

January Update

The plant continues to run efficiently. Minor maintenance items are being addressed as they occur. Periodic odor issues occurring at the end of December were largely the result of electrical failures on one of the surge tank blowers and have been corrected. The overall effluent quality is clear. The sludge judge reading from the clarifier is 1.5 feet and the settlement 30-day average is 55%.

The monthly average daily flows remain consistent. The average daily flow for November was 86,000 gpd, for December it was 81,000 gpd and for January to date it is 85,000 gpd. With 16% of the new homes included in these numbers, we remain well below the high prediction at full buildout of 156,070 gallons per day. (Our maximum permitted capacity is 322,000 gpd).

There were two 6,000-gallon sludge hauls in December.

Sewer inspections were requested and completed for 3 Los Lagos homes. (Charge back to Richmond American Homes)

There is no additional information regarding any potential plans to extend waste water treatment services to Beach Haven or Solitude Homes. Opportunity availability versus possible licensing and other requirements are being investigated. If a recommendation is made to proceed (or not to proceed) it will be reviewed in an MSOA board meeting.

Second Clarifier

The construction and implementation of a second clarifier was approved at the November 2020 board meeting, with funds to be taken from the reserve account for the WWTP and from operating account 7080 (clarifier redundancy). The planning process has started. Saltus engineering, recommended by PBM Constructors, will review the previously prepared designs and comply with the requirements for Adoption of Another's Work, completing the Basis of Design report as the next deliverable to MSOA. Once agreed, they will prepare the DEP filing.

Actual construction work will likely start at the end of March/beginning of April, depending on any DEP comments. A second digester and chlorine contact chamber will also be included in the permit changes, for when those projects are approved in the future.

Saltus will also provide construction administration in accordance with PBM progress. Costs for engineering as part of this project are \$35,000. All work, including engineering will be billed as it is performed.

Maintenance Items Addressed since November

The starter on one of the surge blowers was replaced in December.

Electrical issues on a surge tank blower creating outage of the blower, contributed to odor issues at the plant through build-up of a scum layer while waiting for repair parts, and while the tank level was rising high enough so the surface scum could be removed and the combination of air/water restored to the proper level. Cost of this repair and scum haul was \$2235.00. Note: this did not impact the processing of waste at the plant.

One sewer backup issue was checked for a Los Lagos home at the request of the plumber for the homeowner. The cause, which resulted from a vendor cutting into a line at the house beside it, was corrected.

Planned Maintenance/Approvals Needed

Upcoming periodic inspections:

- Sewer air release valves along A1A
- Sewer main inspection on Las Casitas between Manhole 40 and 42 (charge back to Las Casitas HOA)

Pipes at the plant were painted 4 years ago to help prevent rusting and forestall motor replacement. The paint has chipped away or rust is coming through in some cases and the color has faded so the pipes no longer comply with standards for identifying the purpose of the pipe. This work can be done without impact to the operation of the plant.

Estimate number 1091 has been provided to address:

- Removal of loose rust, rust prevention and treatment
- Priming and painting the pipe
- The estimated amount of the proposal is consistent with the actual and lost opportunity costs for the work done 4 years ago. **Approval** is recommended by the MSOA board liaison. Estimated cost \$4,567.00. (GL Account 7040)

On a related note, as motor replacement is needed, they will be being replaced with stainless steel motors to provide an expected longer life.

Last summer we experienced several power surges at the plant that created problems with some of the equipment, and in some cases necessitated replacement.

Estimate number 1092 has been provided to address:

- Installation of surge protectors at every control panel inside the Waste Water Treatment Plant.
- The surge protector will protect the panel and will be individually installed and tested.
- The estimated amount of the proposal includes the surge protectors, labor and testing.
- **Approval** of this work is recommended by the MSOA board liaison. Estimated cost is \$5,460 (\$2660/Equipment, \$100/shipping, \$2700/labor). (GL Account 7040)

Submitted by MSOA Board Liaison: Karen Hegarty January 18,2022