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DEPARTMENT OF HEALTH AND ENVIRONMENT

January 23, 2006

Roger O. Taylor
City Councilman
4380 Linn Valley Blvd.
Linn Valley, KS 66040

Re: Linn Valley Lakes wastewater system

Dear Mr. Taylor:

I am in receipt of your letter that asks when Linn Valley Lakes can no longer install holding tank systems. You also asked about alternatives. I commend you for looking at your long-term wastewater situation.

A short answer is that the homeowners can continue to use holding tanks and that the Linn Valley Lakes Property Owner's Association (POA) can continue to pump holding tank effluent into the lagoon until it reaches the lagoon permit's maximum limit of 30,000 gallons per day.

At your suggestion, I called Pam McCoy, general manager for the POA about the matter. Ms. McCoy provided the following information:

1. From January 1 to December 31 2005, the POA pumped an average of 20,436 gallons per day from holding tanks into the lagoon system.
2. All homes have holding tanks. There are 289 holding tank customers. Eighty to 100 are year-round residences; the rest are seasonal. She estimates 200 fulltime residents.
3. They rely on homeowners to let them know when holding tanks need pumped.
4. The POA does not have the authority to inspect homeowner's holding tanks. We discussed the possibility of the City of Linn Valley adopting an ordinance to regulate and inspect holding tanks.
5. The POA owns and maintains a drinking water treatment plant below the dam that provides drinking water to 70 homes. About 100 homes are served by Linn County RWD#1, while the rest haul in drinking water.

DIVISION OF ENVIRONMENT
Bureau of Water - Watershed Management Section
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Even though the lagoon system has reserve capacity at this time, KDHE recommends that the POA and/or the City of Linn Valley retain a consulting engineer to provide recommendations on a long-term wastewater solution. Our reasons for this recommendation:

1. You indicated that the city is experiencing an 8% growth rate, and that this rate is expected to increase because of the widening of U.S. Hwy. 69. You should also consider that the high number of existing seasonal homes could become permanent residences in a short time. This situation creates the potential for a sudden increase in wastewater generation.
2. The lagoon system is in a tributary that drains into a lake used for recreational and drinking water purposes. Discharge of treated wastewater into the lake will accelerate eutrophication. This could result in taste and odor problems in drinking water, mats of algae, which interfere with boating, swimming, and other recreation activities and depleted oxygen, which can cause fish kills.
3. Holding tanks are not considered a long-term alternative and could eventually pose an environmental threat, especially when the POA does not have the authority to inspect the tanks. The preferred material for holding tanks is concrete, provided such tanks are properly constructed and installed. Steel tanks, though, will eventually rust out and fail.

KDHE also recommends that the POA consider transferring ownership of the water and wastewater system to the City of Linn Valley. Cities have more regulatory authority and more funding sources than property owner's associations.

Please call me at 785-296-1683 or Rance Walker at 785-296-5537 if you have any additional questions.

Sincerely,



David E. Gurss

Watershed Management Section, Bureau of Water

pc: Rod Geisler
Rance Walker
Don Snethen
Ed Dillingham
Greg Taylor, KDHE SEDO
Beth Rowlands, KDHE NEDO
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