



Watertown City Council

Work Session

Mayor Michael Walters
Deborah Everson
Jim Kasheimer
Fred McGuire
Kay Thul

1. Call To Order And Roll Call
2. New Business
 - 2.I. Compost Site Discussion

Documents:

[STAFF MEMO - COMPOST SITE COST FORECASTS DISCUSSION.PDF](#)

3. Adjournment

All minutes are available on the website or can be requested by contacting City Hall.

309 Lewis Avenue South; P.O. Box 279, Watertown, MN 55388

Watertown City CouncilMarch 10th, 2026**Agenda Item:** Compost Site Discussion**Request for Action:** Provide Staff Direction**Employee/Dept.:** Dan Tolsma, Administration**Background:**

The City Council discussed the compost site at the February 24th work session and directed staff to provide more detailed cost scenarios. Attached is a forecast model showing projected costs over a ten-year period for each of the options considered at the February 24th work session. Each option has multiple cost variables, and several assumptions were made such as the amounts of materials generated and annual inflation rates. The first option, which is to keep the site operating in the same manner as it currently does, generates roughly 5,000 cubic yards of waste. For all other options we assumed this number would drop by half to 2,500 cubic yards due to the significant decrease in illegal dumping that would result from having to verify residency. Additionally, for all year over year costs we assumed a 3% inflation rate throughout, with the exception of the first option, which includes a 10% inflation rate for disposal costs based on actual observable data over the past several years.

Discussion:

City Staff is seeking direction from the Council as to how they would like to proceed. One possible next step brought up at the February 24th work session would be to schedule an open house to solicit resident input.

Attachment:

Compost Site Options Ten-Year Forecast

Compost Site Options 10-Year Forecast

No Changes to Site	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost	2032 Cost	2033 Cost	2034 Cost	2035 Cost
Public Services Staff Time (2 hrs / week)	\$ 4,680	\$ 4,820	\$ 4,965	\$ 5,114	\$ 5,267	\$ 5,425	\$ 5,588	\$ 5,756	\$ 5,928	\$ 6,106
Debris Chipping & Removal Costs (\$5.95 x 5,000 Cu. Yds.)	\$ 29,750	\$ 32,725	\$ 35,998	\$ 39,597	\$ 43,557	\$ 47,913	\$ 52,704	\$ 57,974	\$ 63,772	\$ 70,149
Total Annual Cost	\$ 34,430	\$ 37,545	\$ 40,963	\$ 44,711	\$ 48,824	\$ 53,338	\$ 58,292	\$ 63,730	\$ 69,700	\$ 76,255
Total Ten Year Cost										\$ 527,789

Automatic Gate with Camera	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost	2032 Cost	2033 Cost	2034 Cost	2035 Cost
Automatic Gate & Fence Installation Cost	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
License Plate Reading Camera Cost	\$ 5,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Key Fobs & Software Costs	\$ 1,500	\$ 1,545	\$ 1,591	\$ 1,639	\$ 1,688	\$ 1,739	\$ 1,791	\$ 1,845	\$ 1,900	\$ 1,957
Admin Staff Time for Fob Management (1 hr / week)	\$ 2,340	\$ 2,410	\$ 2,483	\$ 2,557	\$ 2,634	\$ 2,713	\$ 2,794	\$ 2,878	\$ 2,964	\$ 3,053
Public Services Staff Time (2 hrs / week)	\$ 4,680	\$ 4,820	\$ 4,965	\$ 5,114	\$ 5,267	\$ 5,425	\$ 5,588	\$ 5,756	\$ 5,928	\$ 6,106
Debris Chipping & Removal Costs (\$5.95 x 2,500 Cu. Yds.)	\$ 14,875	\$ 15,321	\$ 15,781	\$ 16,254	\$ 16,742	\$ 17,244	\$ 17,762	\$ 18,294	\$ 18,843	\$ 19,409
Total Annual Cost	\$ 103,795	\$ 24,097	\$ 24,820	\$ 25,564	\$ 26,331	\$ 27,121	\$ 27,935	\$ 28,773	\$ 29,636	\$ 30,525
Total Ten Year Cost										\$ 348,597

Manual Gate with Attendant (9 hrs / week)	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost	2032 Cost	2033 Cost	2034 Cost	2035 Cost
Gate & Fence Installation Cost	\$ 18,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Services Staff Time (2 hrs / week)	\$ 4,680	\$ 4,820	\$ 4,965	\$ 5,114	\$ 5,267	\$ 5,425	\$ 5,588	\$ 5,756	\$ 5,928	\$ 6,106
Attendant Initial Set Up Cost	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attendant Hourly Wages Cost (\$20.00 / hr)	\$ 9,360	\$ 9,641	\$ 9,930	\$ 10,228	\$ 10,535	\$ 10,851	\$ 11,176	\$ 11,512	\$ 11,857	\$ 12,213
Debris Chipping & Removal Costs (\$5.95 x 2,500 Cu. Yds.)	\$ 14,875	\$ 15,321	\$ 15,781	\$ 16,254	\$ 16,742	\$ 17,244	\$ 17,762	\$ 18,294	\$ 18,843	\$ 19,409
Total Annual Cost	\$ 62,415	\$ 29,782	\$ 30,676	\$ 31,596	\$ 32,544	\$ 33,520	\$ 34,526	\$ 35,562	\$ 36,629	\$ 37,728
Total Ten Year Cost										\$ 364,978

Manual Gate with Attendant (40 hrs / week)	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost	2032 Cost	2033 Cost	2034 Cost	2035 Cost
Gate & Fence Installation Cost	\$ 18,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Services Staff Time	\$ 4,680	\$ 4,820	\$ 4,965	\$ 5,114	\$ 5,267	\$ 5,425	\$ 5,588	\$ 5,756	\$ 5,928	\$ 6,106
Attendant Initial Set Up Cost	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attendant Hourly Wages Cost (\$25.00 / hr)	\$ 52,000	\$ 53,560	\$ 55,167	\$ 56,822	\$ 58,526	\$ 60,282	\$ 62,091	\$ 63,953	\$ 65,872	\$ 67,848
Debris Chipping & Removal Costs (\$5.95 x 2,500 Cu. Yds.)	\$ 14,875	\$ 15,321	\$ 15,781	\$ 16,254	\$ 16,742	\$ 17,244	\$ 17,762	\$ 18,294	\$ 18,843	\$ 19,409
Total Annual Cost	\$ 105,055	\$ 73,702	\$ 75,913	\$ 78,190	\$ 80,536	\$ 82,952	\$ 85,440	\$ 88,004	\$ 90,644	\$ 93,363
Total Ten Year Cost										\$ 853,798

Residents Use Topsoil Site (40+ hrs / week)	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost	2032 Cost	2033 Cost	2034 Cost	2035 Cost
Material Acceptance Cost (\$10.00 x 2,500 Cu. Yds.)	\$ 25,000	\$ 25,750	\$ 26,523	\$ 27,318	\$ 28,138	\$ 28,982	\$ 29,851	\$ 30,747	\$ 31,669	\$ 32,619
Total Annual Cost	\$ 25,000	\$ 25,750	\$ 26,523	\$ 27,318	\$ 28,138	\$ 28,982	\$ 29,851	\$ 30,747	\$ 31,669	\$ 32,619
Total Ten Year Cost										\$ 286,597

* Debris chipping & removal costs for option 1 assumes a 10% inflation increase year over year based on actual observed increases over the past several years

** All other recurring costs used throughout this forecast assume a 3% inflation increase year over year