



**GENERAL PROPERTY NOTICE REGARDING PRIVATE SEPTIC SYSTEMS RESIDING IN THE OLD  
VILLAGE OF LAKE ELMO  
October 15<sup>th</sup>, 2013**

**Dear Property Purchaser / Property Owner:**

The City of Lake Elmo is currently installing a force main sewer line to connect residents of the Old Village portion of the community to a Metropolitan Council sewer interceptor line located in the I-94 corridor. The force main sewer line is the first step to providing sanitary sewer service to downtown area of Lake Elmo -- which is scheduled to commence in 2015 when Washington County rebuilds CTH Highway (Lake Elmo Avenue). It has been suggested that installing lateral sewer pipes to service the 200+ homes could take up to two years (2016) and most likely will include street and water main repairs. In the interim, the City understands that many residents in the Old Village may be faced with a situation where their current septic system is failing due to age or has been deemed non-compliant due to change in state regulations. This becomes particularly troublesome when it becomes necessary to sell your home.

The City of Lake Elmo, in conjunction with Washington County, is issuing this notice to inform prospective property purchasers, property owners, realtors, private home inspectors and private septic system consultants and vendors that the City of Lake Elmo presently intends, subject to fiscal ability and construction logistics, to install sewer to Old Village homes commencing in 2015.

**In the event that your system is deemed an imminent health threat**, it will be important for you to talk with representatives of Washington County to determine your best course of action. In an effort to save you money, the City of Lake Elmo would allow the construction of a temporary holding tank to bridge the gap between your old system and city sewer. Since the City of Lake Elmo contracts with Washington County for private septic system inspections, **it is necessary for you to receive your interim solution from the Washington County Public Health & Environment Department. They may be reached by calling 651-430-6655.**

**In the event that your system is functioning, but is determined to be failing to protect groundwater due to a lack of soil separation**, this notice will serve as your **regulatory bridge** to hook-up with the city's sewer system. Simply put, you will be able to use your current system until city sewer service is provided, **BUT you will be required to hook-up immediately when the sewer pipe reaches your property.** (*NOTE: Current City Ordinances allows a grace period of two years to hook up to city services when provided*). Our current estimation, in 2013 dollars, is that sewer costs (including Sewer Access & Availability Charges) could run between \$18,000 - \$30,000 based on your home's proximity to the sewer line, the retrofitting of your plumbing, and other site specific concerns.

Please present this notice to your financial institution, realtor, home inspector or others that may need a clear understanding of how your home will be served by city sewer in the near future.

**The City Council of Lake Elmo, Minnesota**