

**Environment and Natural Resources Trust Fund  
2010 Request for Proposals (RFP)**

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**LCCMR ID: 008-A1**

**Project Title:**

St. James Wellhead Protection Project

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**LCCMR 2010 Funding Priority:**

A. Water Resources

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**Total Project Budget: \$** \$340,450

**Proposed Project Time Period for the Funding Requested:** 2 years, 2010 - 2012

**Other Non-State Funds: \$** \$0

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**Summary:**

To reduce the vulnerability of the St. James municipal wells by establishing 69 acres of native plantings in high priority areas defined in the Drinking Water Supply Management Area.

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**Name:** Joe McCabe

**Sponsoring Organization:** City of St. James

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St. James MN 56081

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**Location:**

**Region:** SW

**County Name:** Watonwan

**City / Township:** St. James

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_____ Knowledge Base	_____ Broad App.	_____ Innovation
_____ Leverage	_____ Outcomes	
_____ Partnerships	_____ Urgency	_____ TOTAL

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# MAIN PROPOSAL

**PROJECT TITLE: St. James Wellhead Protection Project**

## I. PROJECT STATEMENT

Eight drinking water wells, lying just to the north of the City of St. James, serve the City of St. James [pop. 4,695] and 200- 400 area farms, the City of Butterfield [pop. 564] and future expansion of the Red Rock Rural Water [1,360 rural service connections] system. In collaboration with the Minnesota Department of Health, the City of St. James developed an approved Drinking Water Supply Management Area [DWSMA] plan for the St. James community that identifies critical groundwater recharge areas.

Due to the surrounding soil types, landuse and shallow depth [<100 feet] these wells are considered vulnerable to contamination. Currently, all the wells are located on private lands. Surrounding landuse is annual tillage of a corn/soybean rotation. The City maintains a lease agreement for each well and an area of approximately 100 feet by 100 feet, surrounding each well, is in turf grasses and maintained by the City.

The City's goal is to establish long term protection for the DWSMA. In the short term, they desire to purchase the land, in a phased approach, identified within the red circles [< one year recharge time] on the map and establish mixed native perennial grasses for wellhead protection in perpetuity. In this first phase of the project, they desire to acquire 69 acres of land around their top four priority wellheads [numbered 15, 10, 11 & 13] for protection. Refer to map. They desire to use local ecotype native plants. The primary use of the plantings is to protect the city's wellhead.

Consistent with this use will be the ability to harvest the plantings annually for hay, bioenergy or seed production. There is interest by the city to establish native seed production fields to provide local grown native seed for bioenergy plantings as part of the Madelia Model or other bioenergy projects in the region. If established to seed production fields, the city would work with private interests for establishment, management and harvest of the plantings. The soil associations [Canisteo- Clarion- Webster and Dickman- Fieldon- Litchfield] surrounding these wellheads are the same soil types as those identified as vulnerable groundwater recharge areas or marginal soils within the 25 mile radius of Madelia where perennials for bioenergy use are being targeted. Seed grown could be used to establish the needed bioenergy plantings.

## II. DESCRIPTION OF PROJECT RESULTS

**Result 1:** Acquisition of High Priority Wellhead Protection Areas **Budget:** \$ 340,450

Working in collaboration with project partners the city will contact landowners in the identified priority areas regarding their desire to acquire lands within the identified Emergency Management Zone [< one year recharge travel time]. Payment offered will be based on the current BWSR rates for RIM/WRP conservation easements. For cropped acres this rate is based on 135% of the average assessed township value [AATV]. For non cropped acres the rate is 70% of the AATV.

The priority is for the city to acquire land identified in the red circle around each well. For this project the City has identified wells 15, 10, 11 & 13 as the highest priority. The area around these wells collectively is 69 acres. If a landowner is unwilling to sell at the rate offered, the city will proceed down their priority list until the funds are expended. There are 194 acres within the red circles for all the wells.

**Well Priority List:**

1. Well # 15 [31.6 acres]
2. Well # 10 [17.4 acres] & Wells # 11 & 13 [ 20.3 acres]
3. Well # 9 [58.1 acres]
4. Well # 7 & 8 [50.2 acres]
5. Well # 14 [17.4 acres]

The city will be assisted by the Watonwan SWCD and other project partners to provide technical assistance on the establishment of perennials appropriate for this landscape while retaining the priority use of wellhead protection. The City of St. James will be the landowner of all acres acquired under this request.

**Deliverable**

1. *Initial contact of the landowners about the project.*
2. *Acquisition completed of all 69 acres.*
3. *All acres planted to native prairie species.*

**Completion Date**

*January 1, 2011*  
*January 1, 2012*  
*June 1, 2012*

**III. PROJECT STRATEGY**

**A. Project Team/Partners**

This project will be lead by the City of St. James. Joe McCabe, City Manager, will serve as the Project Manager and will be assisted by Mark Sturm, St. James Public Works Department. Additional collaborating partners include Jack Krech, Watonwan SWCD; Bruce Johnson, Watonwan County Water Plan; Linda Meschke, Rural Advantage; and Jill Sackett and Gary Wyatt, University of MN Extension.

**B. Timeline Requirements**

We are requesting a two year timeframe to complete this project. This timeframe allows us to work with the landowners in a “non pressure” scenario to make a decision about the future of their land. Participation is voluntary. Once acquisition paperwork is complete, there will be adequate time to establish the native species properly.

**C. Long-Term Strategy**

The long term strategy for the City of St. James is to acquire all the acres within the Emergency Management Zone around all their wells and establish them to perennials for long term groundwater protection. Over the long term they would also like to see all the acres within the Wellhead Protection Area converted to perennials through voluntary compliance, easements or incentives to landowners. It is not the desire for the city to own these acres, but rather to have them protected by the private landowners.

# Project Budget

St. James Wellhead Protection Project

## IV. TOTAL PROJECT REQUEST BUDGET (Two years)

BUDGET ITEM	AMOUNT
	\$ -
	\$ -
	\$ -
<b>Contracts:</b> Watonwan SWCD - To provide Technical Assistance to the project and advise on perennial plantings of mixed native grasses or native plants for seed fields.	\$ 15,000
	\$ -
	\$ -
<b>Acquisition (Fee Title):</b> 69 acres within identified priority wellhead protection areas with fee title held by the City of St. James.	\$ 285,950
	\$ -
<b>Additional Budget Items:</b> Establishment Costs [planting, seed, maintenance] of \$500 per acre x 69 acres = \$34,500 Legal and surveying costs = \$5,000	\$ 39,500
<b>TOTAL PROJECT BUDGET REQUEST TO LCCMR</b>	<b>\$ 340,450</b>

## V. OTHER FUNDS

SOURCE OF FUNDS	AMOUNT	Status
<b>Other Non-State \$ Being Applied to Project During Project Period:</b> <i>Indicate any additional non-state cash \$ to be spent on the project during the funding period. For each individual sum, list out the source of the funds, the amount, and indicate whether the funds are secured or pending approval.</i>	\$ -	None
<b>Other State \$ Being Applied to Project During Project Period:</b> <i>Indicate any additional state cash \$ (e.g. bonding, other grants) to be spent on the project during the funding period. For each individual sum, list out the source of the funds, the amount, and indicate whether the funds are secured or pending approval.</i>	\$ -	None
<b>In-kind Services During Project Period:</b> City of St. James will provide Administrative Services for the grant and work with the landowners to complete the purchase of the land.	\$ 10,000	
<b>Remaining \$ from Current Trust Fund Appropriation (if applicable):</b> <i>Specify \$ and year of appropriation from any current Trust fund appropriation for any directly related project of the project manager or organization that remains unspent or not yet legally obligated at the time of proposal submission. Be as specific as possible. Describe the status of \$ in the right-most column.</i>		Not applicable
<b>Funding History:</b> <i>Indicate funding secured prior to July 1, 2010 for activities directly relevant to this specific funding request. State specific source(s) of funds.</i>	\$ -	None



R 32 W | R 31 W

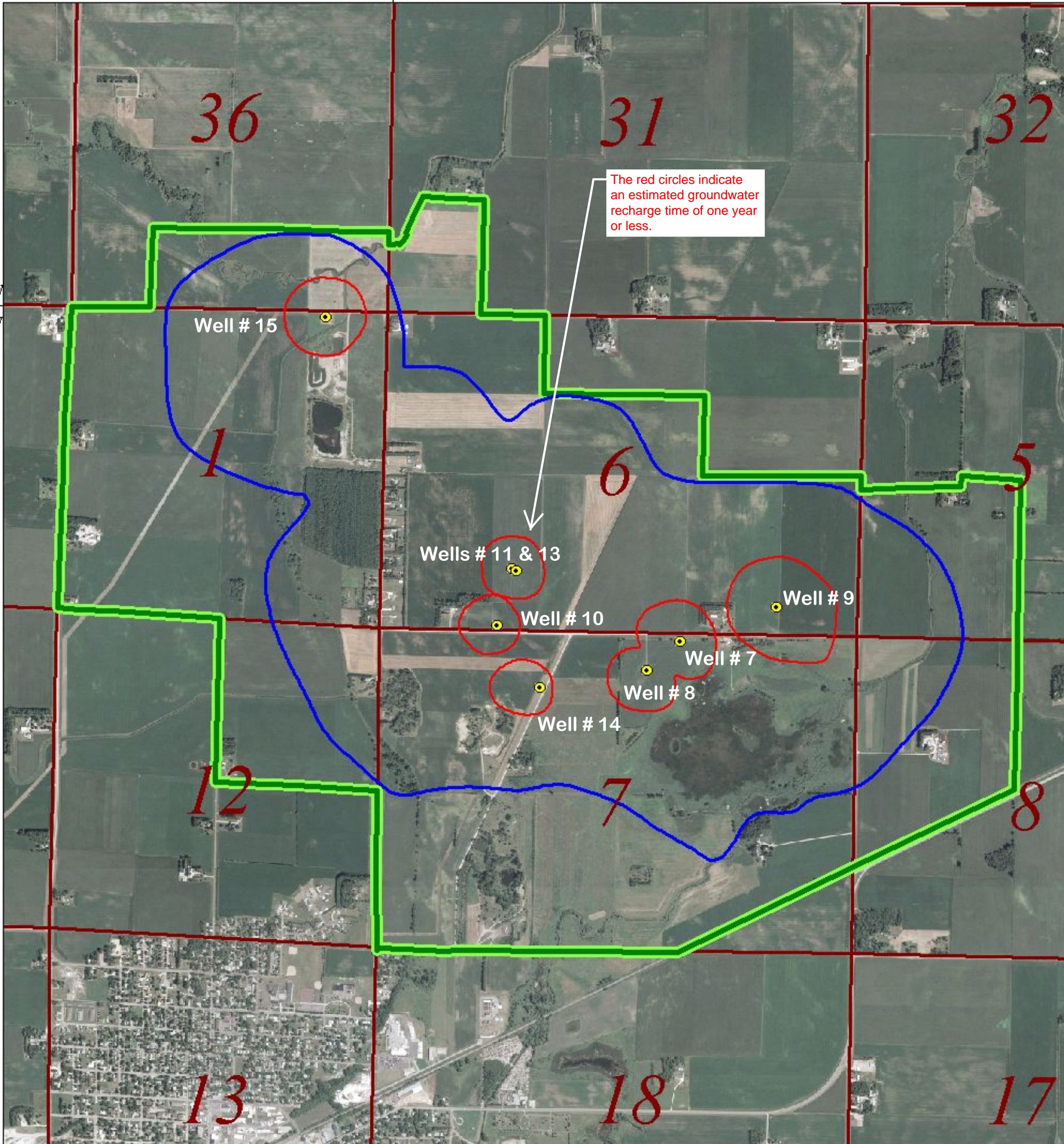
# Saint James

## Drinking Water Supply Management Area (DWSMA) MN-00358 20 year Time of Travel

T 107 N  
T 106 N

T 107 N  
T 106 N

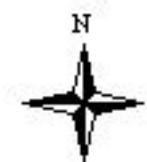
The red circles indicate an estimated groundwater recharge time of one year or less.



### Public Water Supply Well

- Primary
- Emergency Management Zone
- Wellhead Protection Area (WHPA)
- DWSMA

### Variable Vulnerability



Approved September 30, 2005

LCCMR ID: 008-A1



## **St. James Wellhead Protection Project**

### **Project Manager Qualifications:**

Joe McCabe is the City Manager for the City of St. James and has been in that position for two years. Prior to serving St. James, he was the City Administrator for the City of Madelia for twenty years. He has a Bachelor of Science Degree in Accounting from Mankato State College. He has worked with many state agencies in his capacity as City Manager and Administrator. Including the filing of reports, grants, loans and other programs at the State and local level. He has negotiated land sales, land purchases and negotiated union contracts. His responsibilities pertaining to this project will be to work with the property owners to obtain a negotiated settlement for the purchase of the land in the Wellhead protection area. He will also be responsible for providing any documentation to the State in regard to the grant funding.

### **Organization Description:**

The applicant organization is the City of St. James, a charter city under the laws and statutes of the State of Minnesota. Our mission is to provide the best services to the residents of the city at a reasonable cost and at a reasonable property tax rate. To continue to strive at making sure that the employees are proud of the fact that they are working for a sound governmental agency.

St. James [pop. 4,695] is the county seat of Watonwan County. This charming community located in south central Minnesota is surrounded by beautiful Minnesota Farmland and open spaces. The City benefits from immediate access to major transportation routes with State Highway 60 passing on the south edge of town, a local airport and rail transit through the community.