



2022 ICOLA Septic System Incentive Offer

The soil underneath the drain-field of your septic system acts like a filter, filtering your effluent before it runs into the water table and lake. Over a long period of time, 20-30 or more years, that soil-filter can become saturated. When the soil filter becomes ineffective, pathogens, phosphorus, and nutrients can run mostly unfiltered from your septic system into the water table and the lake. Phosphorus and other nutrients drive the growth of green algae and undesirable weeds. A septic compliance inspector performs hand-drawn soil borings near your tank and under your drain-field to determine how well soil is filtering effluent.

Janet Coon/JC Design Services is a licensed independent septic inspector who has agreed to perform septic compliance inspections for lakeshore property owners. **ICOLA has arranged** for Itasca Waters, through a grant from the Blandin Foundation, **to pay the inspection fee for qualifying property owners** who volunteer in 2022. Here is a link to more information about Janet Coon/JC Design Services <http://bit.ly/JCDesignServices>

Janet Coon is a certified Itasca County *independent* septic inspector – an inspector who is not also an installer. Janet has successfully serving as a septic designer for 20 years and has been serving as a respected inspector for the past 4 years. References are available.

Qualifying property owners are those whose septic system was installed in 1996 or prior, who have not had a septic compliance inspection performed during the past five years, whose property is not currently for sale, and who have not applied for a zoning (building) permit. In addition, those who have an emergency situation are not eligible. If you can see evidence that your septic system has already failed, for example you can see effluent surfacing from the ground, or your system is backing up into your home, your system may constitute an imminent public health threat and you have an emergency situation and are required by law to take immediate action. If you have an emergency, ICOLA recommends that you take immediate action and contact septic replacement contractors directly now. ICOLA's septic inspection offer is meant for voluntary and non-emergency situations only. If you have an emergency situation, you are not eligible for ICOLA's voluntary inspection and incentive offers.

Property owners are of course welcome to choose their own inspector, negotiate their own rate, contract for inspection service, then pay the inspector for his/her own inspection. ICOLA can supply property owners who wish to choose and pay their own inspector a list showing all certified inspectors and licensed septic professionals working in Itasca County.

Should you choose to move forward, here's how the inspection process would work: When you volunteer, ICOLA sends your name and phone number to Janet. Janet calls you to schedule an inspection. Janet comes out to perform the inspection. You don't have to be at the lake for Janet to perform the inspection. If you'd like to be present during your inspection, please be sure to let Janet know when you speak with her. **Inspections will likely be completed in late summer or fall, 2022.**

Your septic compliance inspection will be exactly the same inspection that Itasca County requires to be performed before a property sale can close or when a property owner applies for a zoning (building) permit. Janet will check your septic tank for leaks, check to see if the system is operating properly, and then performs soil borings both near your tanks and near your drain-field. The borings near the tanks will determine whether your tanks are leaking. The borings near the drain-field will determine whether the soil underneath your septic drain-field is properly filtering effluent.

As a certified licensed inspector, Janet completes a form at the end of the inspection, and indicates whether your septic system passes or fails. You will receive a copy of the form. **Janet also sends Itasca County a copy of the form.** Janet sends an invoice for the cost of the inspection to ICOLA. ICOLA forwards the invoice to Itasca Waters. Itasca Waters pays Janet.

Please understand that a compliance inspection is different than septic tank pumping. Tank pumping is performed by a septic service. In the local area, examples of firms that pump septic tanks include Scooters Septic Service and Bunes Septic Service. Septic professionals generally recommend that property owners have their septic tank pumped every three years or so, depending on use. A septic compliance inspection does **NOT** include a tank pumping. If your septic tank has not been pumped for three years or more, you may also want to pump your septic tank. If you aren't sure whether you need to have your tank pumped, Janet can likely look at your tank and help you make a decision when she comes to perform your compliance inspection.

If your septic system passes the compliance inspection, great! You can rest easy knowing that your septic system is not contributing to the greening of you lake. If your system does not pass inspection, that means some or all of your effluent is likely entering your lake and feeding green algae and weed growth.

Property owners whose inspections do not pass are legally bound to repair or replace their septic system. ICOLA recommends property owners take immediate action to repair or replace a failing system, but legally owners have up to two years to complete the work, unless the inspection results in a finding indicating that the system is an imminent public health threat, in which case the system must be repaired or replaced within 10 months of the inspection report.

Please understand that repairing or replacing your septic system can be expensive. Depending on what is causing your system to fail, it could cost anywhere from a few hundred dollars to \$12,000 - \$15,000 or more to replace your entire system. Please also understand that septic systems have a limited lifespan and that any repair or replacement cost is much less expensive than a green lake will be to your property values, your lake's fishery, and your family's enjoyment of the lake. ICOLA will keep confidential the list including who volunteers for a septic system compliance inspection and the inspection result. **Itasca County will follow up with enforcement action for those property owners whose inspections do not pass and who have not completed the appropriate repair or replacement action within two years of the inspection.**

Please understand that by agreeing to move forward, you are entering into a contract with Janet Coon/JC Design Services to perform your septic compliance inspection. ICOLA and Itasca Waters are simply agreeing to pay the cost of Janet's inspection and are otherwise not a party to that agreement. If you are unsatisfied with Janet's work in any way, please let Janet know directly 218-404-3964.

If you would like to move forward and order an inspection, please complete the attached one-page form and return it to beautifuldeerlake@gmail.com and ICOLA will add your name to Janet's inspection list. Thank you for your interest in ICOLA's 2022 Septic System Incentive Offer!



2022 ICOLA Septic System Compliance Inspection Agreement Form

If you'd like to move forward and order an inspection, please print, complete, sign, and date the form below indicating you've read, understood, and agree to ICOLA's offer as described in this document and the hold-harmless language below. Please scan and return this page to beautifuldeerlake@gmail.com and ICOLA will add your name to Janet's inspection list.

Please understand that by agreeing to move forward, you are entering into a contract with Janet Coon to perform your septic compliance inspection. ICOLA and Itasca Waters are simply agreeing to pay the cost of Janet's inspection and are otherwise not a party to that agreement. As a result, by agreeing to move forward, you agree to defend, indemnify, and hold harmless ICOLA, its officers and board of directors, Itasca Waters, and the Blandin Foundation from any and all claims, demands, lawsuits, causes of action, loss, liability, injury and/or damage including without limitation all claims for property damage, monetary loss, personal injury, equitable relief, and/or wrongful death, whether brought by an individual or other entity or imposed by a court of law or by administrative action of any federal, state or local governmental body or agency that arises out of any acts, omissions, or willful misconduct in any way on the part of Janet Coon in the course of her work. This indemnification and hold harmless applies to and includes, without limitation the payment of all penalties, judgments, fines, awards, attorneys' fees and related costs or expenses.

Property Owner Name _____

Lake Property Address _____

eMail Address _____

Phone number where inspector
can contact you to schedule inspection late summer or fall _____

I am potentially interested in a zero-interest 10-year-term loan from Itasca County if my septic system fails inspection ____ Yes ____ No

Property Owner Signature _____ Date Signed _____

Please complete, sign, and return this form to ICOLA at beautifuldeerlake@gmail.com

TO BE COMPLETED BY ICOLA/Itasca County AFTER THE INSPECTION IS PERFORMED.

Inspection Date _____

Result _____

Imminent Public Health Threat? ____ (Y/N)