

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

TOWN OF DRESDEN

Hulett's Landing Sewer District #1 Committee Meeting

February 9, 2026 5:38pm Meeting Minutes – Dresden Town Hall

Special guest: New York Rural Water Association

Attendees: Rick Carter*, George Kapusinski*, Duane Semcken*, Larry Nash*, Allen Wilbur (Board), Steve Grimm (NYRWA), Tom Finn, Patrick Keenan (Committee), Mary LaBrie, Marilyn Borden (Board), Don Gellenthien, Christine Diekel (Board), Marc Brown (Board), Suzy Shad (Committee), Sewer Superintendent Dillon Priest

NYRWA

Steve Grimm introduced himself as a wastewater technician with the NYRWA. Steve met with Suzy Shad, Dillon Priest, and Patrick Keenan earlier in the day and they collectively did a walkaround of the system. He advised that there are multiple companies that have cellular or landline based remote monitoring systems available out there to employ in our system to prevent sewer overflows. He advised that a cybersecurity plan would be necessary if we did put in a remote monitoring system (EPA/DEC requirement) to ensure the safety of the system. Currently the system is completely offline. At least have a monitoring system on the main pump station, particularly because so few people go down there in the wintertime and the road is unplowed. Steve recommended that the District engage with a cybersecurity firm (the one that's doing cybersecurity for the Town office?) to review the system when it comes in to make a plan, to not try to make the a cybersecurity plan all by yourself. Insurance company may require additional coverage with the introduction of an internet/phone connected system. Next part of the conversation was about the "equivalent dwelling unit" methodology versus installing flow meters. Steve has nearby experience with this situation as he assisted the Town of Hague with their billing issues. Hague researched meters on the private wells – found the meters to be prohibitively expensive and also unreliable. A meter reader and a billing clerk would be needed. There will always be a base rate – there's no such thing as a zero bill – as there is always an amount of money to cover the overhead of the system. The bill might be lower, but not that much lower. Annual adjustments are necessary. Town of Essex in Lake Champlain did the EDU system. First step was establishing what an EDU was defined as – a single family residence. Every bedroom over 3 bedrooms would be an increment of a single EDU. Six bedrooms would be two EDUs, Four bedrooms would be 1.3 bedrooms, etc. Bedroom data came from the Town Assessors data. For rooms that are not used as a bedroom but instead as a sewing room or an office or whatnot, if the Town Assessor is willing to come in and change your bedroom count then the sewer district would change your bedroom count as the sewer district would be using the Assessor's data. District does not maintain its own data. Short term rentals are an issue – they're supposed to be registered with the county. Unless you're sending in the occupancy checkers (fire dept?), generally you just go with the assessed usage. The EDU system framework is from NYS DEC intermediate wastewater system design, North Carolina administrative code. It's from industry standard flow numbers. For vacant homes, they have the access to the system 12 months out of the year. The user chooses to use it two months, they *could* choose to invest in their home to make it useable 12 months a year, but the utility is available 12 months a year. **Bills are NOT changing in 2026. Regular billing is anticipated to be sent out mid year.** Hague system took about a year and a half to implement the EDU. Things can be adjusted for the individuality of the system. Steve was unaware of any kind of discounted billing for septage, but said it was up to the Town Board. Some

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flow meters require a full pipe but with low volume that may create double-counted sewage because of the back and forth in the pipe.

Sewer General

1. Sewer Superintendent Contract
 - a. A Zoom work session was held with Marc Brown, Allen Wilbur, Patrick Keenan, Suzy Shad, and Mary LaBrie (observing for SD#2). Final comments were made on the draft that had been made by Town Attorney Matt Fuller and they were sent back to the attorney. Contract needs to cover three parts – operations, maintenance, enforcement.
2. Sewer maintenance update – any maintenance/issues to report
 - a. Dillon Priest reports that the pump station at the corner of the golf course at Albert Way and CR-6 has an ice jam in one of the pipes. He tried to use a torch to clear it but no luck yet. Elaine Brennan noticed it at 9:30 in the morning on Saturday, told Patrick, who told Dillon.
3. Expenses – anything atypical
4. National Grid Bills – meter at Albert & CR 6
 - a. Mim believes the CR-6 and Albert Way pump station electricity is tied in to SD#2's 26 homes and is providing power to them on the back side of the wood board. Mim pulled up the historic billing for it. \$37.92 for that meter in January 2026. Will need to be able to go explore under the fake rock of the golf course and the electrical when the snow melts. Balancing between the two districts for the cost of the power may need to be explored if it does need to be split into two electrical meters.
5. Sewer Lateral Applications – anything impacting SD#1
 - a. Nobody is aware of any
6. Sewer District #1 budget codes
 - a. Budget codes were pulled from the Comptroller so billings can be appropriately classified

Sewer District #1 Engineering Study

1. Project update
 - a. Patrick K reports that the EPG is finalized and ready to release to the public, it'll be sent to George K to go on the town website. Many thanks to the Environmental Facilities Corporation of NYS and the LGA for funding this. Last step is getting reimbursement for last set of billings. Suzy is working with Fuller on this (town atty). We have until April to get the last invoices together. Worst case scenario we are reimbursed for LaBella & KPI scoping only.

Sewer District #1 Sewer Line Burial Project

1. Project update
 - a. Construction part is done. Cleanup will occur in Spring. Bond is signed. Payment table for that is ready. Annual payment is \$6,409.36 ; spread out across the 84 units that's \$76.29 per house. Sewer charge is total of three parts, capital (\$76.29), operations (Superintendent's salary, field rent, permit charge, routine pump outs etc) and maintenance (pump repairs, emergency pump outs). We borrowed less than what was expected because of the grants – LGPC generously gave us \$80,000

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and LGPC got us \$40,000 because of the work of the previous Supervisor Charlie Tall. LGPC is very supportive of Hulets – they recognize that we are a huge system with a potential big impact to the lake. Similarly LGA has always viewed Hulets as a key part of endeavors to protect the lake.

Parking lot items

- Pump-outs of each outfall will occur in the spring after the snowcover is gone
- Monitoring wells – resume program in spring 2026
- Sentry system for pumping stations – ideally would be factored in next budgeting cycle/
Estimate from LaPlante about adding cell notification to pump stations
- Law overhaul to replace SD#1 standalone law and implement an umbrella law to cover all sewer districts within Dresden; Overarching law to cover both districts, allows for uniqueness of both districts – need appropriate enforcement measures in the law for today’s environment.
- Proportional billing / flow meters for SD#1– topic is continually open for public comment. All ideas are considered.

Meeting adjourned at 6:42pm