

Resident Guidance for Water System Connection to Oronoco Phase 1A - Wastewater System & Water Distribution Improvements Updated May 2024

The City of Oronoco has completed construction of the water distribution system expansion that serves 129 additional parcels with municipal water. Parcels served by the current Phase 1A water system expansion are illustrated by the blue diagonal hatch on the attached figure.

The City's Phase 1A water system improvements included construction of watermain, valves, and fire hydrants within street right-of-way and permanent easements. In addition, individual water service pipes have been extended from the watermain to a point approximately five feet short of each developed parcel property line. Each water service pipe terminates with a curb stop (buried valve) and curb box (metal device that extends from the curb stop to the surface and allows the curb stop to be opened and closed).

Each property owner who receives water service is required to extend the water service pipe from the curb stop (near the property line) to the existing pipe entering the home or business. Each property owner is solely responsible for all costs to construct the water service pipe, completion of associated plumbing improvements, installation of a water meter, site restoration and private well abandonment. Additional information regarding private property owner requirements is detailed below.

Property owner responsibilities to complete water service construction: Oronoco's Public Utility Code Ordinance discusses property owner water system connection requirements. City Code requires property owners to complete construction of the water service and existing well abandonment within 12 months after the water system becomes operational and available for connection. Property owners who fail to comply with the City's Utility Code connection requirements will be charged a monthly fee in an amount of approximately \$75/month. This monthly fee typically exceeds the monthly water utility use charge.

Step 1: Complete a Water Connection Permit and submit it to the City of Oronoco at City Hall along with the required permit fee. Permit applications are available at City Hall. Residents may choose to have their contractor complete this step.

Step 2: Contract a licensed sewer and drain 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. 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 allowable inside diameter of water service pipe is 1-inch.
- Water service pipe must extend from the curb stop (at the property line) to the existing water pipe within ~5-feet of where it enters the home. Connection to the existing water pipe entering the home can only be further than ~5-feet from the home if precluded by existing landscaping or patio / deck structures AND approved by Oronoco Public Works staff.
- The City's water system project constructed a 1-inch diameter water service pipe to most properties included in the project limits. Some businesses and residential properties (with homes set back from the street more than ~150-feet) may have a 1.5-inch diameter 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. 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.
- City of Oronoco must inspect the entire pressurized water service installation prior to the contractor burying any portion of the water service pipe. The contractor installing the water service must contact Oronoco Public Works at Phone (507) 367-2281 or Email: cdolan@oronoco.com to schedule the inspection at least 24-hours prior to the day / time the inspection is desired. Inspection for water service line construction includes:
 - Visual inspection of all water service connections before backfilling.
 - Tracer wire is terminated with snake-pits or access points at both ends. If tracer wire is brought into house, the wire must be grounded. If tracer wire does not enter house, grounding is not required, but an access point is (on or near the house). Grounding anodes and Snake-pit are required at the curb stop. Wires need to be installed with slack.
 - Water will need to be turned on to check for leaks. Must have valve installed at end of water service line for this purpose.
 - Curb stop and snake-pit will be placed at final grade.
 - Local Contractors who have expressed interest in construction of sewer and water service improvements are listed below. Residents may choose a licensed and qualified contractor to do work on private property regardless of whether the contractor is listed below:
 - Gopher Septic Services – PO Box 9280, Rochester MN 55903
Contact: Jesse, Phone (507) 356-8216, Email gopherseptic@gmail.com
 - Ottman Excavating - 725 Territory Lane NW, Oronoco MN 55960
Contact: Jason Ottman, Phone (507) 254-7570, Email ottmans@bevcomm.net
 - Schumacher Excavating, Inc – 50 Warren Ave., Zumbrota, MN
Contact Scott Schumacher: Phone (507) 732-5043,
Email scott@schumacherexcavating.com
 - Hofschulte Backhoe & Septic - 62 E Main St, Elgin, MN 55932
Contact: Daren Hofschulte, Phone (507) 876-2700,
Email hofschulteoffice@gmail.com
 - Fitzgerald Excavating and Trucking Inc. - 20865 390th St. Goodhue, MN 55027
Contact: Luke Safranski – Phone (507) 676-3062,
Email Luke@Fitzexcavating.com
 - Water Works Plumbing - 230 N Min. Ave, Oronoco, MN 55960
(Inside plumbing – Water meter only)
Contact: Mike Muller, Phone (507) 273-4257
Email mike@waterworksplumbing.com
 - Hawk’s Services 710 Minnesota Avenue S
(Inside plumbing – Water meter only)
Contact: Pat Hawkins – Phone (507) 710-3268

Step 3: Contract with a licensed plumber to complete the installation of a City supplied water meter and any plumbing improvements within the structure.

- Water meters are only available at City Hall. Residents will be required to lease the water meters from the City with a one time lease payment of \$450 with payment 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.

Step 4: After the water meter is installed and all plumbing improvements are complete, the licensed plumber that completed the installation shall contact Oronoco Public Works at Phone (507) 367-2281 or Email: cdolan@oronoco.com to schedule a final inspection of the water meter installation.

- 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 timeline, City water will be shut off at the curb stop.
- Water users will be charged a monthly base fee plus a fee for the actual volume of water used. The residential water fee is currently \$20.17 base charge per Equivalent Residential Unit (ERU) per month + \$0.81 state surcharge + \$5.00 well fee monthly and usage rates based upon the following criteria: (0 to 5,000 gallons) \$3.48 per 1,000 gallons, or (5,001 - 10,000 gallons) \$3.94 per 1,000 gallons, or (10,001-15,000 gallons) \$4.22 per 1,000 gallons, or (15,001 - 25,000 gallons) \$4.50 per 1,000 gallons; etc. Typical monthly residential charge for a 3,000 gallons per month user is \$36.42 / month.
- Note: All water connections on private property must conform to 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, are examples of systems that are required to install a backflow preventer.

Step 5: Private well abandonment - An important step in the process of connection to the Oronoco Water System is the disconnection and sealing / abandonment 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 Code. Olmsted County has adopted the requirements which are in place for well abandonment established by the State of Minnesota. These requirements are listed below:

- 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.** (Most Oronoco Residents fall in this category after municipal water service is connected to your home).

(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 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:
 - a) Contract with a licensed well sealing contractor.
 - A list of licensed well contractors is available on the Minnesota Department of Health website that can be accessed via the following link:
[MDH EH » Licensed Well and Boring Contractor Directory \(state.mn.us\)](http://state.mn.us)
Note: Contractors with A, I or W license types are able to seal residential wells.
 - For property owner convenience, the following is a list of licensed regional well contractors who have done the majority of private well sealing in Oronoco:

PETERSON WELL DRILLING INC	7210 HIGHWAY 14 E, ROCHESTER, MN 55904 PHONE 507-281-2840
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 12 months of the disconnection from the private well and connection to the municipal water system.
- b) To seal a well in Oronoco, residents or their contractor must first complete an application for Well Sealing and submit it to 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 \$309. Copies of the Well Sealing application are available at the Oronoco City Hall or at Olmsted County Planning Department.
- c) 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 Olmsted County Planning Department - 2122 Campus Drive SE - Suite 100, Rochester, MN 55904 or by calling (507) 328-7100. Please note that the process of securing a well maintenance permit currently costs \$619 for the first 3 years and \$175 for each year after that.

Funding Assistance for Private Water Service Construction and Well Sealing:

Funding assistance is available for private water service construction for individuals who meet certain requirements. Grant funding assistance is available to seal wells for all property owners impacted by the current utility improvement project. The City of Oronoco has identified three programs that may be of assistance to certain residents. These programs include:

- **Olmsted County Housing and Redevelopment Authority (HRA)** - Rehabilitation Loan Program to assist in financing sewer / water connection costs for property owners at or below 80% of Olmsted County Average Median Household Income. The loan program has a 2% interest rate with a 15-year maximum term and no payments until the parcel is sold or transfers ownership through an estate transfer.

Contact Luke Tessum – Olmsted County Housing Rehab Coordinator for additional information.
Email: luke.tessum@olmstedcounty.gov or Phone (507)-328-7124

- **Olmsted County SWCD Well Sealing Grant Program** – Cost share assistance is available through Olmsted Soil and Water Conservation District (SWCD) for eligible households located within the municipal water service expansion area in Oronoco, MN to seal their private wells. Once an application is received, a cost-share contract will be established with the well owner and sent back to you for signature. To complete the electronic application, you must have a quote from a certified well driller for the well sealing work (list of certified well contractors is available from SWCD). Completion of this application does not guarantee funding for your well sealing project. No work can be done on the project prior to approval. Cost Share Amount – Total well sealing cost share will be 80% not to exceed \$3,000 per well. If a well owner meets the financial hardship eligibility as outlined in the application, 80% of all eligible costs related to the well sealing can be covered by the program. The Olmsted County well sealing permit fee is cost sharable. The well sealing log must be submitted along with the itemized invoice from the certified well driller. If you are on a well shared by multiple residences, the landowner with the shared well located on their property will be the responsible representative for the group and must submit the application on their behalf. The representative will be the contract holder and receive payment after the sealing is completed.

Please complete this [application](#) and the Olmsted SWCD will contact you directly to establish a contract. For assistance with the application, please contact the Olmsted SWCD office and ask for Angela White or Caitlin Meyer. 507-328-7070 or swcd@olmstedcounty.gov

- **USDA - Rural Development's Section 504 Loan and Grant Program** - provides grants to very-low-income homeowners to repair, improve, or modernize their homes at 1% interest, repaid over 20 years. The program also provides grants to elderly, very-low-income homeowners to remove health and safety hazards. Both are administered by USDA working directly with the property owner. For additional information contact Rural Development at Phone (507) 332-7418 Ext. 4 or online via the following USDA-RD link <https://www.rd.usda.gov/programs-services/single-family-housing-programs/single-family-housing-repair-loans-grants/mn>

If you are interested in funding assistance through the programs, we recommend you contact the agency and complete an application before beginning any construction work. If you have questions regarding municipal sanitary sewer / water connection permits, construction, or connection requirements please contact the City Engineer Joseph Palen at Phone: (507) 529-6036; Email: Joseph.palen@stantec.com or Oronoco Public Works Director Cain Dolan at Phone (507) 367-2281 or Email: cdolan@oronoco.com or Oronoco website: <https://www.oronoco.com/>

