

TOWN OF GOSHEN
WATER & SEWER MEETING
April 27, 2011

MINUTES

An Informational Water & Sewer Meeting was held by the Town Board of the Town of Goshen on the 27th day of April 2011, at Town Hall located at 41 Webster Avenue, Village of Goshen, County of Orange, State of New York.

Present:	Douglas Bloomfield	Supervisor
	Philip Canterino	Councilman
	George Lyons	Councilman
	Louis Cappella	Councilman
	Kenneth Newbold	Councilman

Also Present:	William Standish	Budget Officer
	Valma Eisma	Town Clerk

Supervisor Bloomfield called the meeting to order, and led the Pledge of Allegiance. He explained that he wanted to speak to the residents of all the water Districts about their water/sewer team, the 2010 accomplishment, 2011 planned actions and the proposed changes to Water/sewer Rates.

Supervisor Bloomfield stated whenever you are working with the infrastructure, pipes, etc. you need a strategic plan to work on it, and make the improvements that you need. " When I first started, about six years ago this became obvious, we had some major infrastructure problems in Hambletonian Park." He said in 2005 Hambletonian Park had many water main breaks, that cost the district \$77,000.00 to repair them. He said in addition to the needed improvements, "we need people who can make the improvements."

The Supervisor stated he would like to introduce the people who are the water/sewer Team:

Councilman Newbold: works with the Supervisor as a co- chair to the water/sewer department. He oversees the field work that is being done when he is available, and works on plans for the future.

Broderick Knoell: The new Highway Superintendent has a degree in Mechanical Engineering and was appointed to fill the term left vacant by the retirement of Stephen Andryshak. He was appointed to the Highway Superintendent's position and also the head of the Water/Sewer Department.

Mark Warren and Anthony Lasaponara: both have been in the water department for a couple of years, and both of them have worked in private enterprise in the water and sewer area. The Supervisor stated they are both conscientious and do a good job.

Kyle Lindland is from the County of Orange, and works on weekends for us, taking tests and making various repairs.

Barbara Sokolofsky, Supervisor Bloomfield's secretary, who does all the billing, takes all the phone calls, and works along with the Supervisor and Councilman Newbold.

2010 Accomplishments

Supervisor Bloomfield reviewed the various accomplishments in the different districts, and told what was done in 2010 as follows:

HAMBLETONIAN PARK WATER DISTRICT:

Completed several on-going miscellaneous improvements, the well points have new roofs, new fences, and new signage. Inside the buildings are clean, a place to store the tools, etc. A lot of rewiring has been done.

We completed another year of zero water leaks since installation of new water line in 2006. That water line cost the residents \$500,000.00, the Town Board got \$400,000.00 federal money to help pay for it.

ARCADIA HILLS – WATER DISTRICT:

We completed several on-going miscellaneous improvements and you have not had as many problems as other districts. In the next couple of years we will be looking at the water storage tank.

STONE HEDGE – WATER DISTRICT:

Stone Hedge had a couple of major problems last year, however we do have a back-up well , completed, and paid for along with all the associated hardware. We will be discussing later, how to get the well approved by the Health Department to put it back on line. He explained the Orange County Health Department had been advising the Board for years that this district needed a back-up well. The Board and the residents started saving the money, which we did, and paid cash for the well. However, there were two major water breaks that cost \$31,000, the well only cost \$27,000.

SCOTCHTOWN WATER DISTRICT:

We completed several "significant" miscellaneous improvements, and bought a water tank last year, a 15,000 gallon water storage tank. We paid cash and it was delivered and parked on site in case the existing one failed. We decided to go out for competitive bids to install the tank. Only two bids were given, (to be discussed later) and it was decided to have the tank installed. At that time there was rewiring done, all new pipes and such were installed to meet code. We also powered up a back up well to see if it would work. As soon as the money is there we will power it up permanently.

Supervisor Bloomfield reviewed the Sewer Districts in the same way, giving the accomplishments of 2010, the planned actions for 2011 and the proposed water/sewer rates.

2010 Accomplishments-Sewer Districts

HAMBLETONIAN PARK & ARCADIA HILLS SEWER DISTRICTS

Reduced ground water inflow & infiltration in Hambletonian Park 4.8% or 1.24 million gallons in 2010 vs 2009.

Reduced ground water inflow & infiltration in Arcadia Hills by 6.3% or 2.06 million gallons in

2010 vs. 2009.

Initiated home inspections for inappropriate sump pump and roof drain connections to the sanitary sewer in both districts.

Requested NY Comptroller to audit the Village & Town sewer finances. This was done in our challenge to the Village for our 2008 charges. At that time we could not understand them, now we do, and believe we were overcharged, that happened again in 2009. After consulting with our engineers, attorney, etc. the Board decided to ask for the New York Comptroller to audit the Village and Town sewer finances. The Comptroller agreed to do so. The auditor's report said the Town was indeed being overcharged, and that the building of the plant was not done properly.

Initiated negotiations of a new sewer Intermunicipal contract with the Village. Councilman Newbold, Councilman Cappella and Attorney Caplicki were assigned by the Board to negotiate a new contract. Unfortunately the negotiations died.

Challenged the Village "lawsuit vs arbitration" of our dispute and won. The Village is saying we owe \$180,000, which we say we do not owe. Our contract with the Village says that if there are any disputes between the Town and Village over any sewer issues it would go to arbitration, which is much quicker and cheaper. We challenged the lawsuit and won, with the Judge saying arbitration was appropriate. All of this happened in 2010, and we are now in 2011 in arbitration.

2011 PLANNED ACTIONS – WATER/SEWER DISTRICTS

STONE HEDGE WATER DISTRICT

Supervisor Bloomfield said the Board plans to prepare the back up well for service and accumulate funds for the purchase of new water meters. He said they are accumulating funds to allow the Board to do these.

SCOTCHTOWN WATER DISTRICT

Supervisor Bloomfield reported the Board intended to finalize a plan and repair a water leak on John Drive. Unfortunately this could not wait, as there was a water break. The contractor/builder placed the water pipes across the back yards of some of the resident's homes instead of having it coming down the side of the street as it should. This one has been corrected, but there are other pipes, one under a resident's patio and other areas such as this that need to be solved. Since these are on private property, the owners may be responsible.

The Board, finances permitting, will prepare the back-up well for service.

HAMBLETONIAN PARK WATER DISTRICT

Supervisor Bloomfield said the Board is finalizing negotiations with New York Farms (aka Heritage Estates, Inc. for a creation of a joint water district. This proposal will be presented to Hambletonian Park residents on May 18th for their consideration and approval. New York Farms is planning to build seventy five new homes on Old Chester Road. The proposal to be presented to the residents of Hambletonian Park is to have New York Farms hook up to the Hambletonian Park Water/Sewer District. In this case there will be seventy five new homes to

help pay for cost of running the system. New York Farms will have all new infrastructure with the cost being paid by the developer. If the district approves, work will begin as early as mid – summer.

The same thing applies to the Sewer District. The Board also plans to complete the installation of a new and improved impeller on sewer pump no. 2 to extend the life and reduce maintenance costs.

HAMBLETONIAN PARK AND ARCADIA HILLS SEWER DISTRICT

The Board will be doing routine maintenance and will examine the success of Hambletonian Park’s joint district and look for a similar application for Arcadia Hills residents.

Complete home inspections for inappropriate sump pump and roof drain connections to the sanitary sewer.

Complete the sewer dispute arbitration with the Village.

Negotiate a new Intermunicipal agreement for sewer services with the Village

Supervisor Bloomfield held a short exchange with the public as to the inspections to the homes looking for infiltration. He stated some people have not co-operated and it is imperative that the infiltration be found. If water is being added to the sewer system the residents are going to be charged for it.

Unfortunately some of the comments from the residents were inaudible, as the people speaking did not use the microphone.

**PROPOSED RATE INCREASE – SEWER & WATER
Rate Increases Effective 5/1/2011 & Receivable 8/1/2011**

District Rate Increases	Gallon Usage	Current Rate	Proposed Rate	Net Change
HAM. PARK WATER (165 homes)	0-5,000 Gals.	\$ 9.75	\$ 10.05	.30
KEY ITEMS				
\$40,873 positive fund balance (down from \$86,873)	5,001-10,000	\$ 10.25	\$ 10.60	.35
	10,001-15,000	\$ 10.75	\$ 11.10	.35
	15,000 - 20,000	\$ 11.25	\$ 11.60	.35
	20,000 -----	\$ 11.75	\$ 12.10	.35
			\$ 36.75	

Dialogue: Last year, we decreased rates 22%
This year’s rate increase is an average of 3%

NET AVERAGE INCREASE PER HOUSEHOLD PER QTR. \$3.88
NET AVERAGE PERCENTATE INCREASE 3.00%

Supervisor Bloomfield explained that last year the positive fund balance was \$86,873, but some of this had to be appropriated to the sewer. Also we decreased the water rates 22%, and there was a payment on the line, thus causing the reduction of the fund balance to \$40,873. The Supervisor stated, to be on the safe side, this year's rate will increase to 3%. This will amount to about \$3.89 per household per quarter.

DISTRICT RATE INCREASES	GALLON USAGE	CURRENT RATE	VILLAGE INFORMATION
<u>HAM. PARK SEWER</u>	0-5,000 GALS.	\$ 13.00	IN QUESTION
(166 homes)	5,001 – 10,000	\$ 16.00	IN QUESTION
<u>KEY ITEMS:</u>	10,001 - 15,000	\$ 16.50	IN QUESTION
-\$152,894.00 negative	15,001 - 20,000	\$ 17.00	IN QUESTION
(improved from -191,984)	20,000 -----	\$ 17.50	IN QUESTION
BALANCE OF INFLOWS (2008-2009)+ \$74,154/2yrs.= \$37,077/yr (\$56/home/qtr)			
(this ends 2/1/2012)			
INFLOWS (2011) = \$ 115,529.36		(\$174/home/qtr)	
NET AVERAGE INCREASE PER HOUSEHOLD PER QTR.		\$.
NET AVERAGE PERCENTAGE INCREASE			0.00%

Supervisor Bloomfield stated that the Budget Officer wrote a letter to the Village saying he had to know what the Village was going to charge the Town of Goshen for the residents of Hambletonian Park and Arcadia Hills. He also said he needed the information by April 11th, so the Board could discuss it, and reflect it in the rates. The Supervisor said he received the information today, "and we don't understand the information today." He explained the numbers were too high, "we just don't see how it could possibly be." Therefore, he said we are unable to give you a rate for the sewer. Supervisor Bloomfield said he will set up a future meeting with Hambletonian Park and Arcadia to discuss the new sewer rates when this problem is solved.

DISTRICT RATE INCREASES	GALLON USAGE	CURRENT RATE	PROPOSED RATE	NET CHANGE
<u>ARCADIA HILLS WATER</u>				
(263 Homes)	0 - 12,000	\$ 8.25	\$ 8.45	\$.20
<u>KEY ITEMS:</u>	12,001 – 17,000	\$ 9.00	\$ 9.20	\$.20
+\$22,603 positive fund balance	17,001 – 22,000	\$ 9.50	\$ 9.70	\$.20
(gain over last yr. of \$22,600)	22,000 -----	\$ 10.00	\$10.20	\$.20

Dialogue: This year's rate increase is an average of 2%

Supervisor Bloomfield stated this district is in a good position and has a positive fund Balance, therefore, the new rate will go up to 2%, which will amount to approximately \$ 2.90 per quarter.

Supervisor Bloomfield stated as far as the Sewer, it is the same as Hambletonian Park, it is unknown and will be addressed at a later date.

There were a number of questions asked, however no one came forward and used the microphone, therefore they could not be heard.

PROPOSED RATE INCREASE – SEWER & WATER

RATE INCREASES EFFECTIVE 5/1/2011

DISTRICT RATE INCREASES: GALLON USAGE	CURRENT RATE	PROPOSED RATE	NET CHANGE	
WITH NEW METERS AS FLAT RATE (3 Years)—				
STONEHEDGE WATER	0-12,000 Gals.	\$ 11.25	\$ 12.40	\$ 1.15
(42 homes)	12-001 – 17,000	\$ 12.50	\$ 13.75	\$ 1.25
KEY ITEMS	17-001 – 22,000	\$ 12.75	\$ 14.05	\$ 1.30
- \$24,964 deficit fund	22,000 -----	\$ 13.00	\$ 14.30	\$ 1.30
Balance (worse by \$20,000)				
\$12,600 new meters (3 Years)				

NEW METERS(\$12,600/3YRS - \$4,200/Yr.) FLAT RATE/QTR. \$ 25.00 (done by 2/1/2012)

Dialogue: Regular operating expense is flat between 2009 & 2010
 Back-up well expenses will continue in 2011
 This year's rate increase is an average of 10%

NET AVERAGE INCREASE PER HOUSEHOLD PER QTR: \$ 19.85
NET AVERAGE PERCENTAGE INCREASE: 10.00 %

2010

- two major water leaks = \$ 30,905
- Completed back-up well \$ 37,905
- Replace faulty meters as needed = \$ 4,200

Supervisor Bloomfield explained that last year Stonehedge had \$20,000 in their fund balance, as they were collecting money for the back-up well. The Board commissioned the back up well, and then we had two major water leaks, depleting the fund balance. He said they were able to complete the back-up well, but we have two issues here now. He said we have a negative fund balance that has to be made up, and still have to accumulate money for new meters. The Supervisor stated that this is why it is necessary to have the 10% increase of \$19.85 per quarter averaging about \$5.00 a month.

PROPOSED RATE INCREASE – SEWER & WATER
 RATE INCREASES EFFECTIVE 5/1/2011 & RECEIVABLE 8/1/2011

DISTRICT RATE INCREASES	GALLON USAGE	CURRENT RATE	PROPOSED RATE	NET CHANGE
SCOTCHTOWN WATER	0 – 12,000 GALS	\$ 13.00	\$ 13.26	\$.25
(45 HOMES)	12,001 – 17,000	\$ 14.00	\$ 14.30	\$.30
KEY ITEMS:	17,001 - 22,000	\$ 15.00	\$ 15.30	\$.30
(\$7.197) Negative fund bal.	22,000 -----	\$ 16.00	\$ 16.30	\$.30
(got worse by -46,000)				

INSTALL NEW TANK (\$18,000/YR.) FLAT RATE/QTR \$ 100.00 (done by 2/1/12)

Dialogue: Operating expenses virtually flat between 2009 & 2010

This year's rate increase is an average of 2%

NET AVERAGE INCREASE PER HOUSEHOLD PER QTR:	\$ 3.82
NET AVERAGE PERCENTAGE INCREASE:	\$ 2.00%

Supervisor Bloomfield stated the Board rushed to put the tank in, as some residents said we should, the water quality was bad and everything in the tank was rotten. He said the market was down, and we received a very competitive bid. He said this is why we are about \$7,200 in the hole. He said they will continue the \$100.00 flat rate into 2012 to pay for the work we did and create a fund balance. Supervisor Bloomfield said the good news, is that with all of this the residents have an almost new system.

There was a period of questions and answers between the Board and the public. Many comments could not be heard as the public did not use the microphone. Some of the questions follow.

How many people do not pay their water bill? Supervisor Bloomfield replied there are a few, and when they do not pay, it is attached to their tax bill, and the County pays the Town the money.

There was a question in reference to inspecting the homes for I & I leaks. Supervisor Bloomfield said it is very easy. The men only have to go into the basement, and they can see if there is a sump pump whether or not it is going into the septic system. If it is, it will have to be disconnected. He said this is what has to be done to save a lot of money.

There were questions about what the Village is paying for their water. Supervisor Bloomfield answered giving them the Village rates.

A gentleman felt it was unfair that people who do not use a large amount of water should have to pay the same amount as those that use a large amount of water. He said why can't we pay for just what we use? Supervisor Bloomfield explained that everyone within the district has to pay their share of the upkeep of the system, that others not using the system cannot be asked to pay for it.

A woman asked why some allowances could not be made for senior citizens. Again Supervisor Bloomfield stated that unfortunately everyone in the system must share in the cost of running the district. There was a lengthy discussion about the process of billing, how the water is billed, and how the sewer is billed.

With no further questions, Councilman Newbold made a Motion to adjourn the meeting. The Motion was seconded by Councilman Cappella. Motion carried unanimously.

Time: 8:55 p.m.

Valma Eisma, Town Clerk

