

**Town of Old Orchard Beach  
Finance Committee Meeting Minutes  
Tuesday, February 14, 2017, 5:30 pm  
Location: Town Hall Council Chambers**

**Present:** Chair Dr. Reza Namin, Todd Bassett, Waste Water Superintendent Chris White, Assistant Town Manager V. Louise Reid

**Absent:** Finance Director Diana Asanza, Town Manager Larry Mead, John Gallo, Secretary - Jay Reynolds, Vice Chair - Jim Duclos

Waste Water Superintendent Chris White gave an outstanding historical update of the Waste Water Facility and Pump Stations. Below is the historical summary that provided to the Finance Committee a documentation of what has been done and what needs to be done as a result of studies over the years. He provided information on pressure from the State over the years to improve the facilities; going back to decisions such as enhancing or discharging to the ocean or into Goosefare Brook which overextended the ability and requirements of waste water external flows; issues with the various pump stations including size and conditions.

Facility, Pump Station and Study Summary 1977 – Current

1977 Construction - The OOB wastewater facility was built. The facility was unable to meet its discharge license and the town was soon put under consent decree to correct the situation.

1988 Construction - In 1988 the town completed construction of a separate wastewater facility that could properly meet its discharge limits. The facility built in 1977 was incorporated as part of the treatment process.

1996 Construction - In 1996 the town was once again put under consent decree to either discharge to the ocean; or design a facility that can remove nutrients in the wastewater. The town opted to build a pump station and run a force main to the ocean. The town also upgraded the dewatering equipment.

2005 Permit change - In 2005 the process portion of the facility built in 1977 was discontinued as part of operations.

2007 Study - Due to the age, size and condition of the pump stations the town commissioned a comprehensive pump station study that was published in 2007. The study indicated numerous needs at the remote pump stations and estimated construction costs of \$6,742,000. In 2012 the town approved a comprehensive control system (SCADA) that allowed staff to receive information and alarms via a wireless system. Since then staff has received pumps and equipment as necessary. Since 2007 the town has approved approximately \$1,500,000 for SCADA controls and a comprehensive upgrade to the West Grand pump station.

2009 Study - Due to the age and condition of the wastewater treatment facility the town commissioned a comprehensive facility study that was published in 2009. The study identified needs and construction costs that were broken out into three phases. The costs for each phase was identified and start and finish periods were recommended as follows; phase one/2010 -2012, phase two/2016 -2018 and phase three/2022 – 2023. The total project cost for all three phases was estimated at \$33,700,000. Since 2009 the town has approved \$2,100,000 for targeted upgrades to the wastewater facility.

Current – The facility is a mixture of old and new technology making for an inefficient operation and a challenge to staff. Underground wiring and piping is well past its useful life. The process

building is showing signs of extensive corrosion. The administrative building contains asbestos and multiple code violations. Tanks and wet wells used in the process are badly in need of rehabilitation. Pump stations are not sized for future build out and are in need of replacement due to age. Staff continues to replace in kind equipment and improve efficiencies as time and funds allow. As part of the FY18 budget the phase one and two recommendations have been combined and construction costs have been revised to reflect inflation and current needs.

There was a general consensus of the Committee that for too long infrastructure changes have been delayed or not completed in its entirety which has led to the conditions we find ourselves in today and that consideration of moving forward with completions of some of these projects is something that should be discussed by the Town Council.

It was recommended that as well as a short-term plan there needs to be more opportunity to develop and put into the works a long-term plan encompassing the changes recommended by Wright Pierce.

Chris White then presented a detailed plan of his priorities focusing on the desperate need for a new administrative building considering the many negatives to the building that they are already in including asbestos; space limitation; inability for drinking water source; etc.

### Priorities for FY18 CIP budget requests

#### Bonded Projects

Priority #1 – Phase one/two upgrade to the WWTF

In 2009 a comprehensive study issued by Wright Pierce indicated that the facility needed a comprehensive upgrade. A small portion of these issues have been addressed by most remain. Since the town has held multiple workshops. The latest workshop presented a total of \$18,410,000.

Priority #2 – Phase one/two upgrade to the pump stations

In 2009 a comprehensive study issued by Wright Pierce indicated that the pump stations need comprehensive upgrades. The latest workshop presented a total of \$8,040,000 for the pump stations.

Priority #3 – Replace the administrative building

The administrative building contains numerous health and safety hazards. A portion of the building was built in the 1960's and added on to in the 1970's. The area that currently houses the Superintendents and Foreman's office was previously used as a dewatering building and sludge storage. A more detailed analysis of the inefficiencies is included in the FY18 document.

Budgetary pricing and a sketch for the proposed administrative building can also be found.

#### Projects/purchase over \$100,000

Priority #1 – Purchase of compact wheel loader

This request is to replace the 1996 Case front end loader and 1986 John Deere tractor. The Case loader has over 20000 hours. The 1986 John Deere tractor is in fair shape. If this purchase is not approved it will be necessary to replace the snow blower attachment on the John Deere tractor.

Priority #2 – Demolish the old equipment storage building and backfill the old clarifier

The roof on the old equipment storage building has collapsed. The old clarifier is no longer used. Both are safety hazards.

Projects/purchase over \$100,000 (cont'd)

Priority #3 – Replace plant water system in the process building and fine bubble diffusers in the aeration tanks

As with other projects proposed by this department the focus was on we can gain efficiency, reduce maintenance and reduce electrical costs. The current plant water system is inefficient and maintenance intensive. The fine bubble diffusers are well past their recommended useful life.

Projects/purchase under \$100,000

Priority #1 – Mezzanine for the equipment storage building

The mezzanine was included in the original proposal but was eliminated when the planning board required when a storm water disposal system be part of the project. The mezzanine will provide valuable second story storage.

Priority #2 – Pave paths at the WWTF

The facility has seen multiple upgrades at different times. As part of their daily routine, staff must access different parts of the process for different reasons. Some of these access points are not paved and can be a hazard in the winter when ice forms. This request is to pave areas routinely accessed by staff.

Priority #3– Provide potable water to the equipment storage building and future administrative building

Potable water was not included in the original proposal of the equipment storage building. This request is to trench, install a water line, remove trees and connect to the main water supply. This would also be the main supply for the future administrative building.

In discussing with the Waste Water Superintendent, the Finance Committee understood that his two priorities included:

Administration Building	\$1.35 million dollars
Front End Loader	\$120,000

The Finance Committee thanked the Waste Water Superintendent for his excellent presentation and also for the documentation of historical facts which is helpful in recognizing the years of non-attention to the needs of the facility.

The Finance Committee did ask that the Finance Director provide for them a history of bonds and the amount of payments historically.

The next meeting of the Finance Committee will be on Tuesday, February 22, 2017 at 5:30 at the Police Department and the Public Works Director, Joe Cooper, will make his presentation.

Respectfully Submitted,

V. Louise Reid  
Assistant Town Manager