

OCTOBER 2022

# SANCTUARY HOA MEETING

# Agenda

Introduction of Board Members & Septic Committee

Meeting Objective

Septic System Overview

Timeline of Activities

Next Steps

# Sanctuary Board Members & Septic Committee

## Sanctuary Board

- Eric Bratvold
- Melissa Demar
- Suzanne Myers

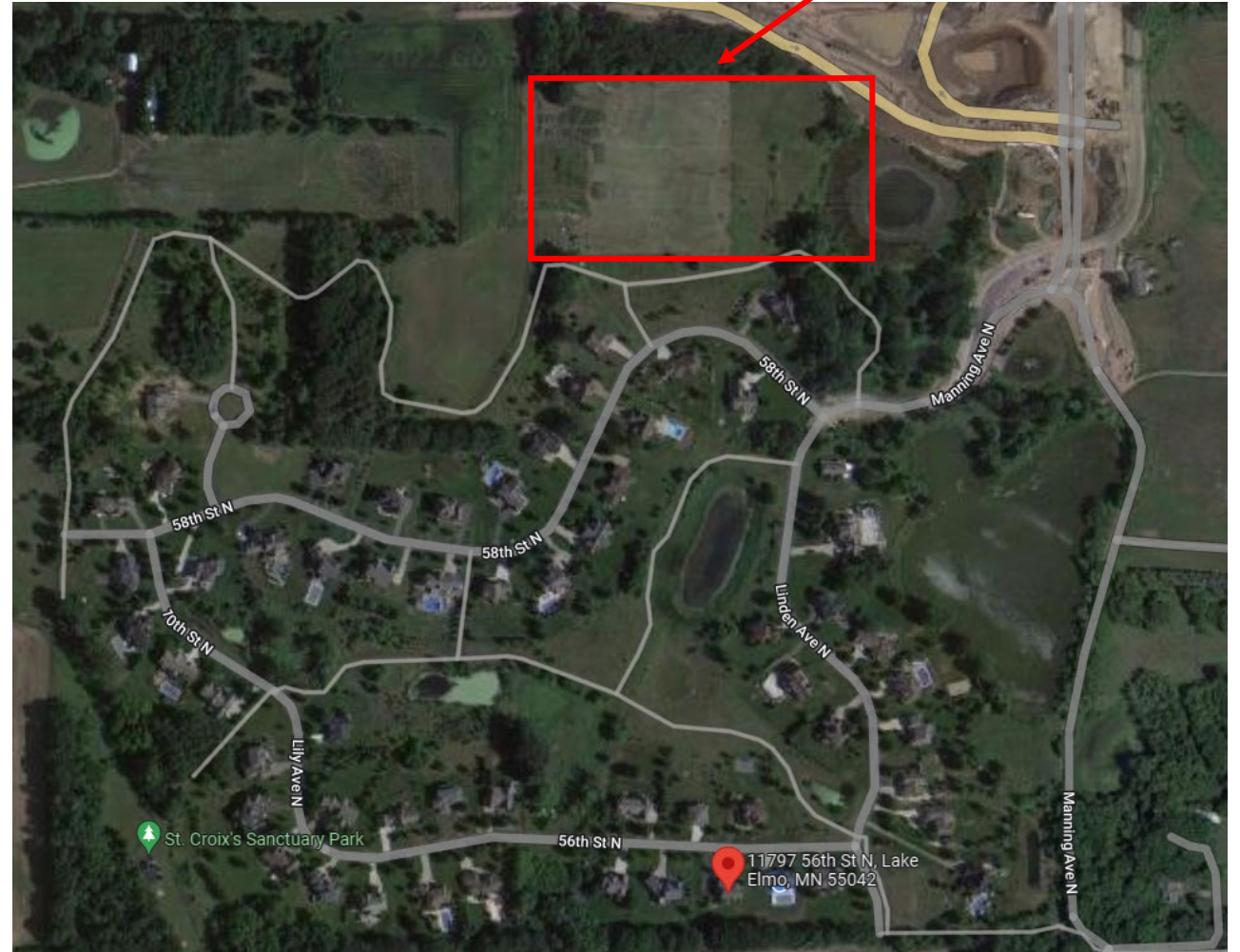
## Septic Committee

- Gregg Sainsbury
- Mark Cotton

# Meeting Objective

- Update association on the current non-compliance of our septic field
- Review on-going activity with MPCA (Minnesota Pollution Control Agency) and NSU (vendor who maintains our septic system)
- Review timeline of activity
- Outline key next steps required to get our system in compliance

Sanctuary Septic Field



# Sanctuary Septic System Overview

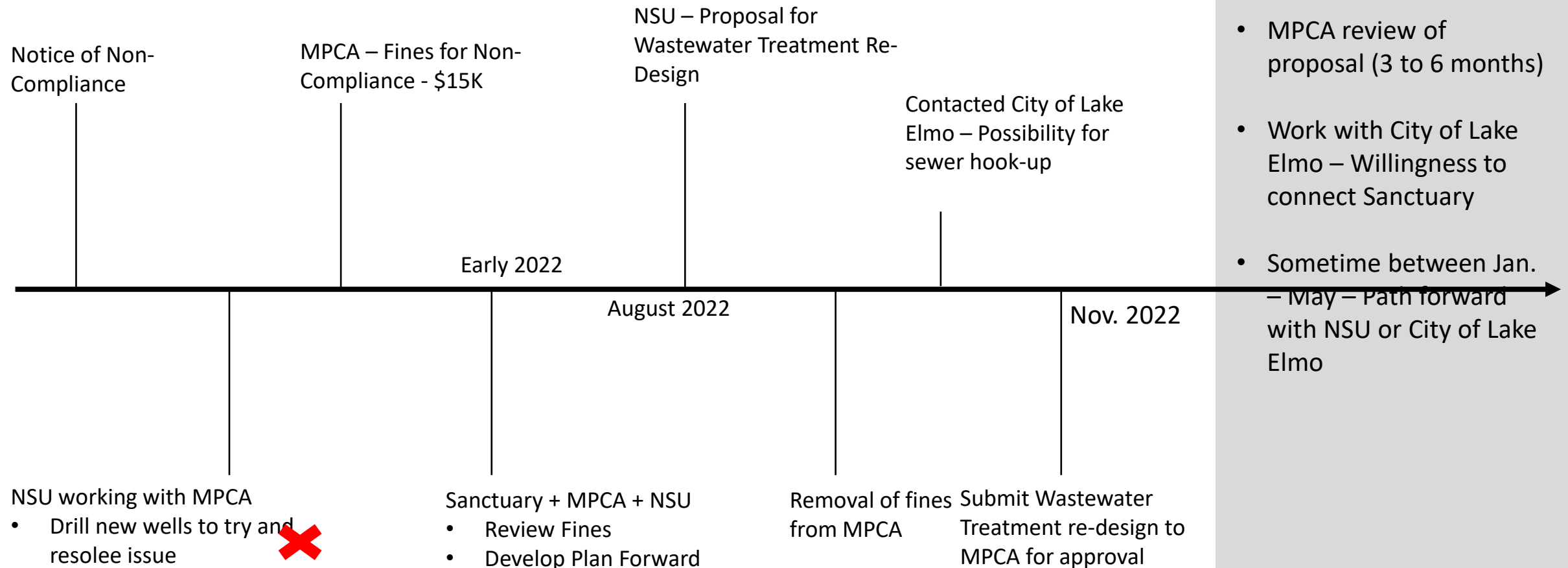
## Septic System Reminders

- Community system is 20+ years old and is serviced/maintained by NSU.
- Septic System oversights fall under the guidance of the MPCA.

## Current Status:

- MPCA guidelines require monthly compliance of nitrogen levels in wastewater (compliance vs. function)
- Many other associations like Sanctuary of Lake Elmo are experiencing similar non-compliance (High Nitrogen Levels)
- Current wastewater nitrogen levels exceed MPCA thresholds
- Working with MPCA and NSU to identify best path forward to get us in compliance
- To get in compliance we have three (3) options:
  - ✗ (1) Drill new wells – Attempted in 2021 and did not resolve solution.
  - (2) Re-design and replacement of wastewater treatment system
  - (3) Connect to City of Lake Elmo Sewer

# Septic System Timeline



## Key Next Steps

- MPCA review of proposal (3 to 6 months)
- Work with City of Lake Elmo – Willingness to connect Sanctuary
- Sometime between Jan. – May – Path forward with NSU or City of Lake Elmo

# Next Steps

NSU Redesign of Wastewater Treatment – Needs approval by MPCA

- Timeline: Review by MPCA (3 to 6 Months)
- Cost: Phase I - \$780K (70 to 80% confidence to fix issue and get us in compliance)
- Cost: Phase II - \$180K (99% confidence to fix issue and get us in compliance)

Funding/Financing secured for up to the ~\$1M cost for system fix. Need to increase dues for all members by \$1,750 to cover costs

City of Lake Elmo – Connect Sanctuary to City Sewer

- Need signed petition from 32 homesites – City will look into feasibility, cost, etc.
- City commits to feedback in 1 to 3 months

# Appendix

# Septic Field Service & Maintenance

Biggest issue today: Nitrogen (Compliance vs. Facility Function)

We are out of compliance related to the MPCA Nitrogen level mandate

- NSU is working with the MPCA to identify an acceptable location for the well drilling
- Outlot F (owned by Sanctuary HOA) is option 1. Option 2 would be other Outlots in the development. We cannot drill on those lots until we get ownership on those outlots transitioned over to Sanctuary HOA from Case Arkel (original HOA board member)
- Ground Water Drilling: 3 to 4 wells need

Proposal:

- Option 1: Drill wells (\$16K to \$30K) on designated MPCA outlots and evaluate. We may have to drill more if we are not in compliance (nitrogen too high)
- Option 2: Hydro study (temporary boring holes) to test location sites and then drill and then Option 1 (\$25K to \$35K).
- Option 3: Option 2 + Facility waste-water facility redesign proposal (+\$20K) – Pass, but we will start to budget for the facility re-design proposal.

# FAQ – Groundwater Well Installation

## Why do we need to do this?

- There are two ways to monitor the nitrogen 1) at the pipe (which is what we are currently doing and is out of compliance) 2) groundwater monitoring well network. The goal of the well drilling is to establish a groundwater monitoring well network. Once the groundwater monitoring well network is established we will apply for permit modification to change from at pipe monitoring to groundwater monitoring.

## How many new wells do we have to drill?

- Number of wells that will be required is driven by MPCA. We will likely have to install 1 well to start, survey the 1 new well, and 2 existing wells to triangulate the direction of the groundwater flow. Based on the flow direction, the MPCA will require additional wells (1 or 2 more) downgradient from the treatment site as needed
- It can be more cost effective to do multiple wells at a time. However, everything in this case is driven by MPCA requirements, so we just have work through the process and drill 1 first...and then additional wells as needed

# FAQ – Groundwater Well Installation

## Where will the wells be drilled?

- At this time we are planning to drill the first well on the land south of Outlot F

## Why is this so expensive?

- Much of the cost associated with this work is for well drilling, surveying, and permit fees. NSU will only get our 10% markup on those services plus time for completing permits, reports to MPCA, site time, etc. .

## What happens if the well drilling doesn't resolve the nitrogen levels

- Worst case scenario, if we are unable to establish a groundwater monitoring well network(GMWN) we would need to upgrade the wastewater treatment system which would cost approx \$300,000.
- NSU is very hopeful that we will be able to establish the GMWN but there are no guarantees. NSU has been very successful with other associations establishing the GMWN.