



WEST LAKELAND TOWNSHIP

P.O. Box 447 · Lake Elmo, Minnesota 55042-0447
651/436-4773 · <http://www.westlakeland.govoffice2.com>

January 25, 2021

Virtual Meeting

Present: Chairman Dan Kylo, Supervisor Dave Schultz, Supervisor Marian Appelt, Carrie Seifert, Clerk; Jennifer Samec, Deputy Clerk; Viet-Hahn Winchell, Township Attorney; Ryan Stempski, Township Engineer

Call to Order

Chairman Kylo called to order the special meeting of the West Lakeland Board of Supervisors on January 25, 2021 at 7 PM. The purpose of the special meeting is to address issues associated with the 3M Settlement Conceptual Drinking Water Supply Plan and the proposed amendment to Chapter 4 of the West Lakeland Town Code. Ms. Winchell provided the rationale for the virtual meeting pursuant to Section 13.b.021 and executive order 20-99. The clerk did a roll call to confirm the presence of the board of supervisors.

3M Water Settlement Supply Plan

Supervisor Appelt and Mr. Ryan Stempski, township engineer, participate on the technical committee for the 3M Water Settlement Plan, and have been looking at the options presented by the co-trustees.

Mr. Stempski provided an update on the review being done for the township. After the last public meeting, a frequently asked questions document is being maintained and updated to provide information to the residents. From the comments at the public meeting, the township has asked the co-trustees to review the water system as a whole, and the POETS solution system as a whole. They have also put forward the request to be able to retain private wells for irrigation. The township has also put forward a formal request to have any municipal system able to support fire flow requirements. This would include fire hydrants and properly sized pipes. There has been no formal response yet. It was also requested that the cost of the POETS system be evaluated with equivalent assumptions, specifically regarding the impact of treating water for irrigation and outdoor use.

The township had engaged with a consultant to develop a financial model for a water rate study. The engineer and consultants are reviewing the cost assumptions to ensure that the model reflects the needs of the township. The financial modelling from Eihlers is due at the end of February, early March time frame.

Mr. Stempski also proposed that the township consider engaging the engineering firm, Stantec, to assist in the analysis. This is a national firm with expertise in PFAS treatment and have the technical expertise and modeling capabilities to validate the State's proposals. Mr. Stempski proposed that Stantec provide a peer review for the state's analysis.

After discussion, Supervisor Appelt moved to initiate a general services agreement with Stantec for an evaluation of the water model, costs, and verify the assumptions and plans proposed by the co-trustees as appropriate for the township's needs not exceed \$10,000, with the terms of the agreement to be validated by the township engineer and township attorney and authorize signature of the agreement outside the meeting. The motion was seconded by Supervisor Schultz. The motion passed by unanimous roll call vote (3-0 – Chairman Kylo, aye; Supervisor Appelt, aye; Supervisor Schultz, aye)

Public Comments



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Katherine Kennedy, 2156 Paris Ave, asked about Stantec's experience in this area. Mr. Stempski provided detail on the firm's expertise and projects such as the design of the GAC system for Cottage Grove.

Ms. Allie Skjevern Boyd, 275 Midwest Ave N, asked about the difference between irrigation and general yard use. Mr. Stempski noted that the request made of the co-trustees is that the wells not be sealed with the delivery of the municipal water system for outdoor use, and if not allowed, the state consider the added water usage from irrigation estimates to build the cost of an expanded system.

Steve Norenberg, 795 Midwest Trail, asked if lack of participation by residents could put a hold on the project. Mr. Noren believes 75% of the township does not support a municipal water system. Mr. Stempski is not aware of a minimum participation threshold, but the financial modeling will assist in better understanding the impact.

Ms. Lisa Ranum, 135654 4th St N, supported the request to survey the residents to determine the level of participation. Ms. Ranum asked if additional time could be provided before the co-trustees would make a decision to allow for review of the water rate study and peer review. Mr. Stempski noted that the schedule is reviewed at each technical review meeting.

Mr. Nathan Aamot, 14690 28th St Ct N, also supports a survey of the residents, but understands there is still information outstanding. He does not support the municipal system and asked about the impact of chemicals used to treat municipal water on the life of the septic system. Mr. Stempski noted that Washington County does not see an impact on septic systems from a municipal water system. Ms. Kari Aamot asked about tax impact. Chairman Kylo noted that the installation and capital costs will be paid for, and the water rates will provide for ongoing upkeep and recapitalization.

Mr. Brian Kelly, 767 Mendel Ave, noted that standards for PFAS have been modified since the time their home was purchased, and asked about contaminants in the ground water. Mr. Stempski noted that ground water sampling has been done, and contamination has been found near some of the drainage system ponds.

Written comments from Ms. Vicki Dewitt, 825 Midwest Trail Ct N, asked for the reasoning behind replacing the water system. Mr. Stempski noted that the concept plan was developed by the PCA and DNR, considering the number of impacted homes and the time and effort required for treatment. Supervisor Appelt noted that the concept plan has been under consideration for a couple of years.

Mr. Tony Frattalone, 15285 Palomino Tr N, asked for the rationale in capping the wells. Supervisor Appelt replied that the concern noted is the potential to re-introduce contaminants into the environment. Mr. Stempski noted that the intent is to remove interference with the aquifer, and allow dilution to remove the contaminants from this region.

Ms. Jeannie Schuna, 13889 28th St N, noted contaminants have been found in livestock and livestock products.

Ms. Pamela Kelly, 830 Midwest Trail, asked about a survey of residents. Chairman Kylo noted that a survey has not yet been discussed, as the township is still waiting for critical information.

Mr. Stempski and Chairman Kylo continued to encourage residents to address concerns and questions not only to the township staff, but the co-trustees as well. Supervisor Appelt noted that the current target for a decision is April 2021.



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Revision of Section 4, Zoning Regulation Uses in the Highway Commercial and Neighborhood Commercial Zone.

Mr. Del Miske, representing the planning commission, presented the rationale for the proposed modification of the language. Chairman Kylo noted that there are residences currently in the township's commercial zones, and that prior to 2017, under Washington County zoning, these areas were considered residential. After discussion, Chairman Kylo moved to move forward to a public hearing with the amended language for Section 4 of the West Lakeland Town Code to allow single family use in a commercial zone, noting that the clerk and attorney have previously directed to draft and publish a notice for a hearing. Seconded by Supervisor Appelt, the motion carried by unanimous roll call vote (3-0).

Adjourn

Having no further business, Supervisor Schultz moved to adjourn the meeting. Seconded by Supervisor Appelt, the motion carried by unanimous roll call vote (3-0). Chairman Kylo adjourned the meeting at 9:29 PM

Respectfully Submitted,

Elizabeth A. Vance
Secretary