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# Monterey Heights CSTS Meeting

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*April 29, 2024*



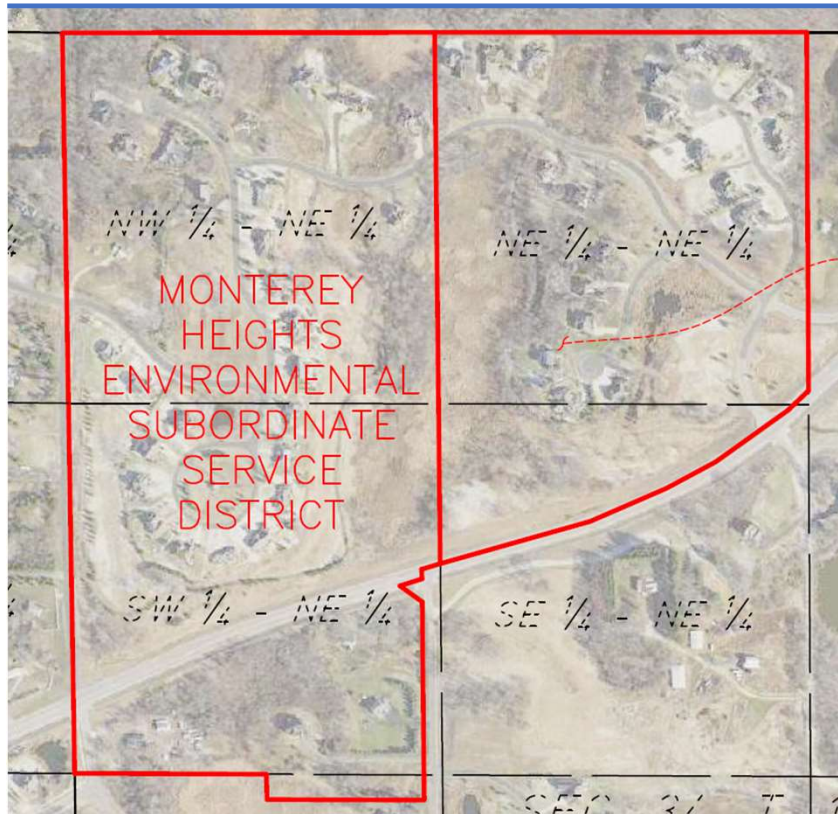
# Agenda

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- Background
- Next Steps
- Options



# Monterey Heights Subordinate Service District (SSD)



- Established in December 2001
- Purpose
  - To provide for the operations, maintenance, repair, replacement, renovation and long-term accountability of the community wastewater collection system
- Services
  - 31 Homes
  - 1 Vacant Lot
- MPCA Permits System
- City is responsible for operations and maintenance of the system in accordance with MPCA requirements.



# Operations and Maintenance

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- Monterey Heights (MH) and South Passage (SP) have a combined MPCA permit
  - The permit defines 2 systems to serve the MH and SP neighborhoods
    - MH
      - Individual Septic tanks
      - 2- 5000-gallon recirculation tanks, 1- 2000 square foot recirculating gravel filter, 1- 3000-gallon pump tank, 14 mounds, 4 at-grade systems
      - 4 Downgradient wells
    - SP
      - Individual Septic tanks
      - 2- 3000-gallon recirculation tanks, 3 Advantex AX100 recirculating textile media filters, 1- 2000-gallon pump tank, 12 mounds
      - 3 Downgradient wells for SP
  - Class C state certified operator required to operate
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# South Passage Project

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- Project scope
  - Replaced 1- 1200 square foot recirculating gravel filter with
  - 3 Advantex AX100 recirculating textile media filters
- 2021 City Bonded \$150,000 for project
- Project completed in 2023
- Total Project Cost: \$473,161
  - \$150,000 bond
  - \$ 144,659 reserves
  - \$ 178,502 City Interfund Loan



# Why Are We Talking About The Systems?

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- City administratively combined 2 SSDs
- Combination allowed two systems to share expenses of operations and maintenance
- State statute governs SSDs.
  - Allows the city to charge residents of the SSD for the special services provided within the boundaries of the SSD
- The SP project is outside the boundaries of the MH SSD
  - Requires an evaluation of the administrative combination of the 2 SSDs



## Next Steps

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- MH monthly billing will be lowered by \$55, current monthly bond repayment
    - This will be seen with the May 2024 utility bill
  - Staff will be preparing options for discussion about credits or refunds to address overpayments.
    - Estimated is approximately \$1300 per customer, \$43,000 total
  - Staff is developing operations and maintenance budgets for the 2 systems
    - New rates will be evaluated based on separated budgets
  - Evaluate options on how we move forward with the 2 SSDs
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# Options

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- End the administrative combination.
  - Each SSD would move forward as their own independent system and financials
  - 60/40 split of 2024 budget: \$ 64,036
- Residents could petition to formally combine the two SSDs.
  - At least 50% of the MH residents and 50% of the SP residents would need to petition for the combination
- Lakeville Option





# Lakeville Option

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- Stonebridge CSTS facing a \$877,000 project in 2024
- Connection to Lakeville sewer infrastructure is being evaluated
- Lakeville has provided preliminary confirmation that they have capacity to connect Stonebridge, MH, and SP
- Ongoing work needed:
  - Formal approval of connection by Lakeville
  - Met Council approval of connection
  - MPCA approval of connection
  - MPCA approval of extension of permit to allow for these conversations to occur
  - Scott County / Dakota County Right of Way approvals
  - Formal engineering design
  - Decommissioning of existing system
- Preliminary cost estimate for the concept of \$2.3M
  - Additional costs to connect MH and SP



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Additional neighborhood meetings will be scheduled to discuss options and next steps.



To keep updated CSTS matters, register for CSTS email bulletins from the City

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