

**Newington Sewer Commission 6/19/2019      APPROVED MINUTES**

Meeting called to order at 9:03 am.

**Present:** T. Cole Chairman, R.Stern, T.Hazelton, Commissioners. D.Messier, J.Tolman, Utility Partners. L.Shields, A.Carmellini, Wright-Pierce Engineers. A.Guerriero, E.Brasier, Spinoso Real Estate Group, Fox Run Mall. D.Dadmun, Ross Engineering

**Minutes:** Minutes from 5/15/19 reviewed. Motion by R.Stern to approve, seconded by T.Hazelton. All in favor, approved.

**Public Comment:** Fox Run Mall and Ross Engineering.

Fox Run Mall

A.Guerriero and E.Brasier from Spinoso Real Estate Group, property managers for the Fox Run Mall, representing Morgan Stanley, the property owner, were in attendance to discuss the significant increases in the sewer rates for their properties. They have seen a 17% cost increase this current year, approximately \$30,000. They are requesting information to present to the property owners and for future budgeting. T.Cole explained the upgrade project and the EPA requirements that necessitated it. He further went on to explain how the sewer expenses are divided over all sewer users based on their flow to their plant. When several businesses closed their doors the flow decreased, but the cost to run the plant remains roughly the same. Those costs must be shared by all the rate payers. When proposed construction of new businesses is complete there will be more rate payers which may lower the sewer rate. The 5% surcharge was then explained by Chairman Cole. The Sewer Commission used reserves from the Enterprise Fund to help pay for the upgrade project. Any failure of a critical component in the plant could cost up to a million dollars and this fund exists to cover those expenses. D.Messier added that the surcharge used to be 10% but was decreased to help offset the increase in sewer rates.

Discussion turned to budgeting for next year and D.Messier advised he can provide tentative budget figures in the fall. While the sewer rate is officially voted on at the Town Meeting in March, he will have a tentative figure in November. In addition, the Sewer Commission is applying for other grants to help pay for the upgrade.

Ross Engineering

D.Dadmun of Ross Engineering representing Phil Marple, the property owner of 117 Gosling Road and the Right of Way to the WWTP. The property owner is making improvements to the property and parking lot. They are proposing to lower the grade of the driveway and put in a retaining wall along the property line of 105 Gosling Road. Discussion ensued on drainage and plowing. Views of the site were reviewed, and this plan will be discussed at the Technical Review Committee the following week. Questions arose on who is responsible for maintenance of the easement, D.Dadmun advised it is unclear and they are hoping to redo the easement to clarify this. R.Stern advised we should see a clear right of way before a decision is made. D.Messier will provide a copy of the current easement to the Commissioners.

**Treasurer's report:** May reports and bank statements reviewed. Treasurer's operating fund balance as of May 31<sup>st</sup> \$580,561.46. Enterprise Account balance was \$991,367.02.

**Manifest Approval:** Audit invoice form Vachon Clukay & Co. submitted now instead of at the end of the year as requested.

Motion made to approve the 6/19/19 manifest by R.Stern in the amount of \$52,939.66. Seconded by T.Hazelton. All in favor, approved & signed.

**Plant operators report:** Flows are up from last year, sludge as billed. Preventative maintenance was performed per manufacturers recommendations and schedules.

Aqua Aerobics was on site 6/18/19 to work on major problems with the SBR #2 Decanter valve, it was not staying open. Problems began approximately 2 weeks ago and have continued to worsen. New valve and actuator have been ordered. Problem still not resolved after tech visit. Aqua tech has a patch from their computer people to run this and are checking the warranties on the limiter cards as they think those may be compromised. Plant is currently running in single tank mode.

In addition, there have been issues with the SCADA system sending out frequent alarms. The #1 blower was going into alarm and the computer program from Aqua for the transfer pump was not set up properly. Since the tech visit there have been no alarms for the past 12-18 hours. SCADA put in more icons so we can see more detail on this, and several issues were corrected. D.Messier will have more information on this shortly as it will need to be fixed.

\$808,205.30 of the 2019 sewer charges have been received as of 6/18/19. D.Messier has contacted all 2018 outstanding charges and is waiting on checks. Attorney letters have been sent out to those who did not reply to D.Messier request for payment.

**New Business:** Severino has inspected sewer manholes on Woodbury Ave between Gosling Road and the Fox Run Mall and have recommended several that need replacement or repair. Some of the rings and covers are cracked. D.Messier has ordered 7 new rings and covers. Severino will repair and send an invoice. A State engineer will oversee the work. Severino will remove them and cover with plates while they grind the road down and will replace when the road is redone. There are 12 manholes total. D.Messier ordered 7 and has 2 on hand. Woodbury Ave in front of Cumberland Farms will be regraded to bring up to the new road level.

**Old Business:** Sludge has been tested for PFSAS by Casella Organics per Maine DEP. Results have not come in yet.

Forecmain geotechnical survey scheduled for July 1<sup>st</sup>-3<sup>rd</sup> has been cancelled. L.Shields advised some of the borings are in prime wetlands and need to be permitted before the borings can be done. There are 3 competing wetlands projects going on and they are trying to get all completed in 1 permit.

Preliminary drawings for the centrifuge monorail were reviewed. It will tie into the existing column, spanning down the incline of the ceiling to the wall on the other side. It is not an exposed column and might be covering one of the windows. It will have a 1.5 ton capacity which is enough for the bowl filled with water. There will be no additional columns on the floor which will allow for open floor space. Based on the ceiling there are no beams overhead to attach columns to. There will be an engineering certification for it. With an electric hoist the cost will be around \$50,000, \$20,000 +/- of this cost is just for the electric hoist. There are still some things still to flush out. R.Stern expressed concern of using the existing building to support this. L.Shields advised they will fill areas in with grout in the masonry. D.Messier advised all outside walls on the building have an existing I-beam. T.Cole expressed concern

about the use of stainless steel or epoxy anchors and emphasized that by placing a column on the floor it will not need to be patched and will be strong. L.Shields will get a price out to add 6 columns. D.Messier advised a structural engineer has looked at it and stamped that it will be safe. This monorail can be used to take anything out. If epoxy through the wall is a concern, they can do plates and rods. L.Shields advised she has full confidence in this structural engineer, he has 30 years of experience. R.Stern added that he would also like the epoxy anchors explained as well. D.Messier asked to clarify that we are looking for 2 things; a price for 6 beams, and a price for the current plan with more details. T.Cole stated the plan details are based on what they think is inside the walls, not necessarily not on what is actually there. Discussion on plans of building from Whitman and Howard from over 40 years ago and what the contingency plan will be if the wall is not what is on the plans. L.Shields advised the only possible surprise would be if the masonry is already filled instead of hollow as expected. L.Shields will bring the structural engineer next meeting. T.Hazelton noted it was less weight than assumed originally and a rectangle cradle seems simple. L.Shields advised they will take no further action until the Commissioners meet with the structural engineer.

Next meeting will be July 17, 2019 at 9 am at the Newington Wastewater Treatment Plant.

**Adjournment:** 10:28 am.

Respectfully submitted,  
Gail Klanchesser