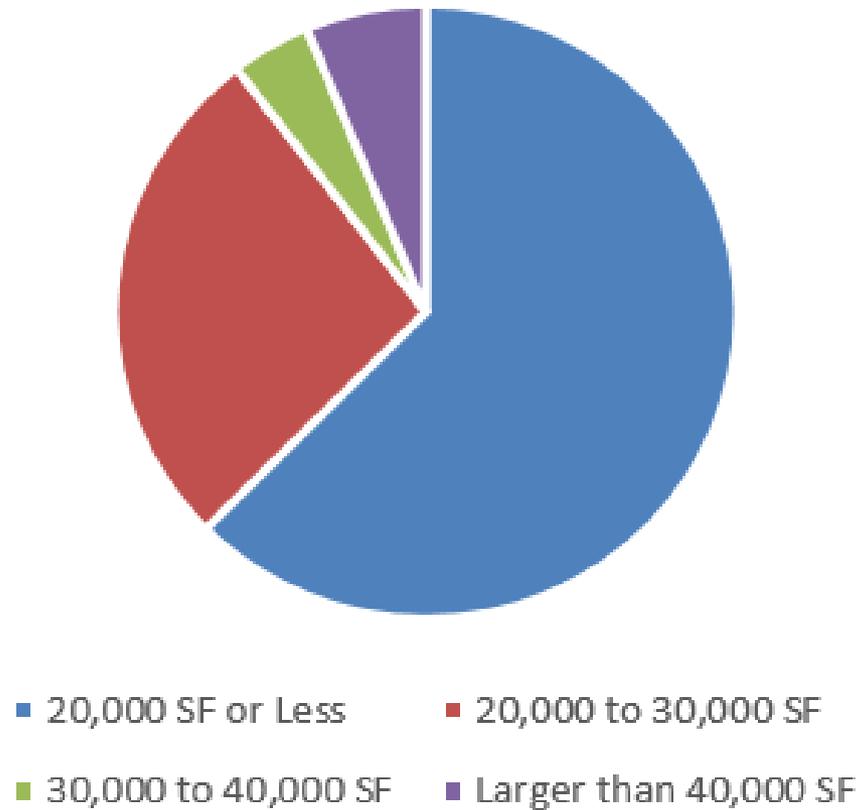
An area which has been identified for future use as an SSTS site shall be maintained in its original, natural soil condition

SSTS design, drawn to a scale no smaller than 1 inch equals 30 feet, which includes the items required in section 5.01, as appropriate, and the following:

- a. All existing and anticipated future buildings and improvements on the lot, including additions, decks, three-season porches, roads and driveways.
- b. Location and elevations of percolation tests, soil borings and soil pits.
- c. Location, size and elevation of existing and proposed septic and pump tanks, distribution devices, and soil absorption area.
- d. Cross-section of the SSTS.
- e. Proposed well location. A

# Potential SSTS Issues

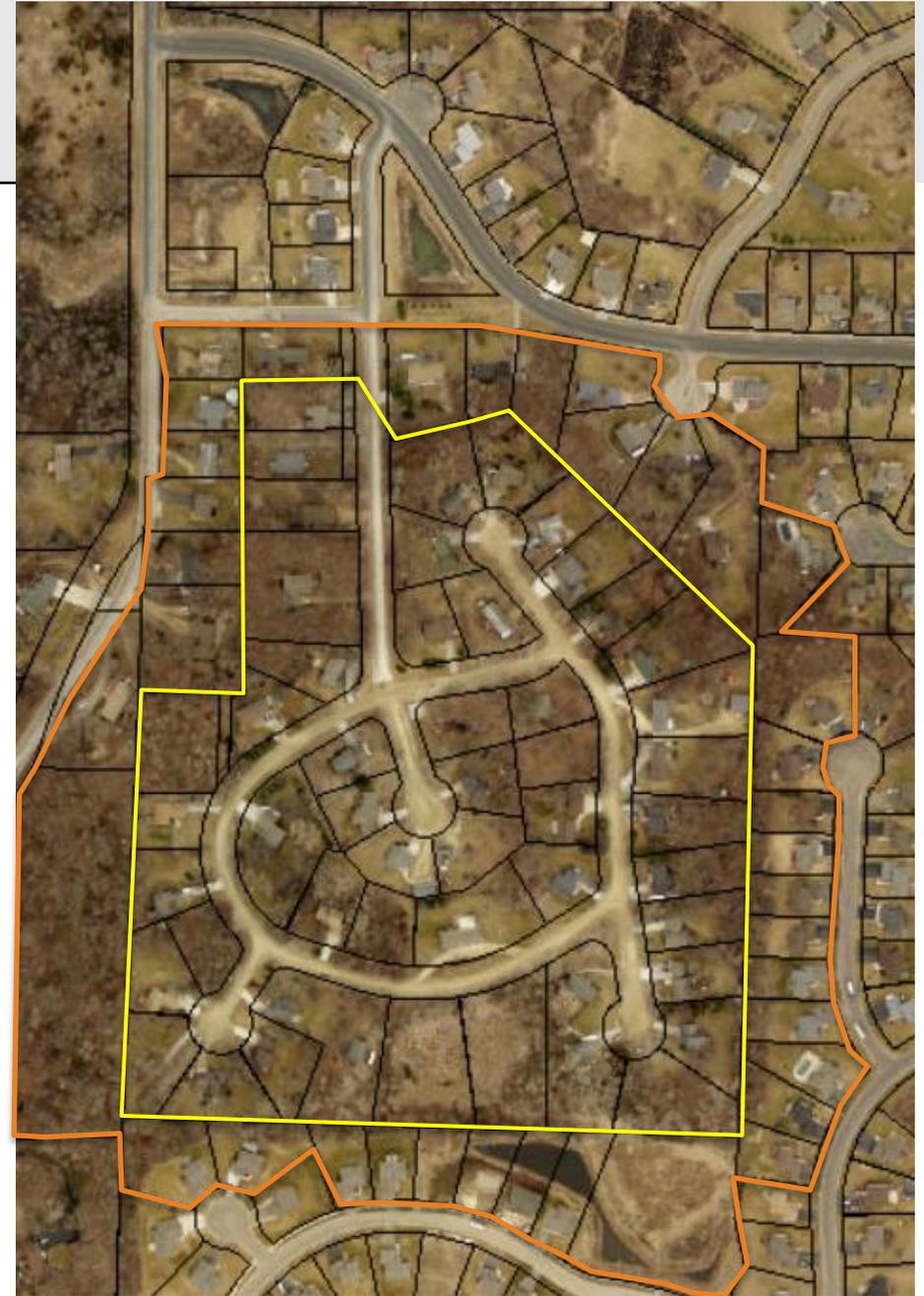
Lot Sizing



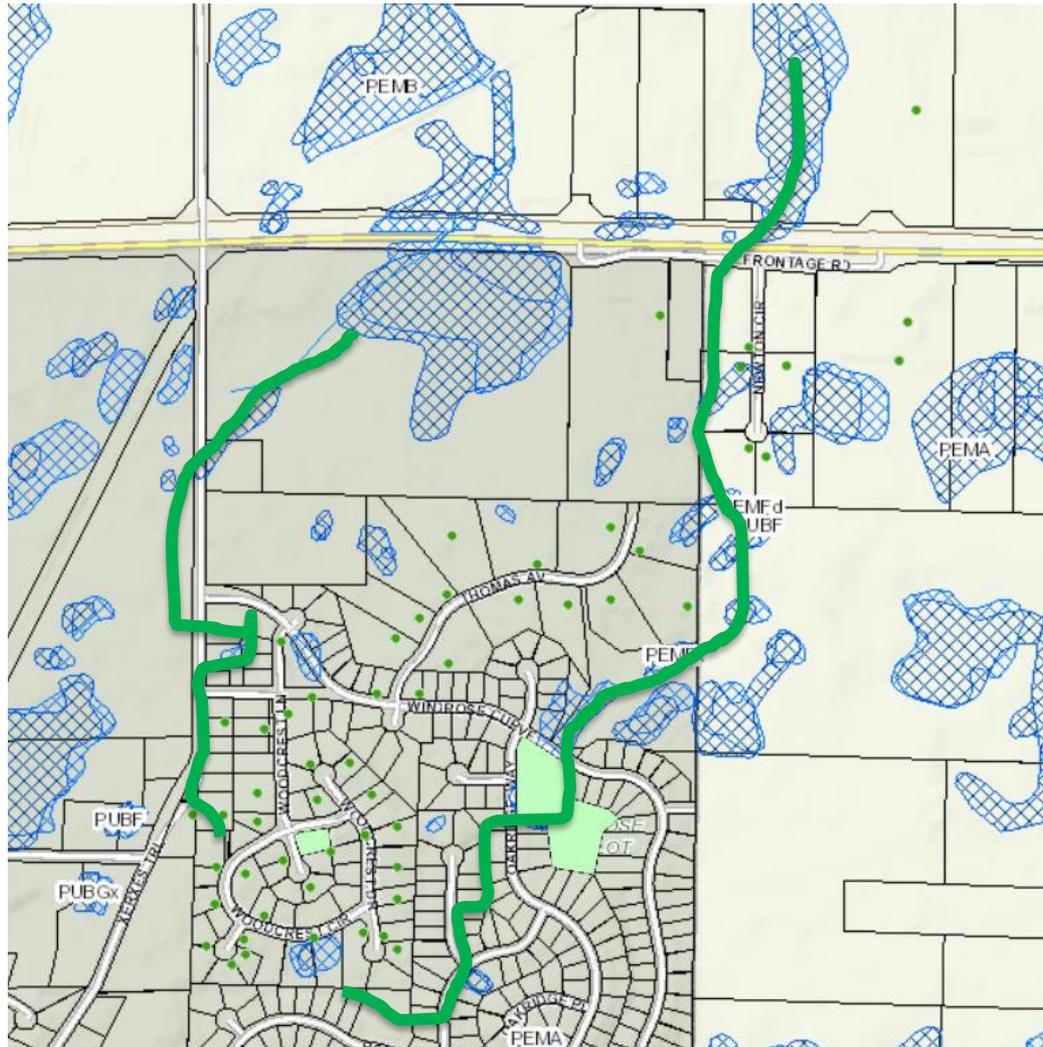
# Potential SSTS Issues



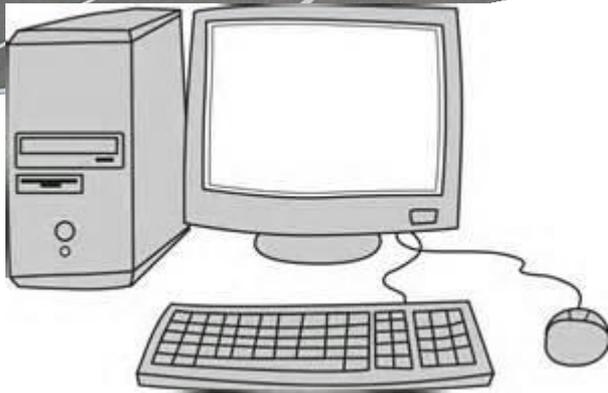
# Potential SSTS Issues



# Potential SSTS Issues



# Potential SSTS Issues



# Management Options

---

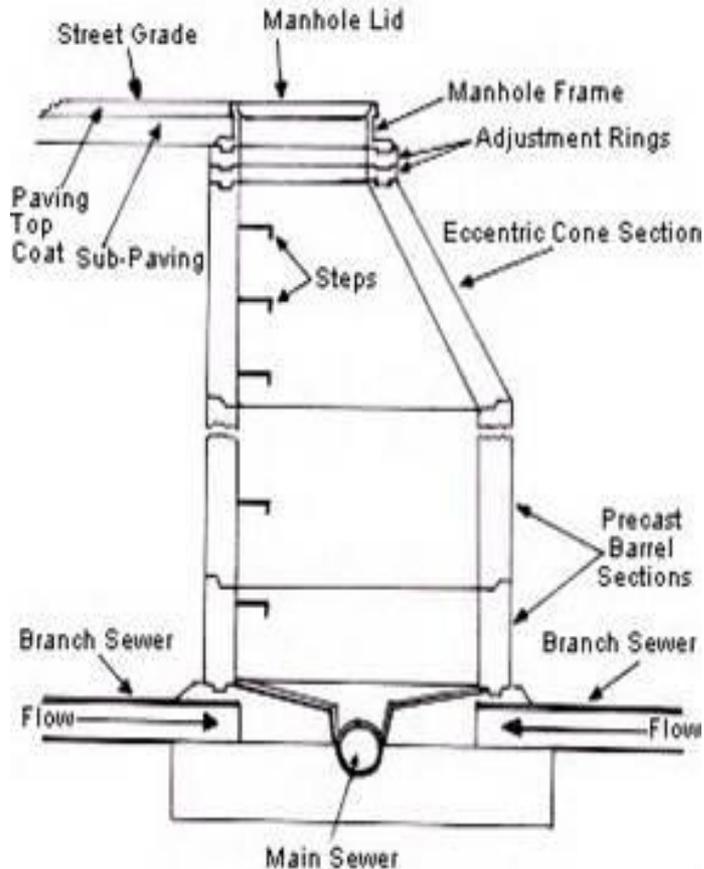
## 1. “Take No Action” on City sewer.

*possible alternative strategies:*

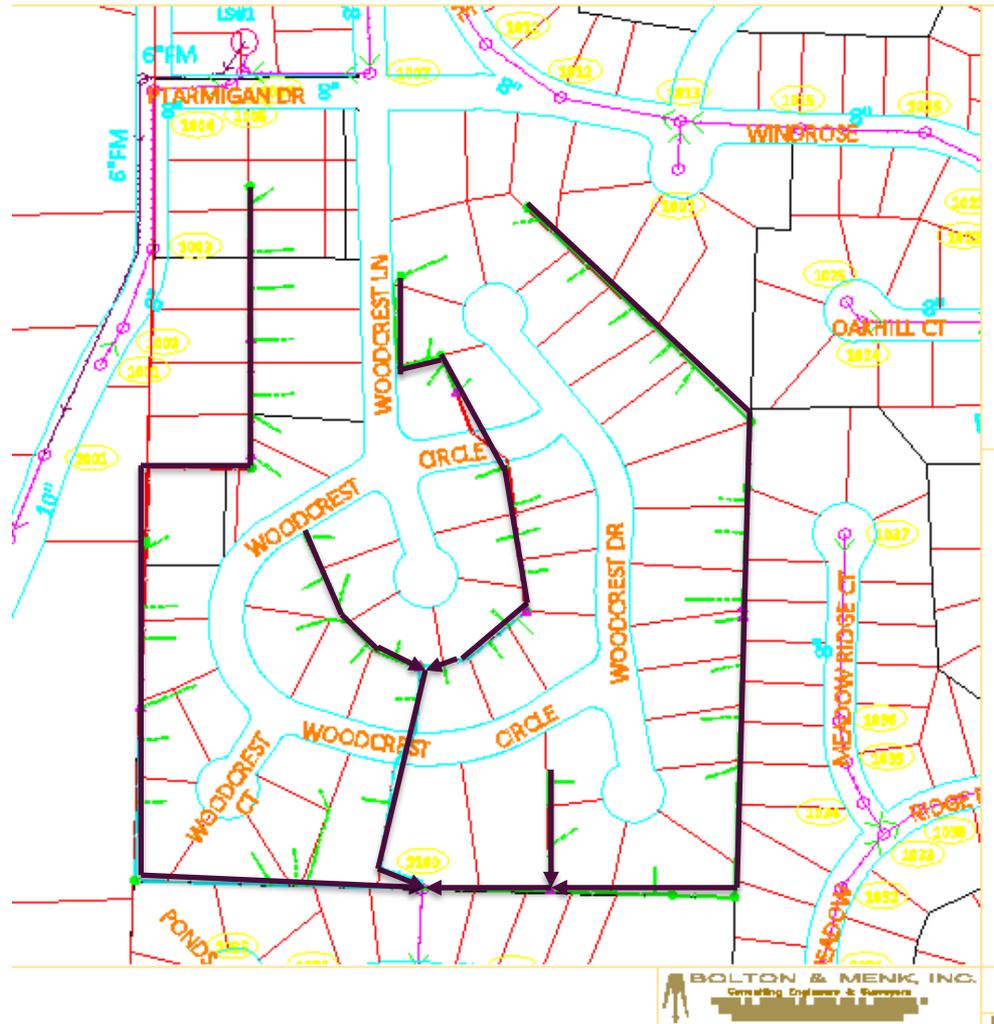
- » *Periodic sampling*
- » *Inspection requests*
- » *City regulations*
- » *Other*

# Management Options

## 2. Extend City Sewer



# Management Options



# Management Options

**S**ewer  
**A**vailability  
**C**harge

2015 Procedure Manual

\$\$

METRO  
C O

UTILITY FEES*	
<b>Domestic Use Customers</b>	
Water Base Rate (per Equivalent Residential Unit (ERU) - Non single family may be more than 1 ERU)	
Water Usage Rate (Tier One) - Typical Account <sup>1</sup> (0 to 10.0)	
Water Usage Rate (Tier Two) - Typical Account <sup>1</sup> (10.0 to 20.0)	
Water Usage Rate (Tier Three) - Typical Account <sup>1</sup> (20.0 to 30.0)	
Water Usage Rate (Tier One) - Domestic Only Account <sup>2</sup>	
Water Usage Rate (Tier Two) - Domestic Only Account <sup>2</sup>	
Water Usage Rate (Tier Three) - Domestic Only Account <sup>2</sup>	
<b>Irrigation Customers</b>	
Water Usage Rate (Tier 1) - Irrigation Account <sup>3</sup> (0 to 10.0)	
Water Conservation Rate (Tier 2) - Irrigation Account <sup>3</sup>	
Water Conservation Rate (Tier 3) - Irrigation Account <sup>3</sup>	
<sup>1</sup> Irrigation or fire fighting usage is not metered	
<sup>2</sup> Apartment, townhome, or other account will be metered separately.	
<sup>3</sup> Account for only irrigation system or non-irrigation system	
As determined by the City Engineer	
(Sales Tax charged on water sales on commercial accounts)	
Water Meter & Accessories	
Sewer Base Rate	
Sewer Usage Rate	
Storm Water Utility Uniform Base Fee	
Storm Water Utility Supplemental Fee	
Street Light/Tornado Siren Utility Fee	
Utility Finance Charge-Late Fee	
Water Meter & Accessories	
<b>All other Utility Fees</b>	
MDH Annual Water Connection Fee	
Water Meter Test-to-Home Owners	
Water Sales - Third Party Connection	
Water Sales - Third Party Deposit	
Water Sales - Third Party Usage Fee	
Water Connection Fee	
Water Trunk Fee	
Storm Water Area Charge	
Storm Water Drainage Utility Charge	
Sewer Availability Charge (MAC)	
Sewer Connection Fee (City)	
Sewer Trunk Fee	
* The number of units charged on SAC/VAC	
Penalty Fee for Non-Application	
Commercial Erosion Control	
<b>BUILDING AND CONSTRUCTION PERMITS</b>	
Flat Building Permit Fee (RV)	
Re-roof	
Re-side	
Window/Door Replacement	
Basement Finish	
Deck	
Above-ground Pool	
Below-ground Pool	
All Other Building Permits	
FENCES - Than 6 ft. or more	

Calendar

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

EXHIBIT A

## MEMORANDUM

**Date:** July 18, 2005  
**To:** Joint Sewer Board  
**From:** Executive Director

**RE:** Sewer Access Charge Waiver Policy

At the June meeting of the JSB, the Board directed staff to prepare a policy specifying the conditions and criteria under which the JSB would waive sewer access charges (SAC) for certain properties. Based on the discussion of the JSB, staff has prepared the following policy for adoption by the Joint Sewer Board:

### Sewer Access Charge Waiver Policy

Property owners may petition for a waiver of the Sewer Access Charge(s) (SAC) due to JSB upon connection to the municipal sanitary sewer system. The following criteria must be met in order to grant a waiver:

1. The property was located within the corporate boundary of the City of Elko or the City of New Market prior to January 1, 1987.
2. The property must have been improved with a single family, multi-family or commercial building served by an ISTS prior to January 1, 1989.
3. The SAC charge will be waived for each single family, multi-family or commercial building connecting to the system that was served by an ISTS prior to January 1, 1989 and existing at the time of the petition for waiver. All single family, multi-family or commercial building served by an ISTS prior to January 1, 1989 will be considered to be one (1) SAC unit.
4. The petition for waiver shall be submitted prior to connection to the system, wise amended or modified, this policy shall expire upon connection of Elko and New Market to the Metropolitan Council system.
5. The Executive Director with any questions regarding the matter in this

# Management Options – Cost Comparisons

<b>SSTS</b>		<b>Pressure Sewer to City</b>	
<b>Trunk Fee</b>	<b>\$0</b>	<b>Trunk Fee</b>	<b>\$3,677</b>
<b>Running Total</b>	<b>\$0</b>	<b>Running Total</b>	<b>\$3,677</b>

# Management Options – Cost Comparisons

<b>SSTS</b>		<b>Pressure Sewer to City</b>	
Trunk Fee	\$0	Trunk Fee	\$3,677
<b>MCES SAC</b>	<b>\$0</b>	<b>MCES SAC</b>	<b>\$4,185</b>
Running Total	\$0	Running Total	\$7,862

# Management Options – Cost Comparisons

<b>SSTS</b>		<b>Pressure Sewer to City</b>	
Trunk Fee	\$0	Trunk Fee	\$3,677
MCES SAC	\$0	MCES SAC	\$4,185
<b>City Conn. Fee</b>	<b>\$0</b>	<b>City Conn. Fee</b>	<b>\$1,845</b>
Running Total	\$0	Running Total	\$9,707

# Management Options – Cost Comparisons

<b>SSTS</b>		<b>Pressure Sewer to City</b>	
Trunk Fee	\$0	Trunk Fee	\$3,677
MCES SAC	\$0	MCES SAC	\$4,185
City Conn. Fee	\$0	City Conn. Fee	\$1,845
<b>Forcemains</b>	<b>\$0</b>	<b>Forcemains</b>	<b>\$3,000</b>
Running Total	\$0	Running Total	\$12,707

# Management Options – Cost Comparisons

<b>SSTS</b>		<b>Pressure Sewer to City</b>	
Trunk Fee	\$0	Trunk Fee	\$3,677*
MCES SAC	\$0	MCES SAC	\$4,185
City Conn. Fee	\$0	City Conn. Fee	\$1,845*
Forcemains	\$0	Forcemains	\$3,000
<b>On-Site Work</b>	<b>\$19,000</b>	<b>On-Site Work</b>	<b>\$11,500*</b>
Running Total	\$19,000	Running Total	\$24,207

\*Ask about ideas for possible relief

# Management Options – Risk Comparisons

## **SSTS**

- Financing may not be available
- Site conditions may increase costs or require pumping only
- Future Council may decide to install City sewer
- SSTS regulations may become more stringent
- Market preferences may affect value and/or sale time
- SSTS size may limit improvements
- Property owner responsible for R, R, O, M

## **Pressure Sewer to City**

- City wastewater treatment rates apply
- City may not agree to defer charges until connection
- Bids may exceed estimates
- City may be unable to agree to cost incentives
- City may be unwilling to work out shared stations



Who has the first question?

---