

A Guide to Successful Connection to Oronoco's Water System

The City of Oronoco is slightly ahead of schedule in the construction of its municipal water system. As such, we anticipate being able to serve residents located within the project area with municipal water service on or before August 1st, 2010. There are two distinct processes that residents or businesses need to follow in order to complete the process of connecting to the municipal water system. The process that an individual resident or business needs to follow is dependant upon where you are located. Residents located within the newer subdivision of River Park, Cedar Woodlands 1 & 2 or Riverwood Hills 1-4 will need to follow Process A discussed below. All other residents contained within the project area need to follow Process B also discussed on the following pages.

Both processes must follow the MN Plumbing Codes. Chapter #4715.1900: A potable water supply system shall be designed, installed, and maintained in such manner as to prevent contamination from nonpotable liquids, solids, or gases from being introduced into the potable water supply through cross-connection or any other piping connections to the system. Some homes / businesses may require the installation of a backflow preventer. For instance: homes / businesses that have a lawn sprinkler system, a boiler, chemical lines, fire sprinkler system, glycol or other antifreeze systems as examples would required to install a backflow preventer.

Please note that the City of Oronoco is not liable or responsible for any of the costs to construct a private water service pipe, completion of associated plumbing improvements, installation of a water meter, site restoration or private well abandonment. All of the costs associated with private water service construction are the sole responsibility of the property owner.

Process A - Resident who live in River Park, Cedar Woodlands 1 & 2 or Riverwood Hills 1-4 have an existing municipal like water distribution system with a community well. Residents are not required to make any modifications to their existing water distribution system or private water service pipe. Once the City makes the final connection between the watermain within your development and the City's water system becomes operational, you will be served with a municipal water supply. The existing well in Riverwood Hills is currently be converted for municipal use by the City of Oronoco. Shared wells in Cedar Woodlands I & II and possibly River Park will need to be abandon by the owner(s) of the existing well following connection to the municipal system. Resident who live in River Park, Cedar Woodlands 1 & 2 or Riverwood Hills 1-4 are required to complete the following tasks to utilize the newly constructed City Water system:

Resident responsibilities for connect to City Water:

- a. Complete a Water Meter Installation Permit Application and submit to the City of Oronoco at City Hall along with the required permit fee of \$45.00. Permit applications are available at City Hall or on the City's website at www.oronoco.com
- b. Contract with a licensed plumber to complete the installation of a City supplied water meter.
- c. Water meters will be available at City Hall June 15, 2010. Residents will be required to lease the water meters from the City with a one time lease payment of ~\$195.00 due to the City of Oronoco at the time the water meter is picked up. The City will be responsible for maintenance, repairs and / or replacement of the water meter as a result

of normal use. The water meters will be equipped with a radio transmitter that will allow the City to remotely read the meter and bill for water usage on a monthly basis.

- d. After the water meter is installed, the licensed plumber that completed the installation shall contact the City's Building Official to arrange a final inspection of the water meter installation. Oronoco's Building Official is Dale Kurtz (507)775-3400.
- e. Water meter installation should be completed as soon as possible. If water meter installation is not complete and inspected by August 1, 2010 water service will continue to be provided, however the City will charge the residents for water using the following rate schedule:
 - August 1 to August 31, 2010 - \$25.00
 - September 1 to September 30, 2010 - \$50.00
 - October 1 - October 31, 2010 - \$75.00
 - Residents who fail to install water meters after October 31, 2010 will be charged \$100 per month until meter installation is completed.

After installation of the required water meter, water users will be charged a base water fee of \$10/month + \$2.5/1,000 gallons of water usage as adopted by City Ordinance. A typical 5,000 gallon/month user would be billed \$22.50 per month.

- f. For abandonment of community wells by the development owners or the development associations, please see section g in Process B.

Process B - Residents or businesses located within the City's water system project area that received a new water service that terminates near their property line will receive city water service. Residents or businesses located within the City's water system project area have two to five years to complete a connection to the City water system. The deadline to complete the connection to the City water system is under consideration by the City Council due to public health concerns and septic/well setback requirements.

In general, resident or businesses following Process B will be required to complete the following tasks to utilize the newly constructed City Water system. Additional details and requirements are contained within the City's Utility Ordinance beginning in Section 402 - Water. The City ordinances are located on the City website or available for viewing or purchase at City Hall.

- a. Complete a Plumbing Permit Application and submit it to the City of Oronoco at City Hall along with the required permit fee. Permit applications are available at City Hall or on the City's website at www.oronoco.com. Residents may choose to have their contractor complete this step if desired.
- b. Contract with a sewer and drain licensed contractor or licensed plumber to construct the water service pipe between the curb stop (located near the property line) and the home / building to be served by City water.
 - We encourage residents to have their contractors use Type K copper water service pipe. Other, less expensive pipe materials such as PVC and HDPE may be used for water service pipe construction so long as they comply with State Plumbing code and are installed with a tracer

wire between the home/ building and curb stop. The minimum inside diameter of a water service pipe is 1.0-inches.

- The City's water system project constructed a 1-inch diameter water service pipe to most properties included in the project limits. Many businesses and residential properties (with homes set back from the street more than ~150-feet) may have a 1.5-inch water service pipe extended to their property. The larger diameter water service pipe is intended to reduce the pressure drop in the pipe over long distances and / or increase the flow rate. We recommend that all businesses and any homes set back more than ~150-feet from the street confirm the size of your existing water service stub with City Staff. Please consult with your plumber and consider extending a 1.5-inch diameter (or larger) water service pipe from the curb stop to your home / building.
 - The City of Oronoco will require a 24 hour notification by the sewer and drain licensed contractor or licensed plumber prior to any connection to the City installed water service and curb stop so that the City Staff can perform an inspection of the connection and backfilling operations. City staff can be notified of the scheduled connection at (507) 367-4405.
 - The City has a contract template that may be used by residents when contracting with a contractor/plumber to complete the private water service work. The use of this contract is not required but, is available to residents if they choose to use it. The contract template is available at City Hall or on the City website at www.oronoco.com.
 - Residents are encouraged to work with City of Rochester sewer and drain licensed companies to construct the water service pipe and a licensed plumber to complete interior building plumbing modifications and water meter installations. A list of sewer and drain licensed companies can be found at City hall or at:
www.rochestermn.gov/departments/cityclerk/licenses/CurrentPreviousLicenseLists.asp
- c. Contract with a licensed plumber to complete the installation of a City supplied water meter and any plumbing improvements within the structure.
- d. Water meters will be available at City Hall June 15, 2010. Residents will be required to lease the water meters from the City with a one time lease payment of ~\$195.00 due to the City of Oronoco at the time the water meter is picked up. The City will be responsible for maintenance, repairs and / or replacement of the water meter as a result of normal use. The water meters will be equipped with a radio transmitter that will allow the City to remotely read the meter and bill for water usage on a monthly basis.
- e. Residents along West Center Street and 1st Street SE will experience an average water system pressure in excess of 80 psi due to the elevation of their properties in relation to the water storage reservoir. As a result, we recommend that these residents consult their plumber and install a pressure reducing valve in conjunction with their water service. A map illustrating the anticipated average water system pressures is on display at City Hall. Any resident interested in the anticipated water system pressures within

their area is encouraged to discuss the issue with their plumber to consider if a pressure reducing valve may be beneficial.

- f. After the water meter is installed and all plumbing improvements are complete, the licensed plumber that completed the installation shall contact the City's Building Official to arrange a final inspection of the water meter installation. Oronoco's Building Official is Dale Kurtz (507) 775-3400.
- Water meter installation must be completed within 24 hours of commencing use of the City water system. If water meter installation is not complete and inspected within this time line, City water will be shut off at the curb stop.
 - Water users will be charged a base water fee of \$10/month + \$2.5/1,000 gallons of water usage as adopted by City Ordinance. A typical 5,000 gallon/month user would be billed \$22.50 per month.

- g. **Private well abandonment** - An important step in the process of connection to the Oronoco Water System is the sealing / removal of all of the existing water sources serving the property both at present and that have served the property in the past. Olmsted County governs the process of both well sealing and well maintenance as delegated by the Minnesota Department of Health (MDH) and required by City of Oronoco Utilities Ordinance 402.5.4. Olmsted County has adopted the requirements which are in place for well abandonment established by the State of Minnesota. These requirements are listed below:

1. Minnesota Statutes 1031.301:

Subdivision 1. Wells and Borings:

(a) A property owner must have a well or boring sealed if:

- (1) The well or boring is contaminated or may contribute to the spread of contamination;
- (2) The well or boring was attempted to be sealed but was not sealed according to the provisions of the chapter; or
- (3) The well or boring is located, constructed, or maintained in a manner that its continued use or existence endangers groundwater quality or is a safety or health hazard.

(b) A well that is not in use must be sealed unless the property owner has a maintenance permit for the well.

(c) The property owner must have a well or boring sealed by a registered or licensed person authorized to seal the well or boring, consistent with the provision of this chapter.

If you have or share a well that will require abandonment per the aforementioned requirements, the following steps must be taken:

1. Contract with a licensed well sealing contractor.
 - A list of qualified well contractors and their contact numbers is available at Oronoco City Hall or at the Rochester - Olmsted Planning Department - 2122 Campus Drive SE

- Suite 100, Rochester, MN 55904 or by calling (507) 328-7111. The following licensed well contractors have expressed interest in sealing private wells in Oronoco:

PETERSON WELL DRILLING INC	7210 HIGHWAY 14 E, ROCHESTER, MN 55904 PHONE 507-281-2840
RICKS WELL & PUMP SERVICE INC	38402 573RD ST, ZUMBRO FALLS, MN 55991 PHONE 507-753-2968
ROWLAND WELL CO INC	909 MAIN ST S, CHATFIELD, MN 55923 PHONE 507-867-4355
THEIN WELL COMPANY	7025 HWY 63 NORTH, ROCHESTER, MN 55906 PHONE 507-288-5554

- Well sealing should be completed as quickly as possible following disconnection from the private well and connection to the public water supply system. Well sealing progress will be monitored by Olmsted County. Per city Ordinance well sealing must be completed within six months of the disconnection from the private well and connection to the private system.
2. To seal a well in Oronoco, residents or their contractor must first complete an application for Well Sealing and submit it to the Rochester - Olmsted Planning Department - 2122 Campus Drive SE - Suite 100, Rochester, MN 55904. The County's fee to monitor the sealing of a well is currently \$308.00 and will increase to \$320.00 in 2011. The City of Oronoco has requested that Olmsted County reduce or wave this fee in light of the overall cost of the project to Oronoco Residents and the number of wells that will be closed in Oronoco in the coming years. Copies of the Well Sealing application are available at the Oronoco City Hall or at the Rochester - Olmsted Planning Department.
 3. Residents who wish to maintain their existing well for non-potable water uses such as irrigation, may do so if they meet the requirements set forth in Olmsted County's "Water Well & Water Supply Ordinance" and secure a well maintenance permit. In Article IV, Section 4.002 - Conditions of Maintenance Permit Issuance are discussed in detail. Residents who wish to pursue a well maintenance permit are asked to contact the Rochester - Olmsted Planning Department - 2122 Campus Drive SE - Suite 100, Rochester, MN 55904 or by calling (507) 328-7111. Please note that the process of securing a well maintenance permit currently costs \$595 for the first 3 years and \$166 for each year after that.
- h. **Funding Assistance for Private Water Service construction and Well Sealing.** As discussed at the Water System's Public Hearings, funding assistance is available for private water service construction and well sealing for individuals who meet certain requirements. The City of Oronoco has identified four programs that may be of assistance to certain residents. These programs include:
- USDA - Rural Development's Section 504 Loan and Grant Program
Contact Rural Development, 1408 21st Avenue NW, Suite 3, Austin, MN 55912 or Phone (507) 437-8247 Ext. 4 or at www.rurdev.usda.gov/mn
 - Olmsted County Housing and Redevelopment Authority - Emergency Loan Program
Contact Rob Mathias - OCHRA - 211 Campus Drive SE, Suit 100, Rochester MN, 55904-4744 or Phone (507) 328-7154
 - Olmsted County S.W.C.D. State Cost Share Well Sealing Program

Contact Floyd Whitaker at Olmsted Soil and Water Conservation District, 1485 Industrial Drive NW, Room 102, Rochester, MN 55901 or Phone at (507) 280-2850.

Information on the top three programs is also available at Oronoco City Hall.