

DATE OF MEETING: October 8, 2015

PLACE OF MEETING: Pawling Village Hall, 9 Memorial Ave., Pawling, NY

KIND OF MEETING: Business

MEMBERS PRESENT: Chairman Daniel Peters
John Burweger
David Kelly
Robert Liffland
Stan Mersand
Earl Slocum

CONSULTANTS PRESENT: Michael Batz, Severn Trent Services
Joe Zarecki of Zarecki Associates

At 7:00 p.m. the business meeting of the Pawling Joint Sewer Commission was called to order by Chairman Daniel Peters with the Pledge of Allegiance.

Chairman Peters welcomed Earl Slocum to his first Sewer Commission meeting.

MOVED by Commissioner Kelly to accept the minutes of September 10, 2015 PJSC business meeting as presented, **SECONDED** by Commissioner Burweger. All were in favor and motion carried.

MOVED by Commissioner Mersand to accept the treasurer's report for September 2015 as presented, **SECONDED** by Commissioner Burweger. All were in favor and motion carried.

MOVED by Commissioner Kelly to approve payment of the September 2015 vouchers as presented and the October prepaid vouchers. **SECONDED** by Commissioner Burweger. All were in favor and motion carried.

New Business

MOVED by Commissioner Mersand to approve transfer of \$3,760.00 from Castagna Escrow Acct. #811000160 to O&M MMA #811000030 for legal and engineering vouchers paid.

SECONDED by Commissioner Kelly. All were in favor and motion carried.

MOVED by Commissioner Mersand to approve the fuel tank removal at the WWTP by Land Works for \$3,200.00. **SECONDED** by John Burweger. All were in favor and motion carried.

Chairman Peters welcomed Mr. Rick O'Rourke of Keane and Bean who is here to give the Commission an update on the Castagna Project.

Rick O'Rourke thanked the Commission for having him. He explained that Castagna had a meeting at the Town Hall last week with Morris Associates in an effort to try to understand some of the questions that were being asked about the MPR.

Rick said they are on target. He said the target date is mid March of 2016, constructions ongoing, buildings are up and pretty well closed in.

Rick said people are signing up, they are collecting names.

Rick said the amount of interest is major. The anticipated occupancy in mid March is that within 30 days it will be 100% occupied.

Rick addressed the question about who will be the occupants and what is the quality of the construction. He said the Town has twice visited a place in Somers and they recognize the good quality of the housing. It is not section eight housing.

Rick handed out a report to show why they will be 100% occupied within 30 days. The report is done by the Hudson Valley Pattern for Progress. He went over the chart on the report.

Rick said that because of the demand they are having, there are a lot of regulations they have to abide by.

Rick asked if there are any questions.

Commissioner Mersand asked which buildings are they saying will be 100% occupied; the one 80 unit building or both buildings.

Rick said the two buildings that are under construction right now. They are the 80 units. That is phase one of the project.

Chairman Peters said that in the meeting they had last week, they said phase one of the project is 180 units.

Rick said that the phase one that he is talking about now is the construction phase one. The in the capacity reservation agreement is defined as the 180 units.

Rick handed out the advertisement for the buildings.

The age for these apartments will be for 55 + years old.

Rick said 3 weeks ago they had a sight walk with a very well known organization that builds assisted living housing. He said assisted living is not nursing home, its where there is communal kitchen and dining areas and there is more assistance for elders. He said there is no medical assistance. He said this is something that they are courting right now as a possibility.

He said another thing is, part of the master concept plan is townhomes. He said townhomes are single detached homes that are market rate with a master bedroom on the first floor with one or two bedrooms upstairs. This is part of the master concept plan. He said that townhome section will be accessed through Akendale Road.

Rick said there is some debate on whether the PJSC should own the pipe on the private property or if the property owner owns it. He said they do not care who owns it.

He said it is not uncommon for pipes on private property to be dedicated and owned by municipal corporations.

He said the other avenue is that they provide to the sewer commission and the town, easement rights, access to the pipes for operation and maintenance. That is up to the commission and the town, however they want to do it, Castagna doesn't care.

Chairman Peters said that it is his understanding that if the town accepts the roads, like the village did at Baxter Green, then the lines under those roads would be dedicated to the town.

He said it's his understanding that in order for Castagna to dedicate the lines, they would have to be dedicated to the town first and then to the sewer commission for an operation and maintenance easement. If the lines are not dedicated to the town then there has to be a transportation corporation to handle those lines.

Commissioner Kelly said that during that conference call he said that he would bring this up to the town board. He said he did not have a full town board last evening so they did not discuss it last night. He said this is an issue that the town has to determine whether they want to accept the lines or not. He said he doesn't want to speak for the town board but he is thinking that the town won't want to accept the lines that is on private property, that they will probably only accept the lines that is in the public right of way which is Route 22.

Chairman Peters said that this should be considered because of what is happening at Cedar Valley. He said its definitely something that needs to be discussed.

Commissioner Kelly said that in talking with counsel, a transportation corporation is only needed when you have more than one entity. But its only one property at this time that is going to be sending flows into the system. There is no conversation with the town for construction of any other part of that property at all. He believes they do not need the corporation at this point. There was further discussion on the pros and cons of having a transportation corporation and how other municipalities and property owners are working it out.

Commissioner Kelly said what he would like to offer, because he understands what the commission's concerns are; why don't they pass a motion that the Pawling Joint Sewer Commission request the Town to take the dedication of the lines and to have a transportation Corporation. He said that would send a message to the town board to say this is what the commission would like, based off the history of Cedar Valley. He said that right now there is only one entity that is sending flows and the town's attorney is saying the transportation corporation is not needed at this time.

Chairman Peters said he thinks they need more discussion and he will try to make it to the next town board.

There was more discussion on the topic.

Rick said good night and thanked the commission for having him.

Chairman Peters told Brian Morgan that he can go.

Current Projects

- Plant Expansion – No discussion
- Croton Pump Upgrade Project – Mike Batz said they should be 99% done by the end of next week. Chairman Peters said there might be a generator available. Mike asked for consideration to use it at the Croton Pump Station.
- Generator Project – Still on hold
- Cedar Valley – No discussion
- Flow meter in SM #4 – Joe said they took the meter out last Thursday or Friday and they are still reviewing the results. Weather is still dry.
- Route 22 Sewer line update – Joe said they are going up Holm Run now and will be up to East Main St. any day now. They discussed to notify the school district when it will be under construction.
- SSES and I/I – Video, cleaning, repairs – Joe said he is still working on it and TAM is scheduling to do the lines by the railroad.

Consultant Reports

- Attorney Report – No report
- Engineering Report – No report
- Sewer Operator Report – Mike Batz said he just wanted to note that the plant is in compliance for the first time.

Commissioner Member Comments

Commissioner Kelly said that Castagna owes the commission some money for the upgrade to the Croton Pump Station.

He asked if the attorney can look into this.

Joe said there is \$45,000 owed and they sent a letter to Castagna along with copies of the bills.

Chairman Peters asked Joe if they are on top of that.

Joe said yes they are.

MOVED by Commissioner Kelly to close the meeting and adjourn. **SECONDED** by Commissioner Burweger. All were in favor and motion carried. Time: 8:15 p.m.

Stan Mersand, Secretary