



## WATER RATE COMMITTEE

Rate Committee meeting Tuesday, March 5, 2013. Meeting was called to order at 7:00 PM by Robert Stevens.

Present: Thomas Evans, Wm. Foster, Merle Prentice, Robert Stevens; James Tornatore. Kathy McCall, secretary.

Guests: David Amaro, Village resident; Sandy Kasmarcik, Planning Board Chair; Leon Virtue, Village CEO; C. Morgan Inderwies, Village Trustee

Motion to accept minutes of 2/5/13 meeting made by T. Evans, M. Prentice seconded; carried.

R. Stevens asked if the \$80,000 payment made on bond would be applied to principal.

J. Tornatore stated that Municipal Solutions stated that any pre-payment goes to the bottom of calculation; the information was double checked with USDA who stated not true; pre-payment would be applied to the front, on the principal, and a new amortization schedule to be done.

J. Tornatore also stated that, per Village Clerk, as over one million was borrowed, USDA does require an annual audit.

J. Tornatore spoke of the old ladder factor site tax assessment now at zero per the County; the environmental site assessment is the tip of the iceberg. J. Tornatore asked that the Rate Committee become involved, along with the Planning Board, for this issue, as they could walk the Village Board and community through this process, and that Moody & HUNT will avail themselves as well. It is unknown what is under the building but the second part of the site assessment will involve the grounds and the building samples. Reports compiled will be sent to Tioga County Legislature, Economic Planning & Development, and the Town of Newark Valley, and the Newark Valley Central School District. Whether sharing of dollars among these entities will occur is unknown at this time, but that question will be asked per J. Tornatore; and whether or not these entities want to have a representative be part of the process.

R. Stevens voiced his concern over testings done in 1998 upon the factory's closing. The high numbers in test results are a concern as did the chemicals dissipate? Dissolve?

Wm. Foster, who was part of the Village Board at that time, stated that the State had bigger and more serious brownfields they were dealing with.

L. Virtue stated that a person had expressed possible interest in site but nothing concrete; L. Virtue stated he gave inquirer info on the process of approaching Village Board for further information.

R. Stevens stated initial reaction was to rule out health hazards. R. Stevens is interested in asking what is Moody's initial reaction.

T. Evans expressed concern regarding the factory itself, if tanks and pipes have leaked, and this leakage is under the building; T. Evans stated there can be an assumption there is a presence of chemicals associated with the factory's work.

R. Stevens voiced the same assumption that it is expected that a chemical presence will be found, and that this economic situation will turn into a health situation.

J. Tornatore stated that the HUNT report itself will be the foundation for the decision on who to approach, i.e. the owner, state, county, etc. as the Village will not take on the burden of any health issue. J. Tornatore also stated funding would be sought from other appropriate entities.

R. Stevens voiced hesitation over spending money as doesn't see much value in the building due to public safety concern; goal is to get the land back on the tax rolls.

J. Tornatore stated that it was not known what the Village will recover if it is determined that the issue is more of a public safety hazard.

T. Evans stated the investment needs to be made, as ultimately there will be a return on it; the Village will discover what it discovers, but it needs to become a known quantity as now it is unknown. It would be desirable to find someone with deeper pockets to demolish, or to remediate.

M. Prentice voiced concern over future expenses if there needs to be ventilation piping, etc such as the issues IBM has been dealing with.

S. Kasmarcik stated concern that process would be started and then stopped because of any potential buyer.

R. Stevens stated that it would be difficult to see the property as commercially viable.

T. Evans and L. Virtue disagreed due to the railroad and the right of way being what it is.

R. Stevens stated if drilling for gas occurred in NYS, and if at sometime or other it occurred in this area, railroad presence would be important for that type of enterprise.

J. Tornatore asked if the Rate Committee would become involved with this project.

T. Evans stated that somebody needs to be involved to supplement the Village Board.

R. Stevens stated that he felt the Rate Committee members all had an interest in being involved, even if advisory capacity.

M. Prentice confirmed this statement.

S. Kasmarcik stated that the Planning Board was in agreement to being involved as well.

R. Stevens stated it was unanimous that no one wanted to spend money, but there is a need to start the process. R. Stevens asked if S. Kasmarcik could organize her neighbors (as she and they live adjacent to factory site).

M. Inderwies stated to spend as little as possible, and hoped that the Village could recoup any costs it spends. M. Inderwies also stated concern over the legal liability, and that it was the Village attorney's responsibility for due diligence. M. Inderwies also voiced concern over elements inside and underneath the building.

There was brief discussion regarding other similar issues in county with respect to Robin Tech and old EJ site.

D. Amaro stated villagers would not want to proceed financially.

Consensus of the group was that "if you know about it, you are part of it."

R. Stevens stated that there was expansion off this property as the old factory separated from the ancestral factory. R. Stevens voiced wanting to have the Health Dept. involved.

Wm. Foster spoke of a major problem at the reservoir as a sensor went out. This resulted in the reservoir overflowing by 270, 000 gallons; the 12" overflow is underground and dumps into storm sewers (Bridge St). The reservoir holds 24 feet; the sensor alerts at 23 feet.

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R. Stevens voiced concern, and asked why wasn't there an alarm that would shut pumps off after an extended period of running.

Wm. Foster that an alarm can't be present to shut off the system as water pressure would be lost and the Health Dept would then get involved. One pump works (3-4 hours), then shuts off and the next pump works (5 hours).

M. Inderwies asked if a backup sensor could be put in place.

Motion to adjourn meeting made by M. Prentice; second by T. Evans.

Meeting adjourned at 8:20 PM.

**Kathy McCall**  
**Account Clerk Typist**

**\*\*\* NEXT MEETING TUESDAY, APRIL 2, 2013 \*\*\***