TOWN OF NEW BALTIMORE Draft 1/28/16
COUNTY OF GREENE Approved 2//16
PUBLIC HEARING ON PROPOSED INCREASE AND IMPROVEMENT OF FACILITIES OF THE NEW BALTIMORE SEWER DISTRICT
January 25, 2016 – Page 1

Deputy Supervisor Ruso opened the Public Hearing at 6:30 PM. Also attending Councilmen Briody and Irving, Councilwoman VanEtten, Town Clerk Finke, Tax Collector Jordan, Highway Superintendent Jordan, and 14 members of the public who signed the attendance book. Absent: Supervisor Dellisanti (Family Funeral)

Town Clerk Finke read *'Notice is hereby given that the Town Board of the Town of New Baltimore, Greene County, will meet at the Town Hall, 3809 County Route 51, Hannacroix, New York, New York 12087, on the 25th day of January, 2016, at 6:30 o'clock p.m., prevailing time, for the purpose of conducting a public hearing upon a proposal by said Town Board to increase and improve the facilities of the Town of New Baltimore Sewer District (a/k/a Sewer District No. 1) as hereinafter described, at which time and place said Town Board will meet to consider such proposal and hear all persons interested in the subject thereof and concerning the same. The increase and improvement of facilities of the Town of New Baltimore Sewer District (a/k/a Sewer District No. 1) is proposed, consisting of upgrades to the Wastewater Treatment Plant and Mill Street Pump Station, and including land or rights in land, original furnishings, equipment, machinery and apparatus required therefor, and pursuant to the direction of the Town Board, the firm of Delaware Engineering, P.C., engineers licensed by the State of New York, has completed and filed with the Town Board a preliminary engineering report, entitled "Wastewater System Evaluation" dated December 2012, Revised May 2013, and further amended January 5, 2016 (the "Report"), for such increase and improvement; and the Engineer has estimated the total maximum cost of Phase I and Phase II, in the amount of $2,610,000, including the Mill Street Pump Station work completed in 2014 and the Wastewater Treatment Plant upgrades. Said Report describing such improvements is on file in the Town Clerk's office for public inspection. Dated: Hannacroix, New York January 11, 2016 By Order of the Town Board of the Town of New Baltimore, Barbara Finke Town Clerk Town of New Baltimore'*

Councilman Ruso: We can all see Supervisor Dellisanti is not able to make it tonight. He did give me a letter that was submitted to him by Janet Angelis and he asked me to read it at tonight's meeting.

'Dear Supervisor Delisanti (sic) and Board Members: I regret that I am unable to attend Monday evening's hearing on the proposal to increase and improve the facilities of Sewer District 1. However, I was able to peruse the reports prepared for the Town by Delaware Engineering. The purpose of this letter is to encourage you to accept Delaware Engineering's recommendations to increase and upgrade the facility, not just change the method of processing. Given the plant's age and issues, this resident of Sewer District 1 strongly encourages the Board to move forward to improve and increase the capacity of the Waste Water Treatment Facility as recommended. Sincerely, Janet I. Angelis'

Councilman Ruso: I would like to open up the meeting for any comments. I see that I have a card that would be best addressed by Mary Beth. Would you like to step up and say a few words and then Alta Turner can ask her question when you're ready to take it.

Mary Beth Bianconi: Very briefly, we've been here for several years now discussing this project. The Wastewater Treatment Plant in the Hamlet serves a fairly small number of users. It was built about 40 years ago. The debt service on that Plant for the original construction was recently paid off. Like all facilities over time they wear and they age and that's the situation at this Plant. It has been extremely well-maintained, it meets its regulatory criteria, but it's aging and getting to a point where it's difficult to repair, some of the equipment isn't supported anymore. The project is to improve the Plant to extent its useful life, to make it treat the water better that it receives, to make sure that it meets the regulatory standards that are required, talk about extending its useful life for a minimum of 30-year investment. So in other words the money we spent today, you won't be looking to spend major dollars on this Plant again for another 30 years, but still operate and maintain it obviously. We've been working for a number of years on this project and what has been recent that has moved this project into a position of action is that the Town has qualified for 0% interest, 30-year loan to support the construction of the improvements and that is pretty good money by any standard. We would all love to have that for our mortgages on our houses. That's an excellent opportunity and these programs are annual. The Town was notified right before Thanksgiving that it qualified for this financing and the deadline to make submission application to secure the 0% interest, 30-year loan is March 1.

The actions that the Board is considering tonight are required to advance through that application process and that covers pretty much everything in a nutshell unless you have anything else.

Councilman Ruso: I would like to defer at first to Alta Turner, you had a question?

Alta Turner: You addressed a number of my questions. So your expectation is is that with these upgrades, we'll be looking at about 30 years baring catastrophic whatevers. I'm curious as to what kind of projections you were assuming with respect to elevation and river water. I know the pumping station is probably well within the 100 year flood plain, I'm not sure about the status of the actual Wastewater Treatment Plant. Can you just describe what your expectations are because things seem to be happening faster than people have been expecting.

Mary Beth Bianconi: The Pump Station was upgraded a couple of years ago. At this point all of the equipment there is at 9' flood resistant. So the Pump Station can be underwater; it will continue pumping and then when the water goes away you clean it up and you continue on. It's got a generator; it's designed to work when the power goes out so it will continuing being able to pump water from the Pump Station which about 2/3 of the water from the community goes through the Pump Station, so that's pretty important. The Wastewater Treatment Plant when it was constructed was built up; it sits on about 10' of fill to make it above the 100 year floor level. So it is above the 100 year flood level, evaluation of the outfall does not indicate that there's any inundation issues which you may be hearing with some of the other plants on the Hudson River under high tide, what they call high high tide. There's water coming back into the Plants here because we have that elevation difference and a very long outfall pipe; we don't have that issue.

Alta Turner: And the expectation is that we won't for…

Mary Beth Bianconi: I don't know if you've been to the Treatment Plant; you can look it up on Google Earth. You can see that it's actually well away from the edge of the River and it's got quite a bit of elevation change.

Alta Turner: Another question I have is where the pipeline actually extends beyond probably the northernmost residence on 144 and it's elevated, that has always struck me as being an extremely vulnerable situation. Was there any consideration of, I don't know what one would do with it, but has anyone looked into that? Do you know what I'm talking about? There are a lot of trees around there.

Mary Beth Bianconi: There are a lot of trees around there.

Alta Turner: It's not that big of a pipe.

Mary Beth Bianconi: I think that's just simply maintenance issue more than anything, but we haven't identified that as vulnerability in the system. The system actually functions extremely well given its age, it's been maintained very, very well over the years and that makes a big difference.

Alta Turner: The other questions I have I'm not sure if they're appropriate for you, because in the package I read the notification. So in fact in New Baltimore has met the criteria for the interest-free loan and so forth, are those papers ready to go for the March 1 deadline?

Mary Beth Bianconi: Yes, we received a letter from the State. This is all part of that process. So we have to have all of these things in place and then there's an actual application form which we'll be providing a draft to the Board for their first meeting in February to review, it's kind of a proforma check the boxes kind of an application form, of who are you, so those are all being done right now. We have signoff from the State Historic Preservation Office for this project. We are doing our increase and improvement this evening; we will have a bond resolution in place. I do have a very limited engineering agreement for the support to do this work right now which is part of that package if you noted there's five things that are required and we will have everything that we need.

Alta Turner: Do you know what that translates to in term of the annual cost within the district?

Mary Beth Bianconi: Back when we did this initial evaluation, now it's going on three years ago, at the time the Town was still paying off the debt service on the original loan for the Plant and that debt service carried an interest rate with it so for 40 years the Town has been paying principal and interest. When I say the Town, the district, just people who are in the district. And that's the same issue here. We are predicting that we will simply replace that former debt payment with a new debt payment and there will not be some bubble, there will not be a big jump in cost. From an operation and maintenance perspective, there should not be an increase in costs for this either. We're looking at improving sludge handling a little bit. When we think about what costs money at the Treatment Plant, the people who are there right now we have Lou Betke and a part-time operator for when Lou is unavailable. So that's going to stay the same, nothings changing there. Chemicals, the cost of chemicals, we're not changing the amount of treatment or any of those kinds of things, and then power. And we are going to take the motors that are the 40 year-old motors and drives out and replace them with high efficiency motors and drives. So that may actually result in a small increase in power use, but overall we don't expect there to be a big bump in rates. We did do an analysis a few years ago, we would get that back out and look at it again, give it a 'here we are today,' it's been several years, we don't expect there to be a big change in rates. The rates here are pretty healthy as you know; this is not an inexpensive system not because it's not well-maintained or well thought-out. It's because there aren't a lot of people sharing the cost.

Alta Turner: How large is the district, how many residences?

Tax Collector Jordan: 241

Mary Beth Bianconi: I was going to say we are just shy of 250. Folks who were here a few years ago will probably remember, we did an analysis. We said 'well is there a possibility that we could get more people to help share the cost.' We were facing looking at a $2.6 or so million improvement project and saying was there any way we could get more people to help share. So could we expand the district and we did an analysis, we looked at coming up 144, we looked at getting to the Thruway Rest Area, we looked at the neighborhoods that are off the north side of 144 that aren't served, and we looked at 4 or 5 different combinations, and unfortunately it's that you are putting a foot of pipe in the ground, you have to have somebody to pay for it and we couldn't come up with a combination of users that would pay that capital cost to get those pipes in the ground and then be able to contribute back to the debt service in the Plant. The economics didn't work.

Alta Turner: I think that answers my questions.

Councilman Ruso: Alta took a lot of my questions away from me.

Roger Cook: 314 Main Street, so debt service will be the same as it is now?

Mary Beth Bianconi: About yes; 0% interest borrowing really helps a lot, you're not paying that interest back over time.

Roger Cook: Because we pay way more than anybody else.

Mary Beth Bianconi: You do pay a lot here and again it boils down to…

Roger Cook: I don't know if any of these people are even in the district.

Mary Beth Bianconi: It boils down to how many people are there to share. Unfortunately when a community makes a decision to be in the public infrastructure business, that decision stays with you for a very, very long time, forever. People are never going to decide that they don't want to take showers, flush toilets and do those things. The only thing that we all can do is try to maintain it properly so that it doesn't cost us a lot of money in the future. And then as this Board has done, worked very, very hard to get low-cost financing -- 0% interest for 30 years is a pretty good deal.

Roger Cook: Divide $2.5 million by 240 people.

Mary Beth Bianconi: It is costly. I can tell you that right now the average cost of sewer service according to the Office of the State Comptroller in New York State for Town districts is $798/year/user. You are around there. It's a lot of money; it's not out of the norm unfortunately.

Roger Cook: Way out of the norm. I know what they pay in Ravena and I know what they pay in Coxsackie. They pay half of us.

Mary Beth Bianconi: Coxsackie just went through a rate increase so theirs is heading toward yours.

Rick Dubois: 315 Main Street. My question is so all this is upgrade, all these millions of dollars is just going for upgrade basically to the Plant, nothing to the lines.

Mary Beth Bianconi: Yes, nothing to the lines.

Rick Dubois: Upgrade from what I understand in hopes of getting new customers.

Mary Beth Bianconi: No, upgrade to extend the useful life, you will have an opportunity -- that decision hasn't been made yet – to increase the flow of the Plant at a very, very little cost.

Rick Dubois: Is this the only estimate or did the Town go and get other estimates?

Mary Beth Bianconi: Nothing's been out to bid; nothing is designed. You'll have a Study that gives you a way of saying well, where am I?

Rick Dubois: This is a rough figure.

Mary Beth Bianconi: This is an Engineer's estimate. So what we do is we don't base our estimates on mains or any of that, that's worthless. We base it on what projects have been done in Greenville; there's a project going on right there right now. What did they pay? What's going on in Catskill? What did they pay? Today not some book, but what are these real costs. So this is intended to be conservative. We're not trying to cut it short or anything. It's intended to be conservative. We don't do anybody any favors by saying its less money and then it comes in later much higher. That doesn't help. So what this is you have a Study, it's this Engineering Report. It's just a book. That's what starts the process. The Town is not authorized to spend any more money on this until they go through this process, get your input as the public, and go through this process to secure financing as a way of saying how are you going to pay for this. The next steps after you get the financing in place would be design the improvements, do an Engineer's estimate, which will hopefully not be crazy, and put the thing out to bid and that's when the rubber hits the road. What are the contractors' bids, this is under public bidding laws so there will probably be multiple packages, plumbing, HVAC, electrical, general construction, and that will probably be, given our timeframe, we are looking at applying for this financing on March 1. Typically financings close by September of the year that you apply. So the Town would have access to what's called bridge funding. So it's like you are going to build a house and you say I don't have the house yet, but I need you to give me the money to build the house. The same kind of concept. You'll get this short-term, interest-free financing to do the design work, over the wintertime put it out to bid in the Spring of 2017. We get those bids and you know what the prices are. And you decide what you are going to award and what is reasonable and what is realistic about them.

Rick Dubois: Now this is to cover everything in the Plant.

Mary Beth Bianconi: Yes.

Rick Dubois: Does everything have to be done?

Mary Beth Bianconi: We looked at that. We created this Engineering Report, this is one of the reasons you heard there were amendments to the Engineering Report because the first Engineering Report was of what we call a Chinese menu. We went through and we said well what if we didn't do a big project. What if we just did little parts along the way? What does that cost, what does that look like, what does that buy you, where does it get us? So we did that and

we came up with here's the things that would be priorities, here's the things that may be less of a priority because they're not related directly to treatment but they are to extend the useful life with the facility like buildings that are down there, still maintain the building, that kind of thing. And the analysis was that that was actually more expense to do than to do an entire project for a couple of reasons. One is that you don't get that economy of scale, doing everything all at once. And the second thing was we could not get 0% interest financing for it. The way these programs work is they want you to fix your problems; they don't want you to nickel and dime. These are competitive programs; we had to compete to get this funding. Last year we were just under the funding line remember; this year we are literally the project at the funding line. The line is drawn underneath our name. So we competed to get this 0% interest financing. Now when we go to bid, we do have options. We go to bid on this project we could put out a base project, which is the bare minimum project you need to do. We could put out bid alternatives that are for things like buildings or things that aren't core treatment issues, you may choose to defer depending on prices that come in. A word of caution there the way that that works under public bidding laws you put out a base bid, say you put out two alternates. Alternate A and Alternate B. If you're going to award anything, you have to award the base, you can't skip around. You can't say you are going to pick B and not the base and alternate. And you have to award them in order. So if you want to do B but A is listed first, you have to do A&B. So there is a little subtlety to it, but there are options of making sure that your project comes on your budget.

Rick Dubois: My concern is we just moved here recently and I sat on the Water and Sewer Commission in my town that I came from for eight years. Never once in those eight years did we ever have to raise because we upgraded our water system…

Mary Beth Bianconi: And I don't know if this is going to be a raise here.

Rick Dubois: The Sewer system is going to have to be upgraded in the next couple of years, but I'm sure they'll work through that.

Mary Beth Bianconi: What's going to happen here is the system was paying debt service. That debt service has expired; the last payment was 2015. The way that this program works is you will get a bridge loan that you will not pay for for a couple of years, so you won't be making any debt payments. Then around 2018 debt payments are going to pick back up, but because there's 0% interest, the original borrowing carried interest with it so we know what we are paying for that. It's about an equal cost.

Rick Dubois: I'm sure Roger would back me on this, but really bugs me the most is 30-40 years ago when you put in this system, you lost by one vote of putting in water at the same time in the hamlet.

Mary Beth Bianconi: There was definitely over the years there's been a lot of discussion on water.

Rick Dubois: Now you want to blow $2 million plus on upgrading and you're not even going to be digging up the sewer line anywhere near the hamlet to do repairs. You're just basically dealing with the building and the Pump Station.

Mary Beth Bianconi: Pump station is done.

Rick Dubois: It seems like a very, very expensive bill to make 241 people pay.

Mary Beth Bianconi: So let's talk about a couple things.

Rick Dubois: When everybody is going to benefit from it.

Mary Beth Bianconi: So there's a couple things. On the water side of things, I know there's a long history of some people in the hamlet really wanting water. We were involved at the tail end of the most recent push to try to get water into the hamlet.

Rick Dubois: When was that?

Mary Beth Bianconi: 05 I would say, 06. About 10 years ago.

Councilman Ruso: About 10 years ago.

Rick Dubois: Still have people disagreeing

Mary Beth Bianconi: Yes.

Rick Dubois: I can make them all agree I'm sure.

Councilwoman VanEtten: It went out for a vote and it was voted down.

Mary Beth Bianconi: At that time the way it was going to work was water was going to come down from Ravena because that's where the water is most viable source of water. We've looked at bringing it up from Coxsackie and every different way that can be done. That's the most cost-effective source of water. It was not going to come down 9W and hit 144; it was far too expense. It was actually going to go cross-lots to get into the hamlet. That was the lowest cost option. I think it was about a $4-5 million project. This is ten years ago. The Town had secured a $2 million grant; the remaining funding was going to be 0% interest for 30 years. So it was about as inexpensive as it could ever get. And like I say we were not involved in all that part of it. We came at the very end to help with some of the public meetings and those kinds of things. Folks who were here will remember we had some very long discussions; we had neighbor on this side of the street saying 'I don't need it' and the neighbor on this side of the street saying 'I cannot run my dishwasher and give my kid a bath on the same day.' I think we had four meetings, public meetings at least to discuss it and we had two referendums. The first referendum failed by five votes; the one second failed by two votes. And at that point, unfortunately, those funding commitments expired; they don't have a forever date on them. The Town did a two-year funding commitment. You have to take advantage of it within a two-year period from the time you're notified and it was like a month left or 30 days left and David Louis was the Supervisor at the time and he said 'I have done everything I can possibly do and if the folks who are going to benefit from this and pay for it don't because I can't get a plurality of people agreeing to it, I can't make it happen.' That's why it failed and that was ten years ago.

Rick Dubois: Is the Sewer Plant on well water?

Mary Beth Bianconi: The Sewer Plant is on well water. One of your statements was about paying for the sewer system. New York State has some very interesting laws which are all very old. If you live in a village or a city and this is within an incorporated boundaries of a village or a city, the law allows that community to charge everybody who lives there whether you get water or sewer service or not, a share of the cost of providing that. It is considered an indivisible public good and they can do that. In a Town, it's different and that's because back when all these laws were written, there wasn't such a thing as suburban towns. Towns were farmland so they didn't demand services. So laws were constructed around the time of World War II when big suburban push, we started building a lot of thing, running water and sewer lines out into Towns that said that Towns can only charge those who are benefitting for those services. So that's why we have a district. It's a physical boundary, there's a list of parcels that are inside it, the costs of this project by State law cannot be assessed to anyone but the parcels inside the project, inside the district that's it. So the other folks in the Town, people who live up here, can't support it. That's the State law; it's not up to this Town Board or any of us.

Rick Dubois: Does that Sewer Plant support anybody out of the district?

Mary Beth Bianconi: No, just the district.

Rick Dubois: Just the District.

Mary Beth Bianconi: And we did look, because we wanted to know could we get more customers because that could help, sometimes we do that.

Rick Dubois: But it would cost more.

Mary Beth Bianconi: Unfortunately, running those pipes in the ground we have to go a good distance and there's not enough density.

Rick Dubois: I'm just thinking that for the 241, as I'm one of them, it's just asking us a lot to bend over. I mean I just moved here if I knew that this was coming I wouldn't…. As great as this place is I would not have probably moved here.

Mary Beth Bianconi: So here's your question. You have this Plant, its 40 years old. The drives and drive units and things are starting to not function properly. It's challenged under certain conditions. You are going to put money into it one way or another.

Rick Dubois: The Sewer Plant that we did supplied over 4,000 and it's over 30 years old and its working. They're maxed out.

Mary Beth Bianconi: Absolutely.

Councilwoman VanEtten: If I could just interrupt. You're staying though, Mary Beth, that their rate is not going to change. It's going to be the same.

Mary Beth Bianconi: Close.

Councilwoman VanEtten: Pretty close. So there's going to be no huge increase in everybody's bill.

Mary Beth Bianconi: You're pay probably about $900, $800 something altogether. It's going to be about the same. About half of that was debt service and half is operation and maintenance about. I didn't bring all that with me, but we have all those figures of what the split was.

Rick Dubois: So if I pay $900, it definitely won't be $1,000. It will be short change.

Mary Beth Bianconi: It should be. The reason we planned this project this way was so that you would replace what you were paying in debt with a new debt. And that's actually how you should plan public infrastructure so that when the old debt expires, you bring on a new debt that doesn't greatly increase the cost.

Rick Dubois: How we planned it is we worked it so there was no debt.

Mary Beth Bianconi: That would be great and I think everybody here would love that, but no debt means that you are going to need a bag of money from the outside world. Here since we have all residential customers and really one commercial customer which is the Marina, it's hard for us to attract a bag of money. We have to either generate a lot of jobs…

Rick Dubois: Who's the commercial?

Mary Beth Bianconi: The Marina. We have a couple of other little things, but by and large it's the Marina. All those 241 are all residents, they are all houses. For us to go attract money from the outside world, we would either need to be very, very needy, which unfortunately, I know we all feel that way, there are others with greater need. We would need to be having a major environmental problem, which really fortunately we're not; the Plant works really, really well. It does exactly what you need it to do, which is a good thing, or we would need to be building something that attracts a lot of job. That's kind of the landscape of how you get those grant funds.

Rick Dubois: So this upgrade could actually help us to attract.

Mary Beth Bianconi: That's the idea, what could go in the Marina and the Marina area and I know you were doing Comprehensive Planning and thinking about those kinds of things. What can we do that can help support, how do we leverage this investment that all of these people have made all these years to bring in some tax base. So maybe you're paying that $900 for sewer, but if you build something down there and it reduces your Town taxes, score.

Rick Dubois: In other words, we're not building it just to expand.

Mary Beth Bianconi: No

Rick Dubois: We are building it because we have to have it.

Mary Beth Bianconi: I don't know what kind treatment system, the one you are talking about is. This treatment system is an oxidation ditch and it has a pump station, so it has mechanical

moving parts that just wear over time. So if there are other types of treatment technologies that don't have as many of those features and maybe you had something along those lines which is great, it extends the longevity. In this case, you have gotten 40 years out of this thing; it's really done a very, very good job for you.

Roger Cook: Why can't we have the people in the District vote on this, like we did for the water?

Mary Beth Bianconi: The Town Law, this is your opportunity here, this increase and improvement, this hearing is your opportunity to let the Town Board know.

Roger Cook: With the water though, the Water District voted.

Councilman Ruso: That was a new project.

Mary Beth Bianconi: You have an existing Wastewater Treatment District right now. The time to do that voting was 40 years ago when they made it. The Water District would be brand new.

Councilman Ruso: For an existing program, the upgrades are different than a new project.

Ellie Alfeld: Time factor, you have the 0%, if this gets delayed going forward what are the chances of that 0% going south and with the bond rates possibly going up getting stuck with a new bond which would have a big impact on the cost.

Mary Beth Bianconi: That's an excellent question. This program that we're working with is called the Clean Water State Revolving Fund Program. It is partially federally-funded for an allocation by the federal government in the budget annually. It is literally a revolving fund. Communities that do pay interest rates pay in, they pay closing costs and fees which come back into the program. The State takes the dollars that they get from the Federal government rather than turning around and loaning those out, they invest them and made money on them and that's part of what funds the program. This is an annual program. They have something called an Intended Use Plan, when the Federal Government gives you money you have to say what you are going to do with it. That Intended Use Plan runs on a Federal Fiscal Year. It is supposed to come out October 1 and run until September 30 every year. This year it came out on the 24th of November, a little bit late. We are listed as we said one above that funding line. Last year we were below the funding line. What is that from a practical perspective, what does that mean? Being listed below the funding line means that you could access funding through the program, but it would be at a market rate borrowing. Right now it is just shy of 4%; interest is like 3.82% interest through the program. Pretty hefty fee. Being above the funding line means that you can get 50% of that interest rate. So that would be pretty good, that's like 1.89%, but 0% is better and how did we get 0%. Just being above the line would get us that 1.89% We got the 0% because we did that Income Survey and the Income Survey showed that folks in the Hamlet had some degree of economic need that wasn't revealed in the Census data from the whole Town. We have a letter; we're above the line, but if we don't advance this project, we don't put in an application on March 1, we're going to go back into the pool and we're going to see what happens. The pool is everybody across the State who's a community with a population served of less than 3,000 people, that's a lot of communities, a lot of places. It's based on how much money do they have to spend and how do we score relative to the need of those other communities. So there is no guarantee that next year on October 1 that we would be back above that line and that we would quality for that 0% financing. We've been waiting and waiting and waiting and negotiating and working very hard to try to get this funding in place, that's why this project didn't advance in 2012 or 2013 because we were looking at paying an interest rate and it

was too much money. This is really, and I don't want to be dramatic, but this is really an excellent opportunity take advantage of it at this time.

Councilman Ruso: I'd like to have any voices heard if they want to.

Joe Farrell: I live in the Hamlet also. I just did some quick math and that debt service that would have to get paid over the course of 30 years is approximately $10,000 a household, maybe a little bit more.

Mary Beth Bianconi: Over the 30 year period.

Joe Farrell: Over the thirty year period. I'm not disputing the cost of a sewage treatment plant, but $2,600,000; I heard pumps and drives, that sounds pretty expensive for pumps and drives.

Mary Beth Bianconi: I can go through the list of improvements.

Joe Farrell: Are these a wish list of improvements or are they necessary improvements?

Mary Beth Bianconi: No, necessary improvements.

Joe Farrell: My other question would be is there fluff in that budget?

Mary Beth Bianconi: Not fluff, but we don't want to tell you that something is lower cost and then come back later and say 'oops we made it too skinny and now you need to spend more money.' So we are conservative, not ridiculously so, but we are conservative with our numbers. Because the Study was originally done in 2012 and then just updated, we did actually increase the contingency, that was the most recent update because construction prices have changed over that period of time. Originally a $2.4 million project, we just added a couple hundred thousand just to be sure. We don't want to come back to you and say 'oh we were wrong and now it's going to be more money.' What is included? The Mill Street Pump Station work, that was already done and that's not included in this cost. That project we anticipated that it was going to be a $230,000 project and it came in at $226,022.49. That was a pretty good estimate, we were off by about $4,000. Construct A New Grit Removal System. When we upgraded the Pump Station, the collection system here is subject to quite a bit of grit, that's normal under these types of conditions, soil conditions and types of users. We chose not to put a grit system in at the Mill Street Pump Station because that would require taking more land, it would be a large structure and it would be very intrusive. Instead the decision was made to put a grit removal system at the Treatment Plant. Update The Flow Equalization Pumps. Right now when all of the water, when the Pump Station goes on it sends the water to the Plant, the Pump Station goes off, the water level goes down. Two plants of biological process, it likes to function in a steady state. We have a Pump Station there, we have tanks that all the water comes to and then the Pump Station provides the water to the biological system on a continuous basis which allows us to do good treatment and those pumps are older, they are the original pumps from the original system that was installed. Those pumps will be replaced and upgraded. The Flow Equalization Tank is showing its age and needs to have some minor improvements to make sure that it's safe. Things like grading, coatings to continue its useful life. The Oxidation Ditch, that's described as a concrete racetrack-type structure. It's a large oval, water literally goes around it in a circle, there are two brush aerators in that system that sit and actually create the oxygen condition that allows the biology to work. We're going to replace those Oxidation Ditch rotors and system controls.

Joe Farrell: The ditch itself?

Mary Beth Bianconi: The concrete is in good shape, we're not touching it. It's staying just like it is. These secondary clarifiers are going to get converted into digesters, so that you have a better mechanism for treating your sludge. Sludge is one of the biggest costs that you have. That will allow you to concentrate that sludge more and pay less to have it hauled off site. There's those motors that are going to be replaced, that's the grit system, this is the EQ pump station. New secondary clarifiers will be constructed. We have the little Pump Station here to return waste off of these secondary clarifiers back into this oxidation ditch. A new disinfection system will be constructed. Miscellaneous Improvements to the buildings just to extend their useful life and make sure we don't have things like leaking roofs which certainly would ruin

them. Yard piping and other things associated with that. The cost also includes engineering services, legal services, construction, inspection – it's all in the price. Again it's intended to be conservative, it's not fluff. It's intended though to be conservative. We don't want to tell you it's less then come back and tell you 'oh we screwed up or we were trying to be too narrow.' So that's the project. There's a detailed estimate in the report which the Town has that goes through what all the cost range of these things are, concrete, yard piping.

Joe Farrell: What would happen if you didn't do it?

Mary Beth Bianconi: The Plant would continue to deteriorate. Eventually you are going to not be able to meet your SPDES permits, which is your State Pollution Discharge Elimination System Permit. Right now this Plant, if Lou was here, I wish he was, he could tell you that over the last couple of years it started to decline rather precipitously. It's just like it's your house, your roof has a lifetime, your boiler has a lifetime, your furnace has a lifetime. This has done a fabulous job for this community, it really, really has. The fact that we're able to use all of these structures, we don't have to replace them, they've been really, really well-maintained. We have other system where you have to start all over again and they are much more costly.

Councilman Ruso: Would anyone else like to speak or have a question. We are only on our first Public Hearing of the night and that's on our Wastewater Treatment Plant. Having said that, I think we can call this meeting to a close.

The Public Hearing was closed at 7:09 PM on a Motion by Councilwoman VanEtten seconded by Councilman Irving
AYES: Briody, Irving, Ruso, VanEtten
NAYS:
ABSTAIN:
ABSENT: Dellisanti (Family Funeral)

Respectfully Submitted,

Barbara M. Finke
Town Clerk