

Water Sewer Committee meeting

The Vergas Water/Sewer committee met at the Vergas Event Center Smart Room on Thursday, November 1, 2022 at 8 am with the following present: Natalie Fischer, Rebecca Hasse, Mike DuFrane and Julie Lammers. Also present Jon Olson, Apex Engineering and Bruce Albright.

Additions and Deletions:

Well Ordinance and Grease in ponds.

Review:

Vergas Well Installation Ordinance

Discussed the following ordinance: § 52.06 CONNECTION TO SYSTEM REQUIRED; USE OF PRIVATE WELLS.

(A) Connection Mandatory. Except where municipal water is not available, it shall be unlawful to construct, reconstruct, or repair any private water system which is designed or intended to provide water for human consumption. Private wells, to provide water for other than human consumption, may be constructed, maintained and continued in use after connection is made to the water system; provided, there is no means of cross-connection between the private well and municipal water supply at any time. Hose bibbs that will enable the cross-connection of the two systems are prohibited on internal piping of the well system supply. Where both private and city systems are in use, outside hose bibbs shall not be installed on both systems.

(B) Existing Dwelling Unit or Buildings. Each lot, piece or parcel of property in the City of Vergas, abutting on any street, avenue or alley in which a municipal water main is laid, and having an existing dwelling unit or any other buildings thereon, is required to be connected with the municipal water system of the City not later than November 1, 2010, or within three (3) months after a municipal water main is constructed provided the dwelling unit or building is served is within 200 feet of the edge of the street closest to the dwelling unit or building.

(C) New Dwelling Unit or Buildings. Each lot, piece or parcel of property in the City of Vergas, abutting on any street, avenue or alley in which a municipal water main is laid, and upon which a new dwelling unit or any other buildings is to be constructed, is required to be connected with the municipal water system of the City provided the dwelling unit or building served is within 200 feet of the edge of the street closest to the dwelling unit or building.

(D) Failure to Connect. Should the owner of any premises having access to the municipal water system as provided in this section fails to connect said premises with the municipal water system, the Council may cause such connection to said premises to be made upon an authorized representative of the City giving the owners 30 days written notice. The cost of said connection charges shall be assessed against the owner of said premises and if not paid within 30 days may be certified to the County Auditor to be collected at the same time and manner as real estate taxes against said property. Said assessment and connection charge shall be payable in three equal annual installments with one year's interest at the rate established pursuant to § 52.50- and one-year's interest at the rate established pursuant to § 52.50 to be added to each subsequent installment on the unpaid balance.

Other developments in Vergas have been discussed and they are waiting to see what agreement is made with Laurance Lake Development before they proceed.

Laurance Lake Acres

Request from Lawrence Lake Acres is the following:

The developer would have zero down.

- A maximum of \$30k would be assessed to each parcel.
- The assessment would be deferred for up to 5 years or when developed, whichever occurs first.
- The city will cover 100% of the balance of the total water/sewer costs not covered by the assessment revenue.
- City would bond for 100% of the water/sewer costs.

There is a \$100,000 grant from Otter Tail County available for this project.

Using current rates city would receive \$13,464.00 per year for water and \$12,024.00 per year once homes are built for sewer for 24 homes.

For a project of \$1,700,000 it would take the city 35 years to pay for project if each lot is assessed for \$30,000.00.

Jon Olson, Apex Engineering and Engineer for Josh Hanson stated they currently have pending sales on 3 lots with the agreement of \$25,000 in special assessments. Developer will pay for the development design and once approved the city engineer would oversee the bidding and completion of the project. Olson stated materials are anywhere from 3-6 months out and they would like to bid the

project in January. Committee stated they will try to have a recommendation to Council at the December meeting. Committee members asked Lammers to get history of other communities regarding what they offer developments. Jon Olson stated he would provide the cost of developing the road through the development.

Well Ordinance

Lammers provided 3 sample ordinances regarding no new wells being drilled in Vergas and committee members will review and email Lammers their recommendation for the November Council meeting.

Pond Grease Lever

DuFrane addressed the amount of grease being placed in our lagoon. DuFrane stated that there is a law requiring restaurants to install grease traps. Committee requested DuFrane check with other communities on what they require, call the state plumbing inspector to provide ordinance and speak with Team Labs regarding cleanup of grease. Committee asked Lammers to look into grants for restaurants for grease traps.

Scheduled the next water/sewer meeting for Tuesday, November 22, 2022 at 8 am.

Meeting adjourned at 9:15 am

Julie Lammers
City Clerk-Treasurer
City of Vergas

Follow up actions:

Jon Olson, Apex will bring cost estimates for the street to be constructed in Lawrence Lake Acres.

Lammers to get bond and loan information for the project.

Lammers to get information from neighboring communities regarding developments.

Lammers to look for grants for businesses to put in grease traps.

DuFrane to get information on removing grease from ponds.

DuFrane to get information regarding law on grease traps.

Fisher and Hasse to review proposed Well installation ordinances and email Lammers with recommendation for Council.

New Information provided after meeting.

Pond Treatment Process:

Sludge Removal:

Currently 2 pounds of biological bugs (T-195) being placed in the ponds weekly and we will be increasing the amount to 5 pounds a week. Cost \$800.00 for 50 pounds.

Grease Removal:

Due to increased levels of grease in the ponds the City is needing to have additional care at the ponds.

Adding 5 pounds of biological bugs (T-199) will be added starting as soon as City has MPCA authorization. (Kevin Peterson, MPCA)
Cost \$475.00 for 25 pounds.