

White Bear Lake Area Comprehensive Plan Study 11

Implement/Require/Encourage Non- or
Less-Potable Water Reuse or Potable
Reuse for Irrigation and Process Water

Progress Update

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Overview of Scope

- Analyze the feasibility of non- and less-potable water use and potable water reuse in White Bear Lake and Vadnais Heights for Commercial/Industrial Businesses
- Coordinate with the DNR to analyze the potential or improvement or maintenance of White Bear Lake Surface water elevation using the estimated savings from less groundwater pumping
- Evaluate potential costs, operation and maintenance requirements, regulatory concerns, and ownership and management structures of proposed scenarios

Progress Update

Task	Status
Summarize historical water usage for targeted businesses along impacted corridors	Complete
Collect and summarize available datasets regarding current water supply systems, water quality data, treatment methods, and potential water reuse applications	Complete
Conduct outreach to stakeholders to determine current water chemistry & pressure requirements and the impacts of switching water sources	Complete – Pending Additional Survey Responses
Prepare a detailed map establishing watermain route and major distribution infrastructure.	Complete
Evaluate infrastructure requirements and preliminary route alignments based on gathered data and develop potential trunk distribution system layouts.	Complete
Identify regulatory constraints and opportunities with non-potable water	Partially Completed-Awaiting Plumbing Board Acceptance
Obtain the capital, O&M costs for proposed infrastructure and establish treatment requirements for source water	Compete-Under Evaluation

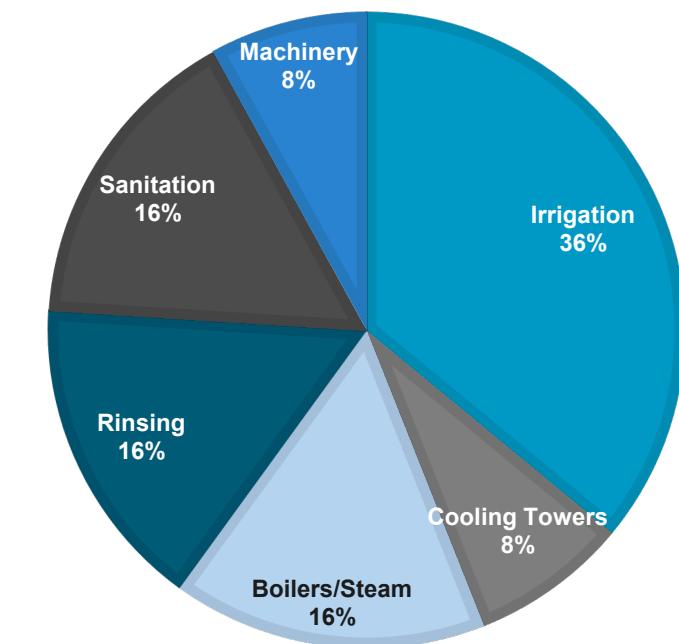
Survey

- Surveys sent to approximately 110 prospective customers' businesses in Vadnais Heights on September 25, 2025
- Surveys sent to approximately 100 prospective customers' businesses in White Bear Lake on October 2, 2025

Preliminary Survey Results

Question	Summary of Responses
Estimated Monthly Usage	No Estimate Known (9), Provided Estimate (8), No Response (1)
Estimated Peak Hour Demand	No Estimate Known (18)
Minimum Flow Rate	No Requirement (17), Provided Minimum (1)
Water Pressure Requirements	No Requirement (17), Provided Minimum (1)
Current Water Pretreatment	None (12), Yes (6)
Impact of Changes to Water Chemistry	None (13), Unsure (3), Provided Required Chemistry (2)
Desired Changes to Water Chemistry	Currently Satisfied (11), Desired Changes to Odor (3) and Hardness (3), PFAS (1), Iron (1)
Existing Separate Fire Suppression	Yes (5), No (8), Unsure (5)
Desire for Non-Potable Service	Yes with Additional Information or Evaluation (4), No (8), Unsure (5), No Response (1)
Current Wastewater Pre-Treatment	No (17), Yes (1)
Interest in Water Reuse/Treated Surface Water Use	Yes (5), Yes with Additional Information (3), Potentially in the Future (3), No (7)

WATER USAGE SURVEY RESPONSE



*Results from 18 total surveys as of December 20, 2025

Model Evaluation

- Two models are currently being evaluated: the Infrastructure-Based Model vs the User-Based Model
- Infrastructure-Based Model
 - Aim to service as many commercial, industrial, irrigation and HOA water usage with service corridor between Vadnais Heights and WBL as practical
 - Redundant backup service lines are installed
 - Due to the robust network, multiple pressure zones are required.
- User-Based Model
 - The distribution network is directed at the highest quantity users with limited water mains and associated infrastructure.
 - Single pressure zone distribution network.

	8-Inch Water Main	12-Inch Water Main	16-Inch Water Main	Water Tower Height	Water Tower Capacity	Pressure Zones	Pressure Zone 1 Range	Pressure Zone 2 Range
	(Linear ft)	(Linear ft)	(Linear ft)	ft	Gallons	#	PSI	PSI
Infrastructure-Based Model	53,423	24,446	7,721	170	1,500,000	2	46-84	68-78
User-Based Model	2,653	33,209	573	170	1,250,000	1	48-83	--

Annual Water Usage Overview

		WBL and VH Commercial/Industrial **	Gem Lake Commercial/Industrial**	Irrigation*	WBL Residential	VH Residential	Gem Lake Residential	Estimated Total Annual Demand
Infrastructure-Based Model	Total Annual Water Demand*** (GPY)	216,890,893	25,206,900	70,075,404	35,616,750	2,738,216	18,269,345	368,797,508
	Water Demand (GPM)	413	48	665	68	5	35	1,234
	Daily Demand (GPD)	594,222	69,060	359,361	97,580	7,502	50,053	1,177,778
User-Based Model	Total Annual Water Demand*** (GPY)	157,769,210	25,206,900	47,691,948	18,559,500	554,162	18,269,345	268,051,065
	Water Demand (GPM)	300	48	453	35	1	35	872
	Daily Demand (GPD)	432,244	69,060	244,574	50,848	1,518	50,053	848,298

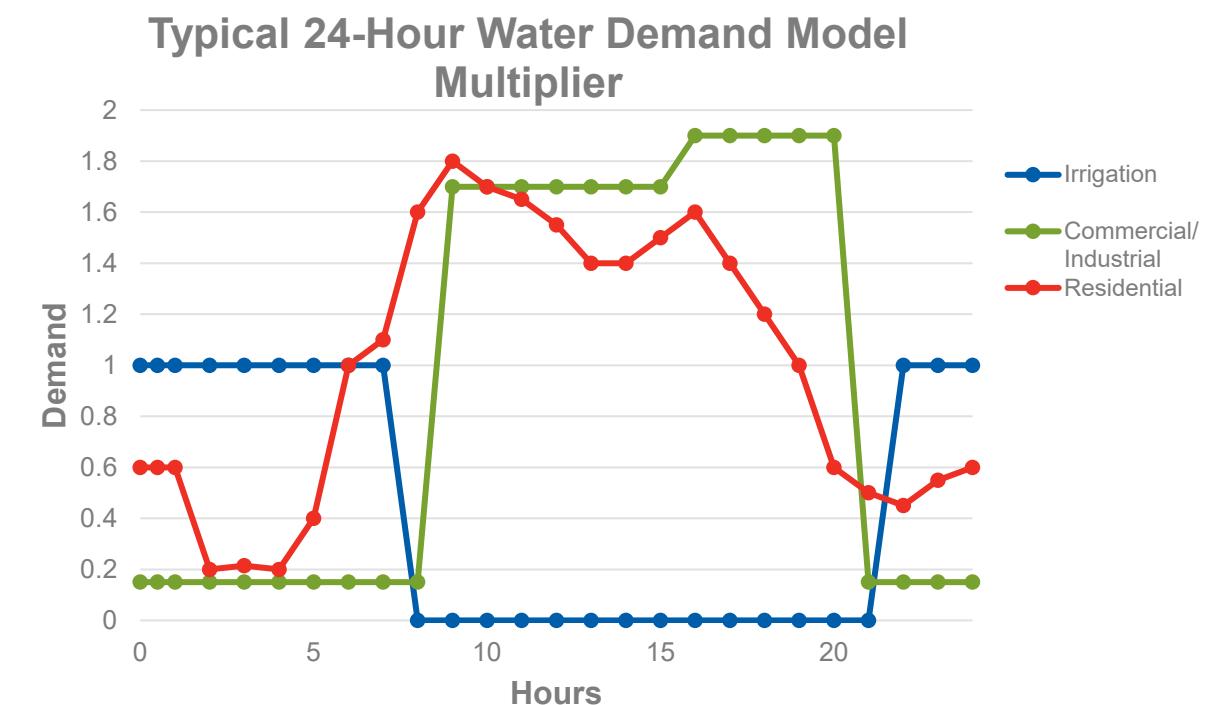
*Based on 9 hours of usage and 6.5 months of irrigation

**Based on 24 hours of usage for Commercial

***Diurnal Pattern will account for max flows

Demand Projections

Communities Included	Season	Daily Water Usage, Gallons	Fire Flow, GPM	Tank Size, MG
Infrastructure-Based Model	Irrigation	1,177,778	1,500 2 hours	1.5
Infrastructure-Based Model	Non-irrigation	818,417	1,500 2 hours	1.5
User-Based Model	Irrigation	848,298	1,500 2 hours	1.25
User-Based Model	Non-irrigation	603,724	1,500 2 hours	1.25



Source: AWWA

Preliminary Costs and O&M

- Current discussions related to potential operations and management duties are currently being evaluated
- Vadnais Heights, White Bear Lake and Gem Lake have been included in the early study phase watermain routing discussions
- The extent of treatment required at the surface water facility and final distribution network will likely play a significant role in the serviced parties and subsequently the operations and maintenance duties.
- Sole ownership and partnerships between the neighboring cities are both being evaluated.

	Infrastructure-Based Model *	User-Based Model *
Capital Costs	\$34,000,000 - \$39,000,000	\$20,000,000 - \$25,000,000
Total O&M Costs*	\$16,000,000 - \$18,000,000	\$6,000,000 - \$7,000,000
Annual O&M Costs**	\$450,000	\$150,000

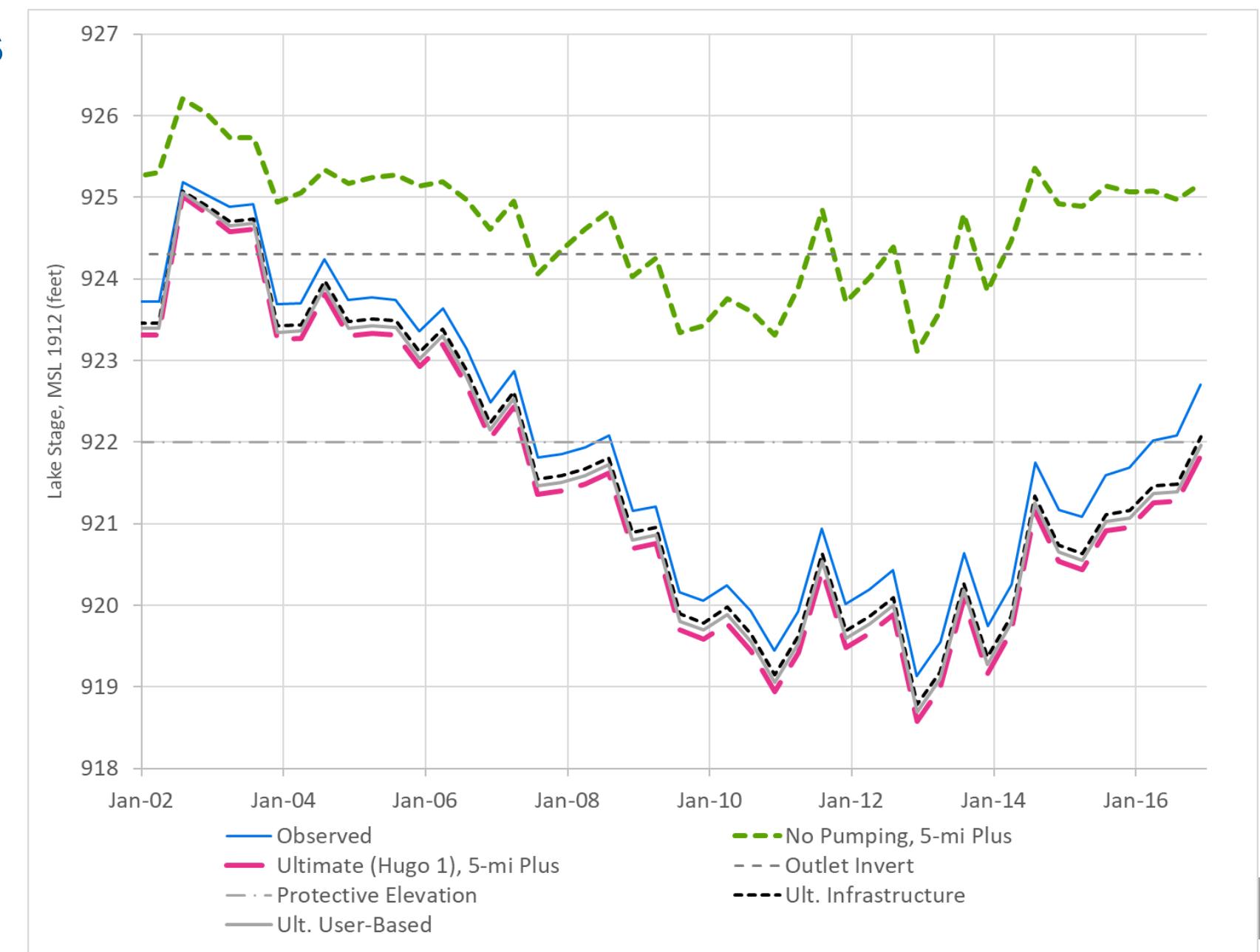
**All Costs only include the storage and distribution system. The Treatment System costs are not included*

***Based on a 50 Year Life Span*

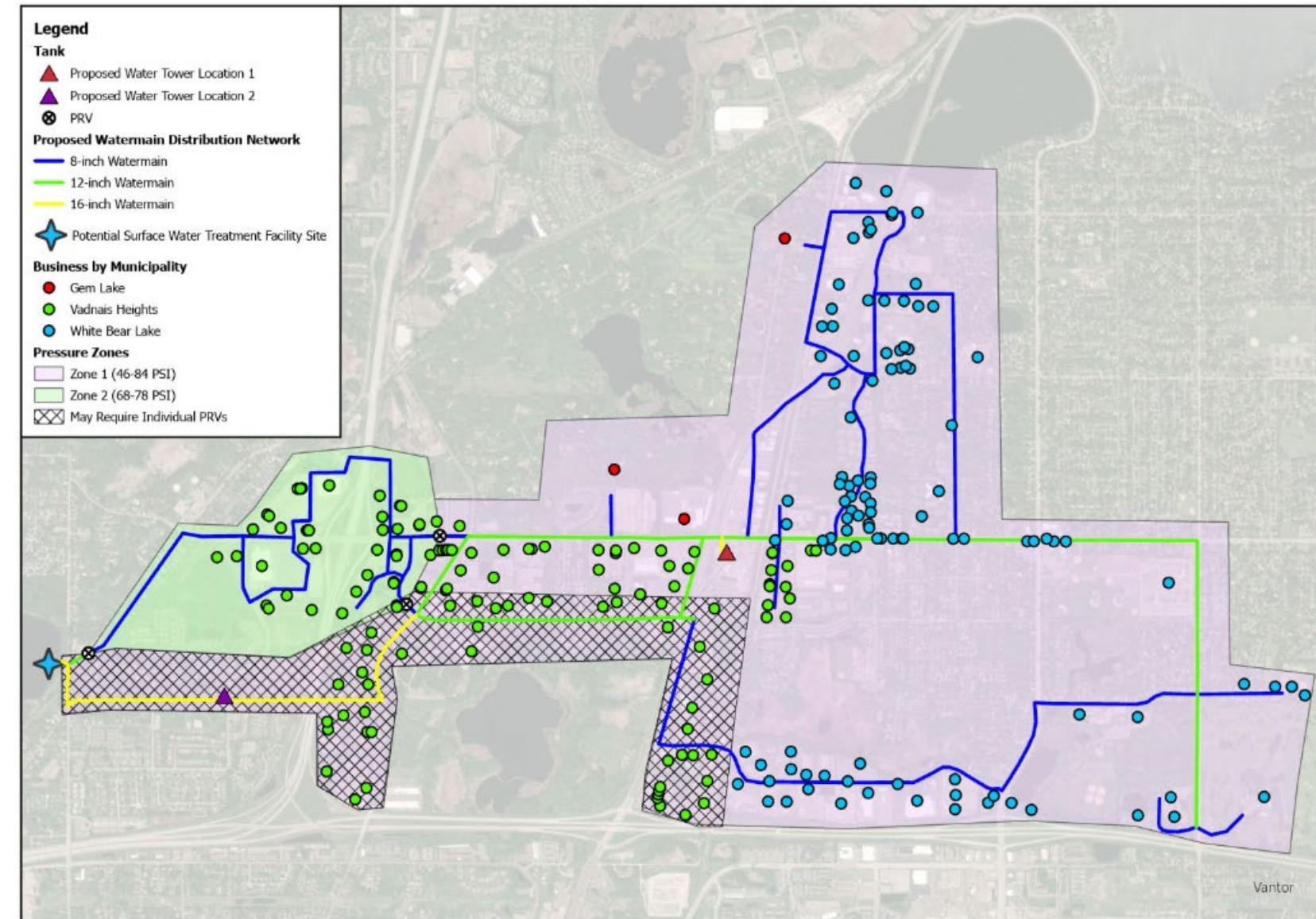
Effect on WBL Water Elevation

DNR Water Modeling Projections

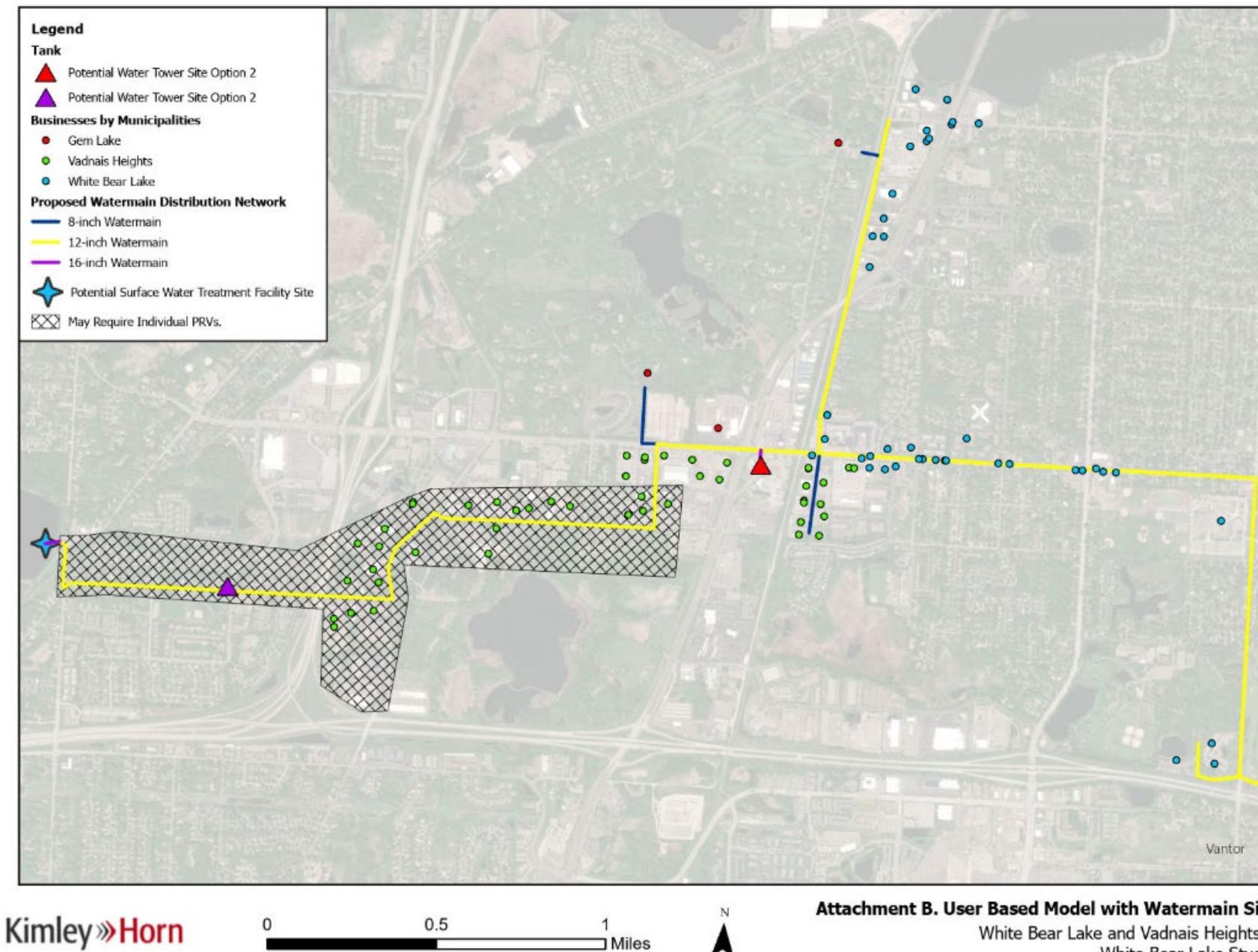
- Based on an evaluation of the two scenarios over the period of 2008-2015 (Hugo 1 Development):
 - Infrastructure-Based vs. Ultimate (Hugo 1): 0.19 to 0.21 feet increase in White Bear Lake water elevations
 - User-Based vs. Ultimate (Hugo 1): 0.10 to 0.12 feet increase in White Bear Lake water elevations



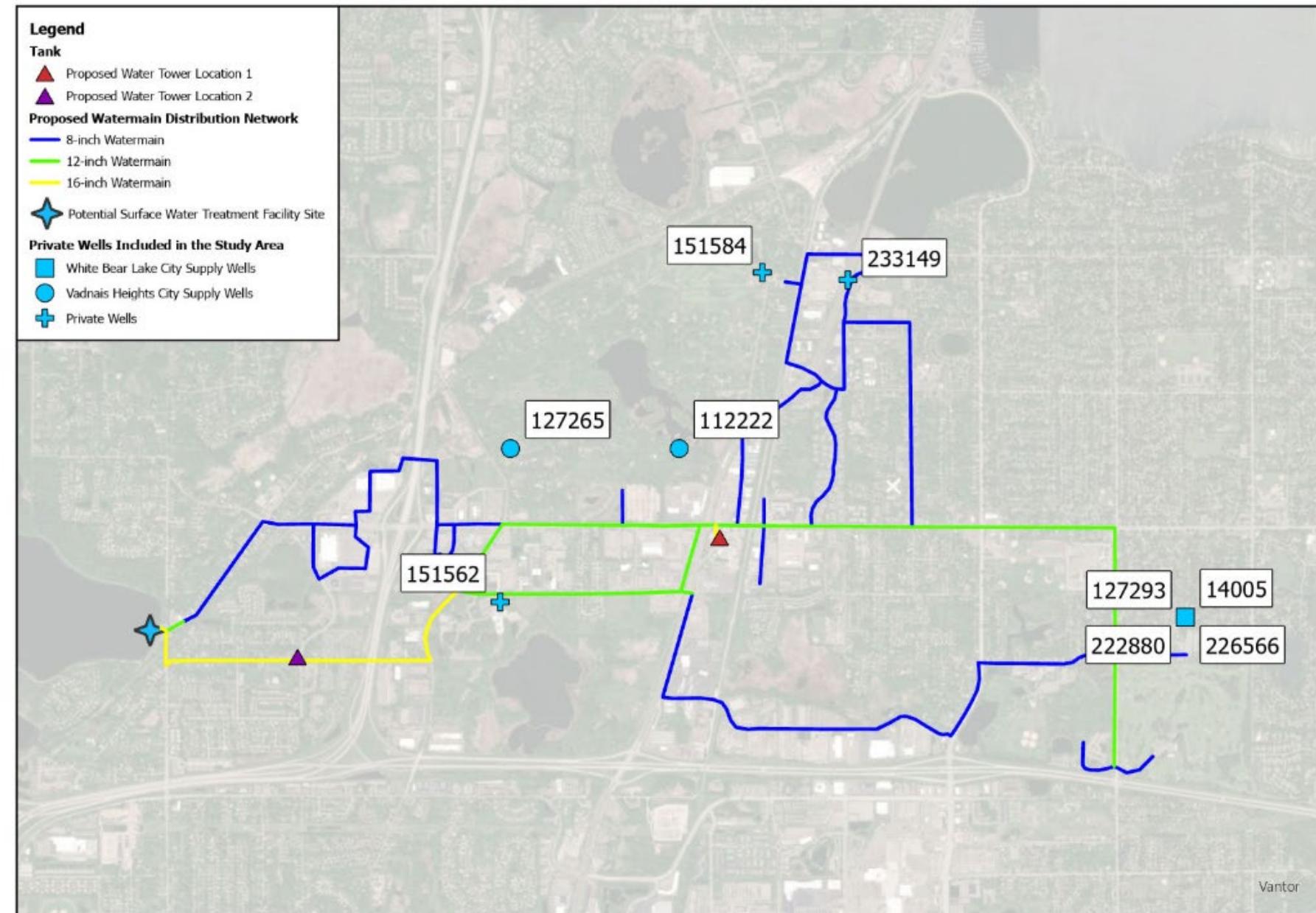
Infrastructure Based Model



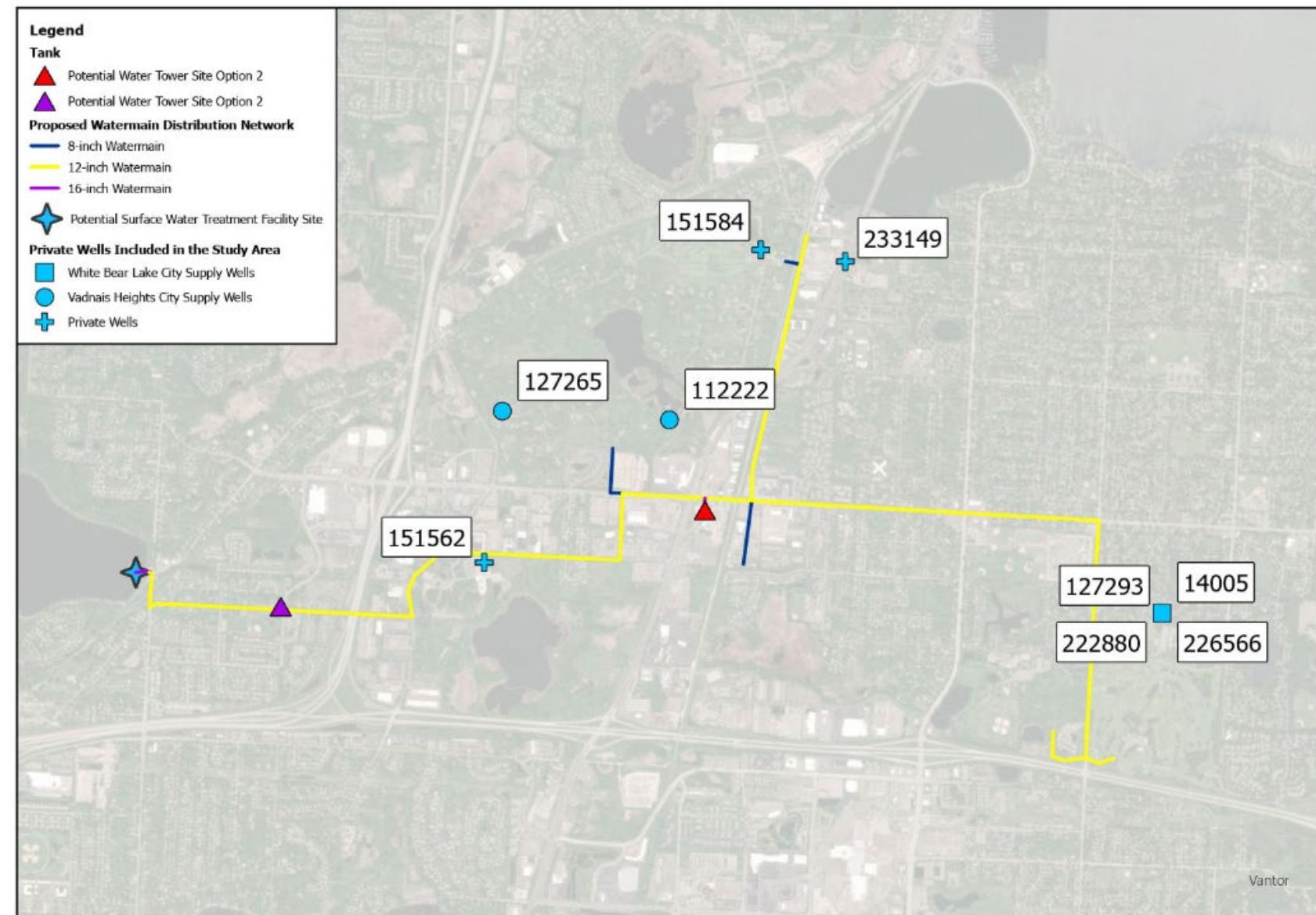
User-Based Model



Infrastructure-Based Model Well Information



User-Based Model Well Information



Regulatory Considerations

- MN State Law
 - Universal Plumbing Code (UPC) includes standards for non-potable water
 - MN Plumbing Board is reviewing these standards for potential inclusion into revisions with input from relevant state agencies
- WBL and Vadnais Heights have 12 Special Discharge Permit Holders but only 3 are currently in the footprint of the proposed watermain
 - These will require additional consideration if wastewater reuse is evaluated for these businesses as their discharge water chemistry may require further treatment
- Separation of potable and non-potable water streams

Study 11 - Initial Evaluation and Next Steps

- Additional direct outreach to designated large quantity users is advised to secure better stakeholder involvement. This may include additional education on water reuse and the purpose of the potential water supply changes
- Treatment requirements will be readdressed once the Chain of Lakes Source Water Sampling and Evaluation is completed for Study 7A (estimated completion in early Spring)
- Further discussion regarding operations and maintenance duties and system ownership/ responsibilities will occur as additional information on treatment requirements becomes available, as well as regulatory updates become finalized
- The user-based model will potentially provide 73% of the volume use reduction with 65% of the initial capital cost and 52% of the long-term costs compared to the infrastructure-based model
- The evaluation may be included in the lake augmentation study (7B).

Questions

