

EIRUSS – Droessler Subdivision project – June 30, 2016 Meeting notes

Frank Frieberg, Jackson County Sanitarian introduced himself; Larry McDevitt, Jackson County Supervisor; Jim Bousley, IIW Engineers; Mark Schneider and Matt Specht of ECIA and EIRUSS.

Frank gave a brief summary of the status of the project – EIRUSS received preliminary cost estimates from IIW for the installation of a water distribution system connecting to the City of Bellevue water system to provide water to the Droessler Subdivision and Spruce Creek Park. The cost estimate was over \$800,000 and the monthly user fees would be too high to consider reasonable. IIW provided an estimate for a standalone system including the construction of a new well, water mains, and service lines to properties and that cost was around \$1.2 million. Thus it did not appear to be a feasible option.

Two nights ago at a meeting the option of potentially utilizing an existing well at Spruce Park was discussed. In the past two days, there has been a preliminary investigation of the Spruce Park well. It was determined that it is classified as a deep, public well. The well has had no contamination issues since its installation in 1989. The well must be further investigated to determine if the pumping capacity would be sufficient to serve the subdivision and park. At this time, there is no DNR or other mandate to implement this project and we will take our time to consider any and all options that might be able to provide a more reasonably priced system.

At this point, the public was invited to ask questions. Questions and discussion followed.

The construction of a public well, details of construction, and definitions of “public” and “deep” wells were provided. The location of the proposed project and areas served was provided. It was noted that the lots on the north end of the Droessler Subdivision nearer the park, the laundromat area, and road on the east side are the areas intended to be served by the system. Discussion continued on how the area was selected. The area noted has issues with failing septic systems and due to lot sizes, separation distances cannot be met for the construction of new systems. Most are not able to construct a new septic system or a new well as the separation distance must be a minimum of 100 feet between a well and septic system and the lots are only 90 feet. Some residents have holding tanks, however, not all lots would have sufficient separation distance to allow a holding tank to be installed.

The size of the system and whether there would be a minimum number of users was discussed. The size must be at least sufficient to address the lots where new septic systems or wells cannot be constructed due to separation distances required. The system must be financially feasible to operate for EIRUSS. Questions regarding the other properties in the area being allowed or required to connect to the system was discussed. There is no state law requiring mandatory connections if a property is located within 200 feet of a water system – that law applies to wastewater systems. The other properties in the subdivision appear to have lots that are of sufficient size to allow for the potential construction of new septic system or well should one or the other fail – thus they were not included in these preliminary plans. If the system is connected to the Bellevue water system, the properties along 396th St. would have the option to connect to the system as the water main would be in front of their properties. If the system is a standalone

system, there would not be a water main installed along 396th at this time. The area residents served by the Petesche well(s) would need to connect to the system as the well(s) would be disconnected and plugged to resolve some of the distance separation issues. The system could potentially be expanded at a later time, but would be limited to the areas noted at this time. It was noted that EIRUSS could install a wastewater system to address the separation issues – that would likely be a more expensive project, would require greater separation distances if a standalone system were constructed and may mandatory connection requirements. The water project also solves the separation issues for the septic system construction and was deemed to be the more cost effective solution to the identified problems.

One resident noted that their well failed this spring and asked about a timeline for the project. At this time the best estimate would be to determine the feasibility of the Spruce Creek Park well for the project, which should be within two weeks, and then determine the most financially feasible option. Whatever option is selected, it will require Iowa DNR approvals and financing applications and approvals prior to going out to bid and construction. EIRUSS will search for any grants to assist in lowering the cost of the system. The best case appears to be a spring 2017 construction of the system.

Several residents thanked Frank and the group for the information and asked about any follow up meetings. It was noted that at present it is intended that information will be posted in the EIRUSS website – eiruss.org – and additional future information would be posted there.