

**EAST LYME WATER AND SEWER COMMISSION
REGULAR MEETING OF AUGUST 25, 2015**

Present: Mark Nickerson, Chairman
David Zoller
David Murphy
Roger Spencer
Joe Mingo
Carol Russell
Steve DiGiovanna
David Bond

FILED IN EAST LYME
CONNECTICUT
Sept 1, 2015 AT 1:20 AM/PM
Karen Talbot
EAST LYME TOWN CLERK

Also Present: Joe Bragaw, Public Works Director
Brad Kargl, Municipal Utility Engineer
Anna Johnson, Finance Director
Edward O'Connell, Town Counsel

1. **Call to Order.** Chairman Nickerson called the August 25, 2015 Regular Meeting of the Water and Sewer Commission to order at 7:11 p.m.

2. **Approval of Minutes**

a. **Regular Meeting Minutes - August 26, 2014.**

MOTION (1): Mr. DiGiovanna moved to approve the East Lyme Water and Sewer Commission Meeting Minutes of August 26, 2015, as presented. Seconded by Carol Russell. Messrs. Zoller and DiGiovanna abstained from voting. (6-0-2) Motion carried.

3. **Delegations**

There were no delegations.

4. **Consider Approval of Park Place Sewer Main Extension.**

MOTION (2): Mr. Mingo moved that the Water and Sewer Commission conducted a duly noticed Public Hearing regarding the extension of the Town's sewerage system, generally known as the "Park Place Sewer Extension"; and whereas the extension is to be constructed and installed by the developer of the "Village Crossing" project at his sole cost and expense, except that the Water and Sewer Commission shall reimburse the developer for the cost of fourteen

sewer laterals; and the sewer extension is a public improvement and will need a CGS 8-24 review by the Planning Commission and the Water and Sewer Commission, subject to the receipt of a recommendation of the Planning Commission pursuant to the provisions of General Statutes 8-24, hereby approves the proposed Park Place Extension to be constructed and installed by the developer at his sole cost and expense in accordance with the Commission's standards and conveyed to the Town upon satisfactory completion of the extension. Seconded by Mr. DiGiovanna. (8-0) Unanimous.

Ms. Russell asked what if a problem occurred with the easement? Attorney O'Connell replied they would not get their permit. Mr. Nickerson added the neighborhood is benefiting.

Mr. Kargl asked the Commission to consider paying for the lateral installation at \$1600.00 per lateral for a total cost of \$22,000.00 for fourteen laterals. Mr. Kargl noted that the Finance Director supported the availability of funds from the sewer assessment fund to pay for the laterals.

MOTION (3): Mr. DiGiovanna moved to approve the cost of 14 laterals for an amount not to exceed \$25,000.00 Seconded by Mr. Spencer. (8-0) Unanimous.

Mr. Bond asked what does the lateral consist of? Mr. Kargl replied that the contractor would install a six inch lateral from the sewer main to the property line and then cap it.

5. Cardinal Road Water Main Extension Update. Mr. Kargl reported as a result of this Commission's July meeting a cost estimate was put together to extend water up Cardinal Lane. The estimate is \$809,813 for engineering and construction and includes a 10% contingency and financing costs. Based on the cost estimate and 39 properties, the cost per property would be approximately \$20,764.00.

Mr. Mingo asked the Town Attorney's opinion on the difference between the sewer extension and water main extension. In general Attorney O'Connell indicated that for water, the Commission recommends the extension, but the Board of Selectmen levies the assessments as opposed to the Commission levying the assessments. In the early days, the Commission requested the Town to share in some portion of the cost for public safety reasons. Ten to fifteen years ago, however, extensions were required to stand on their own merits without contribution from the Town. Mr. O'Connell indicated that there are a

variety of ways of assessing the properties benefiting from a water extension, but ultimately the levying of the assessment rests with the Board of Selectmen.

Mr. DiGiovanna asked about the cost of hydrants. Mr. Kargl confirmed that seven hydrants were shown in the estimate for a total cost of \$35,000.

Mr. Bond asked if Cardinal Road would be assessed for \$21,000 per household? Attorney O'Connell stated the Town could bear a certain portion of the cost and the homeowner would owe the rest by way of assessment. It used to be 30% of the cost for water for fire protection.

Mr. Mingo stated the majority of times the Town paid 30% when there was a hydrant. Benefits are reflected in insurance rates.

Mr. DiGiovanna suggested a survey of property owners. Mr. Bragaw replied that we could do that. Mr. DiGiovanna felt the homeowners would like to know what it will cost. It was stated that the cost could be between \$15,000 and \$21,000 and would require review by the Board of Selectmen. Mr. Bond asked would this be bonded? Ms. Johnson added that \$40,000 was projected for bonding costs. Every year we go to the market. In order to move this project forward in July 2016, we will need to have the project authorized by June 2016.

Ms. Russell understood if we go forward with this project, everyone would be required to pay an assessment but not become a customer. Attorney O'Connell replied there is no requirement that a resident would have to buy water from the Town.

Mr. Bond asked what happens if you get thirty people who want it? Ms. Russell stated there are folks who don't want to be hooked up to the Town water. If a decision is made by the Town to bring water to the neighborhood, they would have to pay an assessment. Attorney O'Connell stated the amount of the assessment is the value of the property without and with water. Mr. Zoller asked what is the responsibility of the owner to pay regarding the connection? Mr. Kargl stated that the homeowner would pay for the connection from the property line curb value to the house

Mr. DiGiovanna stated if you have a well water system, you are not exceeding the value. Attorney O'Connell replied an appraiser would determine this.

Ms. Russell felt there was recent evidence of the importance of fire hydrants. There are discounts in homeowner's insurance if there is ready access to a fire hydrant.

Mr. Nickerson stated he is not sure if the Town can be convinced right now to accept a \$250,000 charge to bring water to 39 customers. Mr. Bond asked can it be bundled with another water project? Mr. Kargl stated that in the short term, a fire hydrant could be installed at the beginning of Cardinal Road. At least it would provide some access for fire protection without having to cross Rte. 161 with hoses, and thereby shutting down the road. This might satisfy everyone's concern for now. Ms. Russell felt fire protection

is a Town service. Mr. Mingo felt the issue is water quality. Mr. Bond asked what are the savings on homeowners insurance if the hydrant is near your home? Chairman Nickerson replied 25%. Ms. Russell stated fire protection is an appropriate function of the Town. Mr. Bond stated this was not in our Capital Plan. Ms. Russell felt we are saying to the taxpayer in the past that the water shortage was an issue. This neighborhood has a need for improved water quality.

Attorney O'Connell stated this would be water main extension #15. Around #7 or #8 the Town stopped contributing any portion.

Mr. Kargl agreed to put together a draft survey for review by this Commission. Mr. Mingo suggested asking the Fire Marshal what the capabilities of the Fire Department are. It was agreed that the Fire Department would be contacted for information on their capabilities.

6. Water and Sewer Billing Adjustment Requests--Attachment A. There were none.

7. Approval of Bills -- Attachment B.

MOTION (4): Mr. DiGiovanna moved to approve Invoice No. 1406103 to Tighe & Bond in the amount of \$1,003.07. Seconded by Mr. Zoller. (8-0) Unanimous.

MOTION (5): Mr. DiGiovanna moved to approve Invoice No. 102 to the East Lyme Police Department in the amount of \$904.20. Seconded by Mr. Zoller (8-0) Unanimous.

6. Water Project Updates

a. Well 1A & 2A Filtration Study RFQ. Mr. Kargl stated we are asking for this Commission's authorization to allow us to advertise an RFQ for a Filtration Study of Well 1A and 2A. It is time to investigate alternatives to get both of those wells filtered. There are funds available in the Water Capital Budget for the study and preliminary engineering. We applied for state funds which we are eligible for. As with other projects, we would get a selection team together with Mr. Bragaw, myself and Commission members to select a firm and negotiate a price for the study.

Ms. Russell asked will you be looking at different types of filtration? Mr. Kargl replied green sand filtration is normally used, but we can look at other types of treatment.

Ms. Russell asked if alternate filtration methods are assessed, are there other water quality issues that are greater. Mr. Kargl replied that we would have the scope of work prepared in a way to evaluate overall water quality concerns.

MOTION (6): Mr. DiGiovanna moved to authorize staff to move forward with advertising for a Request for Qualifications from qualified engineering firms to conduct the Well 1A and 2A Filtration Study. Seconded by Mr. Zoller. (8-0) Unanimous.

b. Village Drive Booster Station Pump Upgrades. Mr. Kargl reported funding was authorized for Village Drive Booster Station Pump Upgrades. With new technology we can now have hydromatic tank inspections.

9. On-call Wastewater Consulting Services RFQ. Mr. Kargl indicated that we are asking the Commission for authorization to advertise for qualified engineering firms to perform on-call wastewater consulting services on a case by case basis, if needed.

Projects that come to mind to perform wastewater services relocation the Old Lyme sewer connection the Bride Brook pump station and will need engineering on call. We need to evaluate Niantic sewer force main to evaluate potential failure. We want to upgrade and the upgrade to the Niantic and Pattagansett Pump stations.

MOTION (7): Mr. DiGiovanna moved to authorize staff to move forward with advertising for a Request for Qualifications from qualified engineering firms to perform on-call wastewater consulting engineering services. Seconded by Mr. Zoller. (8-0) Unanimous

Mr. Mingo asked for a subcommittee to evaluate the engineering firms. Mr. Kargl agreed that he would put a selection team together to include interested commission members.

10. Bridebrook Pump Station Relocation Alternatives Analysis - Tidal Wetlands Investigation. Mr. Kargl indicated we are moving forward to relocate the Bridebrook Pump Station. We met with DEEP and presented a draft alternatives analysis. To complete the analysis, a tidal wetland investigation and endangered species survey is required. The consultant that is proposed to do the work was recommended by DEEP. We are requesting the authorization of \$5300 from the Sewer Benefit Assessment Fund to pay for the tidal wetlands and endangered species investigations.

MOTION (8): Mr. DiGiovanna moved to authorize \$5,300 to retain William H. Moorhead to conduct the survey at Bridebrook Pump Station alternate sites A and B. Seconded by Mr. Zoller. (8-0) Unanimous.

MOTION (9) Mr. DiGiovanna moved to authorize funds from the Sewer Benefit Assessment Fund to pay for the delineation of State and Federal Jurisdiction Wetlands and survey for State--Endangered/Threatened/Special Concern Plants at Proposed Bridebrook Sewer Pump Station Alternate Sites A and B. Seconded by Mr. Zoller. (8-0) Unanimous

11. Finance Director Reports. All Commission members received a copy of Memo dated August 20, 2015 from Anna Johnson, Finance Director. Ms. Johnson stated there is \$394,569 available for water operations and \$68,381 for interest for debt service payments.

Sewer Operations were lower in July. Last year's budget paid its entire insurance in this year. Sewer assessment funds were \$200,000 greater than last year, because sewer operations did not borrow from sewer assessments.

12. Communications.

a. See Correspondence Log.

13. Chairman's Report. Chairman Nickerson reported Mr. Kargl has had discussions with DEEP regarding Saunders Point. Mr. Kargl felt by next month he expects a response from DEEP.

14. Staff Updates.

a. Water Department Monthly Report. Mr. Kargl reported in July the monthly demand was the highest seen in the last seven years except for 2008/2009. Mr. Kargl expressed concerns with July's high demand, and it is something that needs to be watched as the town continues to grow. The regional interconnection is permitted for up to 1.0 mgd but there are practical and operational matters that would have to be worked out to optimize the pumping of water from New London i.e. operational hours of the New London water treatment Plant, management of water quality, reduced ability to send water as demand increases off season.

b. Sewer Department Monthly Report. The monthly average for July was 1,048,427 gpd.

15. Adjournment.

MOTION (10): Mr. DiGiovanna moved to adjourn the August 25, 2015 East Lyme Water and Sewer Commission Regular Meeting at 8:20 p.m. Seconded by Mr. Zoller. (8-0) Unanimous.

Respectfully submitted,

**Frances Gheri
Substitute Recording Secretary**