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## **Special Meeting—December 3, 2020**

**In attendance:** Chairman Dan Kylo, Supervisor Dave Schultz, Supervisor Marian Appelt, Clerk Carrie Seifert; Engineer Ryan Stempksi

**Call to order:** Chairman Kylo opened the meeting at 9:01 am.

**Purpose:** to review comments submitted by residents regarding the 3M Settlement Co-Trustees' recommended option (Option 1) to provide clean drinking water to West Lakeland Township; as well as discuss the sale of property currently owned by West Lakeland Township, Parcel No. 2802920420002 (2.0 acre lot, at the NE corner of 15<sup>th</sup> St. N. and Omaha Ave N)

### **3M Settlement Water Supply Plan**

Engineer Stempksi highlighted that residents have the option of submitting comments directly to the town board as well as to the Co-trustees (MN Pollution Control Agency and the Dept. of Natural Resources) through an on-line survey. The township will not be copied on these survey or comment submissions; therefore, the total number of comments submitted to the Co-trustees will not be provided to the board. The completed surveys and comments will be accepted through December 10, 2020. To date, the township has received approximately 43 written comments: 38 comments from residents that are proposed to be connected to the public water system and 5 comments from residents that are not proposed to be connected to the system.

Engineer Stempksi reviewed a draft 'Frequently Asked Questions (FAQs)' document to cover some of the major themes. He also noted that the FAQs will be posted on the town website.

### **Who makes the final decision on whether or not a municipal water system moves forward?**

*MPCA and DNR as co-trustees will make the final decision for our community and other communities, based on input from the public and township*

### **What costs do the 3M Settlement money pay for?**

*Installation of new municipal wells, construction of PFAS treatment facility, operation of the PFAS treatment system for an estimated 35 – 40 years, installation of water main lines and associated infrastructure, full reconstruction of roads and storm sewer where water lines placed under the road, restoration of boulevard areas, ROWs including curbs, costs for connections to homes, restoration of property damaged during connections, sealing of private wells, removal of State installed home GAC systems.*

**Do I have to pay to connect to the municipal water system?**

*No, homeowners do not need to pay for connection costs, if connection occurs within 2 years of water line installation.*

**Does my private well have to be capped if I connect to the municipal water system?**

*Yes (is the current answer by the Co-Trustees). If there is Agriculture purposes or unique circumstances, they would consider those case by case but for a standard residential lot, the current answer is yes.*

**Will the contractors restore my yard after they connect my home to the municipal water system? Yes**

**What happens to the GAC filters already installed when I'm connected to the municipal water system? Will be removed at no cost to homeowner**

**Do I have the option to connect or not connect to the municipal water system?**

*Yes, but you will not be eligible for any reimbursable costs if you do not connect within 2 years*

**If I choose not to connect what happens then?**

*Homeowners that do not connect within 2 years will be responsible for all costs associated with operating the private well on the property, all future costs for home connections and well sealing, all costs associated with state installed GAC home treatment system.*

**Will there be an option for the property owners to have a hybrid option, i.e., using municipal water for household use and well water for outside lawn irrigation and livestock use?**

*The State can consider exemptions from well sealing (for example, agricultural purposes), lawn watering is not considered an agricultural purpose for exemption purposes. The Township will formally comment and request the option for property owners to continue to use their well for irrigation purposes.*

**If I decide to not connect to municipal water who is responsible for maintaining my GAC filter that was installed in my house?**

*Residents who choose not to connect to municipal water and have a state installed GAC system will assume all costs associated with operating that system, current costs for annual filter changes are approximately \$1,000 per year.*

**What will the water bill pay for?**

*The water bill will pay for recapitalization costs for the water system. Also included would be operation and maintenance expenses on the water system. The 3M Settlement funds will cover a water operator and all cost associated with PFAS treatment for 35-40 years. A Water Rate Study will be completed specific to West Lakeland Township that will detail out these specifics for our system.*

**If I connect to municipal water, what can I expect for an average cost for water usage?**

*We anticipate having those answers in Q1 of 2021 after the Water Rate Study is completed.*

**Will funds be allocated to cover water bills for any certain period of time?**

*No*

**Are the GAC filters used to treat municipal water any different than the ones used to treat household water?** *The municipal treatment system will use carbon technology, same as the household treatment systems*

**If homeowners are given the option, and decide not to connect, will they be forced to pay for that connection if they sell their home or move?**

*Yes, if that is required as part of the sale*

**Will there be any property tax increases due if the municipal water plan is approved?**

*The Washington County Assessor's office does not consider a municipal water system to have any impact on the property's valuation*

**How does installing a municipal water system coincide with the Township's Comprehensive Plan?**

*The West Lakeland Comprehensive Plan 2040 states "The need for public facilities is to be kept to a minimum". The Township could not have anticipated that it would experience wide spread ground water contamination and a need for a comprehensive mitigation plan. If a municipal water system is determined to be the best, economical, and feasible long-term alternative to provide our residents with safe drinking water; then we should do what is necessarily possible to implement it.*

**Will implementing municipal water encourage higher density housing and rapid development?**

*No, the Town Board intends to maintain its rural residential lifestyle with single family homes on minimum two and a half acre lots.*

**Has there been any discussion about installing a sanitary sewer system along with the water system?**

*Not at this time. 3M Settlement funds cannot be used for sanitary sewer installation.*

**Where will the water transmission pipes be installed, in the ROW or the under the street?**

*This is to be determined. The alignment of each pipe segment will be determined during detailed design, but generally local Township roads will have the pipes placed underneath the road to maximize our minimum space in the Right of Way.*

**When will they start installing water lines and where will they start?**

*Will depend on finalization of Conceptual Drinking Water Supply Plan and completion of the planning phase of the water system. It may take several years for full buildout. Construction could potentially begin in 2021.*

**How long will it take to implement the municipal water system if approved?**

*We will need to review the most efficient phasing of the water system in the planning phase. It is likely that the installation of the current proposed water system could happen over a period of 5 years or more.*

**Where will the municipal wells be drilled?**

*To be determined during design of water system. Tentatively, the State's consultants working on the model have located a potential site owned by Washington County along Manning Avenue north of 12<sup>th</sup> Street (across Manning Avenue from Horseshoe Lake).*

**What kind of water storage tower will be built and where?**

*To be determined with more modeling. The system currently proposed by the State has estimated two 0.25 MG elevated storage tanks. WLT has inquired about the possibility to install a ground storage tank in lieu of the elevated. The locations are to be determined, but areas of high ground have been looked at preliminarily along Neal Avenue south of Newberry Avenue and along Oakgreen Avenue north of 10<sup>th</sup> Street.*

**What kind of material will the pipes be made of?**

*Will be determined through modeling and design but current technology systems are ductile iron pipe (DIP) or plastic pipe (PVC).*

**Will there also be fire hydrants installed?**

*Fire protection is not part of the plan at this time from the Co-Trustees. It is the goal of WLT to put in a system with fire protection. The Township will be formally requesting that this additional cost is covered by the 3M Settlement Funds.*

**I recently replaced the pump motor on my well, will I get reimbursed for it if I decide to connect to municipal water?**

*Unfortunately, no.*

**My home is in the TCE well advisory district but just outside of the PFAS contaminated area. Am I eligible to get connected to municipal water?**

*3M Settlement funds are to be used for PFAS impacted areas only, the water supply system will however be designed for future expansion into TCE impacted areas should other funding become available.*

**My well tested negative for PFAS and the water lines will be installed down my street. Can I still be connected to municipal water?**

*Yes, when a water lines is installed down a street, all homes along that street will be eligible for connection to the water supply*

**Will there be any assessment to my property taxes for this municipal water system?**

*We do not see the need for assessments on the property owners for the water system, as capital costs are fully covered by the 3M Settlement funds. A water bill would be set up to capture O&M costs necessary to run the system and future replacement costs of the system.*

**Does the chlorine in a municipal water system impact the functionality of our septic systems?**

*Washington County Environmental Division stated no concerns with septic systems due to the small chlorine concentration in municipal water supply systems. They have this situation within the County and it has not been an issue. Household cleaners (i.e., bleach) are put into septic systems at a much higher concentration and the septic systems handle it fine.*

**Does PFAS get absorbed through the skin?**

*The studies seen by the Minnesota Department Health regarding absorption through the skin shows that it's not a significant route of exposure. The PFAS does not readily pass the skin barrier.*

Mr. Stempski noted that Jim Kelly with the MN Department of Health who has a long history with PFAS will be presenting the impacts of PFAS on December 15, 2020. The township will provide a link to the presentation on our website.

**Mr. Stempski and the Town Board addressed the following questions from the Zoom chat room:**

**How would the state cap the well and how was the time frame set?**

*Time frame was set by the Co-Trustees. The well drillers pull the remove the pump, weld the well shut at the well column and then cap it. Supervisor Kylo will research the cost to cap a well.*

**Which aquifer will the municipal water system use?**

*Analyses have looked at a couple options but hasn't studied the Franconia aquifer. The Jordan and Prairie Du Chien aquifers have been analyzed but more information is needed.*

**Are they using industry accepted engineering standards for filtering?**

*Yes, with the granular activated carbon PFAS filtering. They are also looking at other treatment options such as ion exchange as possible options.*

**I submitted comments to the town board last night. I encourage the town board to survey the residents to ascertain their views on the 2 options.**

*Before we do any survey we need to inform the residents by disseminate information to our residents. There may be some opposition to these options but residents need to be educated and make an informed decision. The FAQ sheet will help with this process.*

**West Lakeland Vacant Lot ( NE Corner of Omaha and 15<sup>th</sup> Street)**

Chairman Kylo proposed a 60' x 60' easement south of the vacant property to allow easier access into the property as well as making it more marketable. This would be incorporated into the survey for the upcoming road easement vacation.

Chairman Kylo will gather estimates on perk tests and consult with Attorney Winchell on legal parameters regarding road easement divisions and the process the town should follow in hiring a realtor.

Chairman Kylo motioned to place Marian as the lead person to answer questions regarding the proposed 3M Settlement Water Supply Options, Supervisor Schultz seconded, By roll call vote, the motion carried with a 3-0 vote.

Chairman Kylo moved to place himself as the lead person to answer questions and conduct business regarding the sale of the township vacant lot, seconded by Supervisor Appelt. By roll call vote, the motion carried by a 3-0 vote.

**Adjourn:** Supervisor Schultz motioned to adjourn the meeting at 12: 03 pm. Supervisor Appelt seconded. By roll call vote, motion passed by 3-0 vote.

Respectfully submitted,



Carrie Seifert  
Clerk