



GEM LAKE WATER MAIN EXTENSION PROJECT PHASE 1

GENERAL PROJECT QUESTIONS

- Q-1. Why is the City proposing this water main extension now?
A-1. 1-4 dioxane and PFAS have been detected in the aquifer at levels that exceed Department of Health, Health Based Guidelines. More information can be found here, <https://webapp.pca.state.mn.us/cleanup/search>
- Q-2. Which streets and properties are included in Phase 1?
A-2. Labore Rd. Goose Lake Rd., Big Fox Rd., Little Fox Lane, Haven Lane, Tessier Rd.
- Q-3. Is this project related to the recent well water testing results?
A-3. Yes
- Q-4. Is connecting to municipal water mandatory for my property?
A-4. Yes, within 2 years of when the City provides service if receiving well sealing grant. Or 5 years otherwise (this is a requirement of the grants received)

DRINKING WATER QUALITY & SAFETY

- Q-5. Where will the new drinking water come from?
A-5. The City of Vadnais Heights
- Q-6. Does Vadnais Heights have enough capacity to serve Gem Lake residents?
A-6. Yes, the entire system was modeled for capacity and was deemed sufficient to serve Gem Lake residents
- Q-7. Will the municipal water meet state and federal drinking water standards?
A-7. Yes
- Q-8. Will this eliminate concerns about 1,4-dioxane in private wells?
A-8. Yes, wells are required to be sealed
- Q-9. Will the water be softened? What should residents expect for hardness, taste, or odor?
A-9. Vadnais Heights has mildly hard water, a water softener would be the responsibility of the resident
- Q-10. Will water pressure change compared to my current well system?
A-10. The water pressure will range from 40 PSI to 66 PSI during peak usage.

COST & FUNDING

- Q-11. What is the total estimated cost of the project?
A-11. \$2.5 million dollars
- Q-12. How much of the project is paid for by grants versus local funding?
A-12. Approx. \$2 million dollars in grants were received
- Q-13. Why are special assessments being used to fund part of the project?
A-13. To cover project costs

- Q-14. How was the benefit to each property determined?
A-14. An independent appraiser was hired to determine the value
- Q-15. Why are industrial properties assessed differently than residential properties?
A-15. Industrial properties will be provided with a larger water service than a standard residential property.

SPECIAL ASSESSMENTS & PROPERTY TAXES

- Q-16. Will my property be specially assessed for this project?
A-16. Estimated to be \$0 for residential homes that will receive a residential service for the water main improvements in the City right of way.

CONSTRUCTION IMPACTS

- Q-17. When is construction expected to start and how long will it last?
A-17. Construction is expected to start in 2027 and is expected to last up to 6 months
- Q-18. Will construction occur in front of my property?
A-18. Yes, a curb stop will be installed at the right of way line.
- Q-19. Will my driveway, landscaping, or mailbox be affected?
A-19. Potentially, depending on where the curb stop is installed, this will be coordinated with the property owner.
- Q-20. Will roads be closed or access limited during construction?
A-20. There will be temporary delays to accommodate work
- Q-21. Will work mostly stay within the roadway right of way?
A-21. Yes, the homeowner will be responsible for work from the right of way to the dwelling.

STREET RESTORATION & PROPERTY PROTECTION

- Q-22. Will damaged pavement, driveways, or boulevards be restored?
A-22. Yes
- Q-23. What steps are taken to minimize construction impacts?
A-23. The water main will be drilled underground to minimize disturbance.

CONNECTING TO THE WATER SYSTEM

- Q-24. What is included with the City's construction and what is the homeowner responsible for?
A-24. The city will provide improvements to the right of way line which is approximately 10'-15' from the edge of the street.
- Q-25. Will a water service stub be installed to my property?
A-25. Yes
- Q-26. Who pays for plumbing changes inside my home?
A-26. The property owner
- Q-27. What is required to abandon or disconnect my private well?
A-27. These requirements are set forth by the DNR. More information can be found on the County website. <https://www.ramseycountymn.gov/residents/environment/soil-water-conservation/cost-share-funding-assistance>

WATER BILLING & ONGOING COSTS

- Q-28. Who will bill residents for water usage?
A-28. The City of Gem Lake

Q-29. Are billing rates controlled by Gem Lake or Vadnais Heights?

A-29. Current water rates can be found on the City website.
<https://gemlakemn.org/services/utility-billing/>

Q-30. Will residents be billed directly by Vadnais Heights?

A-30. No, your bill will come from Gem Lake.

FIRE PROTECTION & RELIABILITY

Q-31. Will this project improve fire protection in my neighborhood?

A-31. Yes, hydrants will be added or spaced out on all streets where water main will be installed.

Q-32. Will the new system have adequate pressure during emergencies?

A-32. Yes

Q-33. What happens if there is a water main break or outage?

A-33. Contact City Hall (651) 747-2790

PROJECT APPROVAL & PUBLIC INPUT

Q-34. What is the Minnesota Statute 429 process?

A-34. An assessment procedure to allow municipalities to assess private property owners for public improvement that provide value to the resident.

Q-35. When is the Improvement Hearing and how can residents comment?

A-35. April 21st, the public hearing allows residents to speak and ask questions

Q-36. Can the City decide not to move forward after the hearing?

A-36. Yes, the city ordered preparation of plans and specifications at the April 21st meeting. Once plans and specifications are complete, City Council will have to award the bid for the lowest responsible bidder to begin work.

LONG TERM PLANNING

Q-37. Will future phases extend water service to other parts of Gem Lake?

A-37. That is the plan.

Q-38. Why aren't all areas being served at once?

A-38. Lack of funding

Q-39. Could the system be looped in the future for better reliability?

A-39. The system is planned to be looped in the future but will depend largely on funding.