

Water Commission Minutes
5/24/2021

Called to Order: 6:0 PM

Present by Zoom: Bard Hill, Fran Huntoon, Cody Quattrocci, Don Morin, David Sander
Absent:

Others Present by Zoom: Josh Arneson, Town Manager; Kendall Chamberlin, Water & Sewer; Kathy Daub-Stearns, Admin. Assist.; the meeting was recorded for MMCTV Channel 15; Bob Reap, Rod West

1. Welcome by Bard.

Public Comment: None

2. Additions or Deletions to the Agenda:

Bard said we need to clear about where the district expansion is before voting

3. Items for Presentation or Discussion with those present

a) Review and discussion of project planning timeline

Bard said that he would like to focus on what was coming up as immediate and near-term decisions

Discussion included:

- that Bard said if we run the expansion past someone's property they are required to join the system, Fran asked if the properties were all commercial or where they a mix of residential and commercial for Phase 3, Kendall responded that the properties on Route 117 are commercial on the way to Riverview Mobile Home Park. Bard said, anyone along the route has to join the system for sewer unless their property line does not abut the expansion route. Kendall thought that some of Riverview abuts to Governor Peck Rd., Bard said that those parcels that abut Route 117 would be part of the system, but those that did not, would not, be required to join. Fran thought that the mobile home park would create the infrastructure for the park.
- that Bard said that going up Governor Peck Road would be another expansion and that the Commission had not discussed going further up Route 117 to the Lucky Spot. Kendall thought we might want to ask the parcel owners if they are interested. Bard said to have the scope change now would mean delays and the Reap's have been waiting a long time. Kendall agreed.
- that Cody felt going down Route 117 was the way to go. Don said if he were a resident of Riverview, he would not understand the issue and although he supports the project, he thought we need to get more information to the tenants there.

Bard thought it should be added to the timeline, Josh showed the timeline with an “informational sheet” being available the end of July. Don thought that would be helpful.

- that Jeff Forward asked where the Planning Commission and Zoning rewrite work was on the timeline. Bard said he has suggested that zoning be written as if sewer were available.
- that Jeff Forward asked if all the residents would have to vote also. Bard said that votes of the residents of the current and expanded district would be voting and if there is a bond needed it would be a vote of the entire town. Bard said the Water Sewer Commission has no plan for the gateway, it has plans for a sewer line. Bard said Jeff’s question is a good one. That Phase 1 development has an alternate route and would not necessarily be determined by a bond vote. His point to the Planning Commission was to plan as if there is water and sewer in the gateway. Bard suggested sending a copy of the timeline to the Planning Commission even though he has met with them and let them know the information is available on the town website.
- that estimates of private structure will be needed
- that if the Governor signs the bill there may be significant money available for water sewer infrastructure and that if this project qualifies in mid-June we should ask about funding availability
- that the budget bill passed by the Legislature begins in July
- that if one step is delayed in the timeline the following steps may also be delayed
- that October is the potential bond vote and vote for the expansion (two separate votes on the same day)
- that commercial property owners do not vote on the expansion, only residents

b) Discussion of next steps for holding a bond vote and a vote on district expansion

See discussion above.

c) Review of sample rates

Josh reported:

- that he used the FY22 budget for his calculations and assumed the budget would stay the same if expansion were approved, he then explained some of the assumptions made concluding that sewer rates would be down in all categories.

Discussion included:

- that Bard asked about the cost for system infrastructure and private infrastructure, Josh said he did not have those numbers yet, Bard said he did not expect him to, he was just mentioning that information was yet to come.
- that Josh said that he used information from the 2017 expansion discussion, Bard said predicting future use of future users is difficult, and a potential high-volume customer could change everything
- that Jeff Forward said a substantial number of users could be added and would bring us closer to using the facilities capacity, he asked about funding for low flow toilets and shower heads, Kendall said that we are at 30% fixed capacity and the rest is septage. Jeff Forward said, he would like to consider programs for leaky faucets, etc. and that this may be a good time to include efficiency incentives. Bard said there would not be individual meters on each mobile home, there will be only one meter adding that the owner of the park has said he recognized he would

- need to address issues like leaving faucets trickle in the winter to prevent frozen pipes. Jeff Forward said it is always more costly to be wasteful but as Energy Coordinator for the town he is always thinking about efficiency. Bard suggested Jeff Forward put something together and bring it back to the Commission.
- Fran said when we look at rates, she did not know how landlords pass those costs on. She would like to be clear about that because we know what the owner will be charged, but not what will be passed on to the renters so she wants to be careful about telling people how much things will cost. Don said that his tenants get a copy of the actual bill so they will have a reduced bill to pay if the expansion goes through.
 - that the rate structure work is showing the benefit of having economy of scale for existing users but what the cost of getting the sewer system to new users is yet to be known.
 - that the potential expansion meetings are every other week
 - that we are looking to have people interested in serving on the commission

d) Other topics related to the expansion of the sewer system

Discussion included:

- that Fran said our warning target is not 100% capacity of the system but 80% capacity at which point we need a new plan and a single user can change the dynamic, Kendall said that a large user would need to have a good pretreatment program, like the Stone Corral.

4. Discuss Items for Next Agenda and Adjourn

next Monday is the holiday

June 14th will be the next special meeting

Adjourn

David moved to adjourn; Fran seconded. Roll call vote: Cody, Don, Fran, David, and Bard voted affirmatively. The meeting adjourned at 6:59 PM.