

Town of Olive
County of Ulster
State of New York
May 1, 2006

Minutes of the monthly audit meeting of the Town Board of the Town of Olive held Monday, May 1, 2006, 7:30 pm at the Town Meeting Hall in Shokan, NY.

Members Present: Berndt Leifeld, Supervisor
 Henry Rank, Council Member
 Helen Chase, Council Member
 Bruce La Monda, Council Member
 Linda Burkhardt, Council Member
Recording Secretary: Sylvia Rozzelle, Town Clerk

Others Present: Everett Cook, ZBA Member; Bill Cook, Assessor in Training; Jimmy Fugel, Highway Superintendent; Kevin Young, Attorney for Boiceville Wastewater Project; Julie Barown, Asst. Project Engineer; Henry Lamont, Lamont Engineering; Rob DeGorgio, LMSHDR Project; Alan Rosa, CWC Executive Director; Liz Mastrianni, PE; Chris Yacobucci, Engineering Technician.

Supervisor Leifeld introduced Henry Lamont who introduced those present from the CWC and those involved with the Boiceville Wastewater Project. Mr. Lamont stated they are here to present the results of the preliminary study report on the Boiceville Wastewater Treatment Facility noting this study determines preferred options for each community. This is one of the steps in the project and the CWC is here to ask the town if they are prepared to proceed with the next phase of the project. Mr. Lamont reviewed the Community Wastewater Program phases (#31-06). He stated there is an additional opportunity for the town to decide whether or not to stay in the program.

Mr. Lamont presented document #32-06 outlining the Community Wastewater Management Program as included in the NY City Memorandum of Agreement in 1997. He noted the Environmental Review will take place in the next phase along with design, land acquisition, and construction bids. The final phase would be construction and operation of the facility.

Mr. Lamont distributed the meeting agenda and the Executive Summary Preliminary Engineer's Report (#33-06) for Boiceville.

Mr. Lamont submitted a map of the Boiceville hamlet noting they looked at a main service area as well as an addition of the Beechford Drive area. In answer to a question, Mr. Lamont stated Brunel Drive was not included in this service area. Ms. Barown stated the Brunel Drive area lots are larger and being a recent subdivision has more up to date septic systems. It was noted by Council Member La Monda that Brunel Drive was done approximately 30 years ago.

Council Member Chase requested a clarification of where area three is. Mr. Lamont stated that area two is around Bread Alone and area one is where the school is located and area three is Bailey Drive and Beechford Drive.

Mr. Lamont stated they are suggesting a wastewater treatment plant versus community septic because of the smaller lots, soil analysis, and not having property large enough for a community septic. He noted the Brunel Drive area would run primarily on a septic maintenance district with each owner maintaining their own septic system and the community replacing them when needed.

Council Member Chase stated she is surprised that Brunel Drive is not included in the project. Mr. Lamont stated those lots are larger and even with the poorer soils there specially designed systems could be implemented. In response to a question from Council Member La Monda as to who would pay for these systems, Mr. Lamont responded the property owner.

Mr. Rosa stated they looked at a much larger area than they needed to look at as they were trying to get as many people covered as possible. In the MOA the septic program is the biggest program and lots that are large enough to handle a septic system are not covered by the wastewater treatment facility. Council Member La Monda stated he's beginning to get the feeling that they're saying let's make the system to fit the money and not do the project that is needed. Mr. Rosa stated the City of New York wanted them to look at the Bread Alone area noting they wouldn't have to give the money to upgrade this system; but, they would give money to a wastewater facility. He noted this money would come into this project.

Mr. Lamont stated the DEP upgrade program has a committal of \$1.6 million dollars which could be transferred to the community if the town decides to include the school in the hamlet project. The size of the plant would have to increase and the school would have no increase in cost, plus the school portion would be subsidized. He noted that a personal home is limited to \$100.00 per household per year and this is not available for businesses. He stated with the school included the amount of cost per gallon would decrease. He stated the program had \$10 million dollars in it and the City has been told that to do this right they will have to come up with the amount needed to do the job.

Ms. Barown stated that after determining the service area based on need they calculated the flows for each service area. Each apartment or single-family resident got an allocation of 265 gallons per day and businesses were related to the number of employees and/or seats in a restaurant. DEC standards were adhered to for allotment to determine commercial flows. A ten percent allotment for growth was figured in. A wastewater load summary was prepared for all. A wastewater treatment plant with a gravity collection sewer was decided upon for Deerfield and part of Upper Boiceville Road to run down to a collection point west of Route 28. She noted the most important thing is to find a willing seller to purchase property noting they will need one usable acre though they would perhaps need more land surrounding it. Mr. DeGorgio noted that Andes was an acre parcel.

Bill Lohrer asked where the treated water will go. Ms. Barown stated eventually it will go to the Esopus Creek. Mr. Rosa noted due to the micro filtration system the water going into the creek would be cleaner than what is in there.

In response to utilizing the land in Boiceville currently owned by New York City, Ms. Barown stated there are permits required to utilize the City land and this could be a lengthy process. It was noted the City of New York would require an easement only and would not allow a deeded sale. Mr. Lamont stated the site next to the Fire House was

looked at but the City stated they have plans for that piece. Ms. Barown stated they would be doing soil borings in both of the proposed locations on Upper Boiceville Road.

Council Member Chase stated she feels that the whole push is to include the school in this project. Mr. Lamont stated the biggest advantage is that the school can get out of the wastewater treatment business and they will also contribute to the operation and maintenance. Mr. Lamont stated his recommendation to the City was that they should develop some sort of subsidy for commercial facilities.

Mr. DeGorgio stated they looked at systems suitable for 37,000 to 75,000 gallons looking at micro-filtration and also at a facility that would be aesthetically pleasing. Noise would be subdued by having everything under water. Membrane filters are a biological process where little bugs in the water degrade the water down to something clean. Oxygen is controlled in the tank so the bugs called activated sludge and everything else is put through micro filters. Everything else is then backwashed and the discharge would be disinfected and released into the stream.

A question was asked whether or not pharmaceuticals could be filtered out during the process. The answer was uncertain.

Bill Lohrer asked who mans this facility and how many hours are involved. Mr. Lamont responded eight hours, five days a week with the City sharing the cost with the users. He noted it would be monitored 24 hours a day.

Mr. Lamont noted in the cost summary they recommend the \$8,828,000.00 to include the main service area and the school with the operation and maintenance cost being \$520,000.00 per year. Ms. Barown stated with the school included there will be another \$1.6 million contributed and the school would be paying more towards the operation and maintenance.

Ms. Barown outlined the capital cost breakdown and the effect of the inclusion of Onteora School (#34-06). Mr. Lamont stated that it will be cheaper for the district to include the school and they should negotiate with the city for cheaper costs for businesses.

Mr. Young stated there will be no debt incurred and there is no provision for capital; however, there would be a new project hook up fee and this would not include capital replacement in the future for any upgrades. The key is to maintain the plant to prolong its life and reduce the need for future capital repairs and upgrading.

Chet Karwotowski stated the cost of \$76,000.00 per household for 117 households sounds a little high and questioned if this is a good cost. Mr. Young noted it is similar to what it was in other communities. Mr. Lamont stated it is high; but, in the executive summary when looking at a community septic maintenance in the Boiceville main service area only 13% could maintain an adequate individual on-site septic system with the required 100% leach field reserve area, 19% could maintain an individual septic system without the required 100% area, and 68% could not maintain a conventional individual on-site septic system even without the reserve.

Mr. Young stated it would be mostly the businesses that would not comply with the City regulations noting the City could come in and demand individual upgrades or limit the

businesses' activity. The main concern is not residential; it's the businesses noting that some businesses have had to stop conducting business and pump and haul sewerage. He noted that businesses would never be allowed to expand.

Mr. Karowtowski asked if there are people who can opt out. Mr. Young stated the town would have to pass a sewer use law which will mandate that people within 90 feet of a sewer line must hookup or would have to receive a hardship waiver from the Town Board.

Supervisor Leifeld stated the Town Board will be hiring an attorney to work with the town through this and asked when they will need to decide or meet. Mr. Lamont stated they should be meeting with Mr. Young several times over the next year. Supervisor Leifeld stated the regular Town Board meeting is tomorrow evening and general consensus of the Town Board members present is that the resolution will pass.

Mr. Rosa stated the CWC program is setting up a fund to accommodate businesses and homeowners to hook up. Mr. Young noted that the town will have to apply for this through a grant.

Jimmy Fugel asked where these lines would run in regard to roads. Mr. Lamont noted they will obtain easements below Deerfield Road and the rest will either be under the street, on the shoulder, or in front yards. It was noted that roads would be repaired.

All business pertinent having been discussed the Town Board adjourned at 10:05 pm on a Leifeld/Chase motion.

Sylvia Rozzelle, Town Clerk