

McCarrons Water Treatment Plant Improvements Project



Project Purpose and Rate Impacts

Replace Aging Facilities

- Most of the existing facilities were constructed between 1920 and 1950. While the facilities continue to function well, their reliability is reduced with each passing year.
- Because water plays a key role in public health, it's critical to replace aging infrastructure before it fails.
- Replacing the facilities proactively is more cost efficient and ensures that public health is never compromised by a failing facility.



Benefits of Lime Softening

- Requires less detergent and more gentle on fabric and skin when doing laundry or bathing
- Prevents damage to plumbing fixtures
- Reduces the need for in-home water softeners which are a source of chloride that can be harmful to the environment. Lime softening is a chloride-free process.



The Benefits of Ozone

- Further reduces compounds that can create taste and odors in drinking water
- Improves water clarity and quality
- Improves ability to handle future water quality challenges



Rate Impacts

- SPRWS currently expects that average customers will see their water bill increase by about \$5-8/month as part of this project.
- The cost of high-quality water delivered to your tap 24/7 will continue to be less than one penny per gallon!



 SPRWS provides water to over 450,000 people in 14 communities. This project will benefit almost half a million people every day for decades to come.

 We produce 40 million gallons of water per day on average. That's enough water to cover a football field with 110 feet of water.

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Staying in the Loop

Project Website

Log on to the project website to learn more about the project. The information on this website is specifically tailored to neighbors of the plant.

stpaul.gov/water/WTPneighbors



Sign Up for Email and Text Alerts

Sign up for e-mail messages and text alerts for the latest information and project updates by going to: stpaul.gov/water/WTPneighbors

Instructions on how to sign up will be available there.



Open House Meetings and Mailings

Watch for future meeting notices and mailings with the latest information about the project.



Call the Hotline Number

Please call the project hotline at [651-243-1019](tel:651-243-1019) if you have any questions or concerns about the project impacts.



Project Timeline

| | | | |
|--------------------------------------|---------------------------------|-------------------------|--------------------|
| April 2022 | May 2022 | Fall/Winter 2022 | Summer 2026 |
| Begin tree removal and site clearing | Begin demolition and excavation | Begin new construction | Project completion |

We want to be good neighbors, and we care about keeping you informed. Our team is committed to ensuring that you know what project impacts to expect and when to expect them.

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We're Thinking of Our Neighbors



We're aiming to keep as much work on site as possible, which:

- Limits noise from trucking.
- Limits dust from hauling soils.
- Reduces traffic on nearby streets.
- Limits dirt on roadways.
- Minimizes costs to our customers.
- Saves CO₂ emissions from trucking (equivalent to the CO₂ sequestered by dozens of acres of forests in one year).



We've planned to save as many trees on the property lines as possible.



During construction, we will provide screening along the fence lines to limit visual impacts to neighbors.



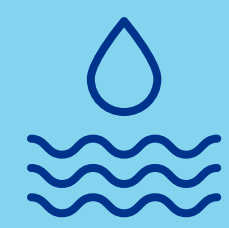
We will finish the project by planting new trees along property lines and prairie vegetation to provide an attractive site.



We're watching out for your wallet too. We're undertaking this project at a time with historically low interest rates and before the existing infrastructure fails (emergency projects are much more expensive). Saving money means that we don't need to raise rates as much.



We have located new facilities on the site with a focus on keeping long term operations and noisy activities away from property lines.



Lastly, we're providing a secure future for water resources for all of our customers. This is infrastructure that all 450,000 of our customers can depend on for generations to come. It will provide you and your family with superb drinking water for decades.



Most work will be accomplished from 7 am to 5:30 pm on weekdays to limit impacts on your evenings and weekends. (City ordinances allow for work from 7 am to 7 pm from Monday-Saturday).

Our goal is to be the best neighbors that we can be during this construction project, and we will continue to develop plans with a focus on how we can minimize impacts to neighbors.



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Project Schedule and Neighborhood Impact Mitigation

Tree Removals and Sitework
March – May 2022



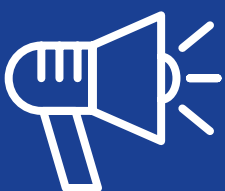
Stage 1 Demolition
May – October 2022




Stage 2 Demolition
September 2025 through June 2026



Expected Impacts to Neighbors:

**Noise**

**Dust**

**Truck traffic**

**Visual**

Expected Impacts to Neighbors:

**Noise**

**Dust**

**Truck traffic**

**Vibrations**

Tree mitigation will comply with Maplewood code requirements including new tree replacement on site and payment into the City's tree fund.

Existing trees on plant property lines will be preserved to provide visual separation buffer.

Woodcutting noise is projected to be limited to three weeks.

Tree removals are planned for a time of year that will minimize impacts to wildlife.

Tree removals are necessary to provide adequate space to build the facility. In many cases, removing trees is less environmentally impactful than diesel emissions associated with trucking materials to/from more remote locations.

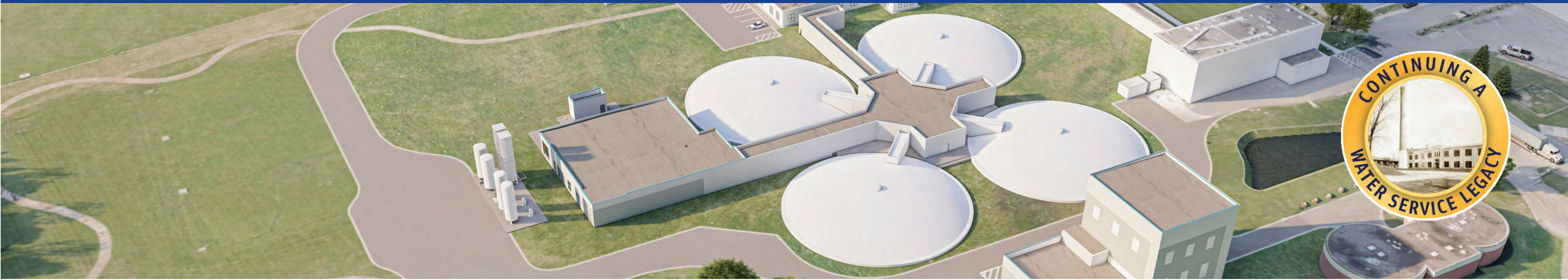
We will minimize dust by:

- Limiting the speed of vehicles along construction roads.
- Placing wheel washers at site exit.
- Applying water to construction roads and demo activities to reduce airborne dust.
- Protecting excavation slopes and long term stockpiles with erosion control measures.

Truck traffic and hauling of soils is minimized by keeping as much material on site as possible.

Demolition work is expected to be the most impactful portion of the project for neighbors. Between demolition stages, the construction work should be considerably quieter.

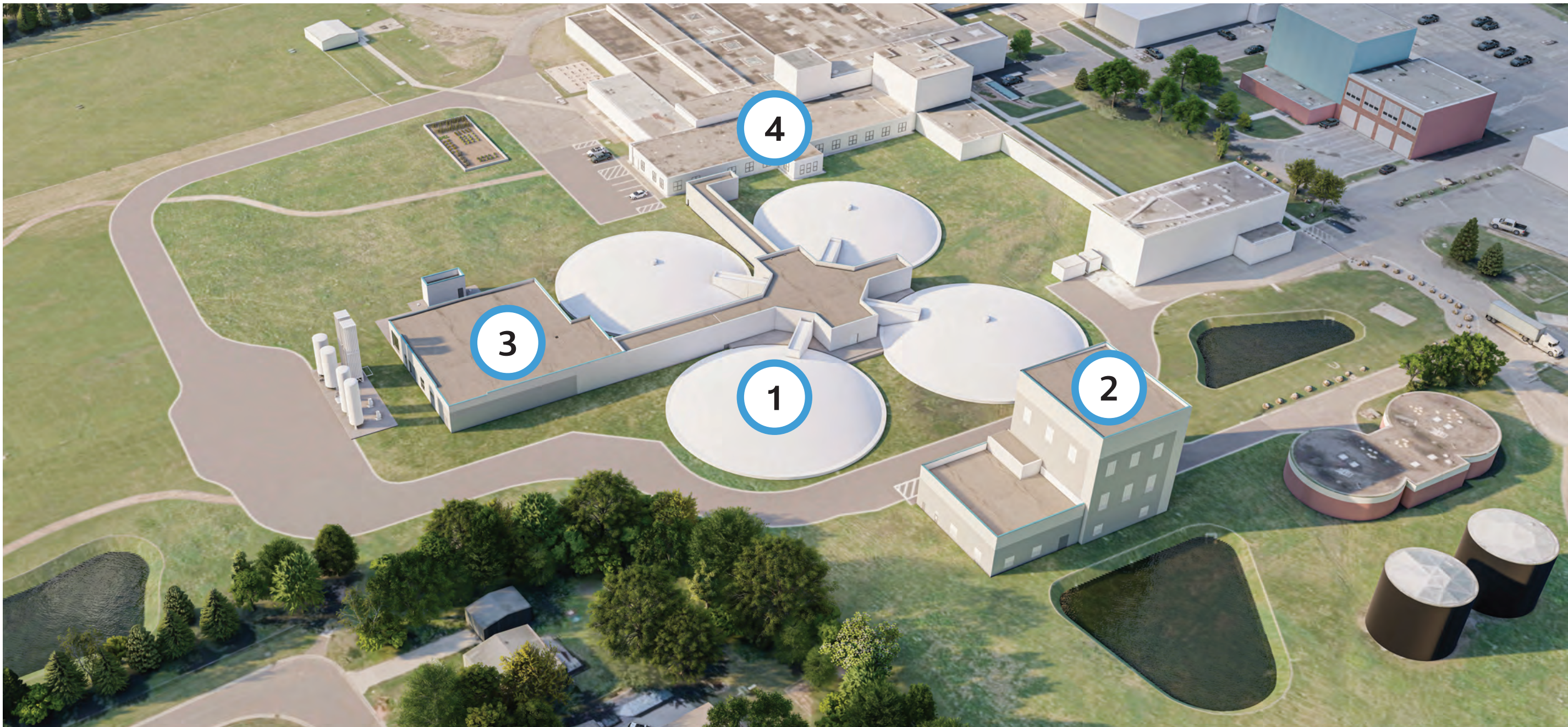
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Project Schedule and Neighborhood Impact Mitigation



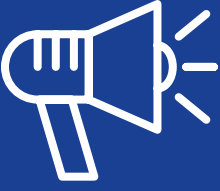
Construction of New Facilities

October 2022 through July 2026



- 1. **Concrete Clarifier Tanks**
Tank Installation completed November 2023
- 2. **Lime Building**
Building Exterior completed October 2024
- 3. **Ozone Recarb Building**
Building Exterior completed December 2023
- 4. **Laboratory Renovation**
Primarily interior work from September 2025 to June 2026

Impacts:



Noise Visual Traffic



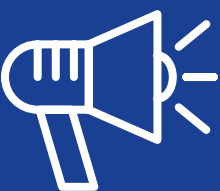
- Concrete trucks, large cranes, material and equipment deliveries, labor workforce traffic
- Earthwork and soils hauling for backfilling around new structures - December 2023

After Building Exteriors are completed the impacts will be reduced to primarily interior work by mechanical and electrical trades.

Final Site Restoration and Landscaping

April 2026 through July 2026

Impacts:



Noise Dust Truck traffic

- Hauling of soils for final fill and site grading
- Paving
- Tree planting and site seeding

Final Landscaping Features

Trees planted along the boundary to provide screening for homeowners and environmental benefit.

- Prairie grasslands and pollinator friendly planting to support wildlife and provide an attractive landscape.
- Following site restoration, we will return to operations as normal. Activities on site after project completion should be very similar to activities on site today.

