

COBURG CITY COUNCIL DEPARTMENT REPORT



DEPARTMENT: Wastewater

TOPIC: Wastewater Project Status Report

Meeting Date: September 14, 2010
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The project is moving forward toward the time when all the financing is in place, all the permits have been awarded and the project can go out for bid. What follows are the most significant issues staff is working on.

BID DOCUMENTS

The bid documents have been sent to all the funding agencies and comments have been received back. The recommended changes have been made. The bid documents will come to the Council for review and approval and the documents will be ready for bidding. This round of construction will include the collection system (Phase II, pipes in the streets) and the treatment system (Phase III). After these contracts are out to bid, the final design work will begin on the collection system on private property. The design work will involve visits to all properties to test the existing systems and discuss locations of the new systems.

Kennedy/Jenks met with the Coburg Rural Fire District to determine that all proper fire protection measures that the District requires are included.

PERMIT APPLICATIONS

The Coburg land use permit approval for the treatment site is moving forward. Comments have been received and they are being incorporated into the report to the Planning Commission. The application goes before the Planning Commission this week. The only outstanding issue is the question of the airstrip. (See Easements) The Planning Commission may delay action until this is resolved.

The wetlands permit application has been submitted. This is a permit to install the pipe in the wetlands going out to the treatment site. Securing this permit now is required as a condition of some of the funding (see Finance). A potential hold up is that the treatment site wetland delineation was prepared in 2004 and the DSL wants the wetland delineation to be less than 5-years old. We are working with the DSL to get an acceptable verification that the wetland size and function has not changed since the delineation.

Kennedy/Jenks is starting to prepare the building permit application.

EASEMENTS

There are several easements that the City will eventually need to install the collection system pipes. All of these have been identified. Most have been surveyed and mapped and acquisition discussions have been started. A few of them are in the process of the final survey, after which acquisition discussions will start. It is not absolutely necessary for all the easements to be in place before construction begins, but construction will proceed more efficiently if they are in place. The easement contractors will continue to move forward as quickly as possible.

One easement issue of note is the question of the airstrip easement. The property where the treatment plant will be located has a long panhandle connecting to Coburg Road North. The adjacent property owners built a private airstrip crossing the treatment facility property years ago, and they have an easement to allow a portion of the airstrip to cross the City property. The property owners no longer use the airstrip, but they do rent it out to one other user. It would be best if the future of this airstrip could be resolved before construction began in earnest. An actively used airstrip is not consistent with a road along which construction trucks are traveling.

FINANCE

With the revised cost estimate (reduced) the necessary financing is perhaps 85 percent secured. The outstanding issue relates to securing the interim financing to cover the USDA RUS loans. The DEQ has approved the loan for these funds, but cannot release them until all the necessary permits are in place. The most significant permit issues are discussed above. Staff have discussed the application for an additional RUS loan/grant, and have received instruction on filing a new application. It is probable that this application will be filed before the Council meeting. Because this RUS grant/loan package is an alternative to using DEQ funds, it is not absolutely necessary to finalize this before the bids are let.

NEXT STEPS (in nearly sequential order)

Issuance of permits. (wetland construction, and land use)

Documentation that all funding is secure (a requirement for the release of funds for construction)

Council review and approval of the bid documents.

Final edits, set advertisement and bid opening dates, and publication of bid documents

Establishment of local improvement district

Securing the final easements.

Review of bids and award of construction contract(s)

Phase II and III construction begins

Adopt SDC methodology

Establish wastewater construction charges

Design of Phase IV starts