

**TOWN OF GOSHEN**  
**PUBLIC HEARING WATER & SEWER DISTRICTS**  
**APRIL 11, 2012**

**MINUTES**

The Town Board of the Town of Goshen held a Public Hearing for it's Water/Sewer Districts at 7:30 p.m. on Wednesday, April 11, 2012 at the Town Hall located at 41 Webster Avenue, Village of Goshen, County of Orange, State of New York.

Present:	Douglas Bloomfield George Lyons Kenneth Newbold Louis Cappella	Supervisor Councilman Councilman Councilman
Absent:	Philip Canterino	Councilman
Also Present:	William Standish Broderick Knoell Valma Eisma	Budget Officer Highway Superintendent Town Clerk

Supervisor Bloomfield called the meeting to order at 7:35 p.m., and led the Pledge of Allegiance. Councilman Newbold made a Motion to open the Public Hearing on the Water/Sewer Districts' rates. The Motion was seconded by Councilman Cappella. Motion carried 4 to 0.

Supervisor Bloomfield informed the public of the packets, available to them, which outlines the material that will be discussed this evening. He outlined the order of discussion he would like to take. He said there are six districts, two of the districts will remain the same, four of the districts rates are going down, however none of the rates will be going up.

He stated he would like to introduce the Water/Sewer team, "those people who are working for you." He said he and Ken Newbold co-chair the Water/Sewer Commissioner job, and said we look over all the contracts, etc.

Barbara Sokolofsky, Secretary to the Supervisor. Supervisor Bloomfield said when you call into the building you will usually talk to her. He said she usually can solve any problem, if not she will send the problem to him.

Broderick Knoell, Superintendent of Highways. The Supervisor explained that Superintendent Knoell is a Mechanical Engineer, out of RPI, and has done more work for our systems, to get them up and running right, than any other person we have had in the past, we are fortunate to have him.

Mark Warren, Anthony Lasaponara and David Doty: Supervisor Bloomfield stated that these are the Water/Sewer employees who come to your home to help when you have a problem.

Dennis Caplicki, Town Attorney. Supervisor Bloomfield said that when we went to arbitration last summer, Attorney Caplicki led the charge, and he was the one who basically wrote the Intermunicipal Agreement between us and the Village as to the fees they will be charging us.

Joseph Klopchin, a college graduated scientist, and has a New York State Water and Sewer Operator license. Supervisor Bloomfield stated that Mr. Klopchin has been in the business for 30 to 35 years, and

he has been working for us remediating and rehabbing our systems. He is still working with us as our consultant.

William Standish, Budget Officer: Supervisor Bloomfield said he is the one who helped him put together all of the numbers he will be presenting tonight, and he is the one who knows where all the dollars and cents go.

The Supervisor said that he and the Board spend about fifty percent of their time working on water/Sewer issues.

Supervisor Bloomfield addressed the financial analysis that was done for the Water/Sewer Districts. It showed the 2011 yr-end fund balance for the Water/Sewer District, the 2012 Projected Revenue, 2012 projected Expense, 2012 Capital Projects, Capital Type, Gain or Loss, 2012 Projected yr-end Fund Balance. The chart shows the same for all six Water/Districts.

The Supervisor pointed out the 2012 projected Year-End fund Balance, and the capital improvements planned for that district.

Scotchtown Water District: No Capital Improvements, Fund Balance \$31,722

Stonehedge Water District: Capital Improvements Well/Meters, Fund Balance \$7,609

Hambletonian Park Water District: Capital Improvements BAN-Water Lines, Fund Balance \$29,497

Hambletonian Park Sewer District: Capital Improvements Inflow Remediation, Fund Balance (\$12,778)

Arcadia Hills Water District: No Capital Improvements, Fund Balance \$71,282

Arcadia Hills Sewer District: Capital Improvement Inflow Remediation, Fund Balance \$100,161

Upon reviewing the six districts, Supervisor Bloomfield read the conclusions:

1. There is room to decrease 2012 rates in the Scotchtown Water District, Hambletonian Park Sewer District, Arcadia Hills Water District, and Arcadia Hills Water District, and Arcadia Hills Sewer District.
2. Stonehedge Water District rates need to remain the same in 2012 in order to build a positive fund balance .
3. Hambletonian Park Water rates need to remain the same in 2012 in order to maintain a positive fund balance.

**Complete Copy of the Packet Can Be Obtained from the Town Clerk's Office**

Supervisor Bloomfield reviewed the Projected Cost Savings for the Districts:

**1. Electricity Reduction –All Districts:** Supervisor Bloomfield explained the Board looked into the various electric providers, and has chosen one that will supply our electricity at one third of the cost. He said this will result in the following savings for the Districts to operate your sewer pumps, etc:

Hambletonian Park	\$ 2,633.07
Arcadia Hills	\$ 5,339.56
Stonehedge	\$ 486.35
Scotchtown	\$ 642.42
W/S Building	\$ 312.16

**2. W/S Operator Cost Reduction – All Districts:** Supervisor Bloomfield said the cost of Mr. Klopchin’s services was \$2,000 a month. Supervisor Bloomfield called him and asked if he could adjust the price. Mr. Klopchin did, and reduced his cost by \$800.00. This is a cost savings for all the districts.

- \$800/mo x 12 months = \$9,600

**3. Sewer Pump Repair – Hambletonian Park** The Supervisor explained that Hambletonian Park had two sewer pumps, one exploded. Since they were both very old, two new ones were put in to replace them. With the old pumps, the district was spending approximately \$9,400 a year for repairs, with the new pumps, you will be saving these repair costs, and in four years the new pumps will be paid for.

- \$7.500 Repair x 1/25 Avg./ Repairs = \$9,375 savings

**4. “Potential” Village Charge Reductions:** Supervisor Bloomfield explained that these reductions are a result of the Town/Village Arbitration

- No 10% Surcharge on Debt Service as a result of the arbitration
- 60% Reduction on Admin. General Fund & Engineer Baseline Costs
- Debt Service (24%) \$334,362 savings this year

Supervisor Bloomfield stated “ this Intermunicipal agreement we have signed is going to save you millions of dollars over the next decade.”

**5. “Potential” Inflow & Infiltration Cost Reductions:**

- Sewer Districts ????

Supervisor Bloomfield explained that this is the next potential savings for you that we are working on. He said your pipes in both subdivisions are 50 to 60 years of age, the pipes have cracks in them and the manholes need repair, therefore when it rains, and the ground water rises, it leaks into

those pipes and the manholes, and is pumped into the Village meter as sewer, which you are being billed for. This inflow & Infiltration needs to be eliminated, and the Supervisor stated he will be talking more about this from time to time.

Supervisor Bloomfield reviewed the 2011 accomplishments for the Water/Sewer Districts:

Supervisor Bloomfield gave the history of the Scotchtown Water District, and told of all the things that Mr. Klopchin did when the Town had to take over the district.

### **SCOTCHTOWN WATER DISTRICT**

#### **Completed Rehab of Scotchtown Water District Improvements**

- Meters
- Storage Tank
- Electrical System
- Well House
- Flushing Schedule

Original Cost Projection (2005):	\$450,000
Actual Cost of Improvements (2006-2011):	<u>\$150,000</u>
Savings	\$300,000

Supervisor Bloomfield said the Actual Cost of Improvements for (2006-2011) was estimated as \$150,000 however when the Budget Officer gave the Supervisor the real cost it was \$127,086, which makes the savings \$322,914.

- Paid Cash – No Borrowing!
- All Bought and Paid For

#### **2012 Planned Actions**

- Work on Back-up Well
- Implement Cost Reduction ideas

Supervisor Bloomfield reported that while they were out there cleaning up weeds, etc., a well was found, so now you have a backup well, and all we have to do is hook it up to the system.

### **2011 Accomplishments** **STONEHEDGE WATER DISTRICT**

**Focused on Backup Well:** Water quality does not meet standards due to bacterial contamination.

Supervisor Bloomfield explained that the Health Department has been on the Town forever to drill a backup well. He said we saved the money, and in late 2010 we drilled that backup well. However, he said in 2011 when they tried the well it did not meet health standards. He said the Health Department says it has bacterial contamination. The Supervisor said that currently the engineers are working on finding the problem, as to where it is coming from, and finding a solution.

#### **REPLACED SIX HOME METERS WITH NEW MODELS**

### **2012 PLANNED ACTIONS**

- Look at Adjacent Planned Subdivision for Possible Alternative for Backup Water

Supervisor Bloomfield explained that adjacent to Stone Hedge there is a new planned subdivision called Young's Grove. They are going to put their water tank not far from Stone Hedge's. The Supervisor's thought is to connect the two, and both subdivisions would have a backup well.

- Continue Focus on Backup well
- Continue to Replace Home Meters with New Models
- Implement Cost Reduction Ideas

### **2011 ACCOMPLISHMENTS** **HAMBLETONIAN PARK SEWER DISTRICT**

SETTLED ARBITRATION WITH THE VILLAGE FOR SEWER DISPUTE (2008 – 2011)

Supervisor Bloomfield explained that the Village wanted the Town to pay them \$250,000, "we settled for \$25,000.

### **NEGOTIATED NEW FIVE YEAR INTERMUNICIPAL AGREEMENT CONTRACT**

- Significant Savings
- Relocation of landfill (No Charge)
- 24% Reduction in Debt Service (principle & interest) for Sewer Plant
- Reductions in Administrative Charges
- Not Paying 10% Surcharge on debt service

### **REPLACED BOTH SEWER TRANSFER PUMPS WITH STATE-OF THE ART PUMPS**

Should Eliminate Pump Repairs for Several Years to Come

### **FOCUSED ON REDUCING INFLOW AND INFILTRATION**

### **INITIATED NEGOTIATIONS FOR EXPANDING SEWER DISTRICT**

- With New York Farms, LLC
- \$130,000 Contributions for Inflow and Infiltration Rehab

Supervisor Bloomfield explained that what was known as Heritage Estates has changed it's name to New York Farms, and it is going to build seventy five homes. He said the Board has been negotiated with them to combine their sewer district with Hambletonian Park's. New York Farms is willing to donate \$130,000 to work on the I & I problems that Hambletonian Park has.

## **2012 PLANNED ACTIONS**

- Finalize Negotiations for Expanding the Sewer District & Financial Contribution
- Complete Inspection and Corrections of Inappropriate Sanitary Sewer Connections (sump, roof drains, etc.)
- Voluntary Inspections
- Scheduled Inspections
- Legal Assistance Inspections
- Identify and Correct "High Impact Inflow & Infiltration Sources
- Plan to Spend \$37,000 on this effort
- Implement Cost Reduction ideas

Supervisor Bloomfield said the most important item on the list is " Voluntary Inspections." Some people have been hesitant to allow the inspectors to come inside the home. To protect yourselves from paying these expensive Inflow and Infiltration charges, all the homes must remove any sump pump connections that are not going to the Storm Drains, they cannot be connected to the sanitary sewers. When they are the water put in them adds to the sewer, and you are charged for it.

The Supervisor said letters were sent out in the past asking if the inspectors could come check the basement. He said the response was about 25%, they were corrected, and you are saving money. Since then there has been no response from the residents, so you will be receiving another letter asking for cooperation for the inspections. If this does not work the Board will be making scheduled inspections, and if this does not work, the Board will seek legal assistance.

## **2011 ACCOMPLISHMENTS** **HAMBLETONIAN PARK WATER DISTRICT**

### **Routine Maintenance & Miscellaneous Improvements**

#### **Initiated Negotiations for Expanding Water District**

- With New York Farms, LLC
- \$80,000 Contribution for Second Water Tank

## **2012 Planned Actions**

- Finalize Negotiations for Expanding the Sewer District & Financial Contribution
- Continue Routine Maintenance & Miscellaneous Improvements
- Implement Cost Reduction Ideas

Supervisor Bloomfield said that Arcadia Hills is having the same sewer problems that Hambletonian Park has, so many of the plans are the same.

**ARCADIA HILLS SEWER DISTRICT**  
**2011 ACCOMPLISHMENTS**

**Settled Arbitration with the Village for Sewer Dispute (2008-2011)**

**Negotiated New Five Year Intermunicipal Agreement Contract**

- Significant Savings
- Relocation of Landfill (No Charge)
- 24% Reduction in Debt Service (principle & interest) for Sewer Plant
- Reduction in Administrative Charges

**FOCUS ON REDUCING INFLOW & INFILTRATION**

**2012 Planned Actions-Sewer District**

- Complete Inspection and Corrections of Inappropriate Sanitary Sewer Connections (sump, roof drains, etc.)
- Voluntary Inspections
- Scheduled Inspections
- Legal Assistance Inspections
- Identify and Correct "High" impact inflow & Infiltration Sources - Plan to Spend \$50,000 on this Effort
- Implement Cost Reduction Ideas

**2012 Planned Actions – Water District**

- Routine Maintenance & Miscellaneous Improvements
- Implement Cost Reduction Ideas

**PROPOSED RATE INCREASE**

Rate Increases Effective 5/1/2012 & Receivable 8/1/2012

Supervisor Bloomfield reviewed the following districts:

**HAMBLETONIAN PARK WATER (165 Homes)**

**Key Items: \$35,885 positive fund balance (down from \$40,873)**

<b>New Water lines (Flat Rate/Home/yr.)</b>	<b>\$147.00</b>
<b>New Water Liens (Flat Rate/Home/Qtr)</b>	<b>36.75</b>

**Dialogue:** In 2010 we decreased rates 22%  
In 2011 rate increase was an average of 3%  
In 2012 the rates remain the same.

<b>NET AVERAGE INCREASE PER HOUSEHOLD PER QTR.</b>	<b>\$ ---</b>
<b>NET AVERAGE PERCENTAGE INCREASE:</b>	<b>0.00%</b>

**HAMBLETONIAN PARK SEWER (166 HOMES)**

Key items: - \$60,331 negative fund balance, (improved from \$152,894)

Inflow Remediation \$37,000 (\$56/home/qtr)  
Inflow costs \$106,479 (\$161/home/qtr)

NET AVERAGE DECREASE PER HOUSEHOLD PER QTR: \$(36.74)  
NET AVERAGE PERCENTAGE DECREASE: -3.00%

**PROPOSED RATE INCREASE**

**ARCADIA HILLS WATER (263 HOMES)**

Key Items: - \$60,048 positive fund balance (improved from \$22,600)

NET AVERAGE DECREASE PER HOUSEHOLD PER QTR: \$ (10.35)  
NET AVERAGE PERCENTAGE DECREASE -7.85%

**ARCADIA HILLS SEWER (256 HOMES)**

Key Items: \$87,773 positive fund balance (Improved from -\$105,081)

INFLOW REMEDIATION \$50,000 (\$49/home/qtr)  
INFLOW COSTS \$96,456 (\$94/home/qtr)

NET AVERAGE DECREASE PER HOUSEHOLD PER QTR: \$(58.84)  
NET AVERAGE PERCENTAGE INCREASE - 16.50%

**PROPOSED RATE INCREASE**

**STONEHEDGE WATER (42 homes)**

Key Items: -\$6,652 deficit fund balance (Improved from \$-24,694)

WELL REMEDIATION &/OR NEW METERS \$4,200 \$25/QTR

NET AVERAGE INCREASE PER HOUSEHOLD PER QTR. \$ -  
NET AVERAGE PERCENTAGE INCREASE 0.00%

**PROPOSED RATE INCREASE  
-WITH WATER TANK INSTALL FLAT RATE (2YEARS)**

**SCOTCHTOWN WATER (45 HOMES)**

KEY ITEMS: \$26,992 POSITIVE FUND BALANCE, (IMPROVED FROM \$-7,197)

NET AVERAGE DECREASE PER HOUSEHOLD PER QTR: \$ (121.63)  
NET AVERAGE PERCENTAGE DECREASE: -10.90%

Supervisor Bloomfield asked for comments from the audience. Due to the problem with the microphones, very few questions were audible. In an attempt to have the answers to the public's question we will print the question when heard, if not we will give the Supervisor's answers.

A woman asked if she had been inspected, did she have to be inspected again. Supervisor Bloomfield replied no.

Ellyn Sullivan, Scotchtown Water District, thanked the Board for their hard work, but she is not really happy with the results. She said even with the new system, her water pressure went way down, and she had to hire a plumber. She also had to have a new water meter installed. She said the cost of the plumber was \$100, and she wondered if the Town would reimburse her for the cost. The Supervisor replied if she wrote a letter to the Board they would take it into consideration. However, the Board cannot pay for a resident's problem with other resident's money. Supervisor Bloomfield said he will have Mr. Klopchin address her problems.

Superintendent Knoell explained that when we took over the system the water tank and most pipes were corroded, and filled with mineral deposits. He said new pipes and the tank were installed, and it is all monitored at this time. He said sometimes when flushing the lines chunks of build up may break loose and cause a problem, hopefully with monitored care this will all be cleared up.

Councilman Newbold said others in that development had problems in the beginning. The mineral deposit from hard water will cause problems, and sometimes when the lines are flushed this can also cause problems.

Steven Riccardulli, Hambletonian Park, asked where the New York Farms would be putting up their water tower. Supervisor Bloomfield said it is your water tower, he said there are a couple of old ones there, they probably will take those out and put in the new one there. Supervisor Bloomfield said they have more water than you have. He said when this happens Hambletonian will have much more water than they have now.

Mr. Riccardulli asked if the McDermott Subdivision would be hooking in also? Supervisor Bloomfield said at this time McDermott is supposed to hydrofracture your wells or drill his own.

Catherine Sullivan asked who the manufacturer was for the pumps purchased last summer? Supervisor Bloomfield replied that he did not know. She asked what the warranty on them was? Superintendent Knoell replied one full year, and 5 year pro rated.

Ms Sullivan asked another question, inaudible. Supervisor Bloomfield answered Scotchtown? "We have a new tank, we replaced the storage tank, it's exactly where the other one was."

Kevin Loughran, Hambletonian Park, asked a question pertaining to the rates, and asked why not a standard rate for everyone? Supervisor Bloomfield's response was: "Years and years ago when they started metering water, a husband and wife, who do not use much water, do not tax the system, the same as people who use a lot of water." He said that is why the more water you use the more you have to pay. The Supervisor said there are many people who have asked the question "why not a standard rate for everyone?"

Another speaker stated that he and his wife are under the 12,000 gallon water charge, and does not want to have to pay for someone with four or five children.

He asked if they still have to continue to pay the 10% surcharge? Supervisor Bloomfield "said yes, but you are not paying on the debt now, just the sewer."

A gentleman in the back asked a question (inaudible). Supervisor Bloomfield answered explaining that "if you have a sump pump in your basement, and that pump turns on, that water should be pumping out to the street to the storm sewer." He said however, in some homes the water is being pumped into your sanitary sewer line. He said the sanitary sewer line is what you are being metered on. He said this is why the Board is trying so hard to correct the I & I problem.

Councilman Cappella stated that if the Board can reduce this I & I the homeowners will see a big saving in their bills.

A gentleman in the back asked when the rates would go down? He said when he moved here he paid \$50.00 a quarter, and now he pays \$484.00. Supervisor Bloomfield explained that the water rates in Hambletonian Park will remain the same. He explained that in 2006 there were ten breaks, and it cost \$77,000 to fix them. "we put the new line in, that was almost a million dollars, with \$400,000 of Federal money." It was the last grant from the government to the State of New York for a water line, and you were fortunate to receive it. " However, he said the other \$500,000 had to be borrowed, and that is why the rates went up."

Councilman Cappella reported that he and Councilman Newbold tried to negotiate with the Village over this problem of I & I two years ago. He said at that time the I & I was two and one half times the water that was used. He said that "If that can be fixed, just think how much money you can save." "We cannot control what they bill us, but we can change what we deliver to them."

Supervisor Bloomfield said that 2011 was the wettest year in one hundred years, so you can imagine how much I & I seeped into the sewers. "This problem of I and I can be fixed, but we need your complete cooperation to do so."

There were a few more questions, but they were completely inaudible.

The Supervisor thanked the Public for coming out this evening. Councilman Lyons made the Motion to close the Public Hearing and adjourn the meeting. The Motion was seconded by Councilman Cappella. Motion carried 4 to 0.

Time: 7:40 p.m.

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Valma Eisma, Town Clerk

