

October 22, 2020

Virtual Meeting

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

Call to Order

Chairman Kylo called to order the special meeting of the West Lakeland Board of Supervisors to review the proposed solution for West Lakeland safe drinking water from the co-trustees of the 3M Settlement at 7:13 PM.

Ms. Winchell explained the process for the virtual meeting.

Chairman Kylo welcomed representatives from the Minnesota Pollution Control Agency, the Minnesota Department of Natural Resources, and the Minnesota Department of Health, the agencies acting as co-trustees for the 3M Settlement regarding PFAS contamination.

Overview Presentation:

Mr. Gary Krueger, MnPCA Supervisor for the East Metro, presented an overview of the problem and the recommended solution to provide safe drinking water for West Lakeland Township. The presentation by Mr. Krueger is available from the Township clerk. The primary purpose of the settlement is to provide safe drinking water for residents impacted by the PFAS contamination. The secondary purpose is to enhance natural resources. In West Lakeland Township, approximately 2/3 of the current properties are impacted by the contamination plume.

Mr. Krueger explained the process and the work to date, resulting in a recommended option for West Lakeland Township to provide for clean, safe drinking water. The option proposed for West Lakeland Township is treatment with municipal wells. The grant funds would cover the costs to install two new public supply wells, construct the necessary PFAS treatment system, construct and install water transmission lines, connect residential water service, and cap existing wells. The maintenance of the treatment facility would be covered for 40 years. Under the proposal is the intent that homeowners would have the contaminated wells sealed to limit exposure to PFAS and the potential of cross contamination.

The next step in the process is to allow for public comment on the conceptual plans through December 10, 2020. In the spring of 2021, the plan will be finalized, and move to an implementation phase. It was noted that this project will take several years to complete.

Township Engineering Comment

Mr. Ryan Stempski, township engineer, sat on the technical subgroup for West Lakeland and supports the option presented by the trustees. His role for the Township is to protect the health, safety, and welfare of the community. West Lakeland, because of the impact of the contamination, is a target area for the East Metro. There are long term concerns with the effectiveness of Point of Entry Treatment Systems (POES) over time, and concerns with the homes not yet tested.

The option of the community water system would have one source point where the treatment and level of contamination could be regularly maintained and monitored. The township will take on the routine costs for maintenance of the water system and will be covered by the residents. Estimates on an annualized cost to maintain a private well is about \$540 per year. Costs of similar properties on community water systems in the East Metro, have a median home paying around \$500 per year. Costs for a community water system are similar to managing a private well.

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In the process of implementing a water system, there will be modeling that looks at the specific requirements of the township to ensure that there is the right distribution piping, right wells, right towers, and all the right components. There would also be a water rate study specific to West Lakeland Township. At the end of the day, the water bill is to be a zero-sum cash flow, designed to capture funds for ongoing maintenance.

Questions from Supervisors

Supervisor Appelt raised the concern from emails from residents, noting the desire to be able to retain the existing well for irrigation or for livestock. Mr. Kirk Koudelka, MnPCA, noted that the best practice is to seal the well to protect against cross contamination, or introduction of other contaminants.

Chairman Kylo asked about the experience with water rates in the area. Monthly costs are estimated and \$30 to \$40. Mr. Stempski noted there are costs to install and maintain a private well, such as replacing the piping, pump, or bladder over time. Mr. Koudelka noted that the settlement fund would cover the design work, engineering, installation, hook up, sealing the existing wells, and maintenance of the treatment system. Homeowners would have up to two years to connect to the municipal system and have the costs covered by the settlement. Cost to connect to the system is estimated at \$2,500. The cost to cap the existing well is also estimated at \$2,500.

Supervisor Appelt noted there is no intent to provide for municipal septic. The proposal is for water, and due only to the need to address the contamination.

It was noted that written comments were received by several residents. The comments will be provided to the trustees, but not read at this time.

Resident Comments

Nate Schutte, 13236 4th St Circle N, asked about the township's role in paying for the repair of the roadway as the distribution pipes are installed. Mr. Stempski responded that the concept has the distribution pipes installed in existing road right of way, and the cost would be covered by the settlement. Chairman Kylo noted that there is no intent to change the character of the township, move from the current minimum lot size of 2.5 acres. Supervisor Appelt noted that the 2040 Comprehensive Plan approved by the Met Council continues the rural nature of the township

Kristina Hering, 13720 Greenwood Trail N, asked about providing for fire hydrants and water for fire protection to be incorporated into the system. Mr. Krueger noted that this is not in the current proposal but has been brought forward by the supervisors. Cost sharing to provide for larger distribution system may be needed to address this need.

Tim Christman, 2008 Paris Alcove N, asked about the capital investment in the municipal water system as compared to the POETS option. He would like to see more options presented. Mr. Koudelka, MnPCA, noted that 19 potential options were narrowed to three. In the work group meetings, the cost models were compared in detail. The municipal system has more upfront costs but has less operational and maintenance over the long term. Mr. Krueger noted that the municipal option also better supports the ongoing monitoring and sampling over time.

The resident at 1309 22nd St N noted his residence was not slated to be put on the municipal system at this time. He asked about the process to request future testing by the state lab to determine if there will be issues into the future. Mr. Krueger will investigate.



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Mr. Michael Narusiewicz, 13678 Greenwood Trail, asked the board to look seriously at the option of sufficient water for fire protection services. He would like the Township to consider the cost sharing opportunities. Chairman Kylo responded that the Township is interested in establishing that service and will continue the discussion with the trustees. Mr. Stempski noted that this has been a request of the project that it provide for fire flow.

Mr. Jeff Rueber, 1424 Paris T N, asked if property would be restored after installation, and who would be responsible for any future repair to the distribution piping. Mr. Krueger confirmed that the settlement funds would provide for installation and restoration. Ongoing maintenance of the distribution piping would be the responsibility of the Township. Mr. Stempski noted there would be a warranty period for the project.

Mr. Bob Schwartz, 12040 18th St N, asked if an option would be to provide a credit to each household, and let each household determine if they would connect or not connect to the municipal system. He also asked about how the potential for cross contamination could occur. Ms. Karla Peterson, Mn Department of Health, explained how PFAS contamination and other bacterial could backfeed into the municipal water system.

Mr. Bob LaBrosse, 13150 22nd St N, asked about how to get information and provide comment on the project. Chairman Kylo suggested he contact a Town Board Supervisor or the MPCA directly. It was noted that the project website does provide a place for comments to be made. Mr. LaBrosse also expressed the desire to maintain the current well with a physical gap in the piping to be able to provide for irrigation. He also asked for the source of the requirement to cap the existing well. Mr. Krueger responded that the desire to have the wells capped is to limit the spread of the contamination. Ms. Peterson added that there is not a specific requirement to cap the well, but it is considered best practice.

Kevin James, 13890 28th St N, asked for clarification of the status of connection to be determined. Mr. Krueger noted that there is not sufficient sampling data in those areas to clearly indicate if the area is impacted by the PFAS plume. The decision to connect or not connect under the settlement option is determined by the testing.

Sara Flynn, 15743 Hudson Road, asked about her area with little residential activity. She is also concerned about being able to use the existing well for irrigation for the greenhouses at Black's Nursery. Mr. Krueger noted the homes that show contamination but are outside the area being proposed for the municipal system, a POETS system would continue to be supported.

Ms. Lisa Ranum, 13565 4th Street, asked about the allocation of funds to West Lakeland, and the payback time versus the life expectancy of the municipal system. Mr. Krueger noted there is not an allocation by community, but by need. Mr. Stempski noted the life expectancy of a municipal system should be 50 years or more. Water rates would be determined to manage the anticipated maintenance and replacement costs over time. Ms. Ranum also asked if funds were set aside for medical issues resulting from the contamination. Chairman Kylo noted that no township funds are being earmarked for that purpose.

Ms. Renee Rivers, 767 Mendell Ave, also expressed the desire to keep her private well, and is concerned about the lowering of the tolerance levels. She would like to see an option to keep the private well to support farm properties, livestock, and irrigation. She would also like the project to consider fire suppression. Mr. Krueger noted that the tolerance levels have been adjusted based on increasing understanding of the chemical.

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Ms. Ellen Callet, 1810 Newberry Ave, noted she likes the taste of the well water, and asked about the additives and taste of the municipal water. Mr. Stempski noted that the well will be drilled to the same aquifers currently supporting the private wells. Ms. Peterson noted that fluoride and small levels of chlorine are added to the water. Fluoride has no taste or odor. Chlorine is added to manage bacteria, and the water can be allowed to sit for a short period of time to allow the chlorine to dissipate. Filters can also be installed.

Mr. Lloyd Vasilakes, 14725 28th St N, asked if there would be a water bill to the residents for the 40-year life of the program. Mr. Krueger noted that residents should expect a water bill to provide for the support and maintenance of the system. The settlement funds cover the maintenance of the treatment system.

Ms. Brenda Swearingen, 15310 Painters Lane Circle N, asked where the wells would be located and what the structures might look like. Mr. Krueger noted the intent is to place the wells at the western part of the township and are looking at land already publicly owned. Mr. Stempski noted there is county owned property off Manning Avenue currently under consideration. The design will determine the look at feel of the system, and generally, the intent is to put in structures that complement the character of the neighborhood.

Mr. Russ Beebe, 12421 24th St N, noted his property was in between the plumes but is slated to be connected to the municipal water system. He is concerned about keeping his current well for irrigation purposes. He would also like the system to consider fire suppression.

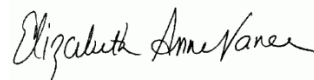
Ms. Annie Benjamin, 12099 22nd St N, would also like to have the option to connect the residence to the municipal water system and keep the private well for irrigation.

Mr. Rory Meisner, 12642 24th St, believes the preliminary cost estimates are underestimating the cost of irrigating large lots. He would also like to be able to connect the residence to the municipal water system and retain the current well for irrigation, noting that it should be possible to physically separate the two systems.

Adjourn:

The board thanked those in attendance for their participation. Residents were encouraged to visit the website and leave comments. Supervisor Appelt moved to adjourn the meeting. Seconded by supervisor Schultz, the motion carried. Chairman Kylo adjourned the meeting at 10:18 PM.

Respectfully Submitted,



Elizabeth A. Vance
Secretary