

Board Meeting March 13, 2025

Notes created on March 13, 2025 at 11:01 AM by Minutes AI

Approval of Minutes and District Discussion

- Approval of board meeting minutes for February 27th.
 - Motion to approve by Dave Lawson, seconded by Jim Eaton, and unanimously approved.
- District happenings:
 - One water tap installed, one waiting.
 - No sewer taps installed or waiting.
 - Two water taps for 2025, no sewer taps.
 - Completed work orders, repaired service line leaks, poured concrete.

Approval of Bills and Transfers

- Approval for payment of bills and transfers.
 - Motion to approve by Dave Lawson, seconded by Jim Eaton, and unanimously approved.

Fairlawn project

- Six bidders, lowest bid at \$94,000.
- Contract signing scheduled for March 27th with Mid Kif LLC.
- Construction expected to take one to two weeks.

New England Ridge Waterline Extension

- Project construction is complete.
- Contaminants (PFAS) found in groundwater of residents on Pine Run Road.
- Applying for grant funding for waterline extension on Pine Run Road.
 - Amendment to engineering agreement to complete preliminary engineering report

Lubeck Elementary School

- Securing IJDC funds, monthly drawdowns to be submitted.
- School board to give monies to Lubeck PSD.
- Lubeck PSD will prepare monthly pay app requisition for review and approval.
- Need a letter with the account information to send the check to.
- First draw is ready to pay Thrasher for admin work.
- Right of ways:
 - Need four or five easements.
 - Attorney suggests hiring a right-of-way agent to procure easements.
 - Attorney's office will draft the easements and provide flats to the agent.
- The right of way agent could represent that they are working on behalf of an extension
- There is at least one property owner who will not voluntarily grant an easement.
- The BOE's position is that they should not be required to obtain these easements.
- The BOE doesn't do water and sewer work and doesn't acquire easements.
- If there is a need to initiate condemnation proceedings, it should be initiated by Lubeck.
- An alternative route could be to go down the left-hand side of the road.
- Before a final condemnation petition, they always look for alternative routes.
- The current alignment is on the right-hand side, where the property owner is an issue.
- Moving to the other side of the road would be more costly due to potential drain issues.
- There is already a water line on the same side of the school.
- Another water line is needed for fire protection.
- With the road widening, an existing 6-inch AC line would be abandoned and replaced
- Water and sewer lines must be separated by 10 feet.

- Condemnation is not terribly difficult, and you can get an immediate right of entry.
- Costs increase with commissioners and litigation.
- A minimal condemnation could cost \$10,000-\$12,000.
- A motivated property owner can drag out a condemnation and make it not worth the time.
- It would have been easier and more cost-effective to have the sanitary sewer on one side
- Concern about a sewer line daylighting in a creek and being ripped out during a flash flood
- Running sanitary sewer down the middle of Route 68 is not ideal.
- The DOH would need to put in manholes on Rt.68.
- Additional route, lawn, and things of that nature.
- Look at the two options of trying to avoid this individual and what it costs.
- Running down the right-hand side and then back underneath might be a possibility
- To be able to bid, they have to have 80% of the right of ways in order for the funding
- Recently they want to know a path on the last 20%.
- They have to have right of entry in order to satisfy that requirement.
- It's Lubeck's decision on where to make this work because we're going to pay the cost.

Next Meeting

- Next meeting is March 27, 2025, at 11:00 AM.

Adjournment

- Motion to adjourn is requested.
- Motion made and seconded.

David H. Zauson *Jany D. Cat*