

Special Meeting of the  
Water & Sewer Commission Minutes  
9/13/2021

Members Present in person: June Heston  
Members by Zoom: David Sander, Fran Huntoon  
Absent: Bard Hill

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Staff Present in person: Josh Arneson, Town Manager; Linda Parent, Town Clerk;  
Staff Present by Zoom: Kathy Daub-Stearns, Admin. Assist.; Kendall Chamberlain, Water &  
Sewer Superintendent

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Others Present in person: Rob Ricketson, Dot Beane, Dan C., Bruce Bailey, and the meeting  
was recorded for MMCTV Channel 15

Others Present by Zoom: Jim Paquette, Karen, Rod West, Marcella Chiarello, Rom Frawley,  
Kim, Peter, Joy Reap, Kristen Hayden-West, Virginia Clarke, Marian Mumford

**Called to Order:** 6:04 PM

**1. Welcome by David**  
**Public Comment-** none

**2. Additions or Deletions to the Agenda-** none

**3. Items for Presentation or Discussion with those present**

**a. Review of items related to the Gateway Sewer Expansion Project and answer questions from residents and owners of property in the proposed expansion area, and the public in general**

**1) Review of project costs, bond payback, and user rates for the following scenarios:**

**i. Construction of Phase I**

Josh reported:

- that the first phase of the expansion would run from 282 West Main St. thru to the Reap property at 840 West Main St.
- that the cost of phase one of the construction was estimated by the engineer to be \$401,000
- that there were four properties in phase one that would repay the bond loan
- that the estimated rates for service were discussed and need to be updated to include new information received at the meeting

**ii. Construction of Phase I and II**

Josh reported:

- that the second phase of the expansion would run from the Reap property to the Mobil Station
- that the cost of phases one and two of the construction were estimated by the engineer to be \$780,000
- that the estimated rates for service were discussed and need to be updated to include new information received at the meeting

### iii. Construction of Phase I, II, and III

Josh reported:

- that the third phase of the expansion would extend to the Riverview Mobile Home Park
- that that the cost of all three phases of construction were estimated by the engineer to be \$1.3 million

Discussion included:

- the more hook-ups in the system, the less the rates as the expense is spread out over more users
- that the expense for the mobile home park would be sent to the owner of the park and not to individuals in the park
- that Dot Beane said not all the mobile home park users are hooked into the same system within the park she was concerned about the expense to the mobile homeowners since most are on a fixed income and wondered what the benefit would be. Josh responded that there was a meeting where Mr. Brown said he would not be passing the expenses along to the park residents. Kendall said that benefit of the system was that the leach fields have a lifespan, and a municipal system does not.
- that Dot Beane said lots at the lower end of the park were the only ones connected to the sewer infrastructure within the park, the rest of the residents share a septic tank between two lots that gets pumped. Josh replied saying that would mean that 46 homes are connected to the internal system and there are 50 tanks shared between the other 100 lots, Dot said that was correct. Kendall recalled that Mr. Brown mentioned that there was work within the park that would need to be done. David thought that was a problem that needed to be answered. Kendall said it could be addressed in the timeline with an agreement for a complete connection to the system for the park within a specified period of time.
- Rob Ricketson said he was representing himself & his landlord. He said that the estimating of costs was off for the bond payback due to 534 West Main technically being a duplex and 430 West Main was commercial, with two tenants. He thought the expansion would help the property he was renting a great deal since the property has limitations with the current water/sewer situation. Rob Ricketson asked why water was not being discussed as well as sewer. He said at his location water was a problem and he thought it was short sighted to not have it especially since this was zoned as the gateway. Josh responded that the numbers were based on the preliminary engineers report. David responded that it needs to be separate from the sewer. Kendall said that there was an engineer's report that addressed water but the Commission had decided to not do water at this time.
- that Kristen Hayden-West said she worked for economic services and that sewer and water subsidies were being rolled out similar to heat assistance. She said she mentioned it because of the concern raised by the mobile home resident. She thought this benefit would be available by the end of the year.
- that Jim Paquette asked if he could keep his current sewer system, Josh said that once the line goes past the property, he would be required to hook into it within a specified period of time

- that Joy Reap asked if it was possible to get Mr. Brown to do a written agreement regarding costs to mobile home park residents. David said we could ask but he would be under no obligation to do so, and the Commission had no authority to require it. Dot Beane said park residents do not pay those individual costs so economic services help would not help. She was not in favor of the expansion to the mobile home park.
- that Jim Paquette asked if existing septic needed to be removed. Kendall said it would need to be abandoned or filled in, adding it could be used as part of the pumping station needed for hooking into the expansion to reduce homeowner costs
- that Kristen Hayden-West said the economic service program would work for residents of the park even though they do not own the land much as heat assistance works for those that rent their home
- that June asked another, longer standing, Commission member to explain why water was not being considered at this time. David said construction was planned separately because it has to be separate infrastructure, in addition, there was a more urgent need to get sewer adding water costs have been looked at. Fran said there was more interest in sewer
- that Rob Ricketson asked what distance was required between the sewer and water line infrastructure, Kendall replied, a minimum of 10'
- that Rod West would like water also. He said if the Commission would consider going beyond the mobile home park, Lucky Spot would like water too. Rod West wanted to have the Commission reconsider water and make the services uniform throughout the system. He thought water rates needed to come down too.
- that Virginia Clarke asked about the planned Rt 2 repaving planned by the state, Josh replied that the Rt 2 repaving was scheduled to begin in 2022 and hoped the sewer expansion would be done beforehand. Kendall said directional bore would be the way to go and hoped to get sewer in before the state Route 2 paving project began.
- that Bruce Bailey asked if the expansion did not include water how would the sewer be billed, Josh said that answer would come up later in the meeting
- that the estimated rates for service were discussed and need to be updated to include new information received at the meeting

## **2) Review of cost comparisons of water and wastewater meters**

Josh reported:

- that the comparison is to help determine the cost estimates for each type of meter
- that meter costs and installation are the property owner's responsibility
- that there would be an agreement to have the water metered to determine the sewer bills in the expansion as the current system users have adding that the mobile home park would have one meter for the park
- that the estimated cost for a water meter was \$1000, and the cost for a wastewater meter was \$5000

Discussion Included:

- that Rob Ricketson asked if any current users had a wastewater meter, Kendall said there was one commercial user with a wastewater meter

### **3) Review of estimated costs for properties to connect to the system**

Josh reported:

- that these were estimates only
- that the estimate did not apply to the mobile home park residents
- that the total estimated cost for an individual to connect to the system was \$8000 with individual costs varying based on circumstances

Discussion included:

- that Kendall thought there were ways to save on the costs using existing septic

### **4) Review of guide for futures users to estimate initial and annual costs**

Josh reported:

- that Riverview Commons mobile home park residents did not need individual connections
- that table 14 in the engineer's report was displayed and would be updated with the new information provided at the meeting
- that the annual costs included wastewater rates and bond payback

### **5) Discussion of deadline for properties to connect to system once constructed**

Josh reported:

- that the deadline to connect to the system, by Ordinance, is 90 days but could be extended as much as 7 years adding that the commission had not decided on whether the deadline would be extended or for how long

### **6) Other items related to the Gateway Sewer Expansion Project**

- that Rod West said in reference to the deferral for hooking on, that users who deferred to connect right away would still pay the monthly fees, fixed, and bond fees but not the rate fee or hookup fee. Josh agreed.
- that Josh Arneson said provision was made for those who could not attend the meeting but wanted to be heard to send a letter in that would be read at the meeting. Glenn Yagle send a letter saying he was not in favor of the expansion
- that there were other potential users interested, like Hutchins, beyond the mobile home park that wanted to be included in the expansion. Expansion beyond the mobile home park will be discussed at a warned meeting. June thought there may be other homes and businesses that are interested.

Josh said, the goal of the meeting was to provide information and get feedback so if anyone wanted to give their opinion, it would be welcomed.

- that Bruce Bailey asked how sewer only would be billed and how only expansion users would be billed, Josh said the new users would be added and the bond payback would be paid only by the users in the expansion area. Bruce Bailey said water would need to be done eventually so he wondered

what that cost would be. June responded that the costs go down when you expand the system.

- Rob Ricketson supported the expansion to be able to grow his business. He thought that the gateway would benefit greatly with both water and sewer. He thanked the Commission and Josh for their work on the expansion.

- Virginia Clarke said, from a planning position, she wondered if there was an opportunity to add water thinking it would be better for planning and asked if there was an opportunity to do water now. She wondered if there would be any cost savings doing both together. Virginia Clarke asked what the timeline would be like to do both water and sewer. Josh responded that there was not an answer but would ask the engineer if there was a cost savings to do both.

Fran said she would like to have the chat disabled for future meetings so all comments are made verbally and everyone can hear. David agreed.

David said that moving forward the preliminary report needed to be updated, that a follow up discussion with Mr. Brown should take place, that getting info on the waterline, and knowing the number of units the mobile home park would be hooking up would be important.

David thanked everyone for coming and sharing their thoughts, comments, and concerns.

#### **4. Adjourn**

June moved to adjourn; Fran seconded. Roll Call Vote: Fran, June and David voted affirmatively. Motion passed. Meeting adjourned at 7:11 PM.