

**STEUBEN LAKES REGIONAL WASTE DISTRICT  
BOARD OF TRUSTEES MEETING  
JUNE 24, 2026  
26-06R  
6:00 P.M.**

**MEMBERS PRESENT:**

Bruce Deters  
Judy Rowe  
Craig Rice  
Cory Garman

**MEMBERS ABSENT:**

Renee Clauss  
Kelly Johnson  
Mike Stephenson

**Also Present:**

Chris Nusbaum – Carson, LLP  
Steve Henschen – Jones Petrie Rafinski

Craig Rice called the meeting to order at 6:00 p.m.

Craig Rice read the following statement: At the end of the meeting, the public will be given an opportunity to speak. In the interest of time, each person shall be limited to three minutes. Your comments will be part of the public record of the meeting, so we ask that you present them in a professional manner and speak only to the matters at hand.

Public hearing on BOT agreement for blower replacement: The public was given the opportunity to speak on the BOT agreement for the blower replacement.

Craig Rice closed the public hearing on the BOT agreement for the blower replacement.

Open quotes for equipment storage building: Steve Henschen states we have no quotes to open. We sent out 8 invitations for quotes, and one submitted a quote that was not accepted unless modified as it was not done to the engineer's specifications. One contractor had issues getting bonds together and could not submit a bid. The bond is state law.

Bruce Deters moved, and Judy Rowe seconded the motion, to accept and approve accepting quotes to be opened at the next meeting on July 22nd as submitted, which motion was unanimously approved.

**APPROVAL OF THE MAY 2026 MEETING MINUTES CHANGES OR ADDITIONS.**

The Board presented minutes of the MAY 27<sup>th</sup>, 2026 board meeting minutes for review and approval. Upon motion, duly Bruce Deters, and seconded Judy Rowe, the Board unanimously approved the MAY 27<sup>TH</sup>, 2026 board meeting minutes. Each board member voted in approval of the MAY 27<sup>TH</sup>, 2026 board meeting minutes as amended.

## FINANCIAL REPORTS

The financial reports, check register, project check register, bank account report, and claims for MAY 2026 were presented for review.

The Revenue Report, Appropriation Report, Capital Expenditures, Accounts Payable Register, Fund Report with Investments, and Monthly Budget Report with Capital for MAY 2026 were presented for review. Bruce Deters moved, and Judy Rowe seconded the motion, to accept and approve the MAY 2026 financial reports as submitted, which motion was unanimously approved.

Steve Brock to discuss possible debt refunding: Steve Brock does a lot of work with the underwriting community that will buy and resell bonds. He was contacted and received an outlined proposal to refund the 2020 taxable bonds. What they generally do when reissuing a bond is a decrease in the interest rate market so we can sell a new bond for less than we are paying on the old bond to create an interest savings. The interest rates are high right now. The interest rate on our 2020 taxable bonds 1.266%-2.9%. Municipal bonds are called fixed income securities so if they are sold to a secondary market that has a lower interest rate then the bond prices would decrease and the yield would increase. They estimate a 30% response rate to take 85% of the value. The cost for the District would be less than the current cost as we would be paying less per year on principal than we are currently. As shown on the proposal from BAIRD, the estimated savings of \$283,547.58 over the total 17 years. The District would have to pay the fee for the bond rating to move forward, which is an estimated \$17,000. That is the risk of having to pay \$17,000 to see if this works and if it does, we would save an estimated \$283,547.58.

Judy Rowe moved, and Bruce Deters seconded the motion, to accept and approve tabling the debt refunding proposal and continue further research as submitted, which motion was unanimously approved.

## NEW BUSINESS

A. Replacing the collections systems lawn mower: We have three quotes to replace the mower that the collections systems department uses to mow all lift stations outside of the plant property. The best quote is from Nick's Repair for a Country Clipper mower in the amount of \$10,290. We currently have a Bad Boy mower. The transmission is out on the current mower. We will ask to trade in the old mower to go towards the cost of the new mower.

Bruce Deters moved, and Judy Rowe seconded the motion, to accept and approve the Nick's Repair quote for the Country Clipper mower in the amount of \$10,290 less the trade-in value of the old mower as submitted, which motion was unanimously approved.

B. Emergency repairs at 3580 N Bayview Rd: We granted an encroachment at 3580 N Bayview Rd on February 19<sup>th</sup>, 2026, for a retaining wall, deck, and concrete pad under the condition that a new check valve was installed on the inside of the tank. When things were dug up it was discovered the existing lateral line was pvc. We had to dig over to the outside of where they are proposing their improvements to replace with poly due to the pvc going up the hill being a nightmare. They called and said it started leaking and we went out to find the lateral shallow on the hill side and cracked. We repaired and tested. Then we received a service call that it was not pumping down. We tried pump, base, check valves. Everything that we could. We manually pumped with our truck to keep them running and needed to bore a new lateral line. The first quote was from Selge Construction from the beginning to bore it in. We asked if they would work time and material for us. We were able to get the line bored in and both tank check valves out of there. Where we dug up the second tank on the hill it turned from 1 ½" cpvc pvc to poly at that tank and into 1 ¼" with a rock ledge right there. The original quote from Selge to do the work was \$44,950.00. The second is the actual bill from Selge for \$4,500 since we did majority of the work ourselves. It all is poly now, has tracer wire, and check valves are in the tanks for both of those homes. Everything is working as it should. At Lake Pleasant there was also a tree that grew into a 12' tank which split the fiberglass. Our technicians hand dug it out, fought the water, and were able to take a riser and cut out the old spot and fiberglass it in which saved us a tank and the labor of replacing a tank (\$10,000+). These things all happened at the same time and our maintenance technicians worked very hard to save costs in these situations.

- C. Selling Orland Rd lot 50 Parcel760420340331000008 adjacent to 9705 W St Rd 120: The family that owns the property at 9705 W St Rd 120 is right next door to a vacant lot that we recently became aware is owned by the District. It was purchased back in the 1990's. We believe it was originally purchased under the belief a main line would need run through that lot, but the line did not go on that property, it went to the West. This family has been mowing the property and contacted Bryan inquiring if they could purchase the lot. Bryan said he would take this matter to the board for approval. In the meantime, he has made an offer of \$3000. His contention is that because they have been mowing it for an unknown number of years, he wants us to reduce the price of the lot for them. Bryan did clarify that we did not know the lot was owned by the District and had we been aware our collections department would have maintained that lot. No one notified us to mow it, and we did not ask them to mow it, so we do not consider any monetary value to that. They asked if we cannot come to an agreement for them to purchase the lot if we could come to an agreement of a monetary amount to pay them for mowing the lot. Bryan declined that request. If the board wants to move forward with the offer of \$3000, we will sell it to him and move on. If not, Craig has some ideas to move forward. We do not want to keep this lot. Chris states there is a process for not very valuable ground. It must be assessed for less than \$15,000 by an assessor. The next-door neighbor's land value is \$13,000. When they last assessed it was \$13,700. We do believe we would be under \$15,000 and we could follow that process. It does still require appraisal. It cannot be a full appraisal and can be done through a licensed realtor. Craig and Judy cannot provide this service as they are on the board. We will tell the homeowner next door he will have another opportunity to make another bid. We purchased the lot for around \$10,000 so that

would be the minimum value. We will have to publish an actual notice on our website for the sale of this property. We will have to make a determination that the highest and best use of the tract is a sale to a landowner, the cost of the public maintaining the tract meets or exceeds the fair market value of the tract, or it's economically unjustifiable to sell the tract under section 4 which is the two appraisals process. We have to make a determination under item 3 that it is not justifiable. The first step in the normal process is to have it appraised by a professional appraiser or licensed broker. Craig said we will get two of them.

Judy Rowe moved, and Bruce Deters seconded the motion, to accept and approve finding licensed brokers to appraise lot as submitted, which motion was unanimously approved.

## ATTORNEY REPORT

- A. Winkler Purchase Agreement: This is a purchase agreement in the amount of \$10,000 that is a split off the property known as 100 In 200E Lk James owned by Henry Winkler for the pump station replacement project. Eminent domain process was started, and this is the current negotiation. We originally offered \$25,000 and that offer was rejected by Mr. Winkler as insufficient. It was appraised at about \$470 by a professional appraiser. This is for both parcels.

Bruce Deters moved, and Judy Rowe seconded the motion, to accept and approve the Winkler purchase agreement in the amount of \$10,000 as submitted, which motion was unanimously approved.

Plant blower replacement BOT agreement: At the beginning of the meeting, we had our hearing on the proposed BOT agreement. We have this agreement finalized with the developer under the BOT agreement which is Selge Construction. This is for the 2026 WWTP blower replacement. We have a guaranteed maximum price of \$397,697.00 which may be adjusted by change orders should there be any. There are expected deductions from this amount. We have worked with Selge for 4 weeks now. This is for the installation of the blowers only as the blowers were purchased and due to be delivered in July. Steve Brock confirmed these funds can be paid from Capital or the contingency funds that we pulled into the pump station replacement project. Bryan confirmed we would rather use the contingency funds over capital if possible as that is what they were earmarked for. The blowers were already purchased out of Capital due to their failures (estimated \$150,000). If we get every single pump station in and no changes, we will have \$2,000,000 in contingency funds. We will set aside \$600,000 contingency for pump stations to be safe and that will leave \$1,400,000 to spend on these WWTP projects. This would eat into that by \$400,000 and leave \$1,000,000 for WWTP projects such as the generation replacement. With our recent power outages during the storms that came through, our collections department spent many hours trying to get power restored. That brought to light that the generator is over 22 years old and they don't make some of the parts anymore. We ran into issues with being unable to get parts for the control board due to its age. It's not made by a

manufacturer that we are very thrilled with (Caterpillar) as they have been more problematic in the past. We have been trying to standardize our generators to Generac. The quote for the new generator and everything that goes with it to operate properly is around \$200,000. We are working with another BOT program to get this new generator swamped out.

Bruce Deters moved, and Judy Rowe seconded the motion, to accept and approve the BOT agreement as submitted, which motion was unanimously approved.

## ENGINEERS REPORTS

### A. JPR Engineer's Report:

B. NED Phase 2 – Construction Progress Update – Steve Henschen updates: Construction is now complete for the NED Phase 2 project. Niblock has reached final completion and in general we are looking into the budget for Projects A, B & C that we will have about \$1,700,000 in contingency funds left. Those are funds left in the SRF loan for the project. They will typically let us use those funds for equipment and other projects. Bryan and the team are working on that and next month we will come back with a plan for what those funds could go towards. This could go towards 400 grinder stations saving funds from our capital budget for the next 2-3 years. We usually spend around \$650,000 per year on grinder stations per year. Having this money and a little more to stock up on those pumps and not have to spend capital funds would be the potential use we have discussed. We are looking at all collections items that may need repaired or replaced.

C. NED Phase 2 – Contract B – Liquidated Damages: Part of the above \$1,700,000 in contingency funds is an estimated \$277,000 in liquidated damages to the contractor Niblock Excavating. We now have a prepared change order that we are going for everything we contractually can. We can retain this amount out of retainage that is being held by the SRF.

### D. Pay Apps:

1. NED Phase 2 – Contract B Pay Application #27 in the amount of \$216,141.15. Niblock Excavating is asking for payment in the amount of \$216,141.15.

Bruce Deters moved, and Judy Rowe seconded the motion, to accept and approve Contract B Pay Application #27 in the amount of \$216,141.15 to Niblock Excavating which motion was unanimously approved.

JPR has reviewed all pay applications for work completed and change order requests and found them to be appropriate. These are to be paid from project SRF funds.

- E. Pump Station Replacement Project Phase 1 Land Acquisition Update: With the Winkler agreement tonight all our land acquisition is taken care of. We have equipment ordered by Selge. Work will not begin until after Labor Day contingent on how quickly all of the equipment is in for all lift stations. It may be October or November.
- F. Blower Replacement – board approval to issue project start authorization, after signed agreement received from Selge with acceptable Bonds and COI:
- G. Equipment storage building:
  - 1. Review Quotes: Request new quotes due July 22<sup>nd</sup> as stated above.
  - 2. Board authorization to issue tentative notice of award so agreement can be signed in July and issue NTP:

#### OLD BUSINESS

N/A

#### DISTRICT BUSINESS & OTHER GENERAL MATTERS

Our financial software is in the process of transitioning to a new company. We must get new software as the old is being phased out. We presented quotes to the board last month and there are things in the contractual agreement that we need to sign that the board wanted us to negotiate with them. Andy's firm negotiated as hard as we could and we got most of what the board wanted in the attached agreement. We are running out of time as we must sign by the end of the month, or we will lose the waiver of the fee to switch over. We will be signing and sending the contract this week. This is just an update and does not require motion.

#### PUBLIC COMMENT

N/A

#### MOTION TO ADJOURN

There being no further business to come before the meeting, Craig Rice asked for a motion to adjourn. Such motion was made, seconded, and unanimously carried; the meeting was adjourned.