

Date of Meeting: January 10, 2008
Kind of Meeting: Business
Place of Meeting: Village Hall
Members Present: Chairman Robert Murphy
Beth Coursen
Tracy Durkin
Robert Liffland
Wayne Osborn
Allen Rundall

Consultants Present: Seth Sheraden of Environmental Consultants
Steve Mance of Environmental Consultants
Rich Kane of Environmental Consultants

At 7:05 p.m. the regular business meeting of the Pawling Joint Sewer Commission was called to order by Chairman Robert Murphy with the Pledge of Allegiance.

MOVED by Allen Rundall, SECONDED by Tracy Durkin to approve the Minutes of December 18, 2007 as presented. Five were in favor, Beth Coursen abstained, motion carried.

MOVED by Tracy Durkin, SECONDED by Robert Liffland to approve the Treasurer's Report of December 1, 2007 through December 31, 2007 as presented. All were in favor and motion carried.

MOVED by Tracy Durkin, SECONDED by Robert Liffland to approve the December vouchers as presented. All were in favor and motion carried.

MOVED by Robert Liffland, SECONDED by Wayne Osborn to approve the Correspondence Log of January 4, 2008 as presented. All were in favor and motion carried.

Old Business

Attorney Report

No attorney present and no report.

Engineers Report

No engineer present. Chairman Robert Murphy asked everyone if they got a copy of the report Jim Fitzsimmons sent over. (REF#124) He said the first thing on it is the Baxter Green pump station, and while he was reviewing it in the office today Linda got a phone call from Dave Wise about a meeting with Stew Berelson for maybe next Thursday.

Chairman Robert Murphy said the next thing on the report is the main pump station, they are working on the final design and it should be ready to go out to bid pretty soon.

Chairman Robert Murphy said the next thing on the report is the Pawling Commons hook up. He said he asked the engineer to just take a quick look at the site plans. He said there is existing sewer there now but, there is some onsite sewer work they are doing and he just wanted the plans looked over really quick.

Allen asked if they could back up a little bit, back to the main pump station. He asked if this work is to upgrade the SPDES permit. Chairman Robert Murphy said no, not really. He said it does have to do with plant expansion. Chairman Robert Murphy said these are just some minor improvements that they are taking care of at the plant basically to improve the efficiency more than anything else. He said it will not increase the SPDES permit and they would have done it in conjunction with plant expansion but the Commission decided to move forward and take care of this before they went out for the full fledged expansion.

Chairman Robert Murphy said they are doing this, the equalization work and the phosphorus testing which they have already done. He said these were just some small items that needed to be taken care of before the RBC's or anything like that has to be done. Chairman Robert Murphy said these upgrades are being paid for out of the Capital Improvements Fund.

Allen asked if they are not really beginning anything with the upgrading so they can increase the SPDES permit. Chairman Robert Murphy said no, the Commission will not do that until they have a signed contract from a developer.

Chairman Robert Murphy asked if there were any more questions and told Beth if anything comes up that she wants to talk about, she can call him any time she has questions.

Sewer Operator Report

Seth said everything is going fairly well and the SPDES testing was within permit. He said the total average flow is under the SPDES permit for the year. Seth said that kind of goes in conjunction with what Allen was asking about with the main pump station. He said between being able to show a decrease in flows via the I&I work and the work on the flow meter, in conjunction with the work they are going to do at the pump station, which is to even the flow out. He said now the pumps come on and shut off, come on and shut off as the tank fills up. Seth said the electrical work is they are going to have the pumps run continuously, as the tank goes down the pumps slow down to a slower speed and as the tanks fill up the pumps will speed up, so the plant will operate more efficiently. He said that way, even before they get a SPDES permit increase they should be able to tie in the office building. Chairman Robert Murphy said Seth is talking about the proposed Castagna office building. Seth said he believes the idea is to be able to get some in, get it moving along and then look at expanding.

Seth said while they are on the subject of the main pump station, one of his comments was basically the plan for the pump station from the engineers is to replace basically the control panel. He said the plans have nothing to do with the mechanical system, the pumps themselves or the actual motors. Seth said they would recommend at least looking at the cost projections for replacing the motors. He said the motors are original from when the plant was built and he knows since then they have come out with a lot more efficient equipment. He said motors are the low end cost factor. Seth said it seems to him that maybe along with the electrical work, it might be cost beneficial to replace the motors at the same time. Seth said he will talk to the engineers about that.

Seth said he did get another price today on the degreaser for the sewer main. He said it's the same information as the Drummond quote in the correspondence packet, REF#123. He said the only difference is that this one is a generic brand that has the Drummond name and came in at \$2,795.00. He said it comes with the degreaser, a floating degreaser for the pump station and then enzymes to add into the system manually. Chairman Robert Murphy asked Seth which pump stations they want to put the degreaser in. Rich said Greenlawn, West Main and Sheridan.

Chairman Robert Murphy gave Beth a quick rundown of why they are looking into degreasers.

Seth said there are other companies that sell this but this is the only company that does it generically.

MOVED by Robert Liffland, SECONDED by Allen Rundall to approve the purchase of the degreaser chemicals from Hudson Valley Associates Industrial Supply for \$2,795.00. All were in favor and motion carried.

Seth said one of the pumps at the main pump station is due for a rebuild, it was making some noise. He said Rich pulled it out and sent it to Pump Services and Supply and they gave quotes for a rebuild and a replacement. (REF#125) Beth asked what the Commissions procurement policy is and what the requirements to go to bid are. Chairman Robert Murphy said he was just going to ask Seth if he could get other prices on a rebuilt. Steve said it's really hard to get other prices on something like this because it something you need to ship, then they take it apart and look at it to be able to give you a price. Seth said they have had good experiences with Pump Services.

Allen asked what happens while this pump is down. Seth said there are two pumps running now.

Beth asked Rich what the life expectancy is on these pumps and how old is this one. Rich said this one is about 2 years old and it's the first time it's been out for repair. He said it all depends because it's all mechanical and he can't say if it's going to last say 5 years or 2 years. Rich said every month they go down and grease them, check the packing and do the maintenance on them that way but, you never know when a bearing starts going bad, it is just manmade. Seth said this is another good aspect of a variable speed because the wear and tear on it now is stop start, stop start and it should help with the maintenance. He said sooner or later all the pumps need rebuilding, some of the pumps they are replacing now are original pumps with rebuild's in between.

Allen asked when these pumps are rebuilt, do they rebuild them to be like a new pump. Seth said it looks like a new pump when it comes back. Allen asked if there is a warranty with a rebuilt. Seth said it doesn't say on the quote and he will look into that. Beth asked if the Commission needs to make a decision on this tonight or can the plant continue to run down like it is now. Steve said they really should make a decision on it tonight. Rob asked how the motor is. Seth said that's why they were looking into replacing the motor when they do the electrical panel. He said it seems sensible to do it all in one package. Seth explained that the motors sit up top, that there is an upstairs and a downstairs. He said the motors are in the upstairs and there is about a 8 foot drive shaft that goes down through the floor and connects to the actual pump itself. Seth said they are looking to upgrade the motors with the panel update.

MOVED by Allen Rundall, SECONDED by Beth Coursen to have Pump Service and Supply rebuild the pump according to their quote of \$2,600.74 which includes freight. All were in favor and motion carried.

Seth will look into the warranty and let the Commission know.

Allen said he needs to understand something from Environmental Consultants report. He said the average daily flow is 276,940. Allen said when they refer to the SPDES permit of 280,000, do they look at the average daily flow to date or the monthly flow when they are determining how close they are to the limit. Seth said they look at the average daily flow to date, annually.

Allen said another thing he sees on the report is the backup they had at 122 Charles Colman Blvd. He asked if that is the Commissions responsibility or the homeowners. Seth said it was the homeowners responsibility.

Allen said he had conversation with an individual the other day in reference to a development. He said they are waiting for the Sewer Commission to move forward on upgrading so they could come before the planning board and Commission for the development. Allen said it's like which came first, the chicken or the egg. He asked if the Commission is going to move forward with the development before they increase their sewer capacity or are they going to have the development increase the sewer capacity in anticipation of development coming in. He said if all the developers sit there and wait for the Commission to do something, there would be no economic development going on. Allen said the Commission is doing the upgrades nickel and diming itself regarding the upgrades instead of putting together one package. He said in his opinion it would save the taxpayers a lot of money in the long run.

Chairman Robert Murphy said he has no idea what development Allen is talking about. He said as far as he knows the only development in front of the Sewer Commission is Castagna and Allison Close. Chairman Robert Murphy said they do not have to change the SPDES permit for Allison Close and they are more than likely not going to have to increase it for the medical building that Castagna wants to put in.

Allen said the Umscheid development is waiting for the Sewer Commission to do something so that they can come back to the Commission. Chairman Robert Murphy said he didn't know Mr. Umscheid had a development before the planning board. Allen said he doesn't. Mr. Umscheid is waiting to see what the Sewer Commission does before he starts to move forward again just to find out they are road blocked.

Chairman Robert Murphy said he doesn't think there has been any application to the planning board other than the Toll Brothers, which they backed out of. Chairman Robert Murphy said until the Commission has a contract and a check, which he is under the impression that most of the Commission agreed not to move forward. He said the Commission doesn't want to borrow money to expand a plant when they don't need to expand it. He said that will simply raise taxes. Chairman Robert Murphy said he is open to any other suggestions if there are any.

Rob said they had the developers here at a meeting. He said the developers, at that time, said they were willing to put up \$300,000 each and then the Commission never heard any more about it. Rob said the reason for it would be so the Commission wouldn't have to borrow the money or raise any taxes, but it seems to be just at a standstill. He said he doesn't know why. Chairman Robert Murphy said he doesn't know why either but, he is reluctant to take money from developers before they have any kind of approvals. Beth asked if the Commission makes its decision on to weather or not they are going to increase the capacity based on the Commissions feelings on a particular development or is it just that it's "X" project and they need "Y" capacity.

Chairman Robert Murphy said it mostly comes down to whether or not they need to increase their SPDES permit. He said that with something small, like Allison Close or the Castagna medical building it's something we could fit in under the current permit limits, but when they're looking at development like Toll Brothers, larger portions of Castagna project, the golf course project and Umscheid, the plant will need to be expanded. Beth asked historically how has the Commission made their decisions. She said is it based on the Commissions feelings about a particular development, like they like this, they don't like that, or do they leave that to the planning board and the Commission bases their decision based on the request for a certain amount of gallons. Chairman Robert Murphy said it is a planning board issue. He said the Commission has never really been in the position before where they had to expand the plant. He said the 280,000 has been the original capacity from the beginning. Chairman Robert Murphy said the Commission has been able to take developers as they come before the planning board and exepcted their money and put it in the bank for future expansion. He said they have done some expansion at the plant which didn't increase the permit because it didn't warrant it, but that it would help down the road. Chairman Robert Murphy said they always had the capacity when a new developer came in. Tracy Durkin said the Commission also has some tenancy agreements. She said they are small because they haven't effected the capacity, but for instance if people come before the Commission who are just out of the district who want to hook up. Tracy said the Commission doesn't base the decision of whether they accept them as tenants or not, or based on whether the Commission likes their project or not. Tracy said it is not the Commission role to be a planning body, their role is to provide a municipal utility.

Beth asked if a developer wanted to come to the Commission and say that they wanted to reserve rights to 100,000 gallons and gives a check; is that a discussion the Commission would have? Tracy said they have had this type of discussion before. She said she thinks that is what Rob was alluding to before, about a developer putting some money upfront based on reserving capacity. Tracy said at that meeting, the developers did say they are somewhat reluctant to do it because what happens if the project falls through. She said there are a lot of variables that could happen. Rob said there is no guarantee the project would go through and once they gave the Commission the money that would be it, they wouldn't get it back.

Beth asked, legally can the Commission accept money like that? Chairman Robert Murphy said he believes David Wise said they could, but that it would be unusual. Beth said she feels the point that Allen raised is valid, that some people who aren't quite sure what comes first and what they are supposed to do. Chairman Robert Murphy said he believes it's been made clear to Toll Brothers and then they told Mr. Umscheid that the Commission has some expansion to do and they were not going to move forward until there was a contract, then if the project fell through, the Commission would be borrowing a lot of money with nobody to use it. He said he'd rather work it in a parallel line where the developers who are going through the planning process, maybe basically not knowing what they can build yet, but that they will eventually get approvals for something, and they're working alongside with the Sewer Commission on an agreement and then when they get their approvals there is a construction phase that will take a year or two and it will take the Commission a year or two to do the expansion.

Beth asked if they wanted to double the capacity of the plant, how long would that take and what would be the price tag on it. Chairman Robert Murphy said they are kind of looking at it at 2 or 3 phases. He said the first phase is roughly a million dollars. He said they don't have to do the expansion all at once unless there are two developers coming in at once and were working at the same time towards approvals. He said it looks like it will most likely be done in phases.

Allen said looking at the average daily flow of the SPDES permit, the Umscheid property and what they originally proposed would fall well below the maximum SPDES limit at this particular point and that is a development within the village that would benefit everybody. Chairman Robert Murphy said the Commission is aware of that and if they continue to work on the inflow & infiltration (I&I), that is something the Commission can probably talk to the DEC about to see if they could fit in under the current 280,000. Chairman Robert Murphy said it is certainly something they can talk about. He said there were great strides made with the I/I work done this past year and you can see that the flows last year were barely under the permit level and this year they came in at 258 with a really bad April. Chairman Robert Murphy said there are certainly things for them to look at but he doesn't see anything before the planning board and he is real reluctant to start moving forward and spending a lot of money when there isn't even a developer in front of the planning board.

Allen said he is of the old school that sometimes you have to spend money to make money. Chairman Robert Murphy said he doesn't think they need to raise taxes to make money. He said they could spend the money and then a developer may not even come along.

Chairman Robert Murphy said that all Allen is saying is that Mr. Umscheid doesn't want to move forward until he finds out what the Sewer Commission is doing, but he doesn't even know of anyone that is interested in the property. He said he would think that Mr. Umscheid would come to the Commission saying someone is interested in the property. Allen said all he's saying is what this person said to him. Chairman Robert Murphy told Allen if anyone is interested in hooking up to the sewer they should be directed to the Commission.

New Business

MOVED by Robert Liffland, SECONDED by Tracy Durkin to approve transfer of \$95.82 from Castagna Escrow MMA#15004217179503 to O&M MMA#15004203346918 for engineering fees paid. All were in favor and motion carried.

MOVED by Allen Rundall, SECONDED by Tracy Durkin to approve roll over of principal and interest from 60 day CD to a new CD, duration based on interest rates. Chairman Robert Murphy said he'll have Linda check to see interest rates on a 1, 2 or 3 month CD. He said this is for our Capital Improvements fund. All were in favor and motion carried.

MOVED by Robert Liffland, SECONDED by Allen Rundall to approve penalty credit to sewer account #439 of \$41.23. Beth said that she can see by Linda's notes that she checked and the customer has never been late. She asked if this is something the board normally considers. Chairman Robert Murphy said yes, they try to work with the homeowners although, they don't grant every single one. All were in favor and motion carried.

Chairman Robert Murphy said he wanted to make the board aware that the contract for Environmental Consultants is up on March 1st. He said he spoke to Seth a little bit today about it and Seth will talk to Steve and Tom. Chairman Robert Murphy said they'll give a presentation at the February meeting. Chairman Robert Murphy said he would personally like to recommend that the Commission renew the contract; they've done a great job as long as they've been here, they work very hard, and they know the plant inside and out. Chairman Robert Murphy said they will try to get something to him well before the meeting so the board can review it before hand.

Chairman Robert Murphy said everyone should have a copy of the letter from Mr. Jones from Wind Rose. (REF#119) Chairman Robert Murphy said Mr. Jones did contact him and he said he is just basically interested in touching base with the Sewer Commission that he is going to try to make the meeting in February to give the Commission an overview of the project.

Commission Member Comments

There were no comments.

MOVED by Tracy Durkin, SECONDED by Wayne Osborn to close the meeting and adjourn. Time: 7:50 p.m. All were in favor and motion carried.

Tracy Durkin, Secretary