

Capital Improvement Planning

Community Walk-Around : Items to Consider

Water Systems:

The water system is broken down into three individual components: source, treatment & storage, and distribution.

For municipal systems, the source and storage and treatment are all offsite and supplied by the municipality.

For small community well systems, all three systems are onsite and owned, operated, and maintained by the system owner, which is the co-op.

Water source

- Number of wells - type, estimated gallons per minute (GPM), installation date
- Well pumps

Water treatment & storage

- Treatment system (chlorine, soda ash, iron removal, etc.)
- Storage tanks
- Pressure tanks
- Well House structure
- Booster pumps
- Electrical components
- Water meter

Water distribution

- Water mains (linear feet)
- Service laterals (from water main to home)
- Service connections (connects home to the lateral)
- Fire Hydrants
- Curb stops (on the service lateral at the road)
- Ball Valves (shut off on the service connection under the home)
- Fittings (used in any location the direction of the line changes) This is the most common cause of leaks and breaks
- Isolation valves

Wastewater Systems:

Wastewater systems are comprised of two components: storage and treatment.

For municipal systems, the storage and treatment are all offsite and the responsibility of the municipality.

For private systems, the most common type of storage and treatment is a septic system. This can be an individual, paired, or community system. These are all on site and are owned, operated, and maintained by the system owner, which is the co-op.

Distribution system (municipal system)

- Sewer mains
- Service laterals
- Service connections
- Fittings
- Sewer clean out
- Pumping/Booster station (when applicable, this is not required when it is gravity fed to the municipal lines).
 - o Booster pumps
 - o Grinder pumps

- Station structure

Septic systems

- Septic tank
- Leach field

Electrical Systems:

The electrical system of comprised three components: source, metering and distribution.

Source

The electrical company provides service into the community through electrical wires that lead directly into transformers. From the transformer, the wires lead down the utility pole and underground to a meter bank.

Metering

The outside lines are fed to a meter station so that each home's electrical usage can be individually metered and billed. Ownership of the electrical wires transfers from the electrical company to the co-op at the meter bank.

- Meter
- Backboard
- Conduit
- Disconnect

Distribution

The co-op provides electrical wires underground through conduit through a sleeve/stub into the home's electrical panel. Once the wires reach the sleeve/stub, they are then the homeowners' responsibility.

- Electrical wires
- Conduit

Roadway Systems:

Roadway systems are made up of two components: roadways and traffic calming

Roadways

- Pavement (linear feet)
- Seal cracking

Traffic calming

- Speed bumps/tables

Drainage Systems:

Drainage systems are put in place to prevent erosion, flooding and continuous standing water.

Pavement shimming can impact the flow of water. Keep this cost effective method in mind when paving roadways.

Types of drainage: Culverts, french drains, detention ponds, and catch basins.

Miscellaneous items to inventory

- Playgrounds
- Community Buildings
- Fences
- Other common buildings
- Retaining walls
- Maintenance equipment