



INTRODUCTION TO BARNESVILLE

Barnesville is a thriving and rapidly growing community in south-central Clay County. The city’s current population of 2,759 residents represents a 33% increase since 1990. The strength of this vibrant community centers on its convenient location and its reputation as a family- and business-friendly place.

Barnesville is located along Interstate 94 approximately halfway between Fergus Falls and Moorhead. While both of these regional and economic hubs are just 30 minutes away, Barnesville serves as a “bedroom community” for the Fargo-Moorhead workforce in particular. Young professionals have eagerly embraced the opportunity to pursue exciting career goals while raising their children in a community that is known for safety, small class sizes, and numerous parks.

Year	Population	Total Increase	Percent Increase
1990	2,066		
2000	2,173	107	5.2%
2010	2,563	390	17.9%
2020	2,759	196	7.6%
1990- 2020		693	33.5%

Barnesville’s population growth from 1990-2020

In order to accommodate current and future growth, the city plans to perform critical infrastructure improvements within an area that holds clear promise for redevelopment and additional housing.

THE NORTHWEST IMPROVEMENT AREA

The Northwest Improvement Area contains the oldest homes and infrastructure within Barnesville. The homes in this area are occupied primarily by elderly residents who live on low, fixed income. The vast majority of the infrastructure was installed in the 1930’s and requires immediate repair or replacement. Given the scale of necessary improvements and the demographics of the area, rate increases and other local cost-share strategies would place too great a burden on residents.

In recent years, Barnesville has successfully purchased and redeveloped many dilapidated properties. The Northwest Area presents an opportunity to build upon this proven track record, particularly because the lot sizes are sufficiently large to accommodate additional homes. The city now plans to perform much needed infrastructure improvements, which are urgently necessary and may be leveraged for future redevelopment.



The Northwest Improvement Area

EXISTING INFRASTRUCTURE CONDITIONS

The **WATERMAIN** in this area consists of cast-iron and asbestos concrete pipe. The area experiences costly watermain breaks every year because of the pipe's age and material. Moreover, **because the pipe's diameter is undersized for providing fire flow, it represents a significant safety hazard:** In the event that a fire truck needed to pump from this system, the pipe would likely cavitate and provide insufficient flow.



Street view of Northwest Improvement Area

The **SANITARY SEWER** in the area consists of pre-1970's clay tile pipe that is well beyond its design life. This brittle material is highly susceptible to inflow and infiltration. This reality is compounded by the high water table in the area, resulting in a 200-300% flow increase every Spring. The existing pipes are unable to handle this volume of flow, which only increases as new homes are connected to the system. Ultimately, **the system's age necessitates regular, costly repairs while also restraining the potential for community growth.** By replacing the sanitary sewer system, the city will also extend the life of its wastewater treatment facility and ultimately help improve water quality in Whiskey Creek, the impaired water that serves as a discharge site for the system.

The **STORM SEWER** system in the area consists of original, small diameter pipe. While the material composition is undocumented, its age and vintage clearly indicate that the pipe is well beyond its design life. The city plans to replace the system while performing the urgent improvements described above. Coordinating the infrastructure improvements described here will result in significant cost savings.

SUMMARY STATEMENT

The city is seeking creative funding solutions to perform a total reconstruction of the watermain, sanitary sewer, and storm sewer systems within the Northwest Area. The **total project cost is estimated at \$6.4 mil.**

CONTACTS

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Project Outcomes

- ✓ Rectify the costly and unsustainable regime of repairs.
- ✓ Facilitate opportunities for redevelopment and continued community growth.
- ✓ Remove fire safety hazard for residents.
- ✓ Extend the service life of the wastewater treatment facility.
- ✓ Help improve water quality for Whiskey Creek, an impaired water.