

1. Agenda Documents

Documents:

[SPECIAL MEETING AGENDA 1-26-2026.PDF](#)
[WATER TREATMENT PLANT MEMO.PDF](#)

1.1. Agenda Documents

Documents:

[ADDITIONAL INFORMATION - MONTICELLO WTP UPDATE.PDF](#)

**SPECIAL MEETING
MONTICELLO CITY COUNCIL
Monday, January 26, 2026 – 5:00 p.m.
Monticello Community Center
AGENDA**

1. Call to Order
2. 5:00 – 6:15 p.m. Water Treatment Plant Project Update
3. Adjournment



DATE: January 23, 2026
TO: Monticello City Council
FROM: Matt Leonard, Public Works Director/City Engineer
RE: Water Treatment Plant Overview

The City is undertaking a major infrastructure project to construct a new water treatment plant to improve drinking water quality for the community.

Project Background

Monticello's municipal water system is supplied by five city wells which currently meet regulatory standards but have elevated levels of manganese, exceeding recommended health guidelines set by the Minnesota Department of Health (MDH). High manganese can pose health risks, particularly for infants and vulnerable populations. Due to these health risks, the MDH considers manganese to be an emerging contaminant, and the Environmental Protection Agency (EPA) has included manganese in the Contaminant Candidate List (CCL) to be studied for future federal regulatory enforcement.

Because of these factors, the City determined that constructing a centralized treatment facility is the most effective long-term solution for removing manganese from drinking water.

The goals of the project are to:

- **Improve water quality:** Remove excess manganese and iron from the municipal water supply prior to distribution.
- **Ensure public health & safety:** Meet or exceed MDH standards and reduce potential health risks for all residents.
- **Provide equitable service:** Deliver treated water equitably to all customers and reduce reliance on point-of-use home treatment or bottled water.

Project Funding

The City received \$11M from the Minnesota State Bonding Bill to support the project. We've also applied for funding through Minnesota's State Revolving Fund, which may provide an additional \$5M in grant funding for the project. The remaining project costs are anticipated to be financed through a low-interest loan through the MN Public Facilities Authority (PFA). The loan will be paid back through the City's Water Fund, which receives revenue from water fees rather than the tax levy.

Facility Planning

Preliminary planning began in 2023 with a feasibility study confirming the need for a treatment plant. AE2S was selected as the design firm and Rice Lake Contracting was selected as the construction manager at-risk (CMAR) for the project.

A pilot study was completed as part of the initial design phase to determine the treatment needed to meet Minnesota Department of Health (MDH) requirements and it was determined that conventional gravity filtration would meet these requirements.

The project was initially planned to be constructed as a 10 million gallon per day (MGD) facility, to meet current needs and future growth. However, MDH determined that PFA funds could only be used for the construction of a 7.5 MGD facility. Rather than pursue additional outside funding, the recommendation is to construct an 8 MGD facility which is still expected to provide sufficient capacity for 20 years, based on the growth projections anticipated in the Comprehensive Plan. The cost of for the additional 0.5 MGD in capacity is expected to be funded by the State Bonding Bill funds and not the PFA loan.

The capacity of the facility is not being designed to accommodate any additional large water users. If a large user is added to the community, we expect that an expansion of the facility could be needed prior to the expected capacity timeline. For this reason, the facility is being designed to cost-effectively accommodate future expansions and to minimize disturbance to the existing operations.

Also included in planning discussions was the possibility of Wells 1 and 2 being under the influence of surface water due to their proximity to the Mississippi River. Monticello has long operated based on the indications that water from these wells is fed by groundwater sourced from deep aquifers, but confirmation was critical since surface water treatment regulations are significantly more complex than groundwater treatment. Adjusting the treatment type would require additional capital and operational investment.

Following discussions with MDH, Monticello's wells are not considered to be under the influence of surface water from the river, and groundwater treatment as planned will meet the applicable regulations.

Additional Infrastructure Considerations

The construction of a new water treatment plant will require the extension of raw water mains to connect the centralized plant to the existing wells.

Existing raw water mains were installed along 4th Street, Cedar Street, and Ramsey Street as part of road reconstruction projects about 10 years ago. However the adequacy of the pipe sizing is directly influenced by the location of new wells. In particular, the 16" Ramsey Street watermain would need to be upsized if a new well is

located north of I-94. Knowing that redevelopment could result in Wells 1 and 2 needing to be relocated from Block 34, careful consideration was given to whether to plan to upsize the watermain with the construction of the water treatment plant. However, there are potential well locations south of I-94, so staff recommends not upsizing this section of watermain as part of the project. Leaving the 16” watermain in place will reduce capital costs and allow future watermain upgrades to be based on actual well capacity and only if new wells are eventually located in that area.

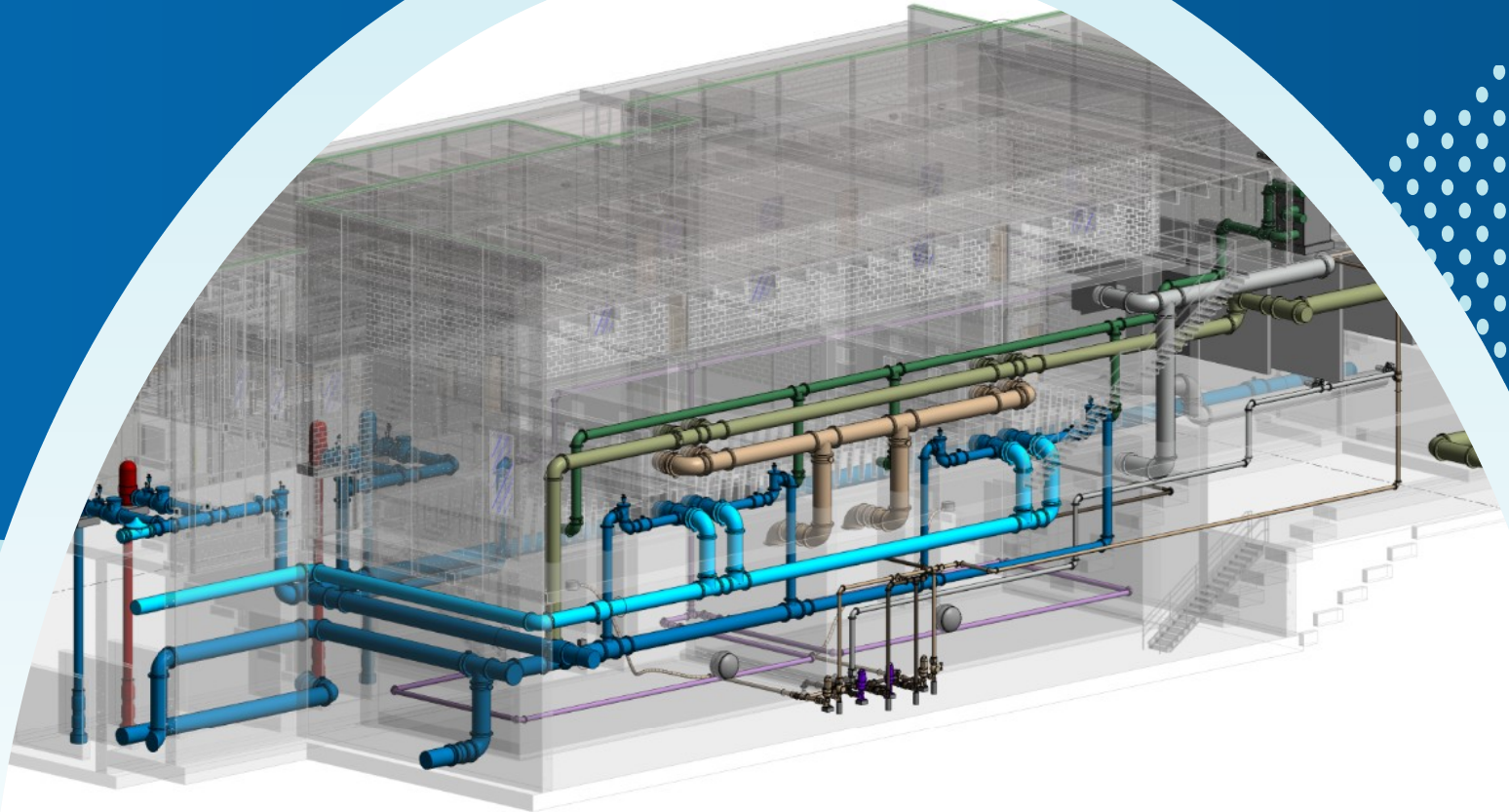
Raw watermains will need to be constructed between 7th Street and the new water treatment plant across I-94 as part of the project. These watermains are being sized to be able to convey flow pumped by additional wells north of I-94.

Timeline

Project design is nearing 90% design and MDH review of the plans is anticipated to occur in April, with bidding occurring in May and construction starting in June of 2026. Given the large scale of the project construction isn't anticipated to be complete until fall of 2028.

Monticello Water Supply Treatment Plant Progress Update

City Council Meeting | January 26th, 2026



Presentation Team



Ursinio Puga, PE
Project Manager
AE2S



Andrew Cooper, AIA
Architect of Record
Oertel Architects



Sherri Leonard
Director of Collaborative Delivery
Rice Lake Construction Group



A decorative background on the left side of the slide featuring a splash of clear water with bubbles and droplets against a light blue gradient. The right side of the slide is a solid dark blue color.

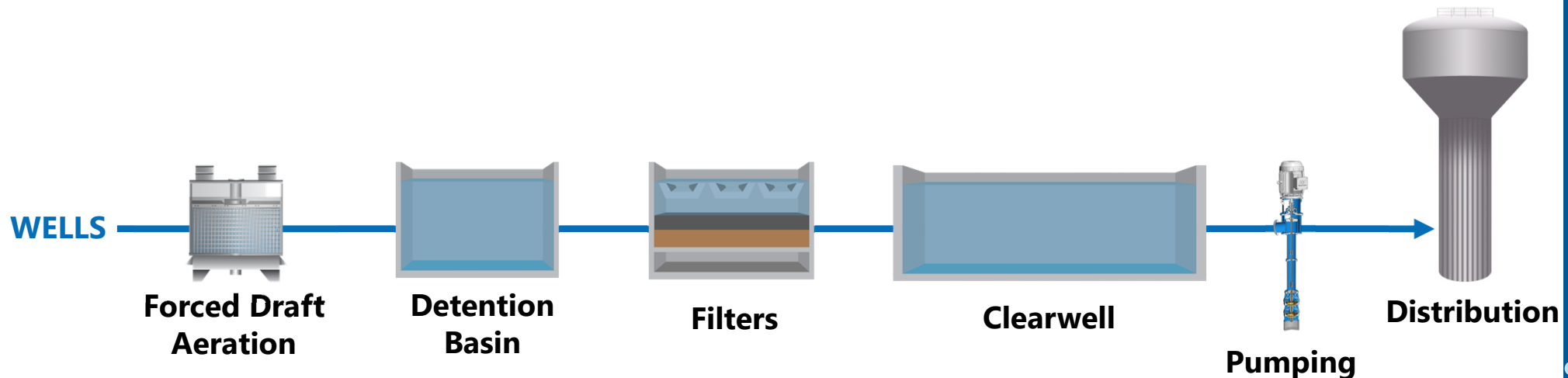
Outline

- Design Update
- Design Schedule Update
- Construction Cost Review
- Procurement Timeline
- Funding Update

DESIGN UPDATE

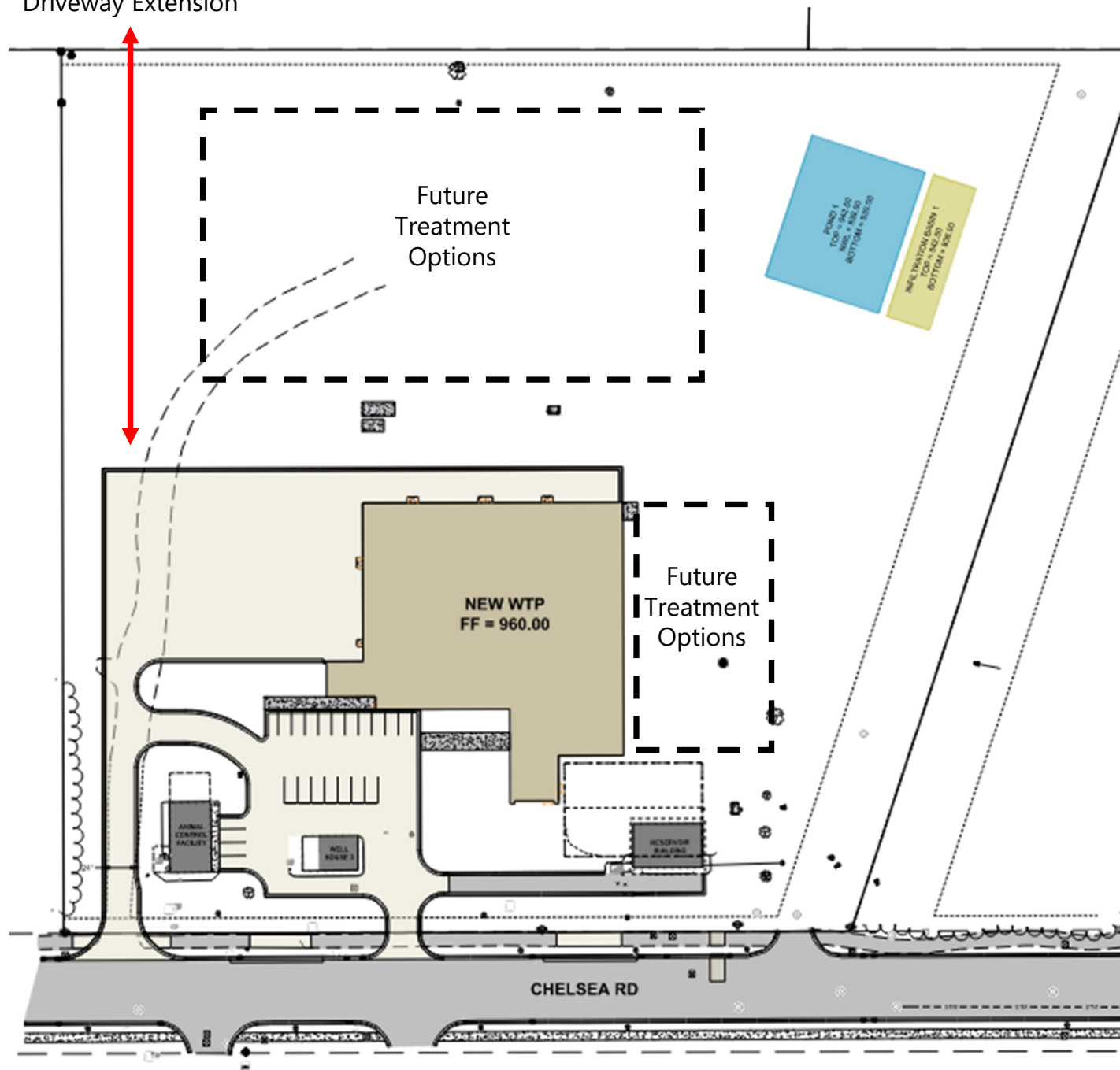
Design Decisions Summary

- **Total Capacity:** 8 MGD (ultimate: 16 MGD)
- **Firm Capacity:** 6 MGD (ultimate: 14 MGD)
- **Treatment Train:**

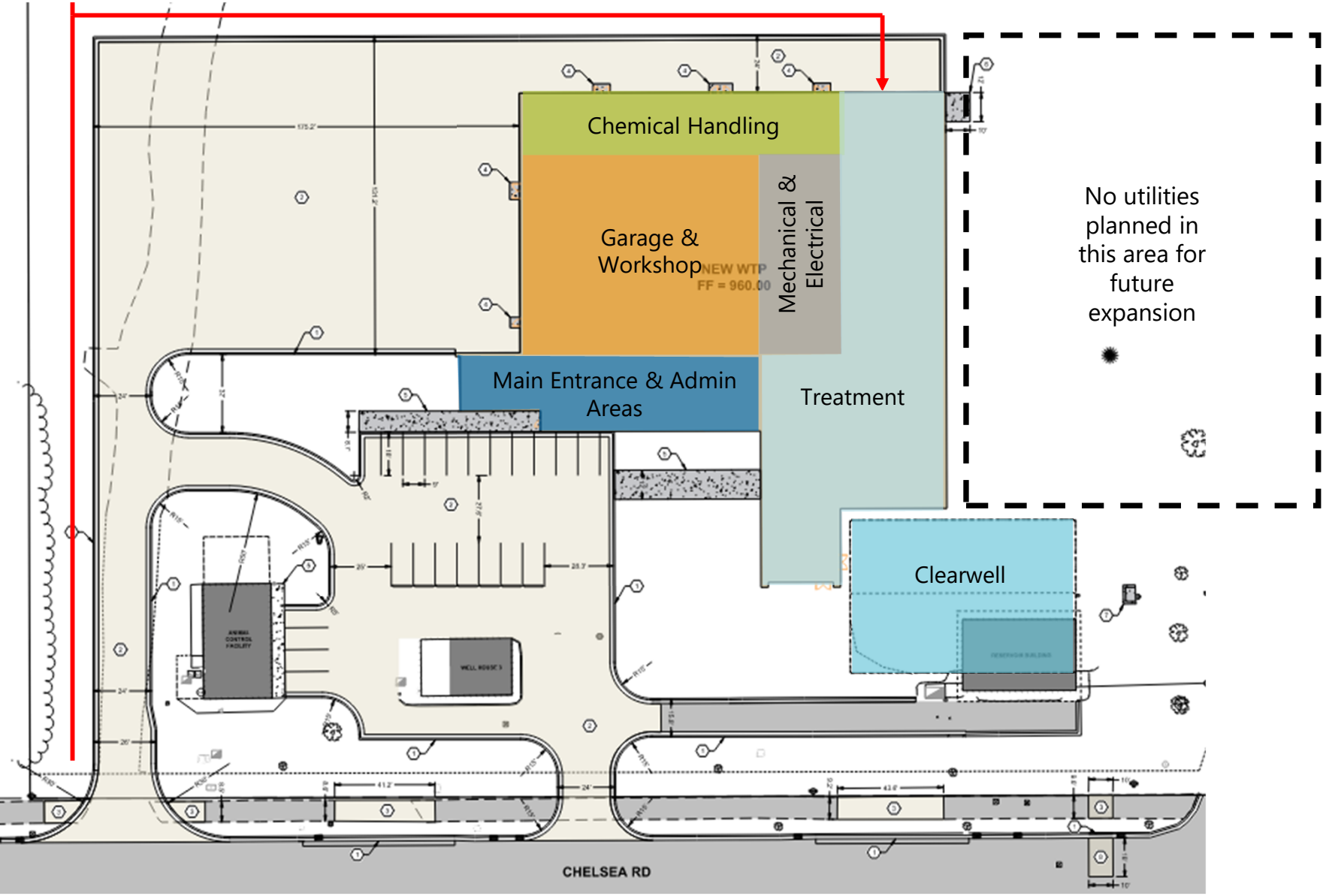


Site Layout

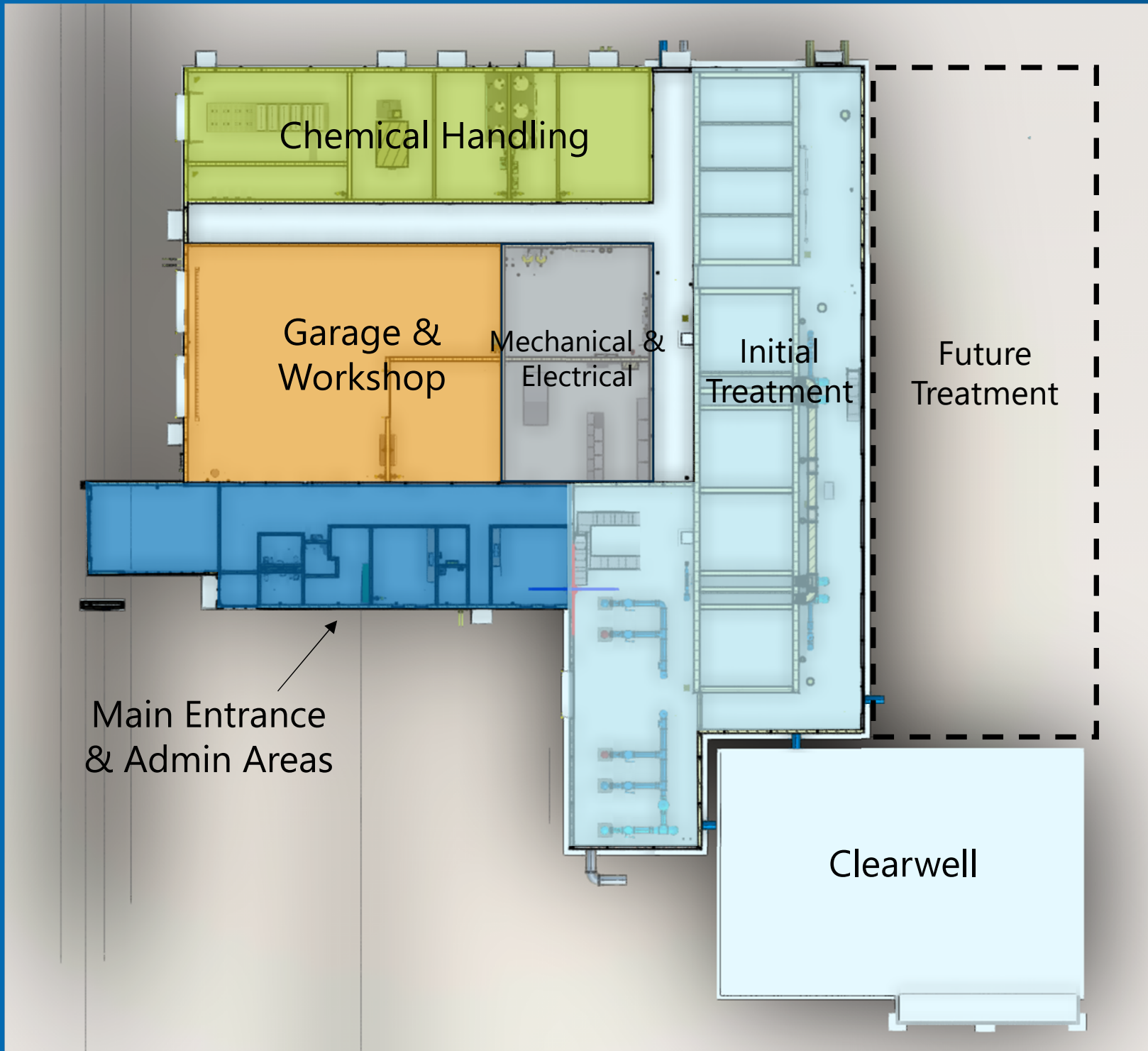
Future Potential
Driveway Extension



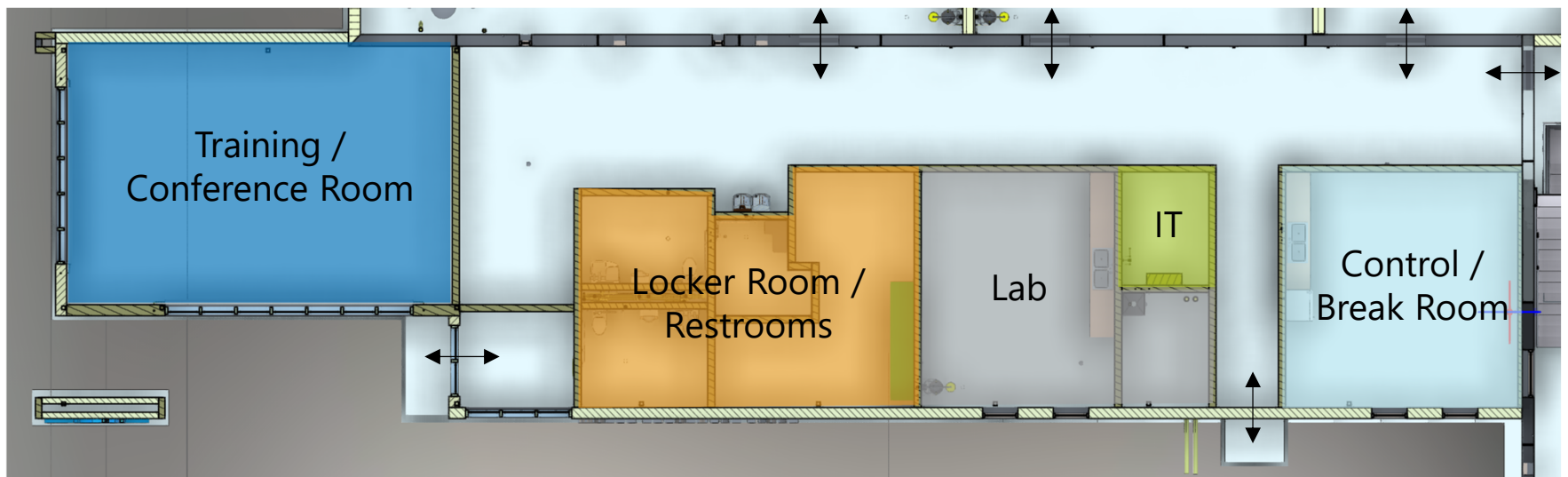
Site Plan



No utilities planned in this area for future expansion

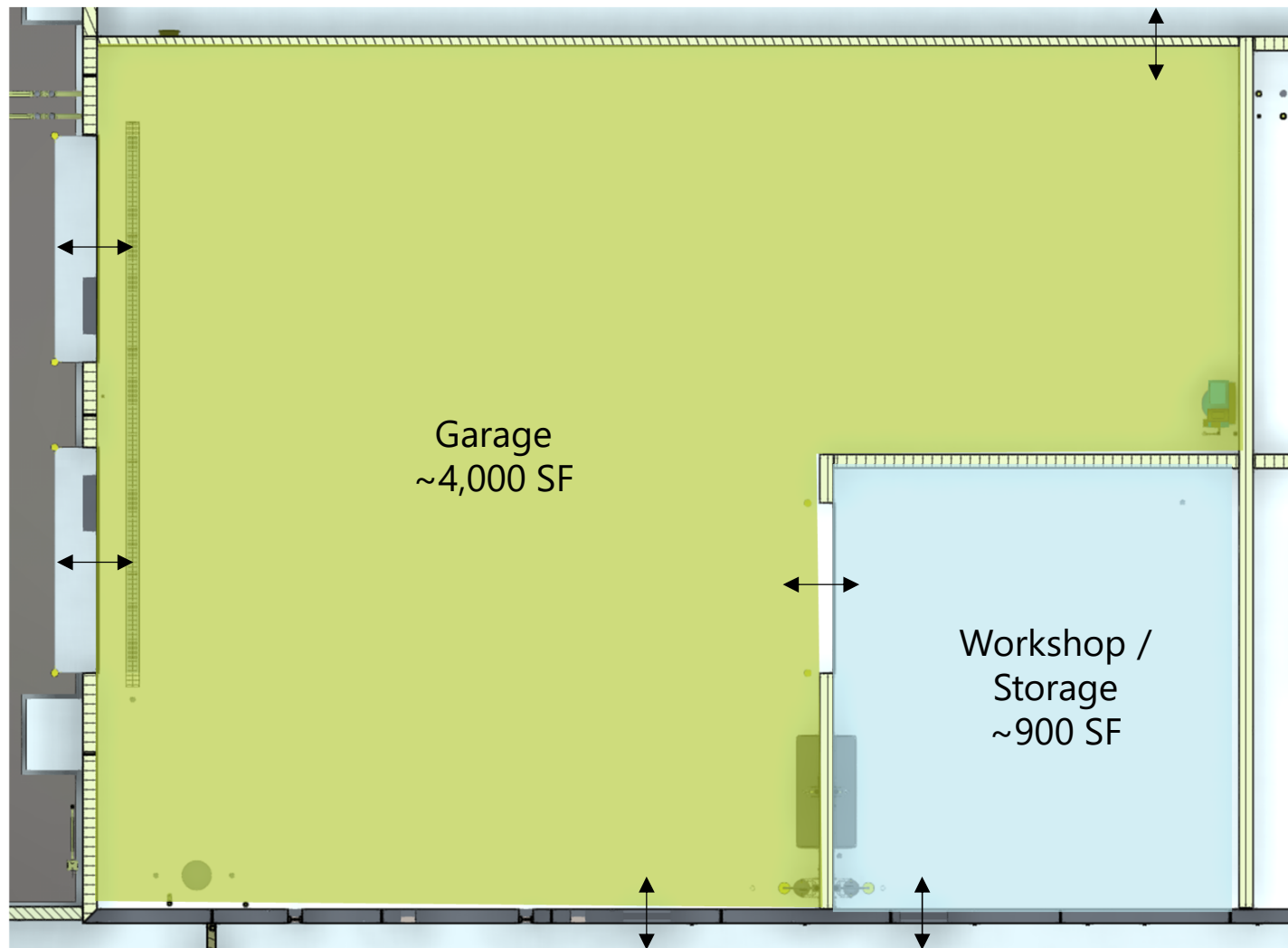


Entrance and Admin Areas

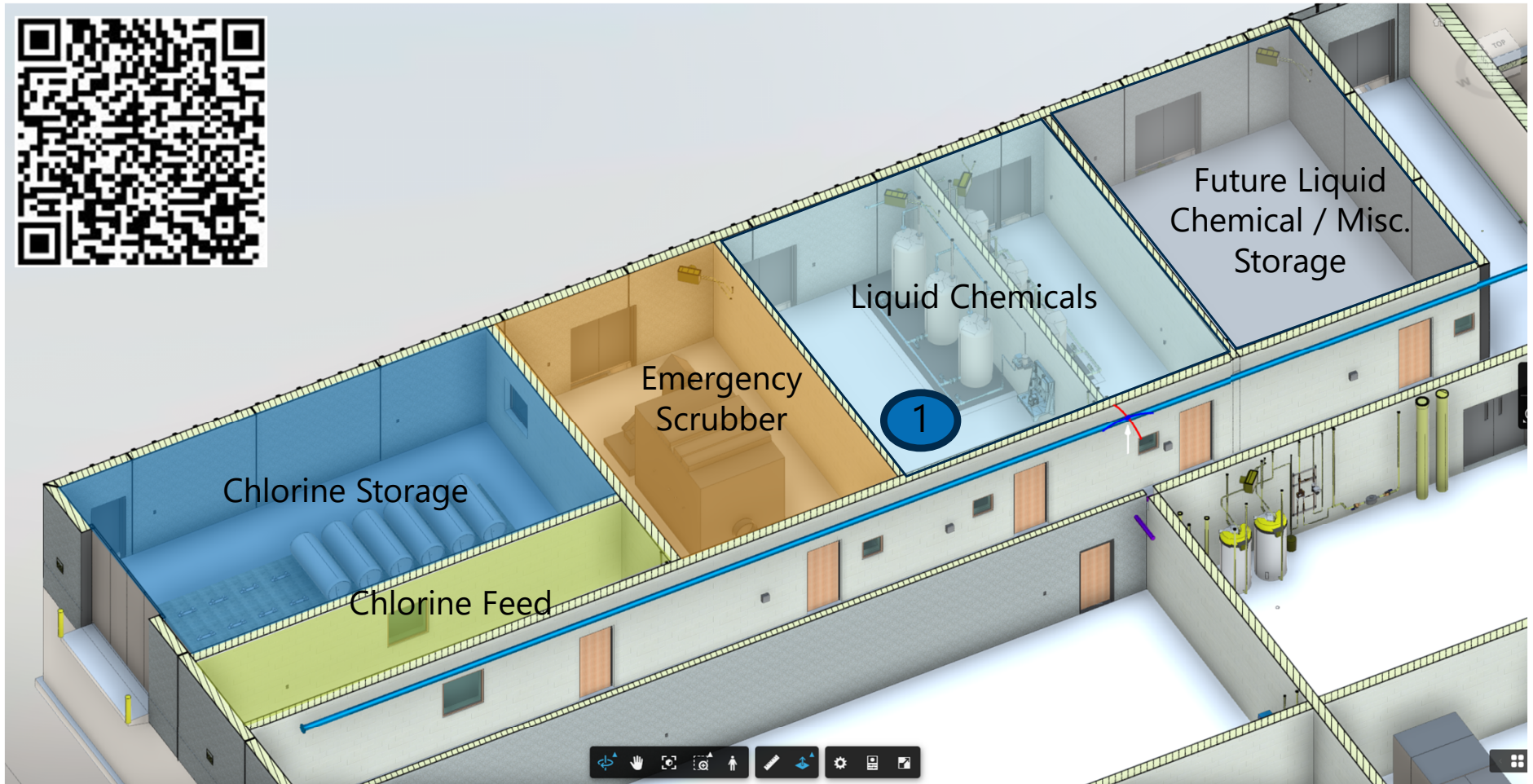


Approx. 3,400 SF including hallways

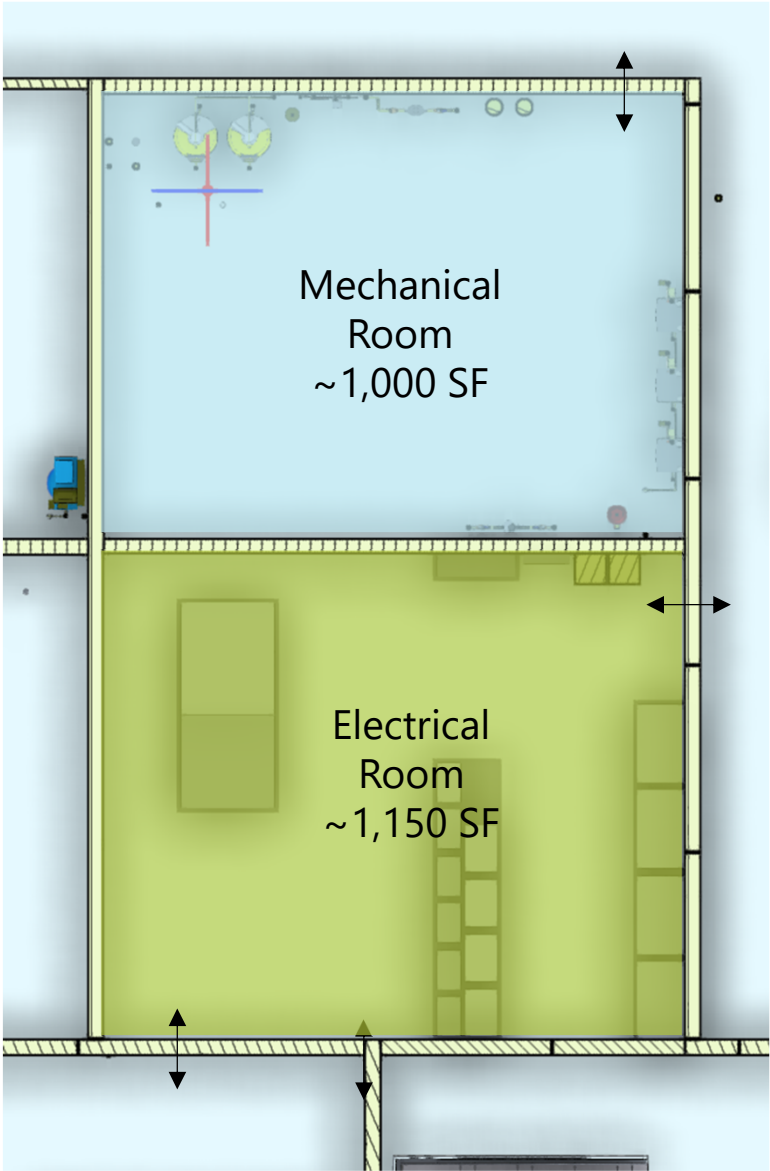
Garage & Workshop



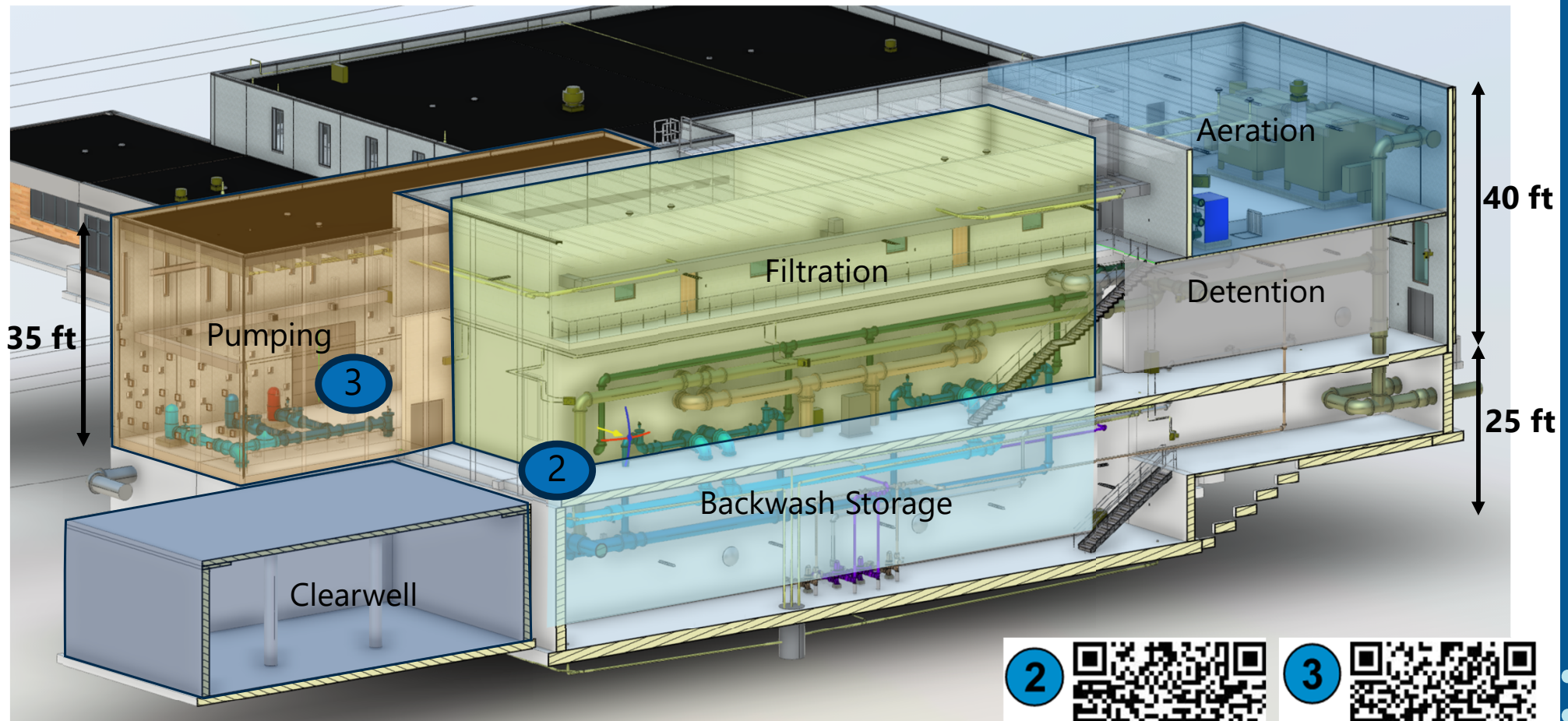
Chemical Handling



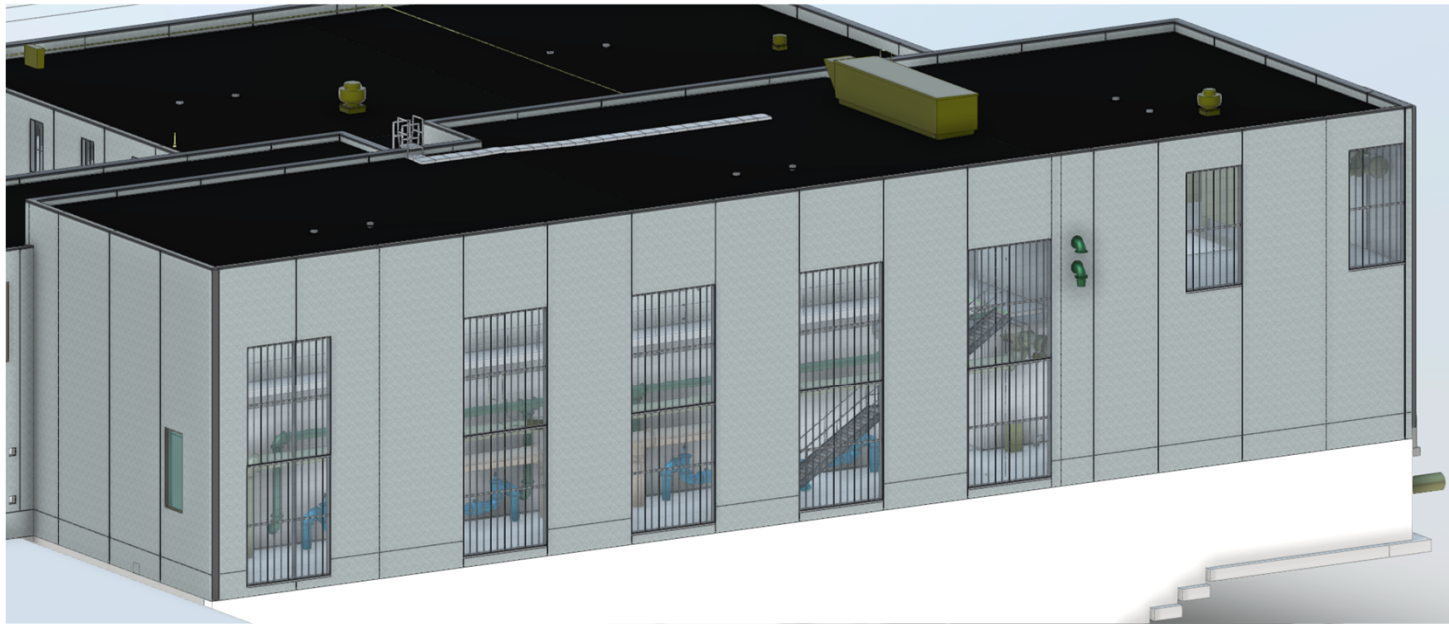
Electrical and Mechanical Rooms



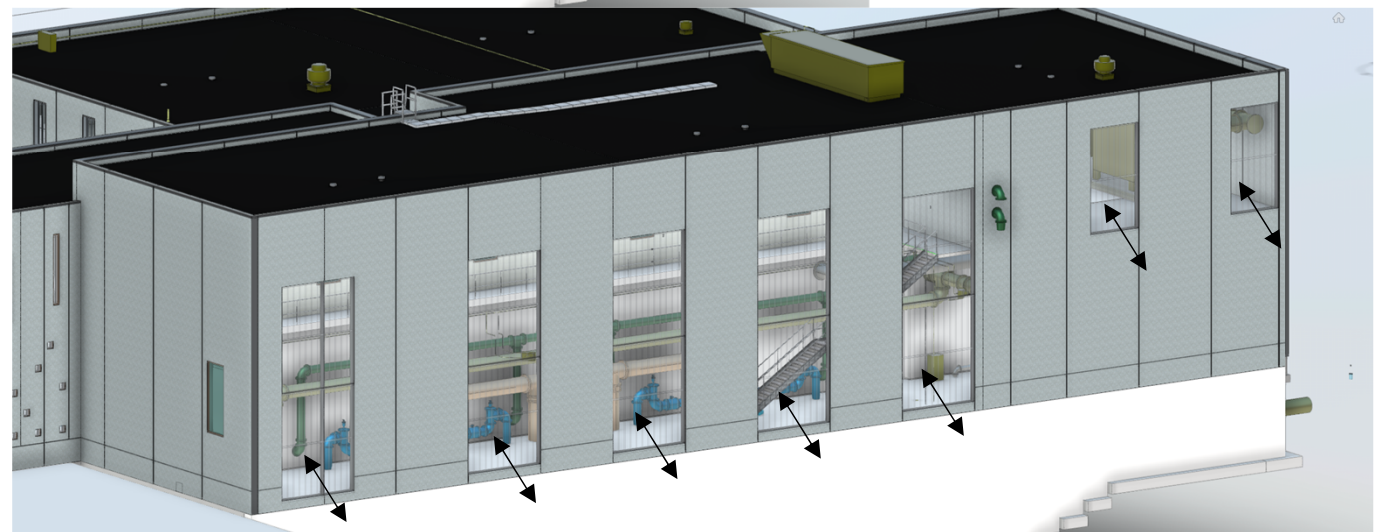
Initial Treatment



Future Treatment



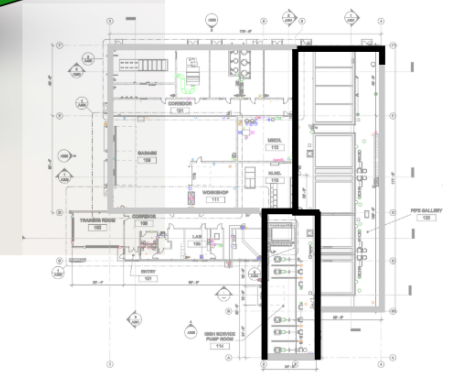
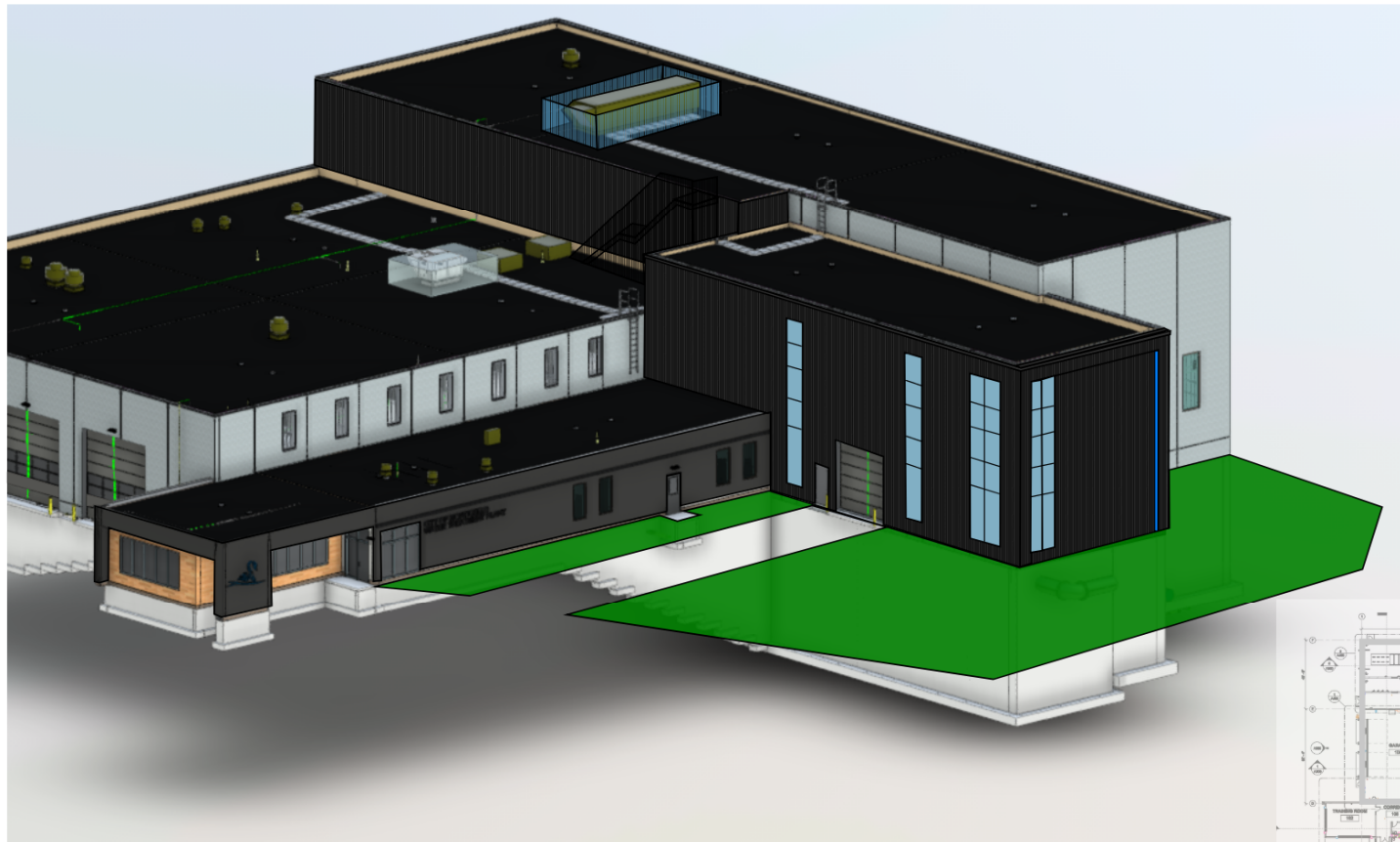
Initial Window Placement



Window Removal for Expansion

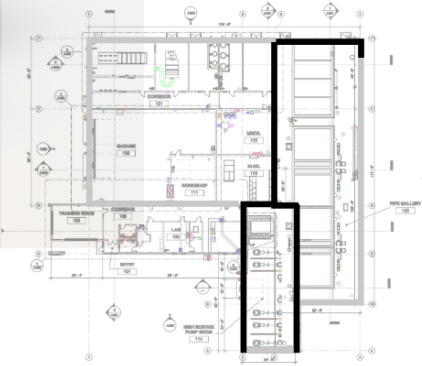
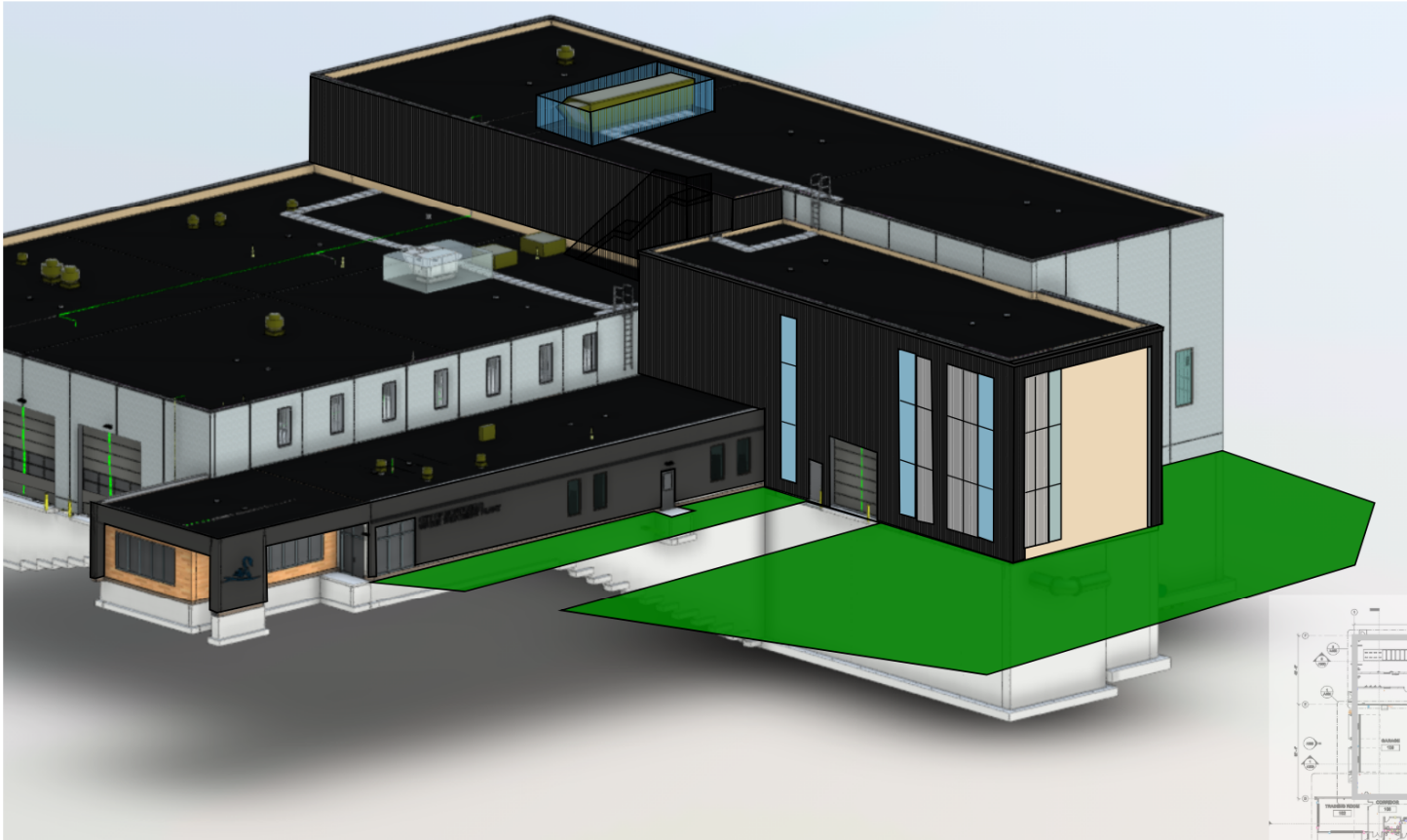
High Service Pump Room Design

DESIGN OPTION A.1



High Service Pump Room Design

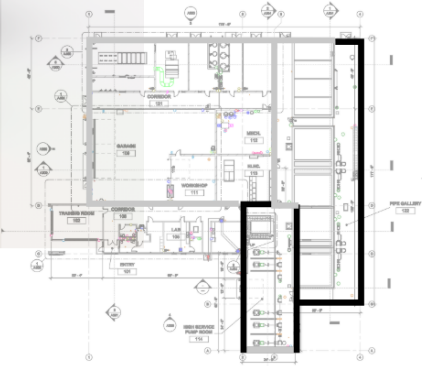
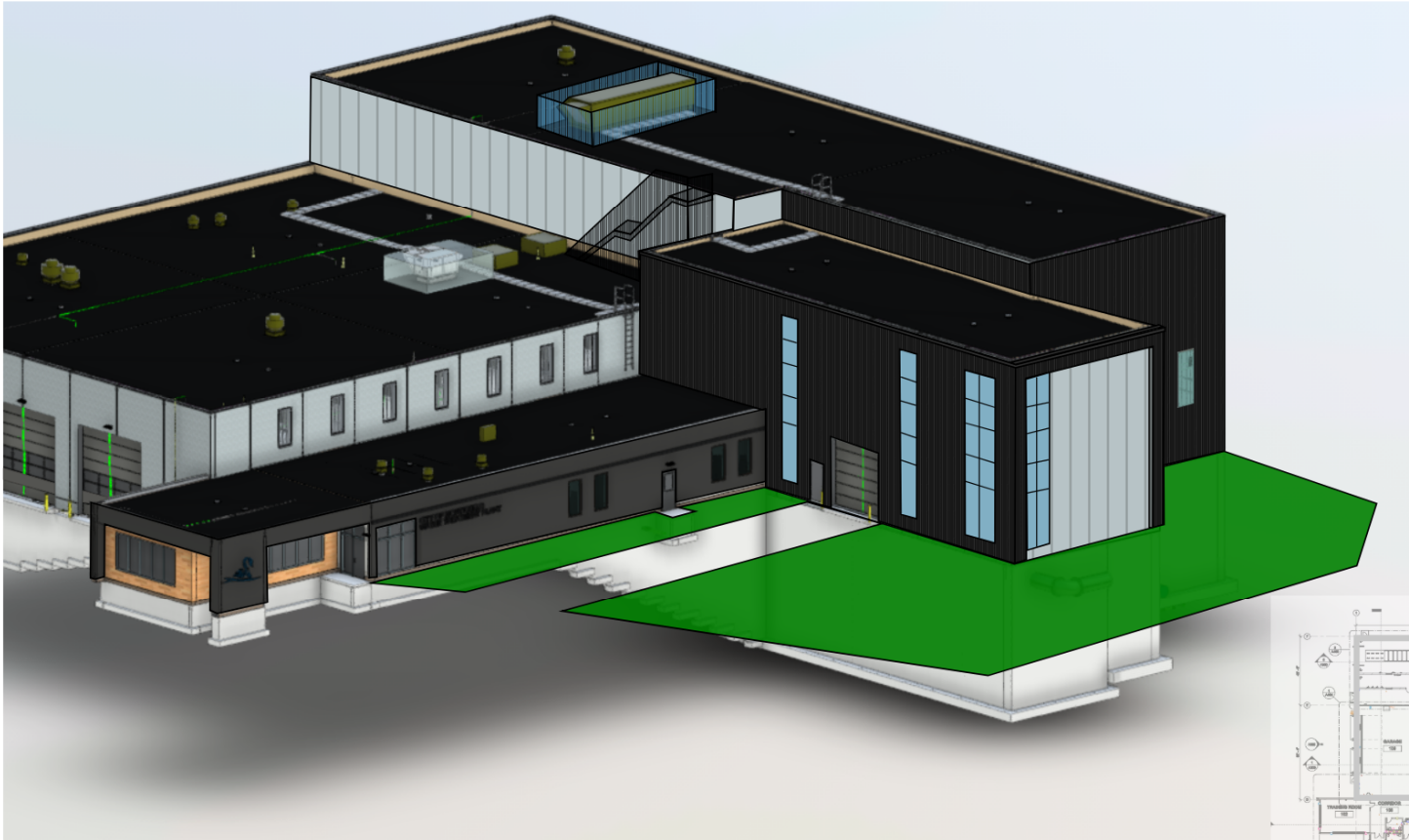
DESIGN OPTION A.2



High Service Pump Room Design

DESIGN OPTION B



North Elevation Design

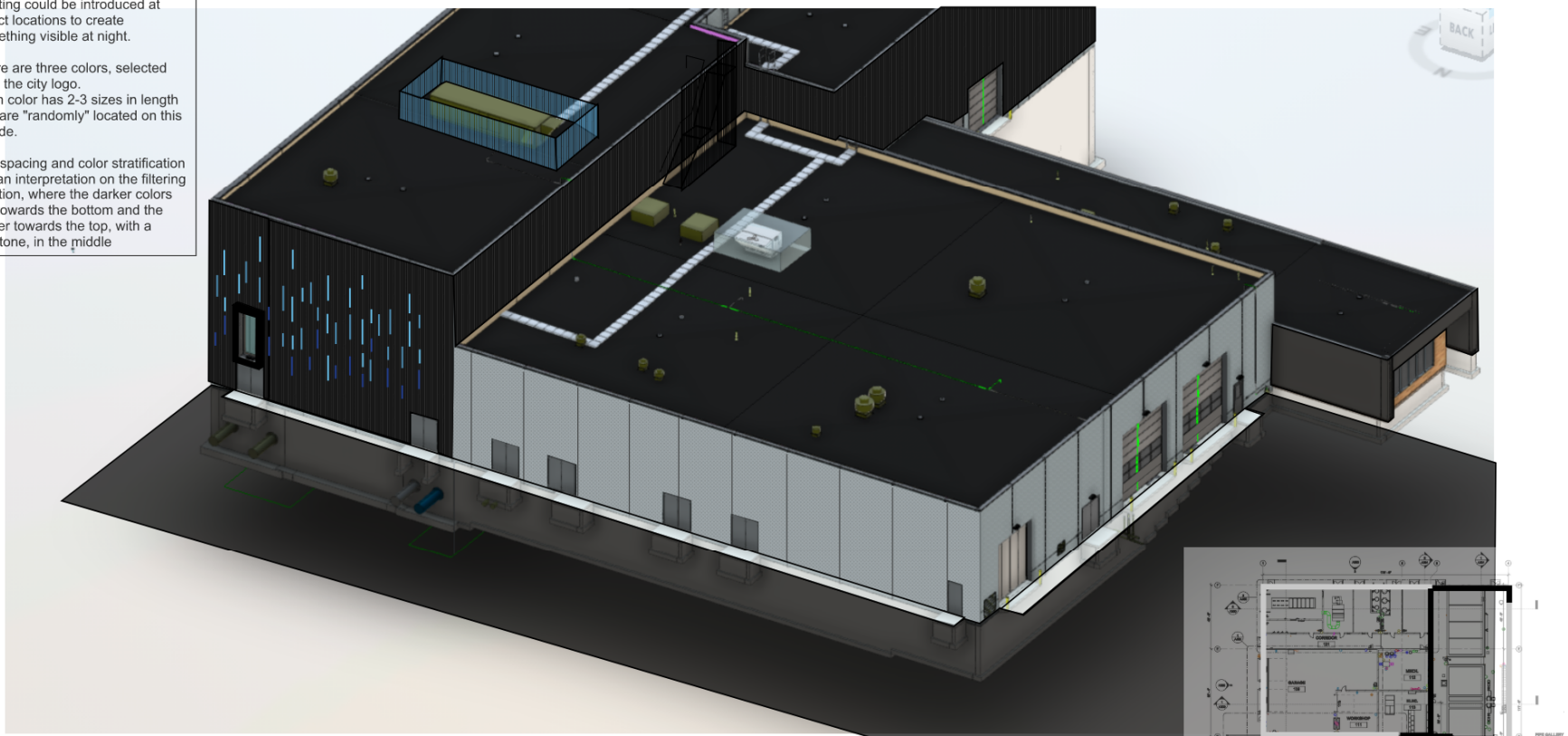
DESIGN OPTION A

Concept:
Acrylic "signage" stud mounted to precast concrete wall panel.

Lighting could be introduced at select locations to create something visible at night.

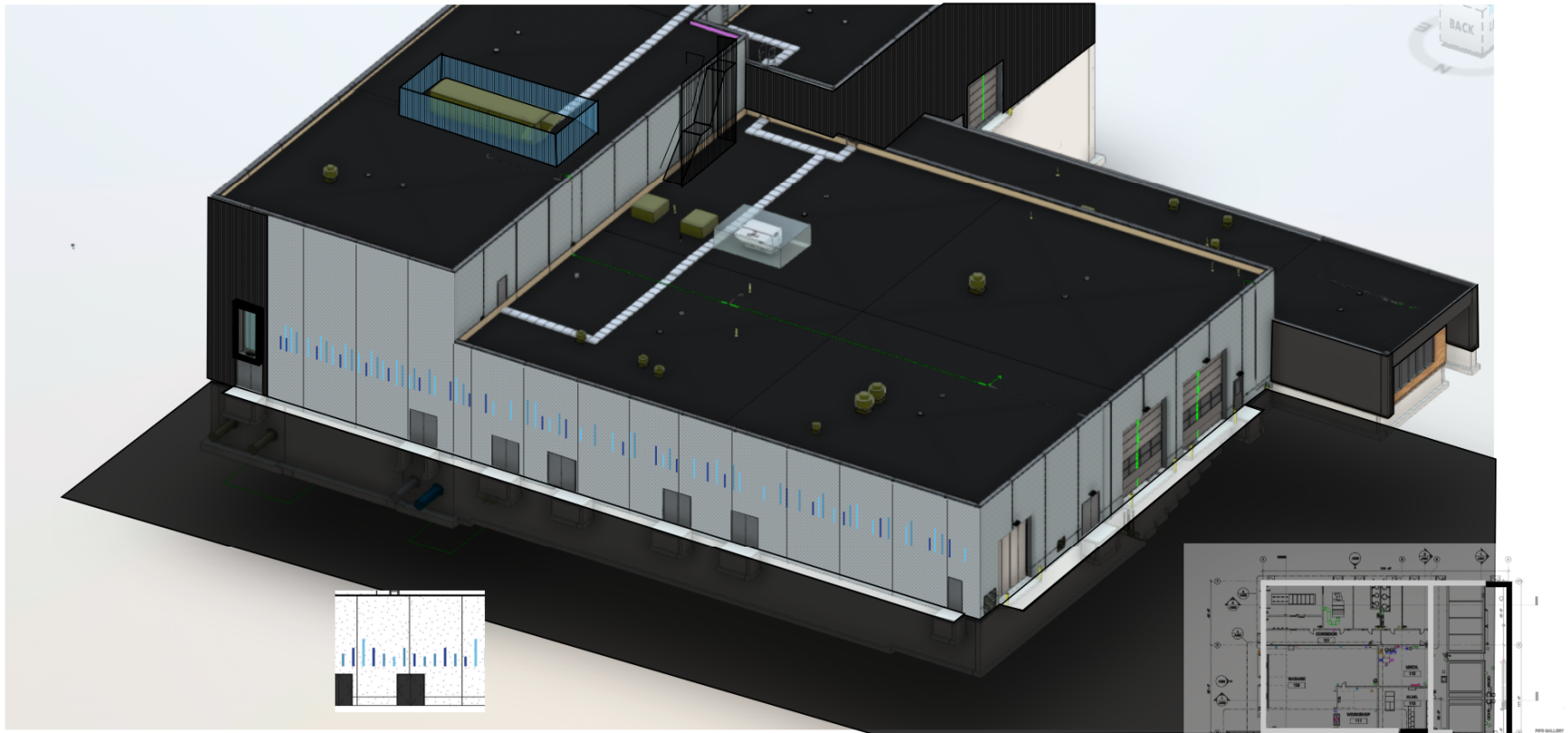
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The spacing and color stratification are an interpretation on the filtering function, where the darker colors are towards the bottom and the lighter towards the top, with a mid-tone, in the middle.



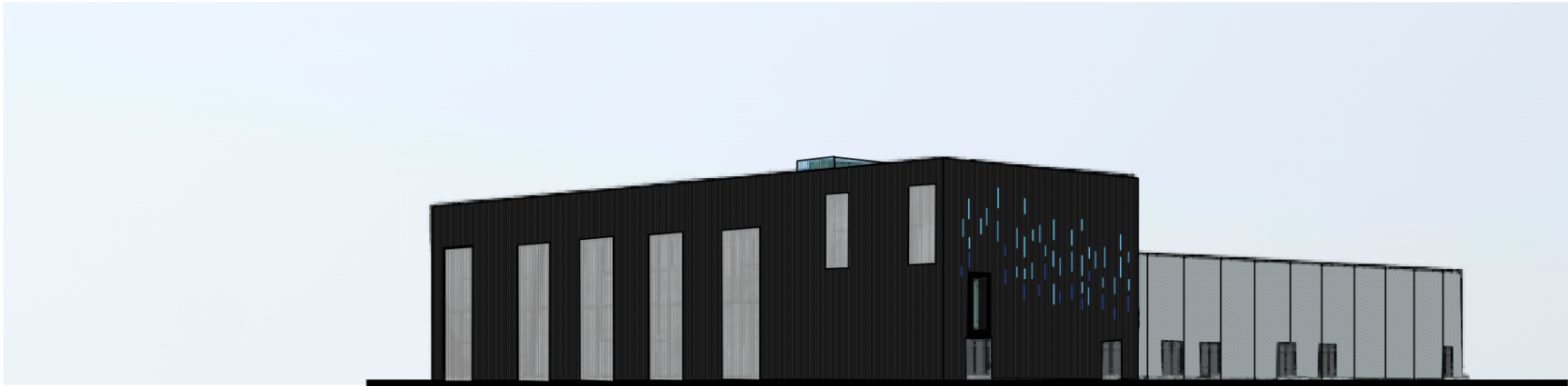
North Elevation Design

DESIGN OPTION B



Roof Top Unit Screening

ROOF SCREENING EXHIBIT



Examples and Illustrations

PRECAST DESIGN

WHITE / LIGHT PANEL

Rendered Illustrations for Monticello WTP

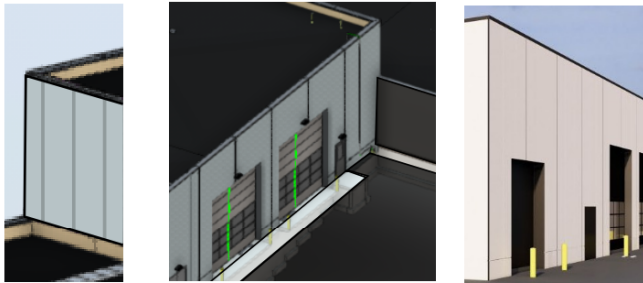
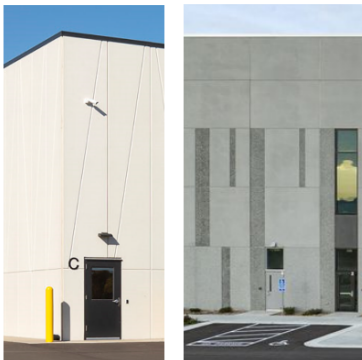


Photo Example Illustrations for Monticello WTP



Design Option Narrative

- Bright white cement and standard aggregates, acid etched finish w/ vertical reveal pattern (angled reveal illustrated from previous project)
- Light Gray panel and standard aggregates, acid etched with portions of exposed aggregate (regional project example illustrated)

CHARCOAL / DARK PANEL

Rendered Illustrations for Monticello WTP

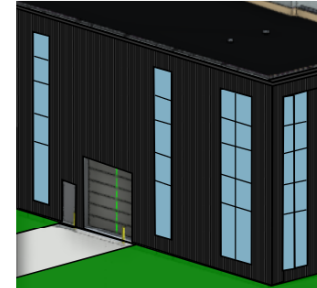
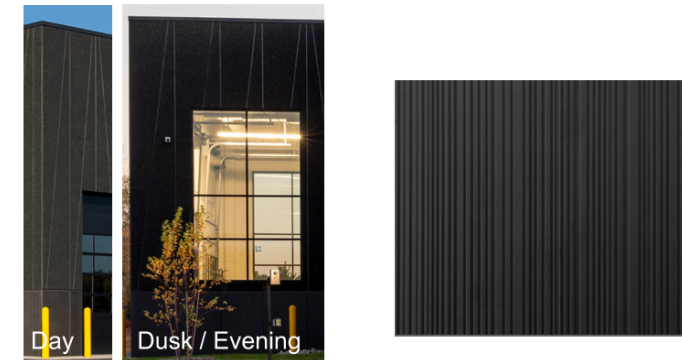


Photo Example Illustrations for Monticello WTP



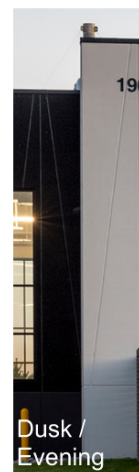
Design Option Narrative

- White cement with charcoal-black coloring agent and charcoal-black large and fine aggregates, acid etched finish w/ vertical reveal pattern (angled reveal illustrated from previous project)
- Add: shallow depth form liner with random pattern to create vertical texture. Flush surface could be etched finish, no exposed aggregates



Day

Finish
Adjacency
Example



Dusk /
Evening

Examples and Illustrations

ACCENTS DESIGN OPTIONS

INFILL PANEL AT HIGH SERVICE PUMP ROOM

Rendered Illustrations for Monticello WTP

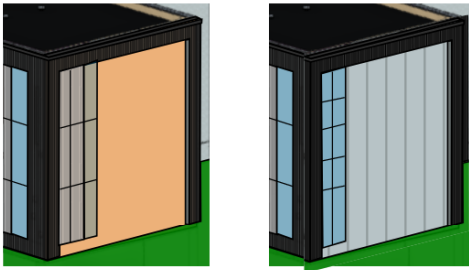
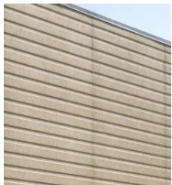
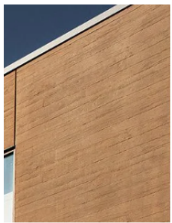


Photo Example Illustrations for Monticello WTP



Design Option Narrative

- Earth-tone precast panel, with horizontal reveals



Design Option Narrative

- Earth-tone precast panel, with wood plank form liner finish



Design Option Narrative

- Metal Panel In-fill w/ wood grain finish and texture

DECORATIVE / INTERPRETIVE APPLICATION - NORTH ELEVATION

Rendered Illustrations for Monticello WTP

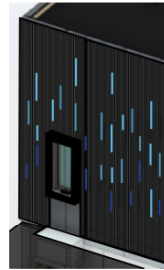


Photo Example Illustrations for Monticello WTP



form

- Poly-Carbonate or Acrylic Colored Panels - Stud Mounted to Building Structure

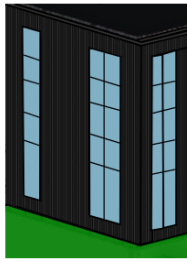


Decision Making and Direction

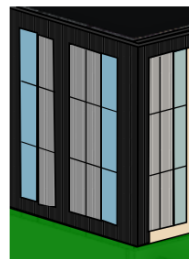
EXTERIOR DESIGN DECISION MATRIX

HIGH SERVICE PUMP ROOM

WINDOW DESIGN

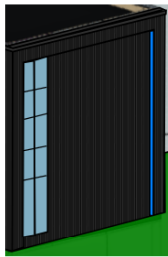


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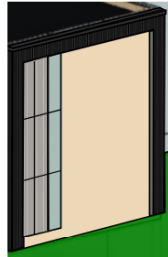


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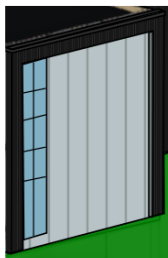
SOUTH ELEVATION



A.1



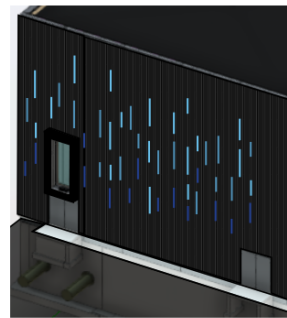
A.2



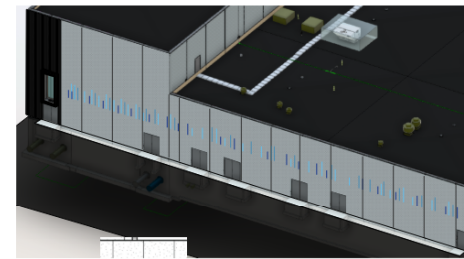
B

NORTH ELEVATION

ELEVATION DETAIL DESIGN



A



B

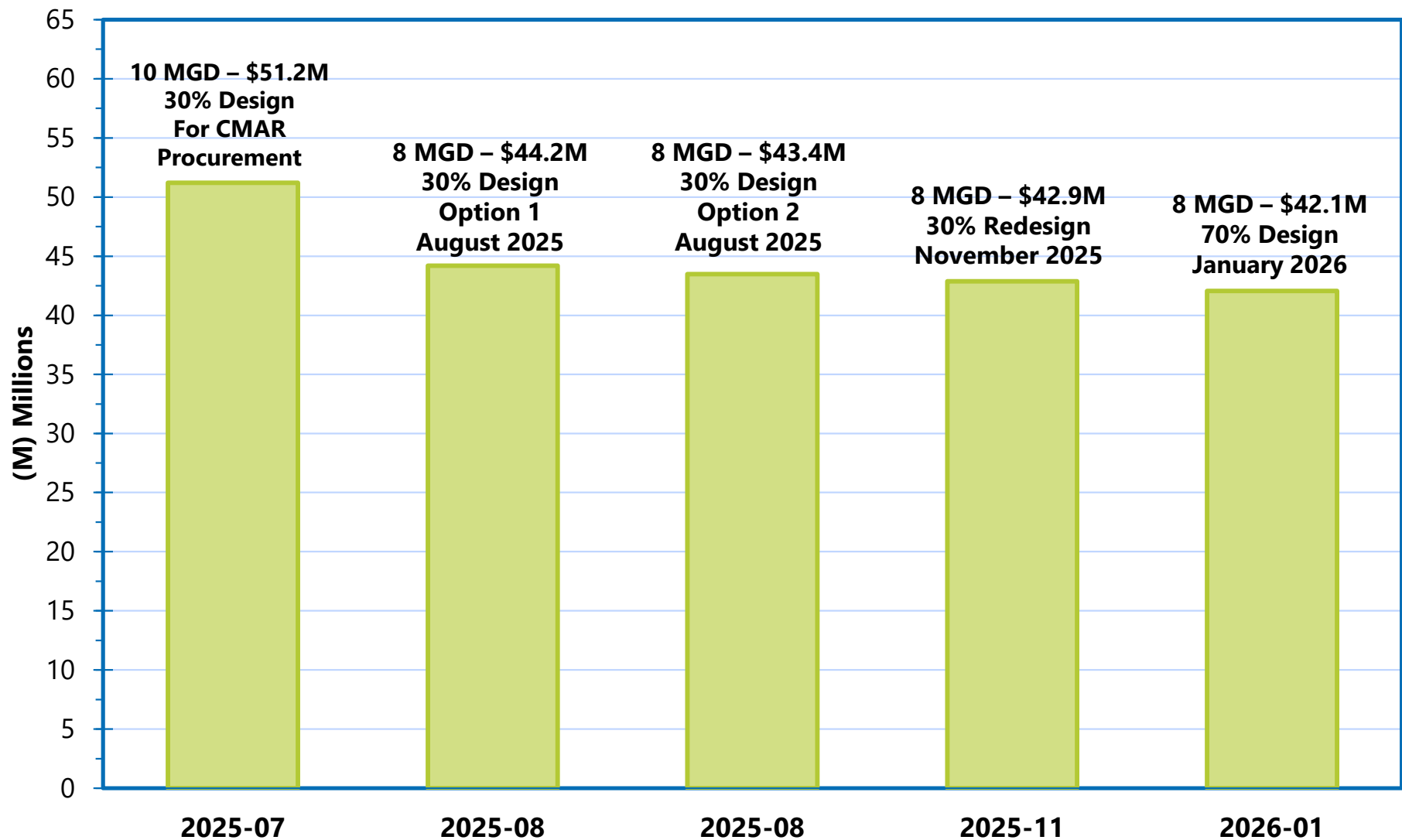
DESIGN SCHEDULE

Project Schedule

Milestone	Date
Design Kick-Off	February 2024
Preliminary Design (30%)	March – June 2024
CMAR Discussions	July – August 2024
CMAR Procurement Document Prep	September 2024 – January 2025
CMAR Procurement	February – May 2025
CMAR Kick-Off Meeting	June 2025
CMAR Preliminary Design Cost Meeting	July 2025
Preliminary Design – Redesign	August – October 2025
70% Design Deliverable	November 2025
90% Design Deliverable	February 2026
Final Design Deliverable	April 2026

CONSTRUCTION COST REVIEW

Cost Iterations & Guaranteed Maximum Price



GMP does not include engineering fees or other costs incurred by the City (Lamar Property Acquisition , etc.)

PROCUREMENT TIMELINE

What's Next

Milestone	Date
Trade Contract Qualifications	February 2026
RFQ's due & committee review	March 2026
Plans & Specifications released to Qualified Firms	April 2026
Competitive Bidding	Due May 2026
GMP Preparation & Council Delivery	5/26/2026
Construction Phase Commencement	June 2026
Substantial Completion	August 2028

FUNDING UPDATE

Project Funding

- **Estimated Total Project Cost: \$45,000,000**
- **State Bonding Grant: \$11,000,000**
- **Emerging Contaminant Assistance: \$2,000,000**
 - Additional \$3,000,000 possible pending project certification
- **Estimated PFA Loan: \$32,000,000**
 - Potential PFA Loan Rate: 2.5% - 3.0%
 - At 2.6%, estimated annual payment would be \$2,200,000
 - 20-year loan

Thank you!
Questions?



| Advanced Engineering and Environmental Services, LLC

MONTICELLO WATER TREATMENT PLANT

EXTERIOR DESIGN REVISION AND OPTIONS

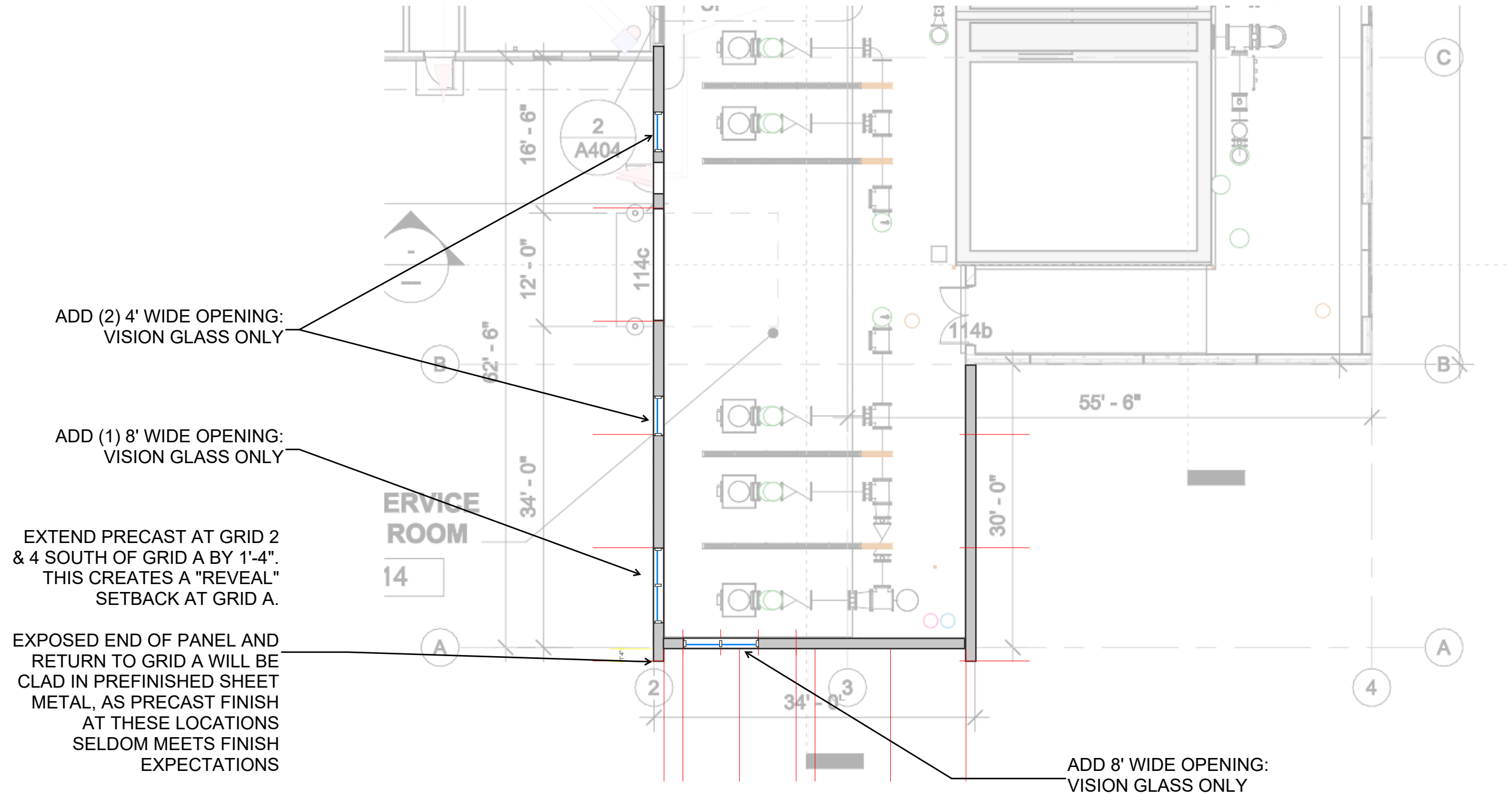
Design ideations for review by owner and project design team for final modeling and rendering

QA OERTEL
ARCHITECTS



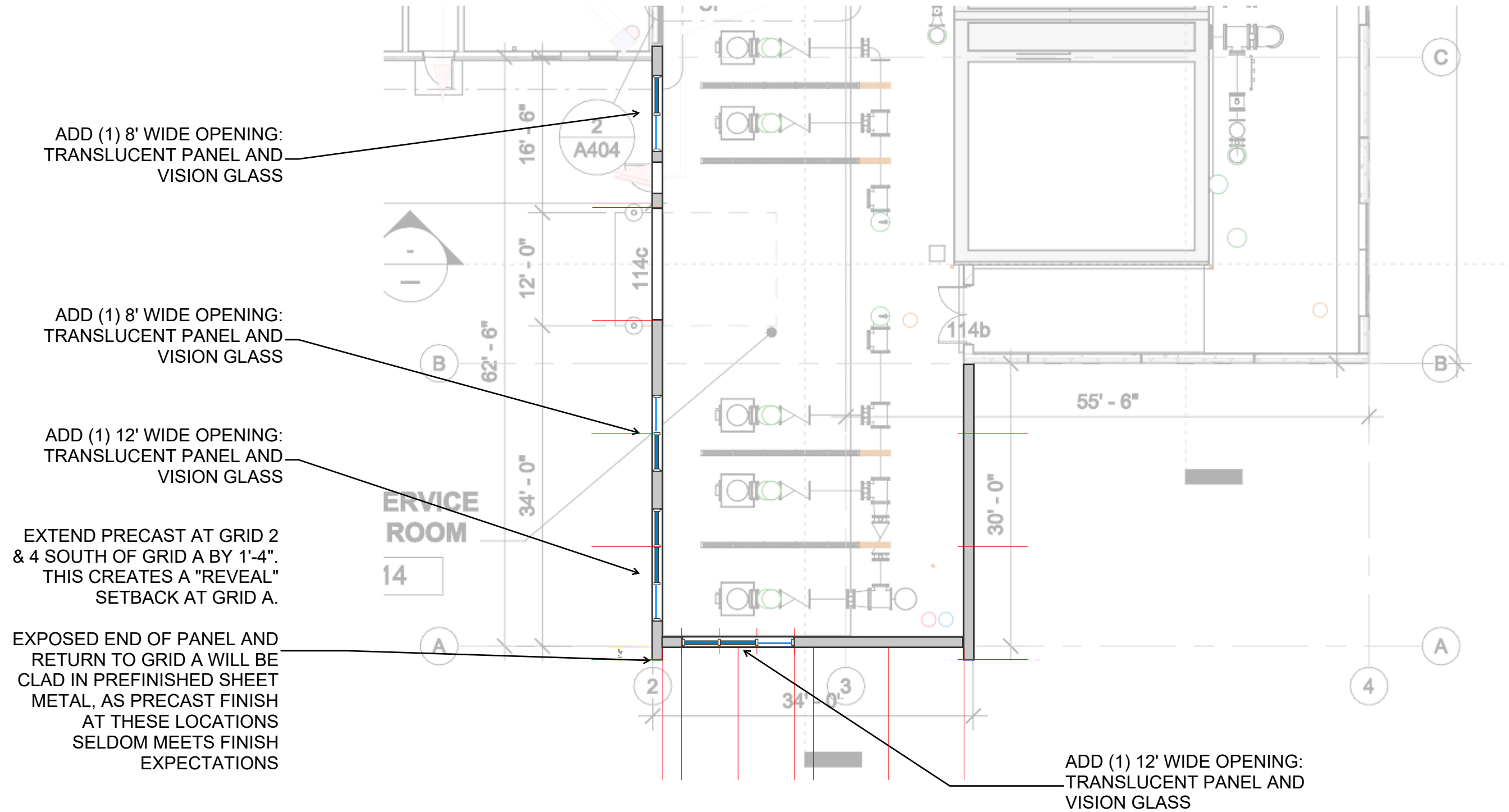
HIGH SERVICE PUMP ROOM

WINDOW VARIATION A.1

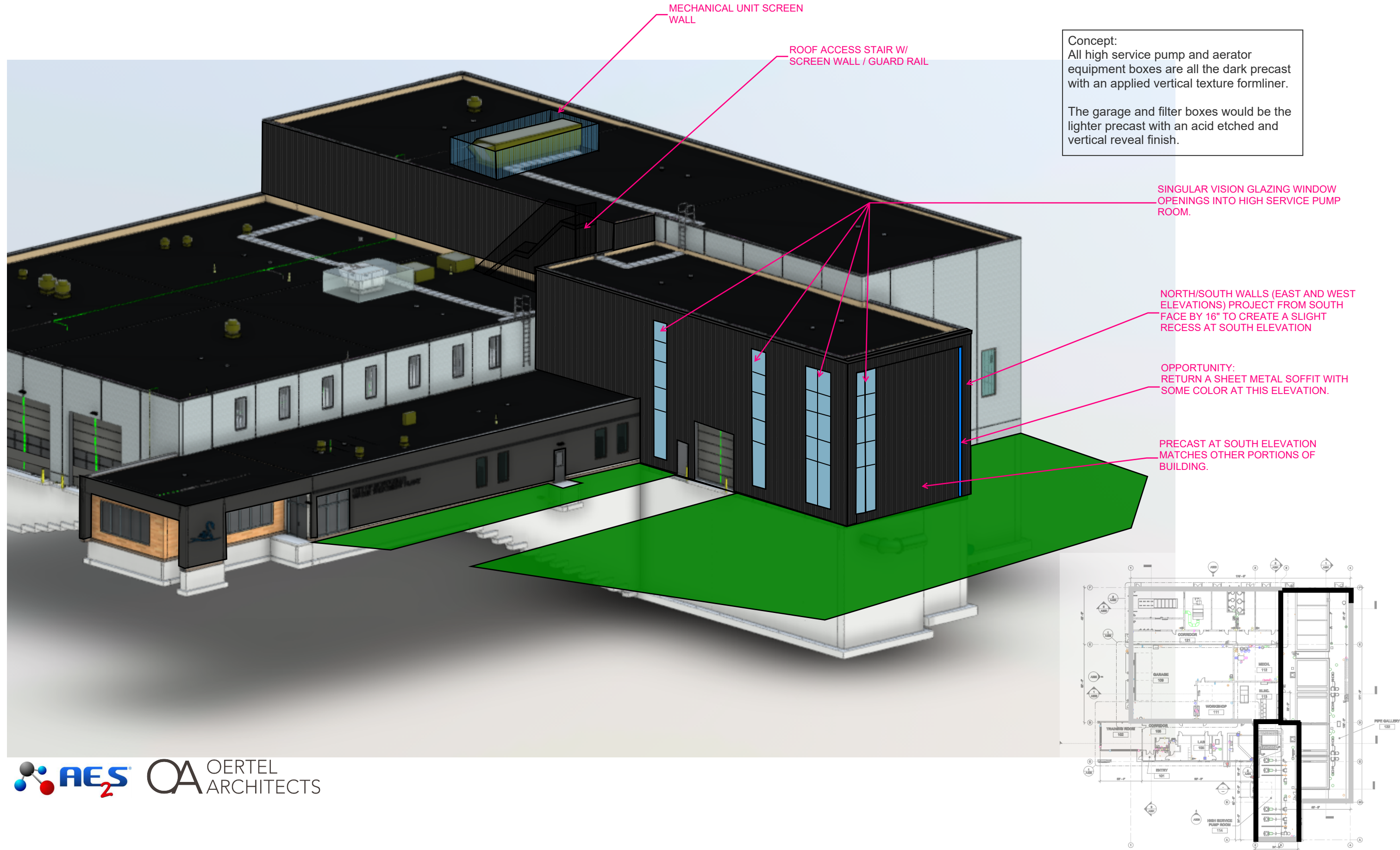


HIGH SERVICE PUMP ROOM

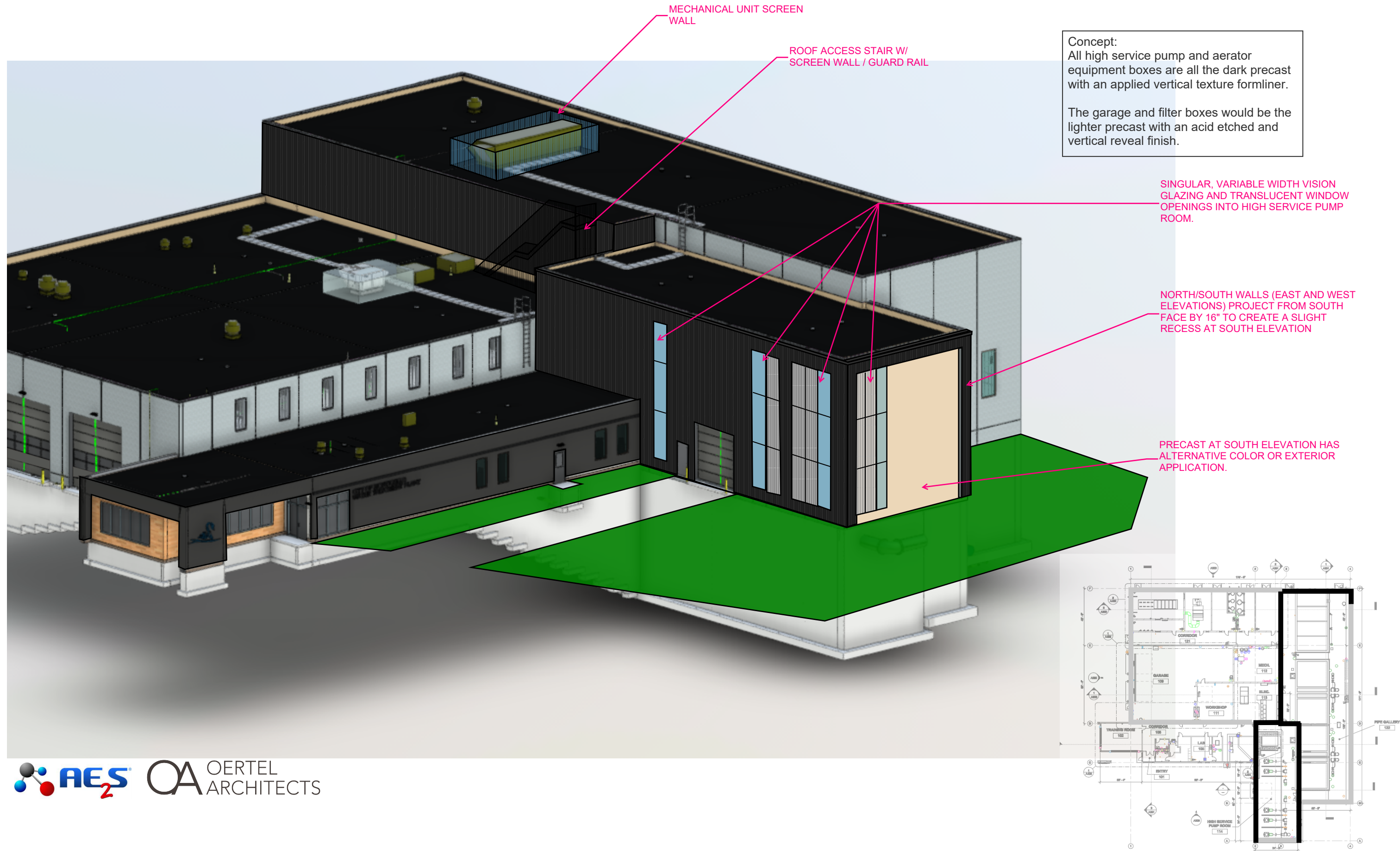
WINDOW VARIATION A.2



DESIGN OPTION A.1



DESIGN OPTION A.2



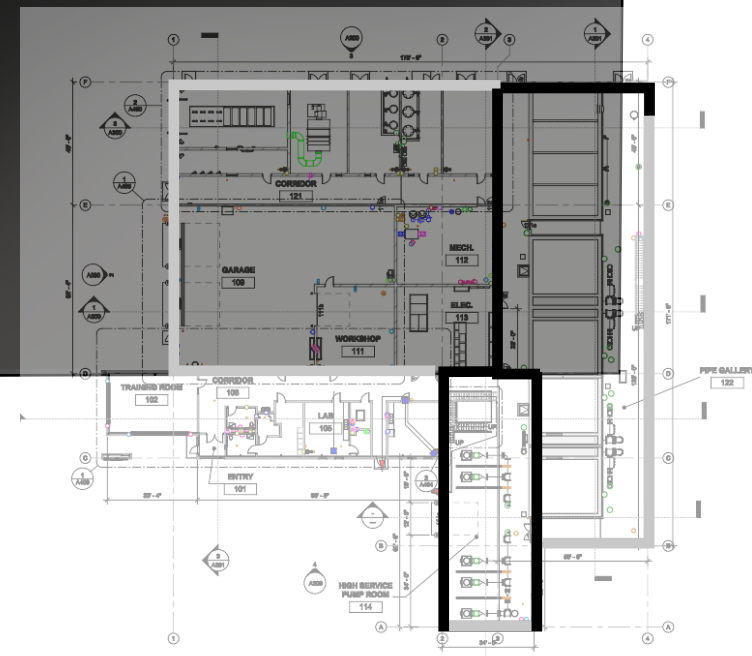
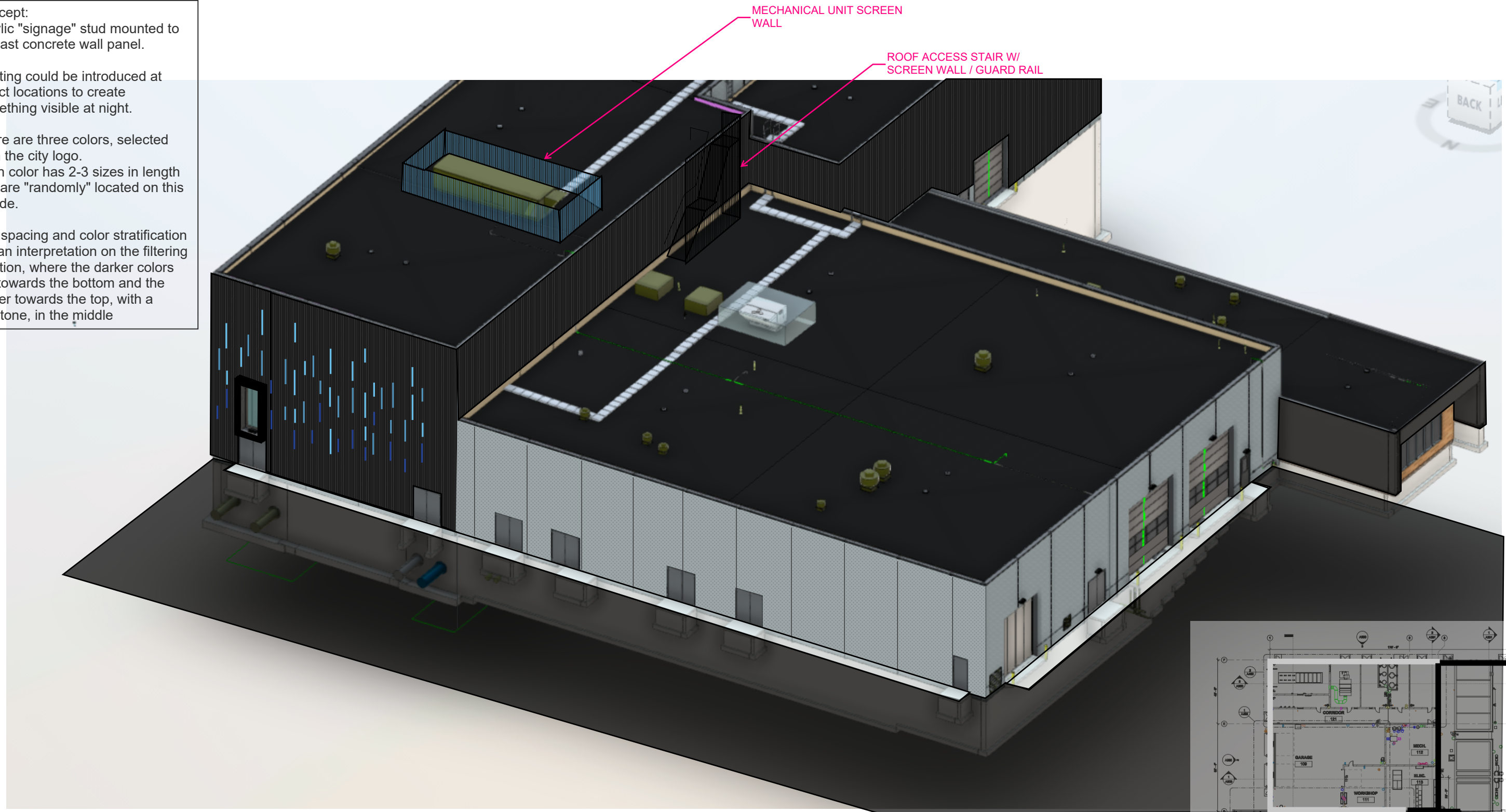
DESIGN OPTION A

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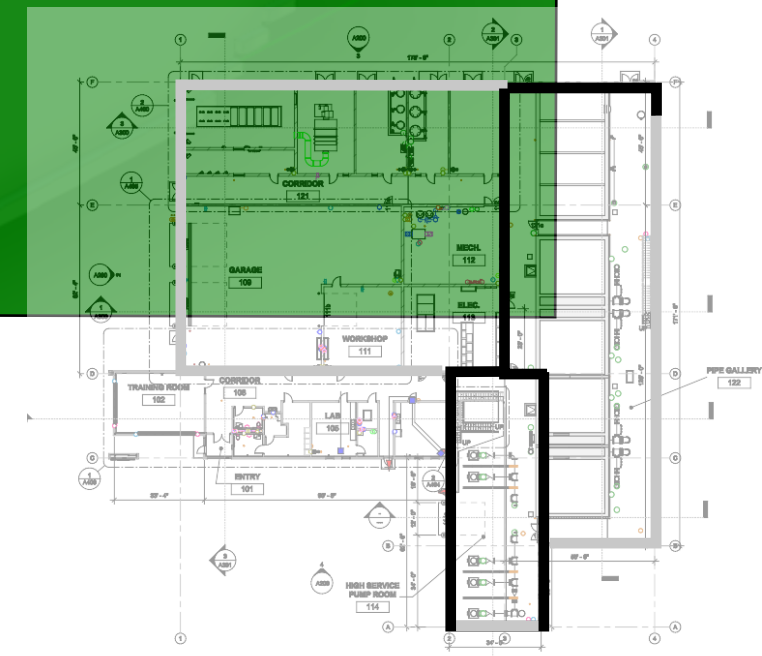
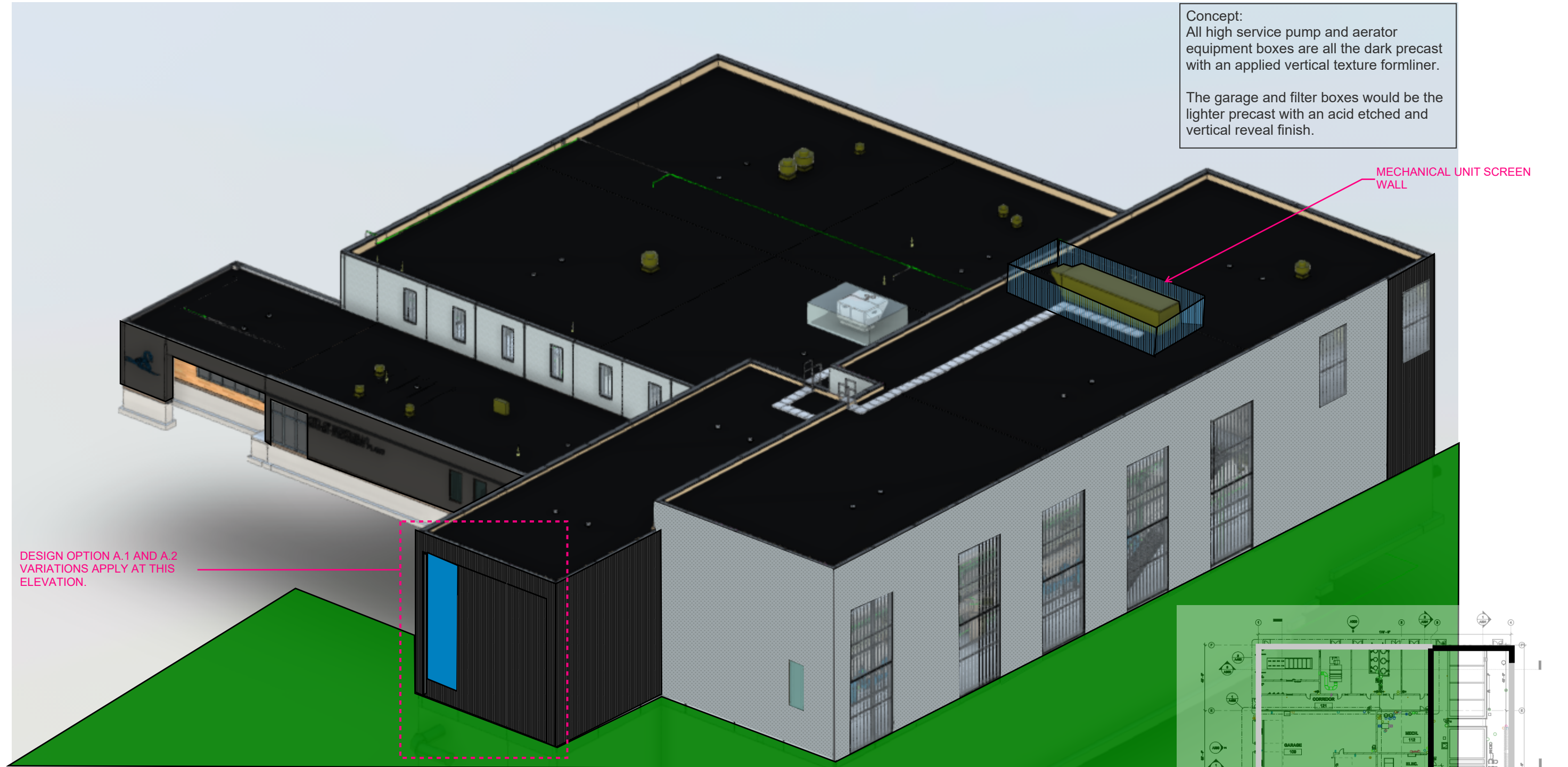
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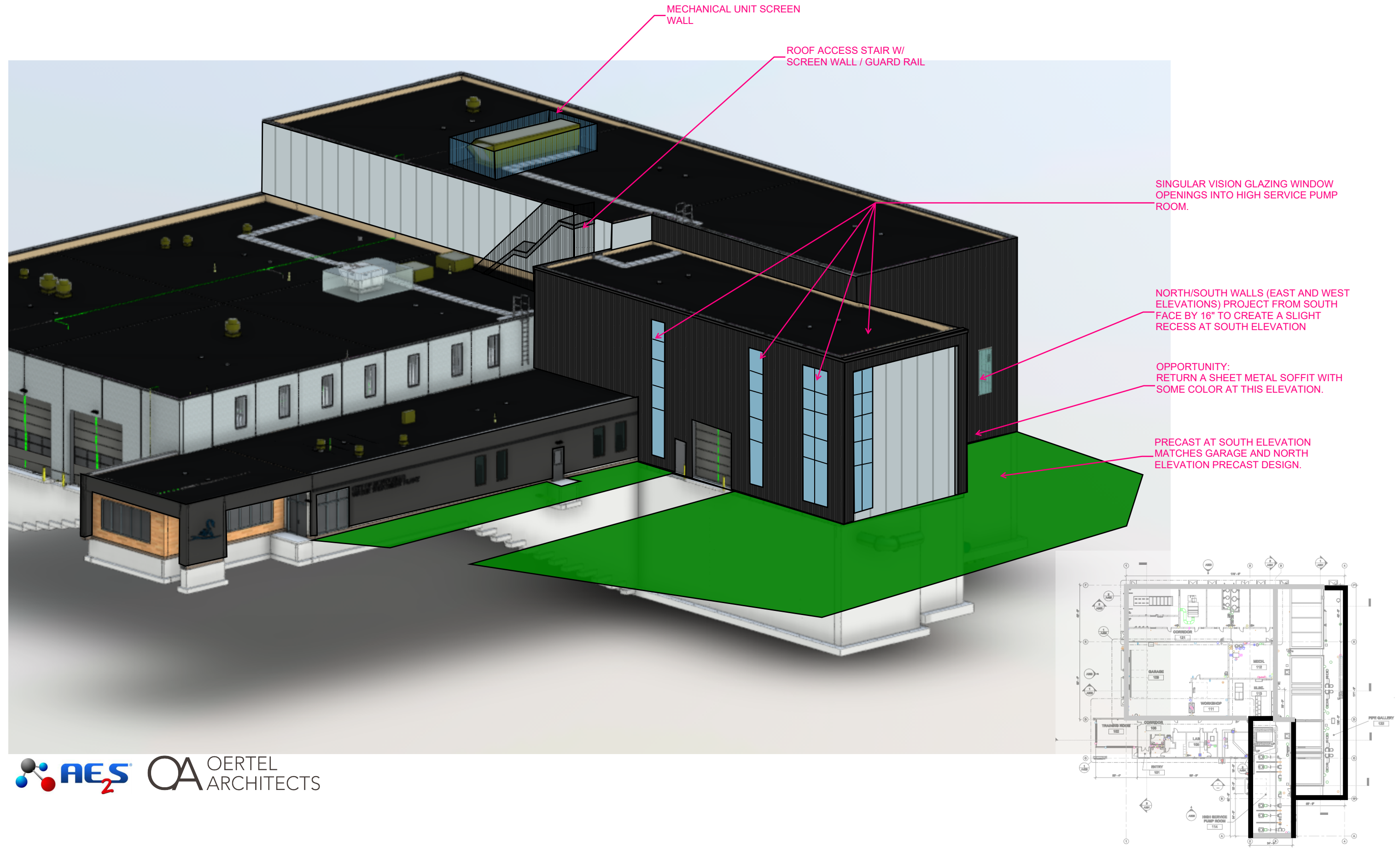
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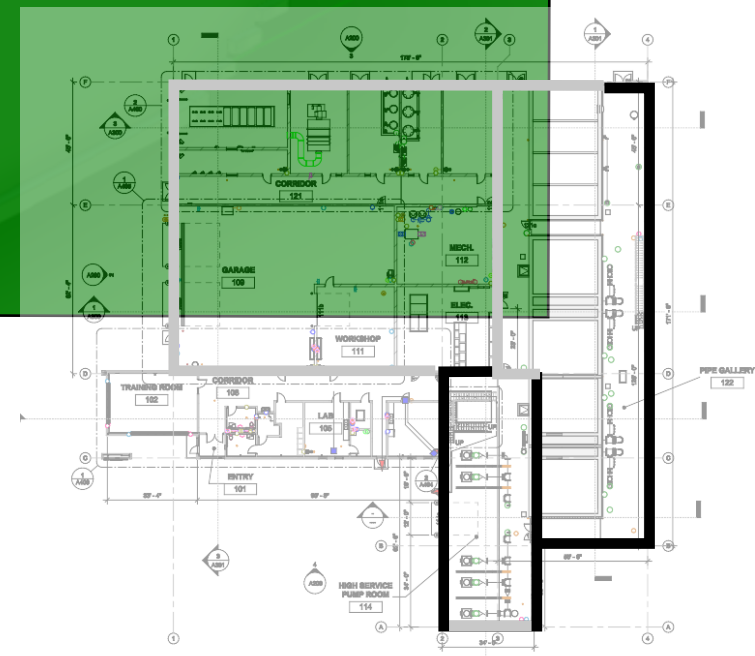
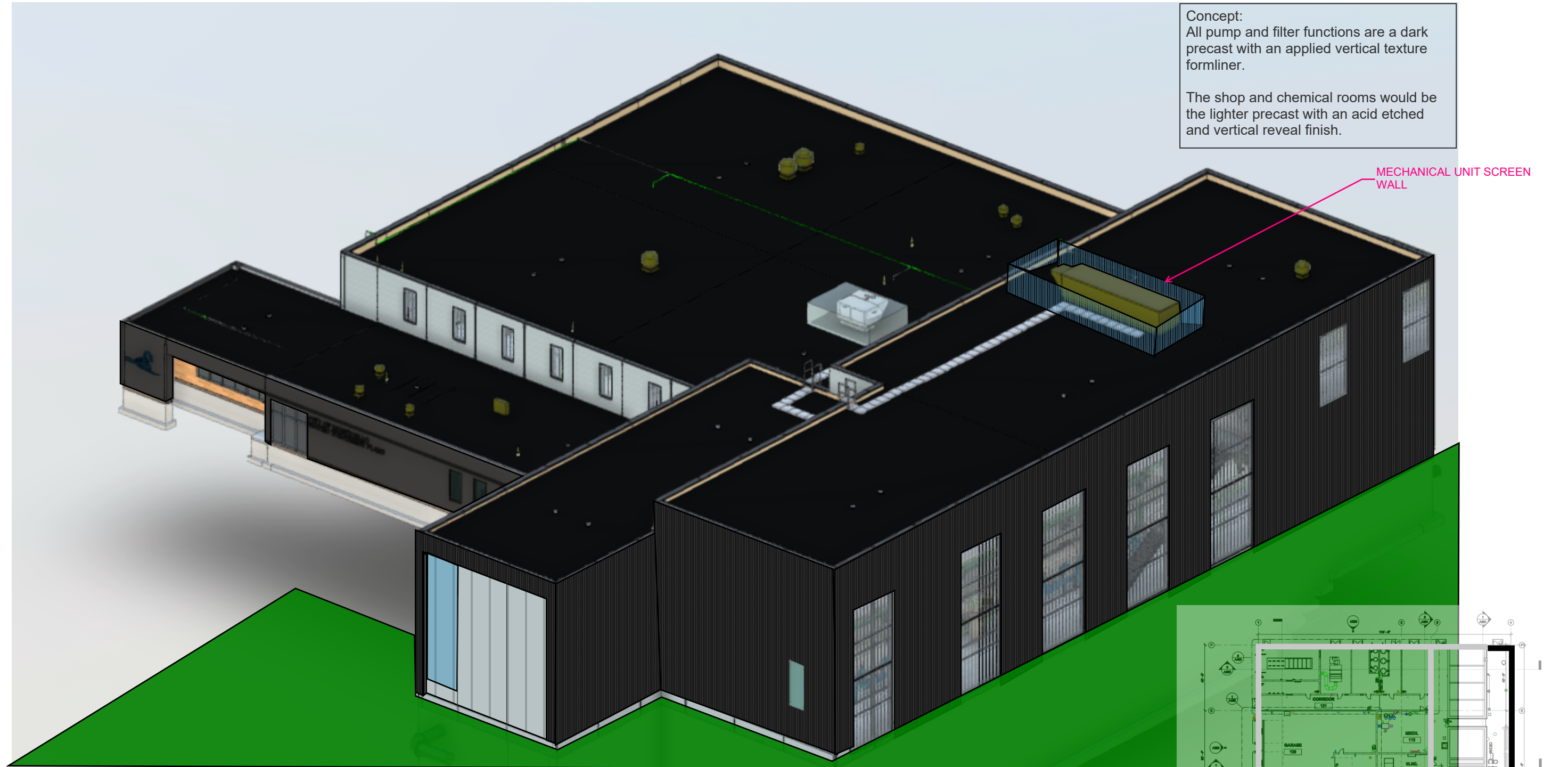
DESIGN OPTION A



DESIGN OPTION B



DESIGN OPTION A



ROOF SCREENING EXHIBIT

ROOF TOP EQUIPMENT VIEW CORRIDOR.

Potential viewing of the larger rooftop equipment is possible from the I94 north/west bound traffic.



ROOF TOP EQUIPMENT VIEW CORRIDOR.

Potential viewing of the larger rooftop equipment is possible from the I94 south/east bound traffic.



PRECAST DESIGN

WHITE / LIGHT PANEL

Rendered Illustrations for Monticello WTP

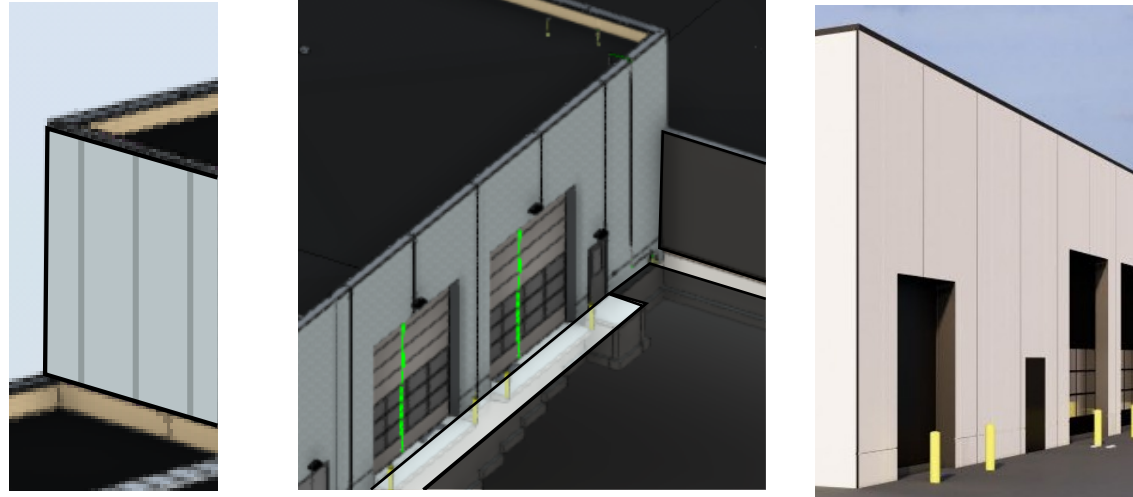
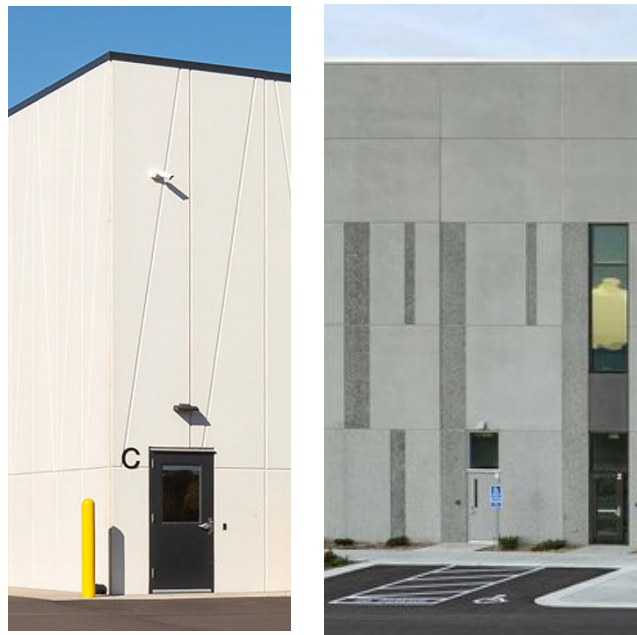


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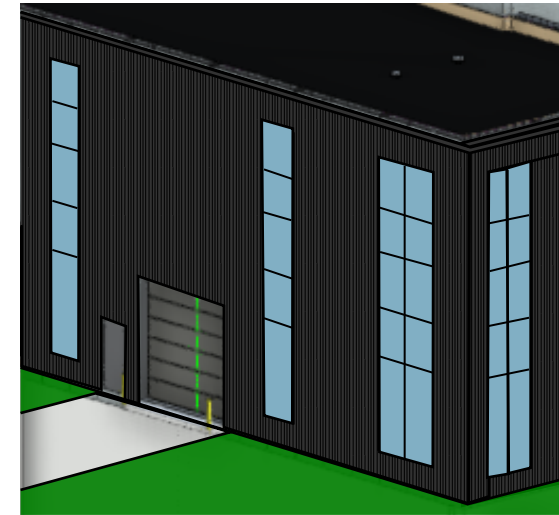
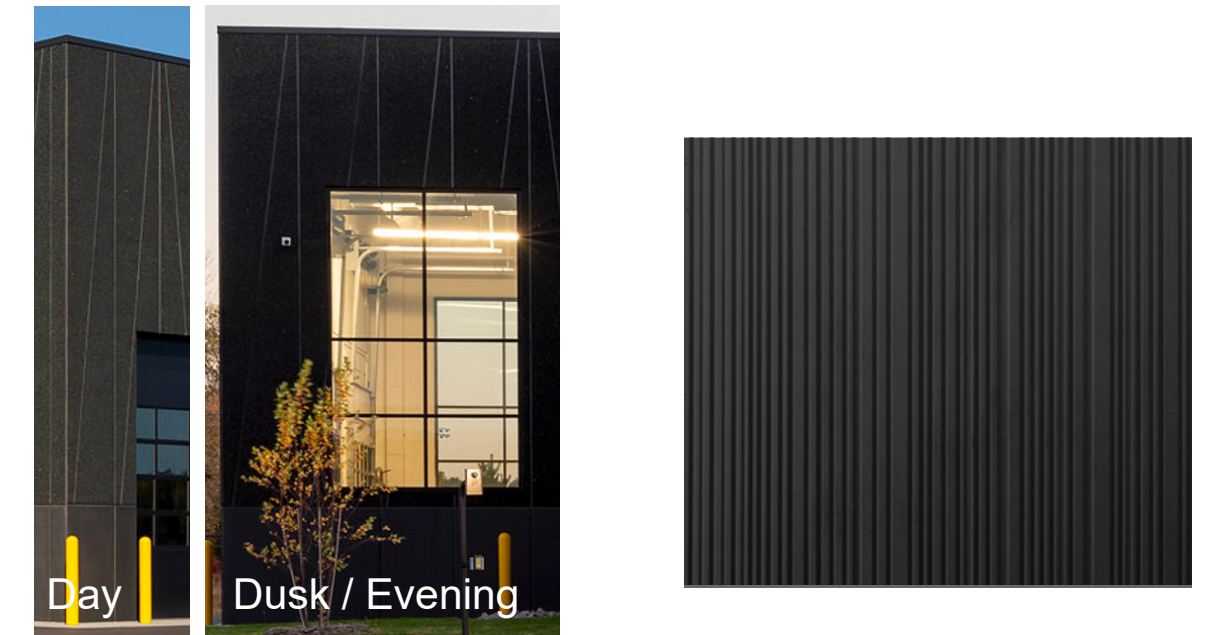


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Finish
Adjacency
Example



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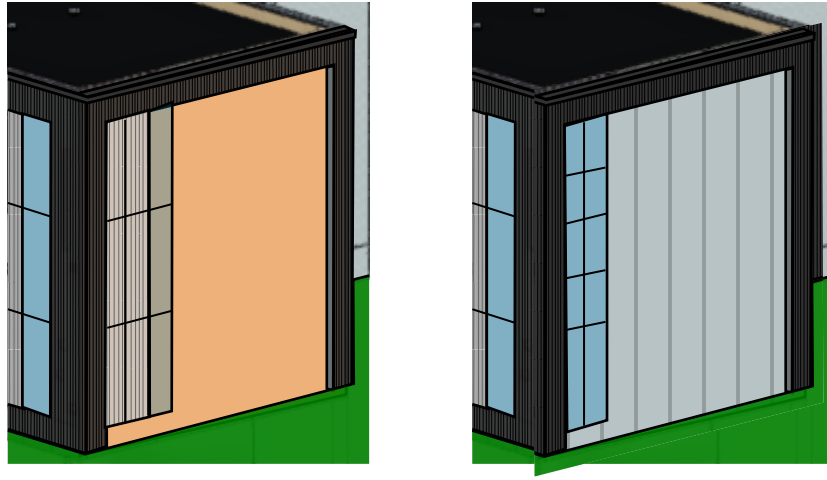
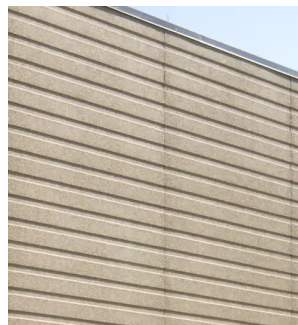
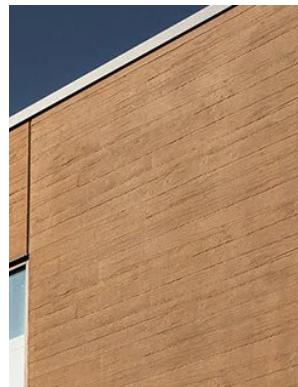


Photo Example Illustrations for Monticello WTP



Design Option Narrative

- Earth-tone precast panel, with horizontal reveals



Design Option Narrative

- Earth-tone precast panel, with wood plank form liner finish



Design Option Narrative

- Metal Panel In-fill w/ wood grain finish and texture

DECORATIVE / INTERPRETIVE APPLICATION - NORTH ELEVATION

Rendered Illustrations for Monticello WTP

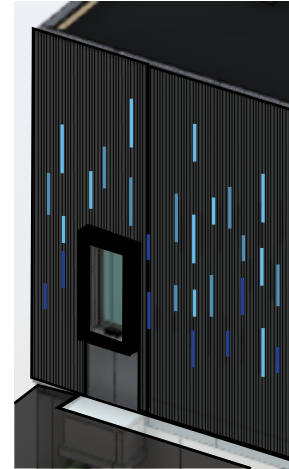
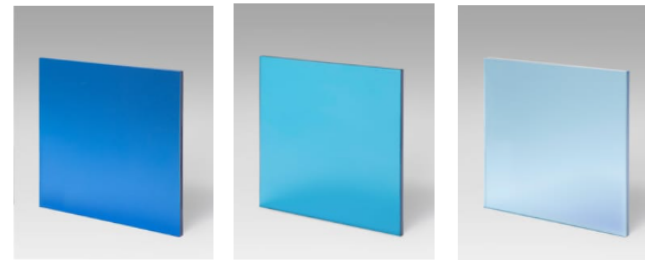


Photo Example Illustrations for Monticello WTP



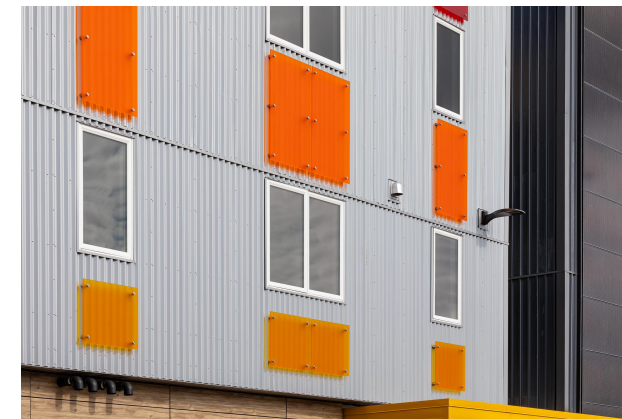
Hyacinth B59

Fountain B43

Cornflower B46



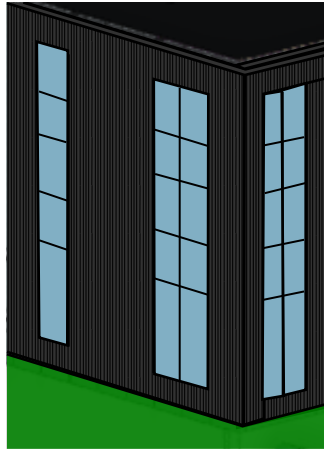
- Poly-Carbonate or Acrylic Colored Panels - Stud Mounted to Building Structure



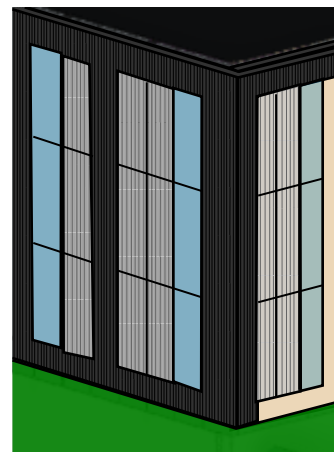
EXTERIOR DESIGN DECISION MATRIX

HIGH SERVICE PUMP ROOM

WINDOW DESIGN

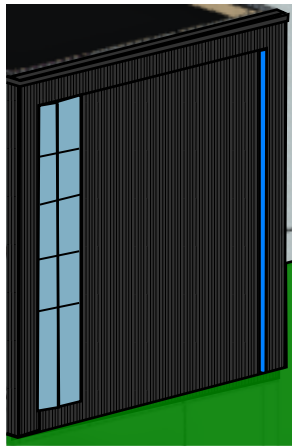


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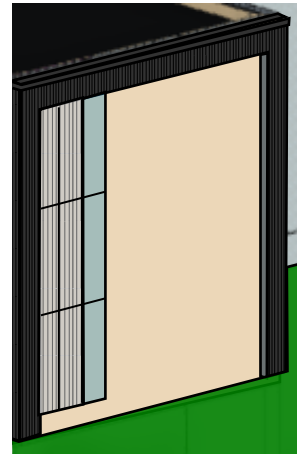


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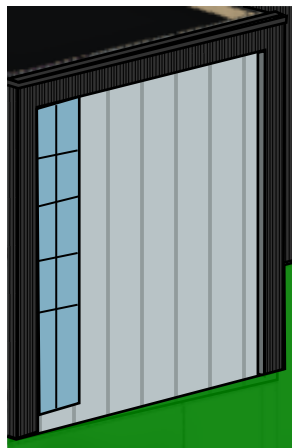
SOUTH ELEVATION



A.1



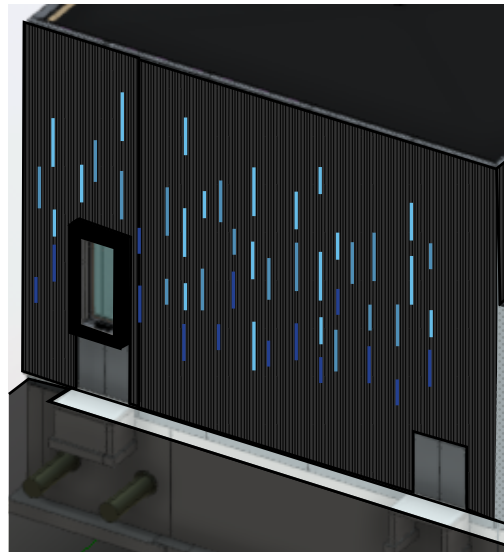
A.2



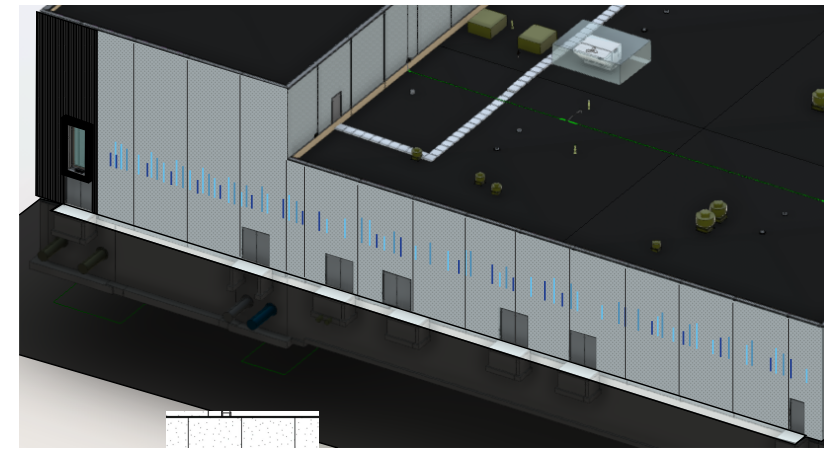
B

NORTH ELEVATION

ELEVATION DETAIL DESIGN



A



B

MONTICELLO WATER SUPPLY TREATMENT PLANT - QR CODE SHEET

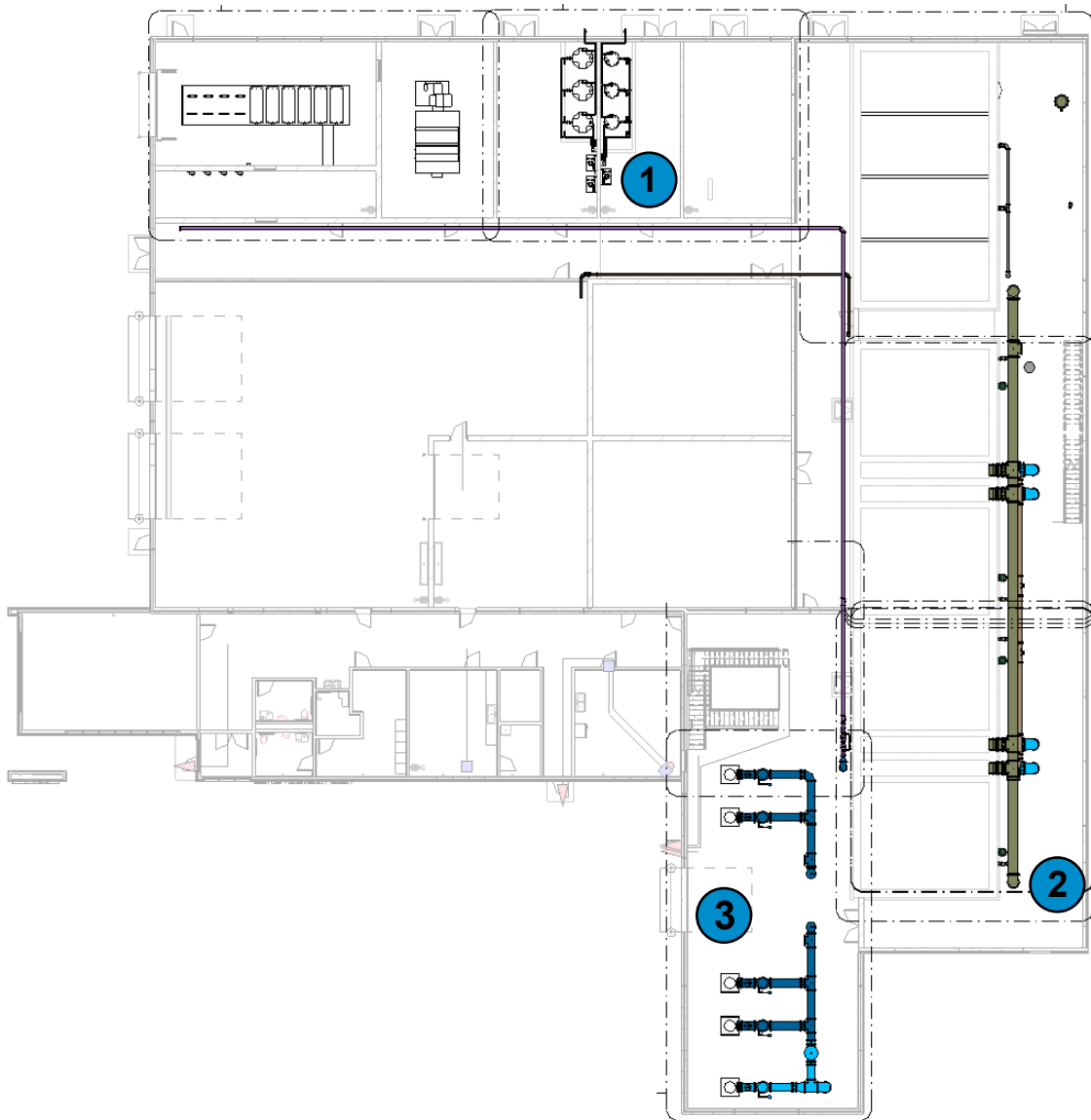
1



2



3



MAIN LEVEL - OVERALL PLAN