TOWN OF DRESDEN SEWER COMMITTEES October 2025 MEETING NOTES

Meeting note: The call-in number is (605) 313-5692 and 7857820 is the access code.

Phone Attendees: Patrick Keenan, George Kapusinski, Joanne Gorman, Elaine Brennan, John Schultz
Sign in sheet: Suzy Shad, Marc Brown, Allen Wilbur, Charles Tall, Mary Ann Hollander, Mary LaBrie, Kathy Fox Gable, Maureen Kelly, Jane Carter, Rick Carter, Margaret Stoutenberg, Marilyn Borden, Patricia Portela, Patrick Smith, Jim Corby, Don Gellenthein

Meeting began 5:02pm 10/13/25

Meeting Part One – usual meeting topics

Process clarification: after meeting, minutes are sent to committee for review, then sent to webmaster for uploading to the website
Process clarification: Fredericks Point Sewer District #2 of Huletts has their own committee (Mary LaBrie, Tom Conrad, Don Gellenthien, Christien Diekel, Marilyn Borden) at this point, see Town Board for further information

Sewer General SD#1

1. Field/Infrastructure
    a. Shed placement and delivery
        i. Allen has report – John (shed guy) says shed will be delivered Wednesday or Thursday, couple loads of stone to level the area. Should be a quick process. *Allen Wilbur is point of contact (POC) for shed
        ii. DEC requires us to have a shed to house emergency equipment, testing equipment, paperwork, etc. Positioning of the shed was the dependency, now it's in motion. Shed will be placed immediately off CR-6 (it will be plowed) across from Pickel's house. 10x12 shed. Can be stained to weather better and look better. 8th fairway and 1st fairway were explored but this other location proved to be most agreeable.
    b. Brush clearing along tank manholes
        i. Brush and trees need to be cleared to maintain the infrastructure along the first fairway, near Mr Meehan's house, down to where the Verizon phone line is laying on the ground. Manholes can't be pumped out until brush and trees are removed. Brush and trees can't be cleared until VZ phone line is up off the ground.
        ii. Two quotes to remove the sixteen trees, clear brush, chip the brush, remove the logs. $4800 & $5450
        iii. Verizon has been contacted more than once about the line, seven times since 8/18. ←this is the delay
        *Suzy Shad will investigate further escalation about the phone line
        *Suzy and Patrick Keenan to contact HLPOCA, Meehan, Kapusinski about clearing trees
    c. Pumping out the newly exposed manholes

i. SS will coordinate with DP on Doran pumping date
ii. Tanks will be pumped out after tree/brush clearing is completed ←this is the dependency
iii. After VZ line is raised, and trees are cleared, tanks can be emptied
*Suzy and Dillon will follow up on pumpouts when unfavorable conditions are overcome (trees, brush, line)

d. Estimate from LaPlante about adding cell notification to pump stations
i. In order to shift away from reliance on only audio/visual alarms (passive alert), we need to upgrade the lift station control panels to actively reach out to call operator (active alerts)
ii. We have a variety of pump stations around the landing. Three types of pump, EOne, Myers, Liberty.
iii. E/One Duplex T-260 Sentry Kit + protect plus $1400 per lift station, two hours to install at $225 per man-hour worked, needs two technicians, about $450 in labor per station. *Daily travel is $540* – ideally we'd have more than one station done each day to reduce the amount of travel of the work team. Four EOne stations (Boland, Hudson, Carter, Ripp, Golf Course). EOne stations would cost $8,125 not including travel. $10/month/station for monitoring cost.
iv. Myers pump station - $2600 for monitoring hardware. Likely $450 in labor to install. $400 a year to monitor. This is the station by Cedar View where 60 homes feed in to it – this is the station that had the most problems over the years.
v. Liberty pump station – quote still outstanding . The Liberty pump station is near Pickel's house and needed a new float this past weekend (Columbus Day Weekend).
vi. We can work towards this in the next budget cycle.
vii. Charlie Tall suggested we put the work team up in a hotel room if it's a three or four day job to reduce the travel cost.
*Suzy to get Liberty quote from GL LaPlante
*Committee to gather any other needed info for future budgeting of this project

2. Updated law
a. Two amendments to SD#1 law to be brought forward today at Town Board meeting, to enable hiring of an LLC, and to reduce the committee makeup to two board members not three (so as not to create a Town Board meeting every time there's a sewer committee meeting). These amendments wouldn't change how we run the meetings, as we'll still have minutes
b. Proportional billing – this would be part of the *major* law overhaul for the coming months/in the new year – this is the second half of the meeting

3. Sewer update
a. This weekend Ms Pickel called Dillon Priest, the sewer operator – a float on her lift station had gone bad, 931 CR-6 – Dillon repaired this
b. Dillon called Dani at DEC – making his own DMR account
c. Charlie Tall clarifies that Marci Wilbur, Town Clerk, used to file the DMR reports, but now Dillon will file his own reports

    d. All sewer testing is coming back ok
4. Expenses
    a. Ground prep for shed will be $500 more than originally quoted in order to level land
    b. Cost of replacing pump float at 931 CR-6
5. Sewer Lateral Application
    a. Fitzgerald house is underway – Dillon Priest has walked the site, the contractor is very aware of keeping the sewer pipe capped, all is going well
    b. If you have a building permit with Washington County, LRCC#1 is the Sewer Lateral Determination Application that's found at the Town Clerk's office and at the town website. This applies to SD#1 and SD#2
6. Monitoring Wells
    a. Low water levels have effectively kicked this to next year in the new season. June is estimated next pull time, then again after the landing fills up (around July 4). We are very grateful to the LGPC for their support both financial and logistically with the monitoring wells

Sewer District #1 Engineering Study

1. Back with LaBella for a few updates. This has been going on for a long time. This last cycle of Q&A was pretty short – hopefully the back and forth will be over soon. The study found no cracked pipes or major pipe/tank issues.

Sewer District #1 Sewer Line Burial Project

a. Award notice will be given to directional boring company tonight at town board meeting - JAT Construction was the lowest responsible bidder
b. Contract with JAT stipulates work to be completed by Jan 1. Once we get timeline we'll notify everyone
c. Driller estimated a day a site, but there's site prep that needs to occur
d. One easement is outstanding but should be returned shortly
e. Town will borrow funds as necessary (previously authorized by town resolution).
f. Charlie spoke about the funding – Budget is $235k. We have a Memorandum of Understanding with the LGPC and LGA for $120k. We have to keep receipts and then we will be paid back by LGPC and LGA – so since we have to pay first, we will float a Bond Anticipation Note (BAN). This is anticipated to be completed by early November.
g. Elaine Brennan asked which banks will be contacted. Charlie Tall said three will be contacted and said the BANs will be tax exempt but we have no credit rating. Green County Bank and Community Bank NA (CBNA) are two potential banks.
h. Charlie Tall will look into local funding also
*Charlie is working on funding
i. John Schultz asked if all the property owners impacted by the drilling have been notified –
*Suzy will circle back with John after this meeting

Meeting Part Two – Possible Methods of Rate Restructuring

The PowerPoint that was presented during the call is attached to the end of these meeting minutes.

Current state of SD#1 – there are 79 operations and maintenance paying units, though all 84 units would pay capital. Dry/inactive units or units-exempted-by-easement do not pay O&M. O&M pays for the sewer operator, testing, field rent, permit fees, etc. Currently all units pay the same amount - $800 per unit once a year, garnering $63,200 to run the district. A nine-bedroom house would pay the same as a two-bedroom house.

Wastewater charges by municipalities can be determined in more than one way.
The original way, all houses paythe same amount, did make sense at one point -when the vast majority of the homes were those small railroad style homes, and few people had washing machines and the landing was mostly vacant end of October to end of June.

Two types of flow meters: inflow and outflow. **Outflow meters** require continual flow – those would exist in large commercial operations, not residences as we have here. These won't work here. **Inflow meters** would be put inside your home on the inbound continually pressurized water main coming from your private well. These meters cannot be allowed to freeze. They can be winterized (disconnected and blown out). The flow meter data would need to be collected periodically and billing administered by staff that we do not currently have. **We would need to hire staff to read the meters, manage the equipment, and send out the bills.** There would be ongoing admin costs to having inflow meters. Inflow meters would also count water used by garden hoses. The Town would need to enter your home to add the meter to your main, or if it was not feasible to install the meter on the inside of the house, an exterior well (estimated additional $800) would be placed to house the meter. There would still be a base charge – no such thing as a zero bill – as we have reliable expenses each year that happen regardless of whether a house is used or vacant. The sewer operator works 12 months a year, the power is on all year long, testing occurs all year, etc. Flow meter would cost $625-$1425 for equipment, unknown cost for admin staff, $3/mo per meter. $3600 for software as it's understood. The installation of flow meters in every home would be a full public works project that requires a design-bid-build process. The timeline for this project would be a few years out to be realistic. Budgeting, engineering, bid process, funding, would all take time.

Nationwide standard alternative to individual meters would be the "**equivalent dwelling unit**" system. Houses are billed based on the occupancy of the house. The occupancy data is the bedroom data administered by the Town Assessor. The number of bedrooms is the factor closest to effluent production – not number of baths or kitchens.

Bedroom dataset is maintained by Town Assessor. <u>We don't have to maintain that or pay additional staff to maintain it.</u>

Data issues are corrected by the Town Assessor.

1. During a sale the corrected bedroom # can be brought forth
2. Neighbors can call the Town Assessor
3. During reassessment reevaluations (like in 2022), the Verification Forms that were sent out had bedroom # questions

4. Fieldwork, if the Assessor sees a house was expanded, can investigate
5. Building permits sometimes have this data
6. New home builds have floor plans filed with the county with the planned # of bedrooms

Charging people more on the basis of renting – it is the same effluent impact to the sewer system of a household of 8 "locals" or 8 "renters". All system damage has been caused by system users – there's no way to drill down to find out which "kind of person" is causing damage.

Seasonality – other municipalities have property owners present utility bills as evidence of their seasonal vacancy. **This requires support staff to maintain that database and verify those assertions.** We might be able to find a way to have this notated on the property cards of the Town Assessor.
→Consider a year round home of 2 people against a seasonal home of 4 people.

The EDU method of determining the sewer rates for each house requires accurate bedroom data, and would be calculated once a year using the Town Assessor data.

Supervisor Tall points out that the billing example used in the presentation is just one way to set it – one could set $500 base for all units, then the remainder of the budget of the sewer district would be distributed across the homes using the EDU billing method.

The example budget does not include adding cost of the cell phone notification system, or other big improvements. It's a backwards-looking example.

There's another method that exists – counting fixtures (faucets, showers, tubs, garbage disposals, garden hoses, dishwashers, etc) and billing homes based on that but Suzy did not pursue researching this method as it would involve doing an inventory of every home by the Town.

Most accurate would be flow meter, but it would have the most admin and ongoing cost (maintaining equipment, managing billing). The method with the LEAST overhead cost would be the EDU system as it relies on data managed by the Town Assessor. The EDU method would be easiest to modify on a yearly basis to achieve budget needs.

Rick Carter points out that the EDU method could at the least be used as a bridge between now and the time it takes to put in flow meters.

Charlie shared during this section of the meeting that the Town is currently exploring and writing a unified law to cover SD#1 and SD#2, and the potential for shared costs (operator, for example) may exist.

A budget workshop specifically to plan out future sewer billing is necessary. Committee/Town Board needs to figure out an appropriate reserve fund to maintain.

Residents are encouraged to make sure their data is accurate with the Town Assessor (Laura Chadwick) – it's a good idea regardless of what's going on with the sewer district.

PLEASE CONTACT YOUR BOARD MEMBERS AND SHARE YOUR THOUGHTS ON THE POTENTIAL PROJECT OF RATE RESTRUCTURING.
Contact information is at the Town of Dresden website.

6:22pm meeting ended.

The following document was presented at the 10/13/25 sewer meeting for Huletts Landing Sewer District #1.

The ideas presented in it are simply informational on the topic of potential ways to restructure the sewer billing in Huletts Landing SD#1. This document does not abrogate or assert any legal rights.

Any changes to the billing structure of HLSD#1 would be for the Dresden Town Board to pursue and implement in accordance with the law.

Questions regarding this should be directed to the Town Board or the Sewer Committee.

Rate Restructuring

Agenda

- Current situation
- Metering
- Alternatives to metering
- EDU method & what it looks like

Current state

There are 84 total possible sewer hookups in Sewer District #1.

Three of the 84 possible hookups are inactive and dry – under current Town law, these pay only capital charges.

Two of the 84 possible hookups are exempt from **operations and maintenance** (O&M) charges – this is arranged in the easements between the property owner and the Town. These two would only pay capital charges.

Therefore, there are only 79 O&M paying sewer hookups in Sewer District #1 and 84 capital (debt-service) paying sewer hookups in Sewer District #1.

Cont’d

Currently, all 79 hookups, no matter the size of the house, pay the same amount in wastewater charges that cover operations and maintenance.

In 2025 this was $800 per unit, garnering $63,200 to run the district.

A nine-bedroom house pays the same as a two-bedroom house.

Wastewater charges by municipalities can be determined more than one way.

Options

- Inflow meter
- Outflow meter
- Equivalent Dwelling Unit – proportional billing

Outflow meters

- Found typically in commercial operations with continual outflow
- **Require** constant flow
- Residential units *do not create constant flow*
- **This type of metering is not an option in our district**

Inflow meters

- Installed in the **interior** of each home at the water inflow point typically where the water shutoff is located
- Would be metering the water out of your private well
- **Cannot freeze**, or homeowner would be responsible for winterizing/disconnecting
- The Town would need to **enter your home** for the installation
- Would require **meter reader**
- A base charge rate would still be established in order to reliably fund the district

Inflow meters continued

Equipment and installation is $625 at the low end, ranging to $1425 per house

Repair & maintenance responsibilities would need to be determined

Meter reader & billing administrator would be needed

If a cellular meter reading option, add $3 per month per meter

Otherwise it’s manual meter reading

Staffing cost to run new billing program $?

Cost of billing program ~ $3600

Inflow meters continued

The installation of inflow meters in every home would be full blown public works project that requires engineering plans in a design-bid-build format.

The earliest this could start is next year's budgeting cycle.

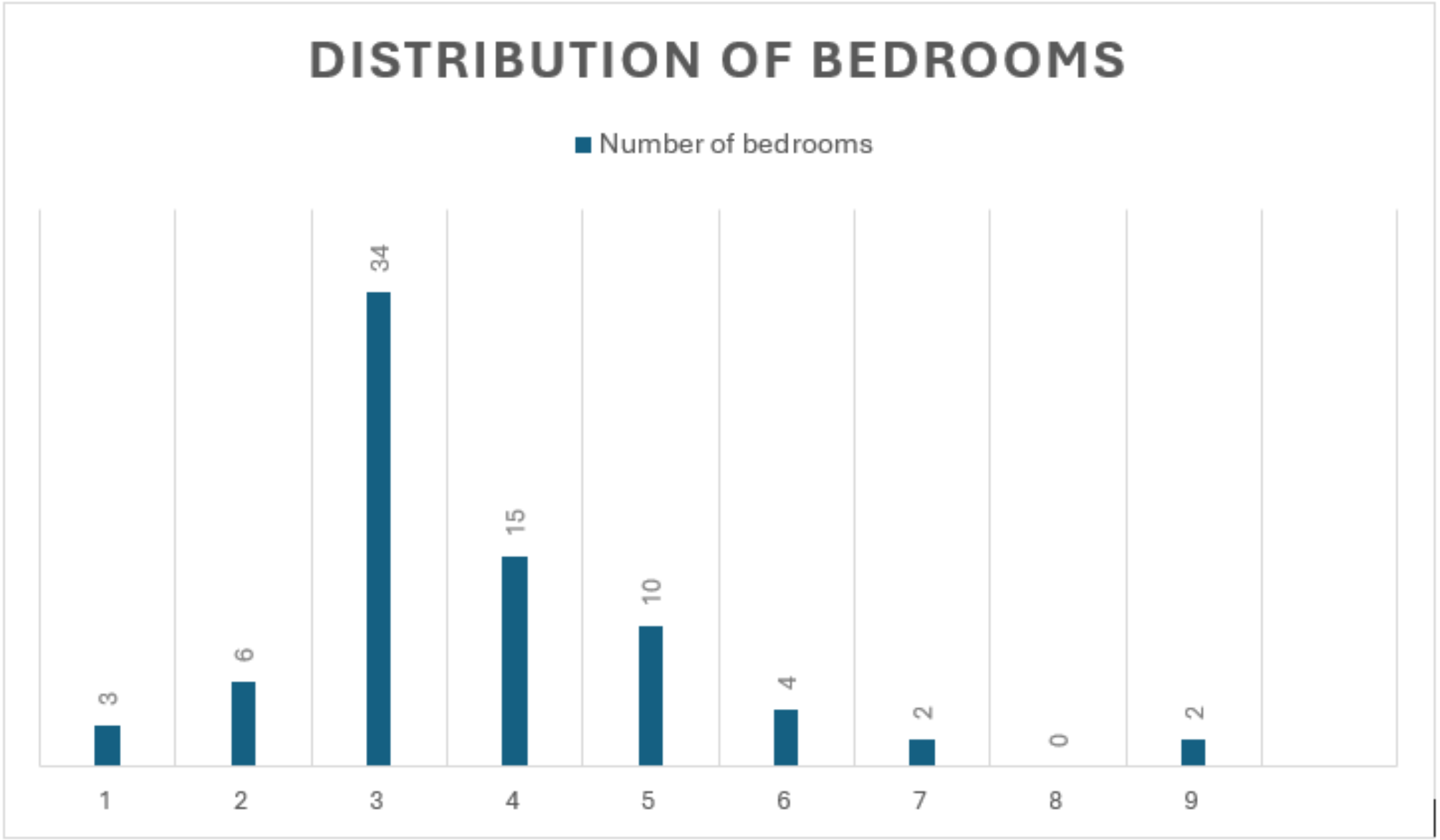
Further exploration of the inflow meter topic would need to occur with the town attorney.

Equivalent Dwelling Unit Method

- Correlates occupancy with effluent output
- Nationwide standard in absence of meters
- A base rate is established for 0-3 bedrooms
- Homes larger than that proportionally have an increased charge

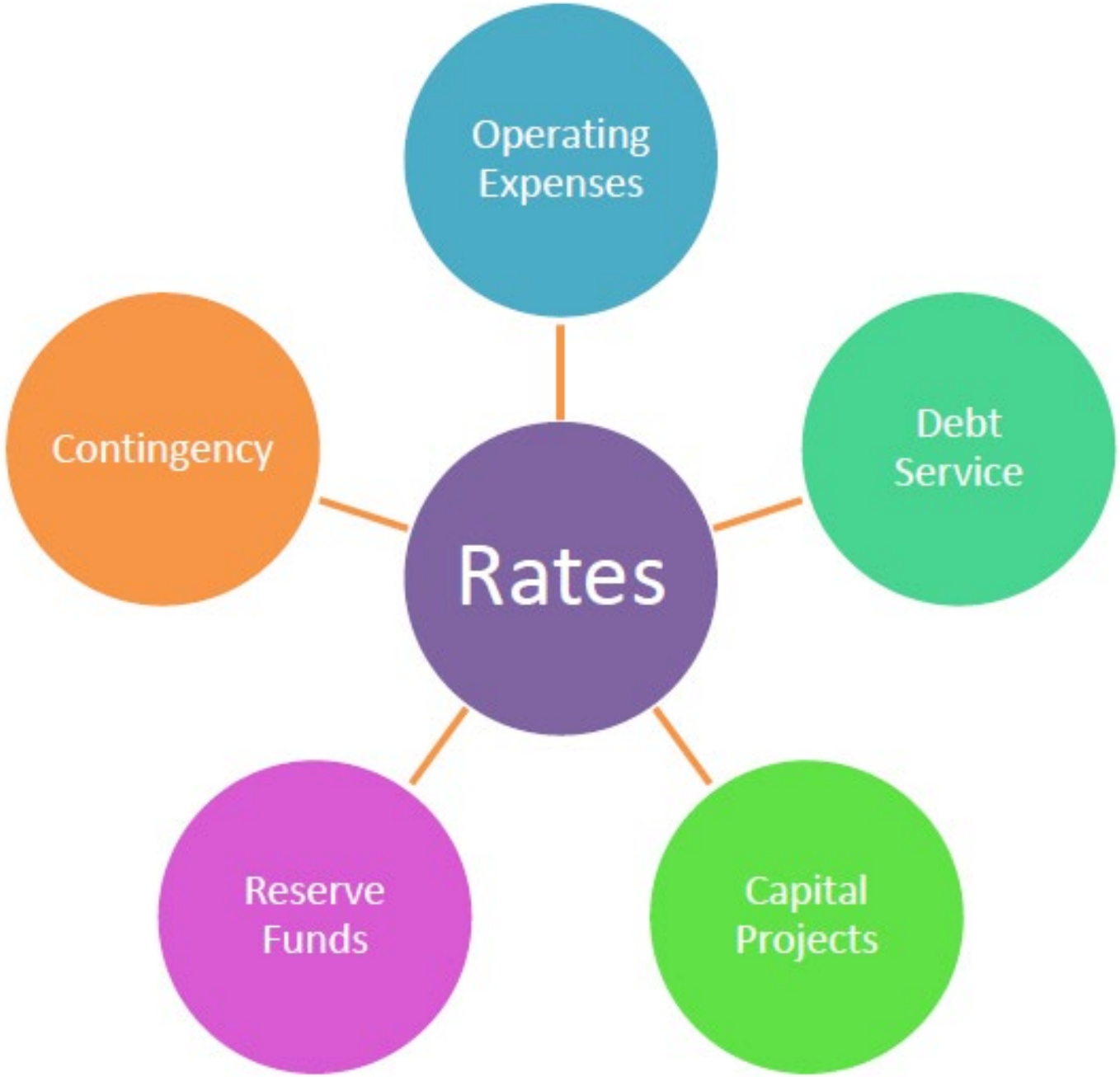
Benefits of EDU

- Data is maintained by Town Assessor
- No billing staff required
- Calculated once a year
- No intrusion into individual properties
- No equipment to maintain
- No installation, software, billing, or equipment cost


DISTRIBUTION OF BEDROOMS
Number of bedrooms
3
6
34
15
10
4
2
0
2
1
2
3
4
5
6
7
8
9

Example 2024 billing

0-3 bedrooms	1 EDU	$630	(43 homes)
4 bedrooms	1.33 EDU	$840	(15 homes)
5 bedrooms	1.67 EDU	$1050	(10 homes)
6 bedrooms	2 EDU	$1260	(4 homes)
7 bedrooms	2.33 EDU	$1470	(2 homes)
(one of these is a parcel with two houses)			
9 bedrooms	3 EDU	$1890	(2 homes)
(one of these is a parcel with a triplex, and the other is a parcel with two houses)			


Operating Expenses
Contingency
Debt Service
Rates
Reserve Funds
Capital Projects