

TO: Mayor and City Council

FROM: Dan Howard, Public Works Director

SUBJECT: WHKS feasibility report to extend City Sewer

MEETING DATE: Tuesday, December 7, 2021

BACKGROUND

At the August 17, 2021 Cannon Falls City Council meeting, a motion and approval were given authorizing WHKS Engineering to prepare an engineer's feasibility report to extend City Water and Sewer to 1010, 1014 and 1106 River Road. WHKS has prepared a report that would offer an option for only a sewer connection to each property owner at this time. The City would extend the sewer main at 9th Street and St. Clair Street West to the south St. Clair Street right of way which would require the installation of two manhole structures. The estimated cost to the City to do this is \$50,000. One of those manhole structures would serve as a connection point for all three property owners. The service line installation to each property would be the sole responsibility of the property owner, along with any needed grinder pumps, etc.

REQUESTED COUNCIL ACTION

Motion and approval to accept the feasibility report as prepared by WHKS Engineering and present this option to the property owners.

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November 23, 2021

Mr. Neil Jensen
City Administrator
City of Cannon Falls
918 River Road
Cannon Falls, MN 55009

RE: Cannon Falls, MN
River Road Sanitary Sewer Extension

Dear Neil:

We completed our review of the potential to provide sanitary sewer service to three properties located along River Road, south of St. Clair Street West, as shown on Figure No. 1. Per our meetings with City staff, we are not including extending water service to the properties.

Sanitary sewer is believed to be located on the east side of the North 9th Street and St. Clair Street West intersection. The sanitary sewer terminates at the approximate centerline of St. Clair Street. A sewer manhole was not installed at its point of termination. The approximate sewer invert and ground elevations at the point of termination are approximately 795.0 and 807.0 respectively.

The northerly property located along River Road has an approximate ground elevation of 807.0. Dependent on the depth of the house's basement, there is a potential to connect the house to the sanitary sewer main by gravity flow.

The southerly two properties located along River Road have an approximate ground elevation of 794.0. Gravity flow sewer service cannot be provided to these two properties. Each of these two properties will be required to install a private sewage disposal system consisting of a tank with either a grinder or ejector pump, such as an "E-one" system to pump their sewage to the gravity flow City sanitary sewer system.

We considered four separate options to extend sanitary sewer main from its existing location, to provide connection capability for the three properties. The costs for three of the options are very high. The assessment for each of the three options ranged from \$35,000 to \$80,000 to each of the three property owners. This cost is for the public cost only and doesn't include additional private costs of approximately \$5,000 - \$10,000 for the northerly property, and approximately \$15,000 to \$25,000 for the two southerly properties. We feel that any of these three options are not feasible and we will not discuss these options in further detail.

The fourth option considered was to extend sanitary sewer from its existing location to the south boulevard of St. Clair Street West. The extension would provide a point of gravity flow connection to the northerly property and a point of private force main connection for the two southerly properties.

Recommendations

1. The City could extend the sanitary sewer main from its existing location to the St. Clair Street West south boulevard. Two manholes would be installed, one at the point the existing sewer terminates, and another manhole in the south boulevard. The probable cost for the sanitary sewer extension is \$50,000. The City could consider that the sanitary sewer and manhole construction is a City expense. The three property owners would not be charged for the sanitary sewer main and manhole construction costs if this is deemed a City expense.
2. The northerly property owner could connect the house to the sanitary sewer main in the south boulevard. The costs to install this private sewer service connection, make the physical connection to the house and to close the property's septic system, would all be at the property owner's expense.
3. The southerly two property owners could connect their houses to the sanitary sewer by installing a private sewage disposal system (grinder or ejector pumps, such as an "E-one" system), and force main, to pump their sewage to the proposed sanitary sewer main in the south boulevard of St. Clair Street. The costs to install the private sewage disposal systems and force main would all be at the property owner's expense. The ownership and maintenance of the private systems and force main would be the owner's responsibility.

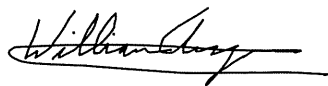
The two property owners could consider entering into a private agreement for the shared ownership and maintenance of a force main from the properties to the sanitary sewer main. The agreement could also cover cost sharing for the force main installation. The two property owners working together could potentially provide both significant cost savings.

4. The two southerly properties potentially could incur private costs of \$15,000 to \$25,000 depending on whether the property owners work together. The northerly property could incur private costs of \$5,000 to \$10,000. The City should consider whether the three properties are subject to any Sewer Connection Charges for the right to connect their respective property to the City's sanitary sewer system.

Please let me know if you have any questions or comments.

Sincerely,

WHKS & co.



William Angerman, P.E.
Executive Vice President, COO



SANITARY SEWER EXTENSION

FIGURE 1
RIVER ROAD
CANNON FALLS, MINNESOTA

