



WATER RATE COMMITTEE

Rate Committee meeting Tuesday, June 4, 2013. Robert Stevens called to order @ 7 PM.

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

Guests: Craig Wade & Alaney Kohler, Participation in Government (PIG) high school students.

Motion by M. Prentice to approve minutes of 5/7/13 meeting; second by Wm. Foster; carried.

R. Stevens read Rate Committee letter supporting the renovations to the Municipal Building, J. Tornatore stated Crawford & Stearns were the architects with the low bid; C & S is historic preservation architect firm, and are highly regarded in their field. There is a packet that will be prepared for funding request, and the Rate Committee's letter of support will be in that packet.

R. Stevens recognized the PIG students, and thanked them for their interest in their community and government. R. Stevens stated the Rate Committee was an advisory committee. J. Tornatore stated the "Rate Committee is modest, as they have seen us through the water restoration project for five years, and will be a part of advising on the Municipal Building restoration, and the old ladder factory site."

J. Tornatore spoke of the Elmira-Horseheads area (of New York state) looking into selling water for fracking; they have a new water system like this Village's, with sufficient water. This Village's debt is 1.78 million over the next 38 years; if this Village sold water it would be to pay down the debt quicker. The Horseheads community had sold water but not now as "flaw" found in the planning regulations; anti-fracking opponents reviewed the zoning laws and found a 'flaw' so now selling water cannot occur. Elmira said 'yes' to selling water, but there was so much opposition that they have backed off. In the Tompkins County area, decision not to sell water is stronger due to their zoning, which restricts fracking.

R. Stevens stated that USDA, DEC and DOH agencies have source water consumption and quality regulations. This Village has available 1,000,000 gallons daily, but consumes less than 100,000 gallons daily so water selling could be done without added expense – it would not be assisting fracking, but would increase revenue to pay down the debt. This Village has not moved on it, but is paying attention to what is going on regarding the issue, i.e. such as Elmira, Horseheads, and Tompkins County.

To inform the PIG students, R. Stevens spoke of the background of the Rate Committee for the last five years with respect to the water system improvements. The 104-year old reservoir had a leaking roof, and the roof would have collapsed that winter due to snow load; it was more practical to build a new reservoir, replacing hydrant system, and the pipes (as 4" inadequate).

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Wm. Foster reviewed the two pumps (well #3 and well #4) involved in the water system. They are chlorinated, and monitored daily, 365 days a year! Well #3 pumps 400 gallons/minute for 3 ½ to 4 hours; well #4 pumps 250 gallons/minute for about 5 hours daily; there is less than ½ foot drop in the reservoir, and water table doesn't drop. The second water table level is below the first water table. There is 75% new service line, with 6 or 8 old hydrants; there is 6" pipe going into hydrants, with the 6" running off 12" pipe. There is telemetry to turn wells on, with one well running one day, and the second well the next. The reservoir is 24' tall, and can hold over 500 million gallons (700) but typically the reservoir's water level is 23' and holds 500,000; summer level is not below 18' and winter level is not below 20'. The telemetry will shut down the pump if runs too long, and DPW will be alerted, continually dialing until someone responds.

R. Stevens spoke of how the fire department likes Village water as it is clean and doesn't harm equipment. If water is pumped from ponds, Village water is used to flush out as pond water will clog equipment and has pungent smell.

J. Tornatore informed Committee that there was a change on the bond payment after last month's meeting. The Committee had recommended during last month's meeting an \$80,000 payment on debt and \$59,000 balance on audit fees for the next five years. It was clarified that the water department audit would be \$4000 yearly (\$20,000 for the next five years) so these monies would be set aside instead of the \$59,000, thus allowing \$119,000 to be a payment on the bond. This was reflected in May's Rate Committee notes as a notation. After the payment was made, the Clerk asked for an updated amortization schedule. J. Tornatore reviewed there was a \$139,000 USDA payment with no stipulation on how to apply it but recommendation was that monies be set aside for future auditing costs, and the balance paid on the principal of the bond to make extra interest payment. It was noted that approximately three years worth of payments have been made in the last year.

Wm. Foster noted that a landlord is moving on getting the four meters installed in the apartment building after landlord asked about installing meters so each apartment to be billed for its water.

Wm. Foster noted that residents can have DPW fill their swimming pools if they have hose long enough to hook up to a hydrant; DPW reads meter before and then re-reads at end of fill wherein resident will be billed for usage and DPW's time.

J. Tornatore spoke of the process regarding the old ladder factory site. Village Board approved \$13,000 payment to HUNT for study; first meeting with representatives will be Thursday, June 6th at 10 AM – Rate Committee members invited, as well as Village CEO. Environmental study done by Moody & Associates, with engineering report to be completed by HUNT; after those results are reviewed, then HUNT will discuss funding options available. Tioga County will accept lien in case the property is sold, in order that the Village of Newark Valley can get back the monies spent, but the County is not pursuing as the property is exempt from all property taxes.

Initial findings from Moody are that there are metals in the ground, and for industrial purposes this means no environmental remediation necessary as concrete slab can stay in place (barrier to soil); for commercial purposes remediation necessary, i.e. digging up soil. HUNT will seek funding sources for the Village and discuss plan of approach, i.e. industrial types of uses if pad remains, uses if pad remains & building torn down, uses if the pad removed & soil taken up.

J. Tornatore also stated owner of old site had received letter regarding building safety, i.e. boarding up, and given thirty (30) days to resolve; if not resolved, there could be possible court action to enforce. If owner cannot financially resolve, then monies need to be secured. If the Village does, then how to recoup costs? Sheriff patrols are monitoring site, and the Village fears for people going in and for the building stability; grass mowed at fire department request and there is a fire concern for surrounding properties.

J. Tornatore clarified that a Village business appealed assessments (in May 2012, with results known this spring 2013); assessments were decreased. Town assessments are up, with three town properties foreclosing this fall. Town Grievance Committee picks its own members.

J. Tornatore reviewed that the Municipal Building and the Tappan Spaulding Library are both on the historic register. The MB brickwork dates back to 1888 and up to 1932 was a school in the NV district; then the building was donated to the Village. The Village has \$16,000 saved, and is seeking matching fund grant for repointing of the brick, drainage around the foundation, soffits & downspouts, with roof in the future. Seeking funds from NYS and Federal government sources. The bid process will occur this summer; architecture fee will be \$3600. The TS Library receives revenue from Village, Town, and County; other revenue is from Senator Libous's summer reading program, grants, the library's own fundraising, and the library's original NBT stock. An NBT general financial advisor talked to the library regarding diversification of their stock. The NYS Education Department oversees the library.

M. Prentice made a motion to adjourn; second by T. Evans. R. Stevens adjourned at 8:30 PM.

Kathy McCall
Account Clerk Typist

*****NEXT MEETING TUESDAY JULY 2nd, 2013*****

NOTE: July 2nd meeting cancelled on July 1st by Robert Stevens

NEXT MEETING TUESDAY, AUGUST 6, 2013