

Thompson's Point Wastewater System Advisory Committee Minutes for January 8, 2015 @ 4 PM

In attendance: Tom Maffit, Miles Waite, Steve Williams, Chris Galipeau, Dean Bloch, Fritz Tegatz (5 PM)

Absent: Rick Pete

Agenda

- Renew Steve's contract as System Operator as a two year contract
- Review repairs that occurred during 2014
- Review repairs anticipated during 2015
- Initial budget discussion

Miles was welcomed as a new member representing leaseholders.

System Operator Contract

The committee's consensus was to recommend to the Selectboard to renew the contract with Steve Williams for a two-year period beginning January 1, 2015. The rate for the second year would be based on the CPI-W for New England ("All Items"), which is the same index used for setting town employee wage and salary rates.

Repairs/Procedures

Water Meters

- Steve noted that some leaseholders put their water meters inside, so he's not able to read them. This problem was particularly triggered by closing down two weeks later than in the past, i.e. after campers had left.
- Water meters on systems that pull from the lake (about 6) get filled with silt. Steve will replace these and charge the leaseholders.

Force Main/Mounds

- Steve would like two new flow meters.
- Steve asked that leaseholders who obtain building permits for camp remodeling be required to pay for a pre-construction pressure test.
- Chris suggested that a flat fee be used, since Steve can sometimes (but not always) do more than one test at a time—so it wouldn't be fair to charge an hourly price.
- Miles asked whether a PE needs to be there for every pressure test? Steve said yes, but he only calls Chris if it's holding, or if there's a problem.
- Steve said it takes about 3.5 hours on average to conduct a pressure test, without a problem.
- There was discussion that a flat fee could be charged, with an additional amount charged if there's a problem.
- The billing needs to be coordinated with Mary Mead.

Capital Improvement Fund

- Steve noted that the bond is paid off—he recommended creating a capital improvement fund for making significant repairs, considering the system is over 20 years old, and charging

camp-owners half of the \$700 bond payment, i.e. about \$350/hook-up/year to build up the fund.

- Chris asked how much is in the sinking fund; Tom said the operating fund has a balance of \$104,000, and the “Capital Fund” (aka “Sinking Fund”) has a balance of \$31,000. In August \$17,000 was spent from the Capital Fund. Steve wants to replace 10 valve boxes (boxes & valves), which will cost \$13,500, up from \$10,500.
- Steve said the Capital Improvement Fund should be separate from the Sinking Fund.
- Steve said that if the town has to bond for a significant repair or replacement it will be required to go with the lowest cost product, which means the lowest quality product. However, if the town has a reserve, it can go with a better product.
- There was discussion that the bill for the Capital Improvement Fund could be mailed with the regular wastewater bill, but it should go into a separate fund.
- Tom estimated the annual yield: 108 hook-ups x \$350 = \$37,800
- There was discussion about putting a cap on the fund of \$500,000.
- Miles suggested reminding camp owners that the wastewater rates are not changing, and letting them know that the system is 20 years old and some significant improvements may be needed in the near future.

Other Repairs

- Steve indicated he needs to replace two tanks and some force main. He will come up with a labor and materials estimate for the budget.
- Chris asked if the cracks can be welded?
- Tom said options are to pay for it from the sinking fund, or build the cost into the operating budget.
- Steve said that meters would be \$2,000 each.
- Steve said pumps are \$20,000 each (lower than originally estimated), which includes 2 meters. \$2,500 is needed to install, provide electrical connection and program; so total is \$22,500/pump.
- Steve said there are 4 alarms left—these were part of a spill prevention plan. These are the most difficult (?)

Budget for 2015

Line 1 Operation & Maintenance Contract (Steve Williams): increase by cost of living.

Line 2 Engineering service (Civil Engineering Associates): keep at \$7,000

Line 3 Change “Annual Sinking Fund Payment” to “Annual Emergency Fund Payment”—keep at \$5,000

Line 4 Pressure testing: keep at \$6,500

Line 5 System upgrades: \$13,500 for replacing box & valves

Line 6 Electric: keep at \$1,500

Line 7 Laboratory testing: keep at \$880

Line 8 Trash removal: to be checked; potentially keep at \$900

Line 9 Sludge removal at shut-down: keep at \$4,000

Line 10 Repairs:

- Pumps: \$22,500—includes meters
- Supplies: keep at \$2,000

- Alarms: keep at \$4,500
- Tanks (2): \$5,000 + labor—Steve to provide number

Total expenses = \$116,543

Gallons used—estimated to be 1,000,000 for rate.

Estimated rate to be determined and discussed at the next meeting.

Repairs—Continued

Steve said he wants to start working on the leaking tank—he wants to remove the cribbing to see how to address the tank. The committee said yes.

Chris asked whether the flexible lines need repairing/replacing. Steve suggested that we fix the lines that we know need repairs this year, and do other flexible lines next year.

Chris asked about pipe supports. Steve will check.

Steve stated he would like to replace observation ports on the top of the mounds—they are starting to collapse due to ants. Steve would like to vacuum them out—he will provide a price.

The next meeting will be scheduled for early February.

Respectfully Submitted,
Dean Bloch