

Town of New Scotland
Special Town Board Meeting
02/28/2018

The following Town Officials were in attendance:

Supervisor:	Douglas LaGrange
Councilperson:	William Hennessy
	Adam Greenberg
	Daniel Leinung
	Patricia Snyder
Engineer:	R. Mark Dempf
Town Attorney:	Michael Naughton
Town Clerk:	Diane Deschenes

1. Call to Order

Supervisor LaGrange called the meeting to order at 6:30 PM advising that there are handouts available on the table if anyone needs one.

2. Heldervale Water District

Supervisor LaGrange said that we will look at the water first, but the water really directs the sewer. Bethlehem charges us 1-½ of the water bill for the sewer. They are assuming three quarters of the water ends up in the sewer. Rather than having a sewer meter on everyone's home, that's how it's done. Supervisor LaGrange asked if they have sewer meters. Engineer Dempf said that the only thing we might meter is the end volume going into that one manhole. We wouldn't meter a house. Supervisor LaGrange said that that's how they've come to that.

Feura Bush is a little different. They get their water from Albany through Bethlehem, so they have a little different rate. Heldervale and Font Grove Road water is Bethlehem water. Swift Road is Albany water. Supervisor LaGrange advised that Bethlehem has the opportunity under the state's rules to charge you twice the rate of their residents. I think we've been through that before at meetings, and unfortunately that's what we have to deal with.

Supervisor LaGrange thanked Mrs. Boehlke. She is our bookkeeper and she takes care of a lot of this stuff. She primarily compiled all of this information. Mr. LaChappelle, our DPW Commissioner, Engineer Dempf, and Town Clerk Deschenes is also here along with the Town Board.

For historic information, we have different aspects. I'm looking at Heldervale Water right now. The infrastructure has a Bond or Ban. Bonds are usually the long-term infrastructure stuff. We're not really dealing with those with Heldervale tonight. We will be with Feura Bush, so that's kind of apart from what we're going to get into here. We've had and we continue to have an annual deficit issue. That's because what Bethlehem charges us, which goes through the master meter, is different from what we tabulate from the individual homes. That's only part of it. There is an allowance for a certain amount of discrepancy there, 10% to 15%. The biggest problem we've had over the years is that there have been times when the billing wasn't done in a correct fashion. We had the discrepancy because of billing cycles and things like that. I say we, meaning the Town. Back in 2008 we made that switch. Mrs. Boehlke said that that was on sewer. Supervisor LaGrange said that we also did the B common water. Mrs. Boehlke agreed saying that there were some issues with that. Supervisor LaGrange added that there were times when your district didn't even get billed what it was supposed to. Now, when you're in a water district or a sewer district it's called a benefit district. Those are areas that you're responsible for. So the Heldervale folks are responsible for their district, Clarksville for theirs, and Feura Bush theirs. Supervisor LaGrange said that he is on a well. He doesn't get water or sewer so he's not responsible for helping pay for those things. That's what a benefit district is. We've had that deficit issue. We haven't charged enough in the past 10-15 years or more. There has been this deficit that's been starting to creep up over that time, and that ends up being debt. We pull it out of another account in a loan fashion to pay Bethlehem. Again, the revenue is not meeting the charges we're paying out to Bethlehem. That's one of the big problems, and that's what we are trying to address here tonight. This is similar for Feura Bush too.

We have two issues. We have the yearly discrepancy, and we have the built-up negative fund balance. That means your district, whether it's Feura Bush or Heldervale, owns one of our fund's money for this. When we started to explore this and remedy it we found that this isn't even something that the Comptroller's office and other agencies we have to comply with don't want to see a usage deficit for expenses not paid back before the end of the year; this has been going on for several years. I know we did try to bump it, and this Board at our request bumped the rate in Heldervale \$1 one year or maybe \$1.50 the next. It was \$14 in 2013, 2014, 2015 per 1,000 gallons, and then in 2016 we raised it to \$15. In 2017 we raised it to \$16.50 because we just weren't catching up. Now we have brought the yearly deficit closer. Last year the annual deficit was \$4,500. Supervisor LaGrange said that we were short about \$4,500 from the money sent in for the

Town of New Scotland
Special Town Board Meeting
02/28/2018

district as compared to what we had to pay Bethlehem. Of course, we also have O and M stuff and things like that. We did close the gap, but we're still adding to that deficit.

If you move down on the handout to our options, we have to first fix that annual deficit cost which again will probably take another \$1 per 1,000 to get us even, so we would be at \$18.50. That would stop the bleeding so to speak, and then we get to paying back the debt which you have to do.

Right now the debt for the water district is \$11,642.94. We can do it one of two ways. We can get away with going out 5 years and just doing a usage charge and adding another \$1.03 until it catches up. That would be based on usage, of course, which would probably be one of the fairer ways to do it because some people use a lot more water so maybe they were a little heavier contributing to the deficit. Also if the initial rate, which is the minimum rate (50,000 gallons) for everybody, starts on the same playing field then everybody that uses more pays their fair share for what they contributed to the deficit in the past. The other way to do it is we could just do twice a year for 5 years around \$15.52 twice a year. So, you would be paying about \$31 a year towards that deficit. After 5 years that should be caught up. There is one thing, and that is good news, at least for Heldervale. With the new construction that caused you grief this summer doing the water line. That water line was about a \$60,000 value. By him going through there to service on the other side of the ravine, the only inconvenience you had out of it was this summer, and it will pay \$60,000 towards infrastructure which will help you in the future. The other point to that is that by those 20 more homes coming, they will be paying that usage the same as you, and they will pay the twice a year charge. So all of these numbers will kind of come down quicker, and that debt will be satisfied sooner with those new homes. Hopefully, this won't last five years.

Supervisor LaGrange advised that there are two new commercial buildings that are going in on Route 85A behind Stonewell. They are part of the district. Mr. Olsen is putting in a storage facility behind Stewart's that he'll be paying on. Anytime we get new people in the district or have a district extension, that will help settle this up and bring you all to a better place sooner. My point is that it probably won't be as dramatic as this for that long.

Supervisor LaGrange asked if anyone had any questions.

Robert Johnson said he'd like to have Engineer Dempf tell us why the new master pit was put in. When was that decided and why did we decide that we needed that control based on the existing water district at that time?

Engineer Dempf said that the project itself consisted of two master meters. The initial problem was that the master meters that we had, not just the pits, the meters themselves, were failing. We needed to replace the meters themselves. The one that is most obvious is in the silver box. The bigger issue there is that it was under water all the time. So anytime we had to try to read the meter it was always under water. That's why we have the box over there on that corner. The other one is in between a couple of doctors. Over on Mason Lane there is another master meter. That one is buried. That one is less susceptible to the water. Again, we had to put a new master meter in there because both meters failed, and we could not get the accurate readings that were needed to Bethlehem. When we signed the water/sewer agreement with the Town of Bethlehem they required us to replace both meters in the Heldervale District.

Mr. Johnson said that in terms of this type of meter did it anticipate greater volume that we're experiencing. Engineer Dempf said that for the new development, yes. Mr. Johnson asked if that could be contributing to a portion of this additional cost to those new areas? Engineer Dempf replied yes, exactly. Supervisor LaGrange added that they will be paying on the bond. Mr. Johnson said that he understood that but it is just a question of how much. What's the buy-in so to speak? Supervisor LaGrange said that it will be the same as everybody. Mr. Johnson said that he has been there for 35 years. They paid for the old ones, and now we have new ones. He doesn't know how you determine what the buy-in is. There was an actual Ban when they moved in and that was paid off. The point is that he doesn't know how can you attribute new people and their share of the new infrastructure? He doesn't know how we come to that number. He's not asking for an explanation. He's assuming that the Town is doing that. Supervisor LaGrange replied yes, but it will be distributed the same as always. If it's a bond, it's a unit charge. Mrs. Boehlke thought that it was ad valorem. Supervisor LaGrange said that depending on the assessed value, each of the new homes will pay their percentage. Mr. Johnson asked if they would be paying a percentage as if they were there 35 years too? Is that what he's hearing? Supervisor LaGrange agreed, adding that he could see what Mr. Johnson was getting at. The problem is that the new meters had to be replaced. Mr. Johnson added that that was for Bethlehem's purpose and maybe not for the volume. Supervisor LaGrange said that they were even before Creekside was approved. Councilperson Hennessy asked what year that was. Engineer Dempf thought it was around 2010. Engineer Dempf said that

**Town of New Scotland
Special Town Board Meeting
02/28/2018**

he believes what Mr. Johnson is asking is if any new person coming into the district is going to be required to pay an additional buy-in fee today because of the infrastructure that these current residents have been paying on for 5-10 years now. Supervisor LaGrange said that that would be a no. Mr. Johnson said that other models exist in the real world. If you buy into a condominium or into certain places, sometimes there are fixed fees that are substantially more than the annual charges because you're getting the advantage of existing infrastructure. Councilperson Leinung said that we have hookup fees. Supervisor LaGrange said that they are a little more minor. If you take Creekside, for example, there are 17-18 new homes plus 2-3 existing homes that are going to be in the Heldervale water and sewer district now too. It was a pretty sizeable buy-in fee with \$60,000 worth of pipe and \$25,000 - \$30,000 for a new manhole for the sewage that Bethlehem told us we have to do. If they didn't come in that would be all on the existing residents. You have that to start with, but you have to remember that this is a 60-year-old system in places. He thinks it's a benefit for these new people to come in to help you pay. They could come here in another couple of years and say why we, with our new system, are paying for the pipe in front of Mr. Johnson's to be replaced. That was 60 years old, and we had nothing to do with it. Mr. Johnson asked about pressure issues. Supervisor LaGrange said that those have been thoroughly examined, and those aren't a problem.

Mr. Johnson said that the other question he had is the talk about this \$1.03/1,000 for 5 years. Is that assuming Bethlehem doesn't increase the basic rate, as well? A \$1.03 is going to be an add-on. Bethlehem could still increase our other rates. Supervisor LaGrange said yes, of course. Councilperson Hennessy said that he thinks their calculation of the annual deficit cost of a \$1 under option #1 is the one that would take into account inflation and Bethlehem's increase. The water debt repayment, option 2, is only for existing debt; that's not for future debt.

Mr. Johnson asked of the deficit we run, how much is pure water cost? Do we know percentage-wise? Mrs. Boehlke said that in that district it's 60% to 70%. Mr. Johnson asked if the rest is maintenance? Mrs. Boehlke said that it was maintenance, employees, etc.

Mr. Sowalski asked if the \$15.52 on option B is per 1,000? Supervisor LaGrange said that it is a fixed fee twice a year on your water bill. Again, as we add Creekside and other developments this figure will come down. That's a flexible figure. We're just giving it to you up front if everything stayed the same, and we need to bring this deficit to zero. That figure could go down as could the \$1.03 charge, depending on how things shake out. Councilperson Leinung said that it's \$1.03 or the \$15.52. Supervisor LaGrange said that the \$1.03 would be on the usage bill. The other one would be on the water bill but a separate charge. Mr. Sowalski said that the \$1.03 is per 1,000 gallons with a minimum of 15,000. Supervisor LaGrange said that that was correct. Mrs. Sowalski said that option B is just a flat rate of \$15.52. Supervisor LaGrange agreed. Councilperson Greenberg said that the amounts come out to be the same. It's really a question of fairness. If you pay it off by who is using more water, they would pay more toward it. That's one of the questions that we wanted to try and answer or see what the residents thought.

Councilperson Hennessy said that he was comfortable with option 2, but he's not as comfortable with the annual deficit cost. It's about a 6% increase each year. Obviously he thinks there is a cost factor for inflation that should be considered. He's just not comfortable with that piece yet. He doesn't know if he will be tonight. To assume a 6% increase every year may be prudent, but if we're trying to sock some money away that's fine. It's more than just assuming we're going to have a 6% increase every year. Supervisor LaGrange said to keep in mind that we're hoping that the dollar amount for the annual deficit cost will bring the \$4,500 down to zero for next year. Again, this is like catching the water as it's flowing between your fingers. It's always moving and we don't know exact numbers. That could end up only needing to be \$0.80 or we could need \$1.20. We're trying to get as close as we can so we can take that deficit bill of \$4,500 and make it zero. We're not trying to get ahead yet. If we get ahead great, but the 6% is what's brought us up so hopefully by the end of this year or next year we're breaking even at least, paying Bethlehem, taking in the O and M, and taking in the revenue to do it. We might be able to change that next year.

Councilperson Hennessy asked if in 2017 \$4,500 was not in the water debt up until 2016. Supervisor LaGrange said it was in the water debt, but we're trying to keep it from being another \$4,500 at the end of this year. Again, he would be happy to come back next January and say he thinks we can reduce the rate in Heldervale by \$0.50 but we just don't know. We need to stop the bleeding, and then we need to start to suture the debt with the \$1.03. Again, that's a guess. Mrs. Boehlke said that if by chance we only needed \$0.80 and we got \$1, it would pay that other debt number quicker and we would be able to stop charging that at all. Councilperson Hennessy said that he just doesn't want to have it go up a dollar every year. He doesn't want the people in Heldervale and everyone to think that's what it's going to be every year. Supervisor LaGrange said that it would have been great if 10 years ago or whenever it was if they started to at least break even

Town of New Scotland
Special Town Board Meeting
02/28/2018

between what we were spending and what we owed. We can't go back and reclaim it. He's not being critical. He's just saying that he knows we have to catch up, so we're trying to figure out what we need to do to catch up. As he said, he'd love it if we could do something different next year, especially with the other homes coming on. Mrs. Boehlke said that there were years where we stayed very flat in what we charged as much as Bethlehem went up. There were years where we were barely charging more for water than what we were paying to Bethlehem. So those O and M costs were building.

Councilperson Greenberg asked what percentage of water we are losing in this district. Mrs. Boehlke said that it's in an acceptable range of about 8% to 10%. That may seem like a lot, but it's an acceptable rate. Councilperson Greenberg asked if we are at 8% to 10% here. Mrs. Boehlke said she could double check. We just did a billing and she didn't check that one yet. Councilperson Greenberg said that losing less water is another way to bring the cost down, and then you're paying for less water. Mrs. Boehlke said that obviously if you see a leak call us. We don't want to line another municipality's pockets with water that's being lost. She knows that she doesn't like to receive those calls, but we're very quick to get out and check these things out.

Councilperson Hennessy asked if Supervisor LaGrange has suggested any expense cutting. Have you looked at that side of this equation? Supervisor LaGrange said that we have a skeletal DPW crew so we've been very frugal there right from the beginning. As far as equipment, we bought the new van a few years ago. That's paid off. Actually we have expenses that we have to look toward. We need a trailer to bring the trench box and a lot of other things around to save money in the long run because then we have it on hand and you don't have people waiting while you go and get a different size clamp, for example. He'd also like to see us look into a leak detection device. It's a newer model. The cost would be spread out amongst all the residents in all the water districts. It's about a \$10,000 investment, but you can detect leaks much better than the equipment that is out there now, and we could start to inventory instead of doing a GIS inventory that's quite expensive. We can do it on our own with this tablet. He doesn't feel that there is anything to cut. There are some expenditures that need to be made modestly, but there is also an opportunity to maybe work with Voorheesville. They've approached us to try to see if there is something we can do together. That might not defray costs, but it could keep costs from going up. The answer to your question is that we're always looking, but for right now we're pretty solid. Supervisor LaGrange asked if Mr. LaChappelle wanted to add anything but he didn't. Supervisor LaGrange said usually it's when we can do something. In Feura Bush, we'd like to replace the line. It had a major leak recently. Mr. LaChappelle said that it's very difficult to do these jobs with what little we have. Supervisor LaGrange said that with the O and M costs we try to keep them as tight as possible. If we have a leak twice in a 100-foot area we try to keep patching instead of taking that 100 feet and spending \$10,000-\$20,000 to fix it with a new pipe. We try to juggle these things. He sees it even more so now in his position. It's like most of the stuff around the Town of New Scotland - we keep things as tight as we can.

Councilperson Greenberg said Mrs. Boehlke said that 50% to 60% goes toward water rates. He then asked Engineer Dempf if that's a normal number. That 30% to 40% should be O and M. Engineer Dempf replied yes. Engineer Dempf used the following example: You go to a mechanic and he buys your water pump that costs \$100 and typically to install it it's \$100. That's seems in the realm of what is generally accepted to operate as well as to have the stuff.

Councilperson Snyder said that she thinks we're being more proactive as it comes to the rates. Her understanding is that Bethlehem would change them, and often we didn't know about it until we were already into the next billing cycle, so we're playing catch up for sometimes six months which has a much more impactful increase in your bill. She thinks we have established better relationships and better communication with Bethlehem in this case so we know quicker if there is going to be a change so that we can reflect that and it's more spread out in the bills. We're not going back retroactively to capture money we're being billed that we had no heads up on as to when that rate actually changed. I think we're making every attempt we can to stay on top of that. Unfortunately it's us having to reach out to them. They're not quite as flexible in letting us know. It's not important to them I guess. I think that helps but it's only been happening in the last several years where we're suffering. Having some of these deficits comes from that not being done years ago, and it's catching up with us.

Supervisor LaGrange said to keep in mind too when we talk O and M it's not just the 2-½ people we have in the department covering upwards of 1,000 residents with 60-year-old systems and brand new systems. There is insurance for the building and the pumps. Its electrical costs and things like that too. It's not just the workers. It's replacement parts and the smaller stuff. There is a lot more to it than paying 2-½ guys to go out there making sure you get clean, good water.

Town of New Scotland
Special Town Board Meeting
02/28/2018

Councilperson Hennessy said that he agrees and disagrees with Engineer Dempf on that because of the very well-known doubling of the charge by Bethlehem. Basically we're paying \$11.55 per 1,000 to Bethlehem for the water based on a \$16.50 rate. That is double what they charge their own people. They charge their own residents \$5.75 or \$6 per 1,000. We charge Clarksville \$5.50 per 1,000 so that's pretty close. That charge is basically electricity and basic O and M, but it's that doubling that's clearly a problem. If we were able to lower the double charge, which we've been trying to do over the past six years that would obviously eat into things. That's clearly the biggest longer term gain we have here to try to get a handle on. We have some plans of attack to do that in the future, but we don't know how long that will take. We have a new water source over at Kensington Woods, and it's already earmarked for other developments but it also can be earmarked to help defray some of these costs in the Heldervale and Font Grove Water districts. The water charge is something we still have to try to work on with Bethlehem and within the TONS to try to lower that. Supervisor LaGrange agreed adding that we did have an opportunity in New Salem. There were things that Bethlehem needed; we took over the district and we expanded the district and so on and so forth. They pay 1.1 to Bethlehem and that's for thirty years. I'm sure Bethlehem is counting the days until they can charge us two times the rate out there again. Having said that, sometimes opportunities come up. Supervisor LaGrange and Councilperson Hennessy sat with Mr. LaChappelle, Engineer Dempf, and Mr. Frueh recently at Stantec looking at Kensington Woods. If we get water that far then how far is it to Font Grove Road? Can we pick up the pipes, come down Font Grove, get to Heldervale, and be able to bring the water in that way. We're always looking for this stuff. As Councilperson Hennessy said, we are always trying to find stuff. Supervisor LaGrange asked Engineer Dempf how much we figured per mile of pipe. Engineer Dempf said it's \$100 a foot. Supervisor LaGrange added that that's when you have good digging. It's a struggle but we're always trying.

Mrs. Boehlke said also to Councilperson Hennessy's point that this past year we hit that tipping point where we are running nine water districts, a sewer district, and another one coming on. We did have to pick up a new employee to cover all of that, but the more houses that come in, let's say in Kensington, we apportion our employees and all other costs to all water districts by a percentage of users. Right now they've only got about 10 houses in Kensington. By summer when they have 40-50 we will be able to apportion more of those employee costs there because the more they have the more they will need. That's how we do it. Granted that may be a break even because we'll get a few more houses but they will come on slower. They'll pick up a large portion of that. It was a long time in coming to get that employee. We really held off until we absolutely had to do it, but there should be some benefit to all existing districts when they come on. Supervisor LaGrange said that that includes another 20 at the LeVie farm and 107 at Colonie Country Club. Mrs. Boehlke said that that's the Northeast District so that district will pick up a little bit more percentage of debt and employee costs, as well. Mrs. Boehlke added that we watch that incredibly carefully.

Supervisor LaGrange asked if there was anything else on the water aspect of it for Heldervale. No one responded.

4. Heldervale Sewer District

Supervisor LaGrange said that, again, we have the same type of historic information. On both of these we thought we were in worse shape. We were able to bring our numbers down for both water and sewer than we projected back in November when the Board first started being aware of what we had to do here. Right now the annual deficit is \$9,000. What we have is a little larger annual deficit and so we have to bring that back, but that would equate to a \$0.50 per gallon increase, going from \$8.50 for sewer to \$9.00. On the sewer debt repayment, the debt is higher because obviously if we're talking \$9,700 this year and we've been trying to catch it up a little it just wasn't enough. Right now the sewer accumulated yearly debt is running about \$25,000. That would take \$1.90 charge over five years; again, it will be less. These are high numbers as these other homes come on, which could also equate instead to a \$28.53 charged twice a year for five years. Again everything is pretty much the same on the sewer end of things. In the Boswell Creekside Development, we've been told by Bethlehem for many years that we have to replace that sewer manhole. Engineer Dempf said that it was in the same agreement as the replacement of the master meters. Supervisor LaGrange said that we kept letting it slide. Now as part of Boswell's development and wanting to be a part the Heldervale Water and Sewer District, one of the things we were required to do was the renovations to this sewer manhole. That's to the tune of \$15,000 to \$20,000. That saves the people in the sewer district. Engineer Dempf said for that instance you can call that his immediate buy in. Supervisor LaGrange agreed. Mrs. Boehlke added that each person pays their \$12,000 to Bethlehem but they also pay a \$500 fee to us which helps absorb some of this debt. If we get another 20 houses, again, we do add some cost to that but it's not \$500 worth. We should be able help pay towards that sooner.

Supervisor LaGrange said another thing that's happening is these grinder pumps for those who are

Town of New Scotland
Special Town Board Meeting
02/28/2018

in the older development. The Town has to pay for those rebuilds or replacements. We've pretty much gotten away with rebuilds most of the time. Supervisor LaGrange said that there have been several every year because they've reached their life. Any of the new districts like Boswell are all responsible for their own grinder pumps. For those in the older district, they are responsible for yours but everybody is buying everybody else's anyway so it's kind of shared. They all have a similar life. Mrs. Boehlke said that in the last few years we've seen a lot of repair which is probably a good portion of that deficit that we've seen this year.

Mr. Ghovanloo asked if we own those grinder pumps. The contractor that came to fix his said some towns pay for them. They buy them, and the contractor puts them in. Mr. Ghovanloo said that he asked the guy from the Town. He said he'd have to get back to him. Who owns them and who maintains them?

Engineer Dempf said that Stone Creek Estates is one of the new developments. As part of the agreement to build the sewer district for the existing Heldervale, we borrowed money from the federal government. The federal government required that the town own, operate, and maintain every grinder pump that we did under that project. That was specific to paying back the loan of that. Unfortunately for Mr. Ghovanloo he is in one of the new developments, and each homeowner is responsible for his own grinder pump. If it goes bad, you have to call someone in to fix it. You own it. In the old development, we were not able to get out from under that legislation even after we finished paying off the federal government because it was written into the deed and the contract that we had not only with the town but the homeowner. Until such time as we find a new technology, which is coming, we still have to own, operate, and maintain the grinder pumps in the old section. In the new section, Boswell and anybody else that comes on new is responsible for his own grinder pump as far as buying it, installing it, owning it, operating it, and maintaining it.

Councilperson Hennessy asked about Old English and Mason Lane. Engineer Dempf said that Mason should fall under the new policy. They own their own. Again, those were not built or installed under the original program paid for by the federal government. Only the old section of old Heldervale was.

Supervisor LaGrange asked if there were any other questions on the sewer aspect. Councilperson Hennessy asked what extension #4 on the sewer district was. Engineer Dempf said that extension #4 is what he's going to call 4A and that is Mason Lane and all of the people along Route 85 up to Stewart's. Councilperson Hennessy asked why the entire district is paying on that and not just those new users when they were brought in? Engineer Dempf said that he didn't know. Supervisor LaGrange said that Stewart's paid for their portion of the extension. Engineer Dempf said that Stewart's paid for that portion, and that is the same portion that all of those other people tied into along there. Supervisor LaGrange asked if they are paying? Engineer Dempf said that he didn't know if that was true. Mrs. Boehlke asked Councilperson Hennessy what he's referring to. Councilperson Hennessy said he was referring to #5 on the handout. Mrs. Boehlke said that there might be something mistyped. She will check the file. Councilperson Hennessy said that he didn't remember a BAN on any of our sewers. Engineer Dempf said that you could get a usage but not a charge on the tax bill for sewer. Councilperson Hennessy didn't recall. Supervisor LaGrange said that if it's on his tax bill it would be toward the bond. Mrs. Boehlke will check on that. Engineer Dempf said that he wouldn't think that but he didn't know for sure. Councilperson Hennessy said that this could be just an individual charge to those users. It may not be a district charge. Engineer Dempf said that he believes that that is absolutely correct, and the people who are paying are also the people that are connected to the sewer line that Stewart's built. Councilperson Hennessy asked if it's part of the Stone Creek Extension maybe. Supervisor LaGrange said that Carrow would have had to pay for that in the beginning to get it there. Engineer Dempf said that he didn't think that had anything to do with it. Engineer Dempf said that he would simplify it by saying that anybody across the street from Stewart's who hooked into the Stewart's line and all the Mason Lane people should be paying on that bond for Extension 4, not anybody else in the district. That is segment 4, but it's really 4A because we had to stop the entire 4 extension because we could not get an easement beyond the Stewart's property at the time. The rest of the pipe didn't go in. Nobody paid for it so nobody is in.

Supervisor LaGrange said that while Mrs. Boehlke is checking on that he'd like to just jump back to one thing he didn't mention on the water. If you look at #5 on the water sheet handout, you'll see that the district does still have a debt there. When it was bonded we actually had some money left over. Am I right to say it ended up costing less than what we bonded for the Heldervale water meter pit and so forth? When Mrs. Boehlke started here and they started digging into this, they found that there was almost \$38,000 sitting there because it wasn't expended toward the projects. So, it was just sitting in an account and it had to be used for that infrastructure that was in the bond. Last year, this year, 2019, and a portion of 2020, that debt won't show up on your tax bill because we had to

**Town of New Scotland
Special Town Board Meeting
02/28/2018**

use it up. It's about an \$11,000 payment roughly every year for the whole district.

Mrs. Boehlke said she grabbed the bond payment file and was just trying to see how the resolution stated it was initiated but she's not locating it yet.

Supervisor LaGrange asked if there was anything else from the Board on the sewer aspect of this. Councilperson Greenberg asked if the sewer district is at capacity. Supervisor LaGrange said that from what Bethlehem told us he thinks we had about 75 taps. Engineer Dempf said that that's what they are willing to allow us because it's an easy number and in his opinion it was fairly arbitrary. He doesn't believe they did a computation but at the same time it was their number about five years ago that they gave from their DPW to us that said they were going to cap us at 75 more until we look at something inside our town or something to help them with capacity issues. Now, have they modified or rectified their capacity issues at this time? He didn't know. Councilperson Greenberg asked if 75 were capped? Supervisor LaGrange said that we have 20 in Creekside, and this was before Stone Creek. Engineer Dempf said he believes we have roughly 15 left. Engineer Dempf added that we have to understand the arbitrary nature of their limiting our sewer system to 75 more than what we have is based on the fact that this was originally done as an emergency joint project between Bethlehem and New Scotland because all the houses that were built in Heldervale were built on a swamp. It was recognized by officials that the sanitary conditions and the septic systems were failing because they were under water all the time. This pressure sewer system took care of a very specific area and was designed to meet that situation. It does end up going in that manhole we are replacing now back into the town of Bethlehem. It goes gravity over to the big pump station over by the Bethlehem High School, and from that pump station it's then pumped down to their waste water treatment plant on Clapper Road or down on the Hudson River. The issue at the time was that they didn't want to deal with any more of our stuff in their pipes until they figured out what's going on with their pump station by the high school; they have their own issues. They can't be playing catch up with New Scotland. They want us to study what we need to do to maybe increase or help them at that station, and we never did. This sewer system was built on a very concentrated level for a very specific reason and that's why the federal government actually came in and helped because there was a health issue involved. It was a joint project and everybody came to an agreement. Councilperson Snyder asked when that happened. Engineer Dempf said that it was back in the 1970s.

Mrs. Johnson said that they moved in in 1982, and Mr. Johnson stated that six months later it went in.

Councilperson Hennessy said that one of the things he wanted to ask on the sewer is similar to that. Could you inform the residents about the sewer pipe that has to be installed now in the development? We've talked about the fact that it's not big enough to handle many or any more houses from the other side of Creekside, but there is a new pipe that the Creekside contractor has to install through the development to accommodate their waste water discharge. Can you relay that and explain that the sewer pipes are not big enough to handle that much more flow anyway downstream? Engineer Dempf said that that is correct. There was an issue that developed when the contractor was looking for his tie-in point and what was on the plans or in the "as built." It was determined that the contractor needed to install a large pipe. There was a concern that there was a larger pipe going in, but that's only to make the connection because by the time you get from there to the next connection and downstream it actually downsizes, and there is no increased capacity. There is some excess capacity, but there's not increased capacity based on the fact that they have to put a different size pipe in. There is always excess capacity based on the computations that we do. That's something for the Town Board to determine where that excess capacity can be used, if it's to be used at all. That's simply a computation on pressure. Councilperson Hennessy said that they already have their pipe under the ravine, but they don't have another pipe that could add to it. Engineer Dempf said that if you look at the computation, if there is something on the Creekside side at that node where it connects in there is excess capacity based on e1's standard calculation procedure. Engineer Dempf added that if it's three, he would be surprised. Councilperson Hennessy said that he understood. He just wanted everyone to know that. He's seen the utility mark-out come out this winter. They will be coming through Heldervale with the sewer line coming from Westover (he calls it New Westover) and cutting down Heldervale instead of going back to old Westover where they did all of the water work. It's going to come through Heldervale.

Mrs. Boehlke said that there is nothing in the debt payment file. She can research it and get back to the Board as far as what Stewart's extension 4 is. She doesn't have a capital project resolution. Engineer Dempf said that it would be the petition and the map, plan, and report. Whoever is listed in the map, plan, and report would be paying on that particular bond. Engineer Dempf added that he doesn't think there is any way it could get to the rest of the district, but you never know. Mrs. Boehlke said that she would get that to everyone tomorrow. Supervisor LaGrange added that when

Town of New Scotland
Special Town Board Meeting
02/28/2018

we were pulling these numbers together it was just trying to get everything wrapped up at once and this bond was there. It's probably for just a portion of the district.

Supervisor LaGrange asked if there was anything else for Heldervale. We have to do something and hopefully we get it the first year. Hopefully we will see these numbers go down and we will get back to a solvent district and we won't have any issues when we have audits.

Mrs. Johnson asked when we are going to decide the sewer debt repayment plan and the water debt repayment plan. It has A or B. When is the Board going to decide which way it's going to go?

Supervisor LaGrange said that at first he put in the fixed charge just to give the Board an idea what it would cost. It was a semi-recommendation a couple of months ago. Now, the more we discuss it usage is a big part of that debt. Should the higher end users be paying more than the lower end users? It seems fairer, although it will never be perfectly fair. It will be as fair as we can get it. It seems like we have an initial minimum charge increase for the usage and then tweak those different levels. It's the way Bethlehem charges us, and that's even more chaotic because they charge us by the cubic foot. We have to translate that so we can do it. The Board has this in front of them, and it looks like something out of a crypt in Egypt.

Mrs. Johnson asked if this will be decided at the March meeting?

Supervisor LaGrange said yes because we really have to set those rates. Councilperson Greenberg asked if Mrs. Johnson had a preference. Mrs. Johnson said that when you look at it you're right. The people who use the most water reasonably should be paying more. On the other hand when you look at a \$15.52 bill twice a year it looks kind of sweet but obviously the figures come across almost exactly the same. Councilperson Greenberg said that he kind of leans toward people using more paying more, but that is harder to calculate because you don't know. Is it going to be a dry summer? That figure is not quite as clean as this. Supervisor LaGrange said that it seems like we get the first ball in the minimum charge, and then those folks that use a lot extra will make up more. Again, it gets to the point where people like to run their sprinklers all year and then they call us about their bill. We run into that a lot, but that will help satisfy the debt quicker too. If it was his recommendation at this point, he would go with raising the minimum charge to the \$18.53 to account for the annual deficit and the total debt, and then we review it every year. Unfortunately we usually find that we have to up it, but when these other developments come on we might have an opportunity to at least level off if nothing else for a while.

Supervisor LaGrange asked for other comments or concerns.

Margaret Reed said that their yards from last year's work are still in need of remediation. Supervisor LaGrange said that it will be done. We hold a good deal of money that goes back to them after we're satisfied. If you're not satisfied, then we're probably not satisfied. Mrs. Reed said that they need to see some grass growing. Supervisor LaGrange added that we shut them down late in the season because of the weather. We didn't want them trying to drop that sewer pipe in during January. We are on it, and we're watching them. It's a struggle. Councilperson Greenberg said that now is the time to get started. Mrs. Reed said that there is a lot of erosion too. Mr. LaChappelle said the work should start again probably at the end of April.

Mrs. Reed said that she was happy to get the information that was just presented. Supervisor LaGrange said that he wished there were more people here. He will probably send a letter with the bill with the rate increase to let people know why we have to do this. Mrs. Reed had one more thing. She said it's very hard to compare usage. She doesn't know if there are any studies made or anything like that, size of household, whether you water outside or not. Are we using what should be typical or is there a leak that we don't know exists? Unless it's coming out of the pipes someplace we wouldn't know. Mrs. Boehlke said that their district is going to have some leakage, but they are within the norm of that. Councilperson Greenberg added that that's the 8% to 10%. Councilperson Leinung said that he thinks that that's pretty normal. There are studies that were just put out saying that that's the normal rate of loss. Mrs. Reed said that it's going someplace but we don't know where. Mr. Leinung added that every district has some sort of water loss. Supervisor LaGrange asked if she means her own individual home? Councilperson Hennessy said that a typical number for design of pipes and facilities uses 100 gallons per person per day. Actually usage is usually half of that or so. Mr. LaChappelle said that Albany County Health Department figures at least 160 gallons per day per three bedroom household. That how they design their waste water systems. Mrs. Reed said that that just gives consumers a little bit to go on to know if our bill is typical. The power people send you something in the mail indicating that you're using less or more than your neighbors, but we don't have anything to benchmark. Mrs. Boehlke said that she thinks you'd be shocked at the variation of usage in your district. We have people that don't hit the

**Town of New Scotland
Special Town Board Meeting
02/28/2018**

minimum of 15,000, but that is incredibly uncommon in your area. You have very high-end users in your area. She's not going to tell people they can't use the water, but she gets those calls when the bills go out from people saying they can't possibly use that much water. Most people don't have any idea how much one sprinkler head uses in a 15-minute period, or a leak, or a hose left on too long. We're not making money on this; we're losing money on this and most of it we are paying to another municipality. We will send out leak detection sheets if somebody thinks they have a house leak. We will have somebody check things. We have people who will go out and look at your meter by driving by twice in a week just to see what it looks like. We do try to help homeowners. If you have any questions or concerns we do encourage you to call. If you think you're high, call us. We can try to figure out if anything is going on. People don't shut their sprinklers down properly. Mrs. Reed said that they don't use sprinklers. Mrs. Boehlke said that that would help keep her usage down but, again, we have people that don't realize they have a leak in their sprinkler system until spring. Mr. LaChappelle said that one of the big culprits in this whole water usage thing is a leaky toilet. It sounds so mundane. He has a well and has some grandchildren living with them. One of the toilet's handle stuck and it depleted his well. It uses a tremendous amount of water. Mrs. Boehlke said that she thinks people who are tied into a water system don't see that as quickly until they see that six-month bill, but they never run out of water. Mrs. Boehlke said that we also recommend to people that if their meter is in their house, every now and then look at it and make a reading when you leave the house and you know nothing is on. Take the time to make sure it hasn't moved while you were gone. If it moved, either somebody was there or you have a situation where something is running without your knowledge. It's a quick easy way just to do that once every couple of months.

5. Feura Bush Water District.

Supervisor LaGrange said that unfortunately the news in Heldervale isn't great but it's not terrible. The good news in Feura Bush is that you've been paying only \$11.35 in 2017. There was that deficit going on. In 2017 the rate was \$11.35, 2016 \$10.00, \$9.00 for the three years before that, and \$8.47 prior to that. Again we had the lower cost because this is supposedly Albany water transmitted by Bethlehem. That's the arrangement that was made in Feura Bush at the time. That's also the arrangement that was made in Font Grove when they were established.

Supervisor LaGrange said that we've seen in recent years that there is a discrepancy between what we're charging residents for the amount of water used and what Bethlehem is having go through their meter. We're finding upwards of a 28% leak or missing water, whatever you want to call it. We've had an area on Unionville-Feura Bush Road where we've had some areas that had issues. That issue got tremendously worse with an 8 million gallon leak last December 28, 2017.

Mr. LaChappelle said that the area between Fissette Drive and the next hydrant in a northwesterly direction had several leaks, several meaning more than five in that area. Where this catastrophic leak happened was in that swamp which has constantly moving water this time of year. It was terrible. When that was excavated, the exterior corrosion on that pipe was beyond pitting. It really is compromised and that's just in that area. Apparently that whole stretch, it might not be as compromised as that spot, but it's in very bad shape with several leaks and there is still a potential minor leak in that area. Supervisor LaGrange said that we think there might be something down there. The area that has been clamped over time in that general area, as far as from what Mr. Hensel and Mr. LaChappelle have said, the deterioration from the exterior end wasn't as bad as this break that was on December 28, 2017. It's three-quarters again as bad for the usage debt. It was already at \$50,000 and now we're at \$96,638. That area has always been a problem. Engineer Dempf has recommended in past years that we ought to consider going in there and replacing a couple hundred feet or something. Again where the regular breaks were, it wasn't quite as bad so you keep trying to patch it because you have a district that already has issues. Now, it's gotten to the point where after we find that the deterioration was to the degree it was, we think it's very important. When you get close to 30% loss and you have the deterioration that was seen in that pipe and everything combined, as soon as we can do something we need to replace 800 feet from Fissette to the hydrant. That's the bad news.

The good news is the debt for that district for the original bond is coming way down and it will be satisfied in another 2-½ years. What we are projecting is that we can do it for \$100,000 or a little less, and we're also researching some way of notifying us if there is a leak. The only way you can do that basically is length of time the pumps are running. A SCADA system would be a lot more expensive but I don't even think it would fit in the meter box. Engineer Dempf said that we don't care about the meter box itself because that's out by Route 32. The pump controller in the development itself on Western Avenue is where we want to try to do something. Supervisor LaGrange asked if that could accommodate a SCADA there? Engineer Dempf said that it should be able to, but he doesn't know for sure. We have to get it looked at. He believes the box is big enough to put in what we need even if we modify it, and he thinks we can hang another box if we need to. Supervisor LaGrange advised that SCADA is an electronic notification system. Supervisor

Town of New Scotland
Special Town Board Meeting
02/28/2018

LaGrange added that Mr. LaChappelle was looking for something through Emmons that might be substantially less cost for a similar result, but the engineers would have to review it and approve it. Say we spend \$150,000 on the district to clean up that 800 feet of pipe and put in some kind of warning if the pumps run too long or whatever. We would delay a year before we would bond that, and then we would pay interest the next year and hopefully as the original bond is coming down this would come on and the district would still be paying about \$1,250 less. Right now it's around \$8,750 that the district pays every year on the old bond. This new investment is to stop the leak. If there are leaks going on that's helping to cause this 28%. We're hoping that replacing that 800 feet will catch something we're not seeing. If we replace that and we put on this warning device, then hopefully we'll be ahead of the game and we'll see that 28% shrink down more into the normal range if not we're going have to look further. It's our thought with Engineer Dempf, Mr. LaChappelle, and Mr. Frueh discussing this that we probably have more issues there after that major break in December. There are probably more issues in the swamp area that we just don't have a handle on yet. Supervisor LaGrange said that in his opinion we need to consider this an emergency situation. We need to continue to get the contractor's estimates. We have a diagram from Stantec on where the stuff should go, but it has to be fine-tuned a little bit. Mr. LaChappelle has already used Stantec's map to get a price on the pipe. Mr. LaChappelle said he has a complete materials list. Supervisor LaGrange said that we are trying to get that all together so once this Board decides to make that move we can get somebody in there now that the season is coming. We need to get out there. It's on a tough couple of turns. It's going to be an area where you will need a couple of flag men all day long, and you're going to have a crew working to dig it out. We thought about doing it ourselves. In the swamp area, we are going to have an 8-foot trench box. We're going to have at least 20 feet of trench box probably as we put in the lines, and then we're looking for flag crews. The Highway Department is coming up on brush season and then paving season, so he doesn't know how much we'd save by paying the highway guys from the district. He doesn't think we're going to see the savings that would really help the district. It just doesn't seem to pencil out. That's our big deal there. That was the major loss.

Between December 28, 2017, and prior, say December 21, 2017, and back we still had a 28% leak or so. Mrs. Boehlke added that we still do. Supervisor LaGrange said that we've checked it monthly and for two days, and it still shows we are losing water somewhere. Mrs. Boehlke said that it's actually increasing. It went to 32% today. Councilperson Greenberg said that he thought we had someone in checking for leaks, and he didn't find it. Engineer Dempf said that we hooked up to the typical suspect areas and we found one. We went out and fixed that. It was a valve box out on Route 32. We do have this area suspect, but this isn't necessarily where we picked up. Supervisor LaGrange said that we got a little ping here. Councilperson Greenberg said that he's just trying to figure out why a leak detection system isn't telling us where our leak is. Engineer Dempf said that it's because it's not as exacting a science as you may think. There are people that are going to want to sell you \$50,000-\$60,000 worth of leak detection when we've already narrowed it down to where we think it needs to be. The real issue here is that we want to make sure you understand the immediacy here and the emergency here. Somebody may think that if it's a geyser in the air that makes it an emergency. This is an emergency because we have narrowed it down and we really can't afford the time that this would take to make this a capital project. We need to make this a maintenance project where we can go in and do what we have to do, make the fix, and get out. If we make it a capital project there are some other issues that are going to come into play that will take time and cost money that we can discuss with each of you. We have a bona fide sketch to do what needs to be done. We have the parts/material that tells somebody what needs to be done. The tight issue is going to be when we set up a contract. Attorney Naughton is going to want ironclad specifications. He said he has a boiler plate that can handle it, but he thinks we have to be able to use all of the tools that are at our fingertips. Even if we don't have them in town we can go to another town next door that has the tools which would be emergency contracts or time and material contracts for equipment, machinery, and labor. Those contracts are out there and available with other communities that went out to bid for them. We haven't done, that but Bethlehem has and we've used their contract in the past. They have a guy. They have 25 different machines they can choose from. We need a big one, a trench box, and an operator, and we can piece that together and get this done in that type of situation where somebody has already done the bidding for us. He's stressing it from that standpoint. That's going to take a little more in project management on the town's side to make sure we have our ducks in a row rather than just putting it out to one of Bethlehem's emergency contractors or maybe we get a number from one or two of them. The immediacy of us losing daily water makes that an emergency so we can't waste time making a capital project, drawing very neat diagrams, and submitting it to the Health Department. We are not going around anything. We're still doing all the work that needs to be done in testing and chlorination, but it means we can hop on it and get it done as a maintenance project.

Supervisor LaGrange said that there are two emergencies. A 30% loss that's an emergency and to couple that with the potential of another catastrophic leak in that same area where we're seeing this

**Town of New Scotland
Special Town Board Meeting
02/28/2018**

major amount of deteriorations. He's just crossing his fingers that that doesn't happen again between now and when we get in there and start digging. Councilperson Leinung asked if we are sure this is where that 800 feet that we're looking to replace is? It sounds like we're fairly sure. Engineer Dempf said that he would make sure we quantify that. As Supervisor LaGrange said, we pinged two other locations. This historically has been a difficult area for two reasons. It's in the swamp. So if it leaks and it's wet there, who knows? It's could be the smallest leak and then when it does go it's always something that's just barely within our reach for us to be able to put that clamp on.

Councilperson Hennessy asked how many users are upstream. Mr. LaChappelle said that there are five but the pipe is feeding more than those five. Mr. LaChappelle said that there are seven homes back to the curve by Fissette. Engineer Dempf said that to clarify, we had first defined an area that was 500 feet. In order to make sure that we're clearly out of the wet and dry area where it's going to corrode the pipe, we've extended to two stopping points. It made sense, two different valve situations to replace that entire section that we're completely outside of the bad area. The hope is that we would HDPE which is noncorrosive. Supervisor LaGrange added that there is ductile iron in there now. Councilperson Leinung asked how old those pipes are. Engineer Dempf said they have been there since 1981. Councilperson Leinung said that it would be great in a perfect world if we could replace everything at the same time. With noncorrosive pipes we'd almost never have to worry about this again. Engineer Dempf said that we will probably hear this story up on Swift Road, but we don't want to go there today. Supervisor LaGrange added Font Grove, as well. The Font Grove pipe looked almost as bad as this pipe. This is what we have to deal with. He doesn't want somebody 10 years from now saying that the Board should have taken care of this. We've got to look into these and start to make those improvements. Unfortunately we're in a timeframe when they're just getting to this point.

Councilperson Leinung said that he knows that on the state level there are all of these new grants for water infrastructure. He doesn't know if we qualify for anything like that. He thinks they are more focused on big cities that have old infrastructure, but it might be something for us to look into. Supervisor LaGrange said that just to reiterate, Engineer Dempf, Mr. LaChappelle, Mr. Frueh, and he are meeting almost weekly to hit each water district. We're doing it to inform the Board and to gather the information for those types of grants that we've been told we have a good opportunity to get which include infrastructures, generators, and a lot of these things that we need to get in place in these areas. There's a lot of little stuff going on, but there is the big picture too.

Councilperson Leinung asked if people experienced water pressure loss with the catastrophic leak? Mr. LaChappelle said that it was the volume and the duration of that leak. We didn't get any calls about low pressure. Councilperson Leinung said hopefully someone will call so he'd like to obviously stress that. Councilperson Greenberg asked how the leak was found. Engineer Dempf said that the tank was empty. Mr. LaChappelle said that they then started working backwards. It was the perfect storm. It was in a swamp in the middle of winter. It never really showed itself actually. We checked the tank and then started working backwards going to the known problem area. Councilperson Greenberg asked how often the meter gets checked. Mr. LaChappelle said the master meter was getting checked every two weeks. That was standard practice. Now, it's being checked sometimes daily, sometimes every two to three days. We don't have a warning device on there yet. Mrs. Boehlke said that we weren't as fortunate as we were on Swift. Someone drove by and then our new water employee drove by, and the water was running down a driveway of a vacant house. When it shows itself it's easier to catch.

Mr. LaChappelle said that relative to the approved contractor list three years ago, we had to replace the master meter in Feura Bush and he used that list. The meter stopped working. He was getting the third and final note letter from Bethlehem and either we would do it or they would. So, we did it and it was \$3,200 with the purchase of a meter and an outside local contractor. The job was done in less than a day. Councilperson Greenberg asked how long it would take to replace this pipe. Mr. LaChappelle thought a week. Engineer Dempf said he would not say any less than a week. Here's the way it's going to work. We are going to get everything ready and potentially already have it in place, and then make the connection afterward. Hopefully the connection will be half a day to a day. We hope to keep everything as intact as we can and then make the final tie-in. Obviously we'll have to do some pressure testing and things like that. He doesn't believe there is a runaround for a temporary situation, but there is another valve on the back side. We might be able to reverse the flow up through the subdivision off Fissette. Engineer Dempf said that the answer is a day. We have to leave a week to do the job itself just to make sure. Again, we are going through the swamp. We have to dig. Councilperson Greenberg said that he understood. He was worried about loss of water. Mr. LaChappelle added that the soil conditions there are very challenging. Supervisor LaGrange said that it was probably backfilled with native soil. Now today, even with the HDPE pipe we will surround it with stuff that won't be as corrosive. Mr. LaChappelle said that they will bed that

Town of New Scotland
Special Town Board Meeting
02/28/2018

with 6 bottom and 6 top. Supervisor LaGrange said that it's not pleasant but that's our biggest issue down there. Again if we can keep the bond going three years from now by doing this. Hopefully we'll fix the leak too, and that will save the customers money. Mrs. Boehlke said that that should be a big cost savings. If we can save 30% on what we're paying to Bethlehem, that will be paid off sooner. Supervisor LaGrange said that at the same time the old bond will be paid off and the new one coming on. There will be a net savings a couple of years from now but it will have an immediate savings if this remedies the situation this spring with the new pipe. That's what we're hoping for, and we're doing the best we can to iron it out.

Councilperson Greenberg said that he is a little concerned. He hasn't heard any guarantee tonight that that's where the leak is. Engineer Dempf said that that's not all of it. Councilperson Greenberg stated that we can't say it's any of it. Engineer Dempf said that it is. Councilperson Greenberg said that we're assuming so, and it's probably a fairly safe assumption but I'm not hearing any guarantees that you're going to even save us 5% of our loss. Supervisor LaGrange said that regardless, it has to be fixed. Councilperson Greenberg said that that's the question. If we're not losing the water there, maybe there's another area that's more important. He's amazed to hear that leakage testing will not give us a more accurate answer. Supervisor LaGrange said that it's a lot different than you would expect. It's a lot different than he expected. He went out there with them. It's basically a magnetized sensor that they put on top of the nearest fire hydrant. You wear a set of headphones, and it makes a sound. The guy that did it from Earl Water has done it for a long time. He said in this area he was concerned there was a leak between the two fire hydrants. Then we went up further and he thought because of the tone of the leak, and he let me listen, there was a difference. That one was probably at the fire hydrant. All of the other ones were completely silent. The only other one that showed up a little bit was across from Stewart's. Councilperson Greenberg said he feels like he's hearing something different now. He thought he was hearing that we did not detect a leak there. Supervisor LaGrange said that he did detect it. Councilperson Greenberg said that he thought he heard no, but we assumed there was still a leak. Supervisor LaGrange said after it was repaired he put it on the two hydrants and he felt from his expertise that it was between those two which is the area we are discussing. Councilperson Leinung said that there is still a good chance that there are leaks in other parts. It's almost guaranteed that there are small leaks in other parts. Mrs. Boehlke added that after we fixed where the catastrophic leak was, we have not seen any less loss. We are actually a little bit higher. We were running about 28%, and today it was 32%. Supervisor LaGrange added that the 8 million gallons didn't go into the loss figure. Councilperson Greenberg asked if that was from the whole district? Mrs. Boehlke agreed. Councilperson Greenberg said that he took that to mean that that was not the only place. Councilperson Leinung asked how much pipe we replaced then. Mr. LaChappelle said that that was a ban. Councilperson Leinung said so that 800 feet is probably where we're thinking. Mrs. Boehlke said that that may be the best part of the pipe. Supervisor LaGrange said the he wished they kept the piece. They just slide in another piece. He wanted to keep the section they took out to show the Board. It's better than a picture because you can see how it funnels into the break from the corrosion. It's helpful when you see that stuff. Swift Road has had seven bans. Supervisor LaGrange said that that's the biggest part of this issue.

We still have the annual deficit at this point in time to catch up. Again, if we stop this leak or a big percentage of it these numbers will go down. We are at a rate of \$11.35 in Feura Bush and we should bump it by \$2.25 to stop the deficit. Then we are looking at the payment. We went as far as 10 years. We don't know if that will be acceptable when we get audited, but he wanted to give an idea of 5, 7.5, and 10 years and how it would affect things. Again, if we fix the leaks and get into a better place with that 30% these numbers will catch up a lot quicker. Right now were talking \$4.16 increase per 1,000 gallons on top of the \$2.25 just to get us paid off in five years. If we stretch it out over 7.5 it's a \$2.77 increase and if we stretch it out 10 years it's a \$2.08 increase. So to put it in perspective that would make it \$17.76 as a water rate to assess by the annual deficit and the debt in 5 years, \$16.37 for 7.5 years, and \$15.68 in 10 years. Again all of those are hopefully high side numbers. Hopefully we don't have another gigantic leak before we get this fixed. Hopefully this fix will fix it. Those numbers are just to give you an idea. With Feura Bush it's a toss-up there. Supervisor LaGrange said that there are 155 users but more of them generally pay the minimum. He doesn't know if it would be more palatable to do the \$2.25 increase and end up at \$3.60 for the annual deficit and pop the \$62.35 charge for five years twice a year. Councilperson Leinung said there are some industrial uses out there. He doesn't know if they have more water usage than others. Engineer Dempf said that they don't on their side. Councilperson Leinung said that there are warehouses. Engineer Dempf said that those are in Bethlehem. Councilperson Leinung said what about across from Track32 there are a couple of warehouses there. Supervisor LaGrange said that we can look up their usage. Engineer Dempf thought that they might have 2-3 employees and a bathroom. Councilperson Leinung said that he's just curious if we are charging them the same as a single-family house that uses the minimum charge. Track32 probably has a fair amount of water use. Engineer Dempf agreed. Supervisor LaGrange Mauro's also. Engineer Dempf added

Town of New Scotland
Special Town Board Meeting
02/28/2018

probably Stewart's. Supervisor LaGrange said it's that great Bethlehem water from Albany.

Thomas Newell said thank you to Theresa Eagan for pushing through the Albany water deal. They're paying dearly for that and so are we now.

Supervisor LaGrange said that the only good thing about this is that Feura Bush is a lot better off than paying twice the rate from Bethlehem that they have in Heldervale and Font Grove. They are moving up from \$16.50 to potentially \$18.53. You're at \$11.35 and potentially could go as high as \$17.76 or \$15.68.

Thomas Newell said that we are helping to pay the debt. We paid \$905 last year for a water bill.

Councilperson Hennessey asked if the \$38,000 that was mentioned was half the rate that the Town typically pays down there because the Town of Bethlehem was forgiving half of the charge? Supervisor LaGrange said that it wasn't as much as he hoped. Mrs. Boehlke said that it was about \$12,500 that they forgave on the water bill for the loss. Supervisor LaGrange said that the \$38,000 includes the repair of the pipe and the total cost of the break. Mrs. Boehlke said that we ended up paying for water, what we ended up paying for labor, the ban, and anything she could directly attribute to the break that she was able to quantify. Councilperson Hennessey said that he was calculating how much the \$38,000 was per 1,000 gallons, and that was not accurate. He doesn't know what the Town of Bethlehem was charging and that's what he was curious about. Supervisor LaGrange said that they forgave about one-third, between 25% and 33%. Councilperson Hennessey asked if he had a dollar value? Supervisor LaGrange said that he thought it was a little higher. Mr. LaChappelle said that he believed it was \$12,500. Councilperson Hennessey said that that's what they charged. Mrs. Boehlke said that that's what they forgave. Councilperson Hennessey asked if it would have been \$25,000. He was wondering what the total dollars were. Supervisor LaGrange said that it would have been over \$40,000. Mrs. Boehlke said that she could get that number to him. Again, please keep in mind that we are estimating this as an 8 million gallon loss. Councilperson Hennessey said that he's estimating too. Councilperson Leinung asked if there should be a number that they charged us? Mrs. Boehlke said that it's based on usage over a three-month period. Councilperson Leinung asked if that also includes some regular usage? Mrs. Boehlke said that it did. Engineer Dempf added that we don't have that bill yet. Mrs. Boehlke said that we do have that bill. Councilperson Leinung said that you can't separate what the loss is as opposed to what they used. Councilperson Greenberg said that he had a discussion with someone and they do. They went back and looked at what the average usage was, and they deducted that and whatever was on top of that and they gave us half of that off. That's how they came up with it.

Supervisor LaGrange asked if anyone had questions or thoughts. On the back of the handout are the new infrastructure needs. These are estimates. We're estimating \$150,000 for the 800 feet plus some sort of warning device. It shows where we are with the bonds. The district also pays on two bans right now for the tank we have and the master meter. Again, we may choose to go to bond as interest rates change. Something we all learned recently is that these are bond-anticipated notes, and usually they have a finite number of years. Usually it's five years that we can do that. Water district infrastructure is exempt. You almost have to have a crystal ball. We are going to talk to a financial planner to see. Councilperson Snyder said that she thinks you want to lock in a rate. Councilperson Leinung said that the rates seem to be going up. Mrs. Boehlke said that it was almost cost prohibitive to do so because of being rated. They were talking in the \$40,000 range just for the town to get rated. We were looking at the variable of a 1% swing and what we would have to charge districts proportionately to get rated and the cost of going to bond. It was pretty steep. Councilperson Snyder asked if this was a requirement to get a long-term rate? Is that what you're saying? Mrs. Boehlke said that we're going to talk to this lady. She has come and talked to us before. Supervisor LaGrange said that we're going to look into it, but that's what our bond counsel said. Mrs. Boehlke said that that's what bond counsel recommended because we're going to get better bank rates if we're rated. That's why we're going to take the time to have that conversation. This woman came in several years ago, but, again, we have a lot more projects right now than we had then. We do get good rates because we have now taken all of our bans and renewed them at the same time. So we go out for a ban with a much larger debt balance. Mrs. Boehlke said that we are at 1.4 million. You get a better rate. Mrs. Boehlke said that the rate was something like 1.58%. Mrs. Boehlke added that we only got one bidder this time. There are years that we get one, two, or three bids. It's nicer when you get two. Mrs. Boehlke said that the other thing we do that for is because we get a better bond counsel rate. They charge us less per district. If we did each district individually and did a ban issue it's a much higher rate for the attorney itself and the documentation. So, we're trying wherever we can. Councilperson Snyder asked if Hodgson Russ is our bond counsel. Mrs. Boehlke confirmed that they are.

Supervisor LaGrange said that now we need to come up with what this Board is leaning toward for

Town of New Scotland
Special Town Board Meeting
02/28/2018

the March meeting. These are the districts with the biggest issues. It seems like for Heldervale Water and Sewer the usage seems to be most practical. Plus as we gain on that we may have the opportunity to pay this off quicker and start to get a little fund balance besides. We're going to see that five years shrink substantially. Councilperson Greenberg said that he would like to charge by the amount used. Supervisor LaGrange added that that's what he was saying. Councilperson Leinung agreed, as well. Councilperson Hennessy said that he's not comfortable charging the full amount on item #1, Annual Deficit cost. He's fine with item #2, the water deficit debt repayment. As he's said before it's operation and maintenance, it's not a flat tax. He doesn't believe in charging a flat fee for it. He believes it's supposed to be based on water usage, the O and M portion of the water so it should be based on water usage. As far as the annual deficit cost, we're raising the rates for the debt and he doesn't think we should raise it as much on the annual deficit. He would certainly entertain it because we've been here before. We were here three years ago in a very similar meeting. We talked about raising it to two of the three years instead of one year to compensate for it. To compensate for that effort we need to do that. He doesn't have a problem with it because of that. We didn't raise it as much as we said we were going to. As far as the annual deficit cost, he would rather tie it to inflation or half of that. Rather than a 6% increase he's rather do a 3% to 4% increase. Supervisor LaGrange just wanted to be clear on what the Board's preferences were; the water debt repayment the Board is comfortable with is \$1.03 over the five years. What the Board is not comfortable with is getting us back to even on the yearly deficit. You'd want to catch up slower. Councilperson Hennessy said that that was his argument three years ago. Why do it all in one shot? He would just rather raise it \$0.50 instead of a dollar. Councilperson Greenberg said that if it isn't done in one shot then \$1.03 on the water debt repayment has to go up because you're creating more debt. Councilperson Hennessy said that it hasn't gone up enough in the past. If you do it half one year and half the next year we're lessening the blow. Councilperson Leinung said that we're anticipating that we're probably going to have to raise rates in two years anyway if we're getting charged higher rates by Bethlehem. Councilperson Hennessy said that that's why he's saying tie it to inflation or tie it to something that's not so substantial. To raise someone's water bill 15% to 20% in one year might be a little bit more of a shock than if you can make it 5% to 10%. Councilperson Leinung said that we might need to come back in another year or two. Councilperson Hennessy said that we can come back every year. Councilperson Leinung asked if we are still concerned about how long we have to get that down. Supervisor LaGrange referenced the Comptroller saying we need to work on this. Supervisor LaGrange said that generally speaking you only have a year. Councilperson Leinung said that there's no way we could do that. Supervisor LaGrange agreed. What Councilperson Hennessy is saying is that the annual deficit is \$4,500 this year. We're projecting that it would cost \$1.00 to get rid of that \$4,500 negative balance. If we only do \$0.50, theoretically we'd only be reducing that by \$2,250. So that \$2,250 would go back to the debt. So we're not catching the debt up which is the key component here. Councilperson Greenberg said that that just means you're going to have to raise your price on the water debt repayment. It's got to be paid off. Here's the other problem with it. The longer this doesn't get paid off, it's unfair for new people that move in. If you've lived there while this debt built up, that's fine. Mr. Johnson is paying for the debt he helped create, but somebody who moves in next door when Councilperson Hennessy sells his house and moves away has to pay off your debt, and that's not fair. Town Clerk Deschenes said that people in Stone Creek are a perfect example of that. Councilperson Greenberg agreed adding that his point is that it should be paid off as quickly as possible. Councilperson Leinung said that he would rephrase it not as the debt that Mr. Johnson incurred, but the benefit he incurred from rates not being higher than they otherwise should have been. Councilperson Hennessy said you pay off half of it this year and half of it next year. Councilperson Greenberg said he understood, but he's just saying that it creates more debt and that is going to take longer to pay off. Councilperson Hennessy said that Feura Bush has had it for 10 years. Councilperson Greenberg said that he wasn't on the Board. Councilperson Hennessy added that Heldervale was in a plus five years ago, so, it's fluctuated. Councilperson Greenberg said that we can always lower it next year. Supervisor LaGrange said that his concern is that if we do \$0.50 this year and \$0.50 next year, assuming that would work if Bethlehem raises this \$0.50, then we're still going to raise it \$1 next year. Councilperson Hennessy said that he's just one of five.

Supervisor LaGrange said that what it amounts to if we go full bore with Heldervale, we go to \$18.53 for this year for water and \$10.90 for sewer. That's up from \$16.50 and \$8.50. Mrs. Boehlke asked if there has been discussion about whether or not this is going to be a January or July charge. Supervisor LaGrange said that it's for 2018 water. Mrs. Boehlke asked if we are going to charge these rates for January through June? Councilperson Greenberg asked if that's how it was figured. Mrs. Boehlke said that it was. Councilperson Snyder asked if it was retroactive. Supervisor LaGrange said that we set the rates for 2018 sometime in the beginning of the year; we just delayed it because of this issue. He usually likes to set them in January, but we had these issues to deal with. Supervisor LaGrange added that we will fashion something to go in with the bills which he was going to do.

Town of New Scotland
Special Town Board Meeting
02/28/2018

Councilperson Greenberg asked how we are going to do this. Supervisor LaGrange said that if the Board votes for the direction they want to go and the price they want to go then Mrs. Boehlke and he can sit down and work it all out. Obviously there are different levels for each district. This is primarily the minimum charge, and then we will see what needs to be tweaked when you get higher than that. We'll have to look into it. Councilperson Greenberg said that he's just saying that Councilperson Hennessy wants to do it in two years. He's leaning toward one year, and he doesn't know where everybody else is. Supervisor LaGrange asked if everyone was good on usage. The Board agreed. Supervisor LaGrange said that his preference is to just get it done and we're at a better place. Councilperson Leinung asked if we are voting on this proposal tonight. Councilperson Greenberg said that this is just so they have the numbers to prepare. Supervisor LaGrange said that we'll have the actual number for all the districts.

Councilperson Greenberg asked if Mr. Johnson had any comments.

Mr. Johnson said that he thinks the Town should understand the work you put into this. It's people's fault for not being here. He doesn't know how else you get the word out. It's too bad you don't have someone from the Altamont Enterprise. You did your homework and you have to do this. It's part of the fiscal responsibility of the town. He thinks Councilperson Hennessy is being practical in some ways but I think you should just get the money and pay it off and see if your theory is right. Let's hope you're right in a year. He would rather have us find that out sooner versus later. He's looking to the idea that if you could ever loop that new water source we have it would be nice to go to Bethlehem and say that they better drop their rates here or they're going to lose 200 people.

Engineer Dempf said that the other side of that coin is that now we're going to sell them water.

Mr. Johnson said that he thinks we've been very fair about our analysis. Supervisor LaGrange said that he just hopes folks know the extent of what we try to do. Not just specifically for here. We are always trying to figure these things. This Board especially puts a lot of effort into it.

Councilperson Greenberg asked if we want to do it in one year. He would like to do it in one year. Councilperson Hennessy still wants two years. Councilperson Snyder said one year, and Councilperson Leinung agreed. Supervisor LaGrange said that he and Mrs. Boehlke would work on that. Supervisor LaGrange said that for Feura Bush he could be swayed. Councilperson Leinung said that his concern is the annual deficit cost plus the water repayment plan for 5 years is a 50% increase for next year. Supervisor LaGrange said that it would be \$17.76, up from \$11.35. Councilperson Leinung said that that's about 50% which is a lot, so he's a little hesitant on that but at the same time he wants to get this done so he's not 100% sure where he falls on that yet. That's very concerning for him that's it's a 50% usage increase between the two things if we do the 5-year plan. Supervisor LaGrange said that the biggest component was getting hit by that leak. Councilperson Greenberg asked what the average person pays there. Mrs. Boehlke said that the majority of the users there pay the minimum. Councilperson Snyder asked what that meant. Mrs. Boehlke said that the minimum for that district right now is \$170.25. Councilperson Greenberg said that that's about \$350 a year, and if we raise it 50% it will be up around \$500. Mrs. Boehlke added that there are some higher-end users so we do need to keep that in mind. Supervisor LaGrange asked what the minimum usage in Feura Bush is. Mrs. Boehlke replied that it was 15,000 gallons, and we usually have a \$0.50 difference between the three usage levels. Its 0-15,000, 15,000-60,000, and then 60,000+. Supervisor LaGrange said that it comes out on a minimum charge of \$96 more per household per half year or roughly \$200 total. Supervisor LaGrange said that that's just figuring backwards from the high end of \$17.76 usage charge for a five-year payment. The other question is do you do part of it with usage? Supervisor LaGrange added that we ought to check to see the usage for the restaurant, Stewart's and so on first. We can check those two or three down there just to see what the difference is. We could try 7-½ years or 10 years. We could try most anything. Again, if this leak is mitigated, whenever it is we will certainly see a path to pay back too. Councilperson Leinung will actually be worked into the deficit side at least and not the repayment plan. The deficit side in 2-3 years might not need to be as high if this leakage goes down from 32% to 15% or less. Mrs. Boehlke said either that \$2.25 could then help pay back the older debt faster or you could give them a reduced rate. Councilperson Leinung said that as of right now we can anticipate that but we need to plan this as how do we get the deficit down based on what we have now. Maybe that's why instead of 5 years we can do 7-½ years. Supervisor LaGrange said that if we did it in 5 years we would go from \$11.35 per 1,000 to \$17.76. In 7-½ years we'd go from \$11.35 to \$16.37. If we went to 10 years for the debt payback we'd go from \$11.35 to \$15.68. Now the Board has to decide whether we try just going up to \$15.68, hope that this area is fixed and makes up a lot of that 20% loss, and see that payback quicker than 10 years or do we want to do 7-½. Councilperson Greenberg said that he would like to pay off option #1 and get 10 years on the assumption that fixing this leak is going to make a difference, and then we can recalculate. Supervisor LaGrange said that that is his inclination. Councilperson Greenberg said that this will at

Town of New Scotland
Special Town Board Meeting
02/28/2018

least give us a chance to see what replacing this pipe does. At least we will have some facts to base our decision on. Mrs. Boehlke added again to try to keep the January tax bill as level as possible for their debt repayment for infrastructure. Councilperson Snyder said that \$4.16 for 5 years is pretty steep and she's not comfortable with that. She agreed with Councilperson Greenberg. Ten years will hopefully put a dent in it and hopefully we will realize how significant it is in six months after this is fixed.

Thomas Newell said that we're only one customer, but we're in favor of the 10 years.

Supervisor LaGrange said that that's roughly a \$65 bi-annual increase. Councilperson Leinung said that he thinks the difference between this and Heldervale is that it's a 50% increase. He understands Councilperson Hennessy's point about using it over the years. We're kind of using that logic here, but in Heldervale it was a 10% jump. Here it's a 50% jump. So that's why here again he's inclined to go 10 years with the hope and anticipation that fixing this pipe will in itself be helping. Mrs. Boehlke said that this district too should see a difference in its O and M structure with Kensington coming on and more houses coming on in Heldervale and Northeast. Councilperson Leinung said that that's with the assumption that we come back next year and it's still not taken care of fast enough. We will need to rethink how we do it and add onto it again. Councilperson Greenberg said that the difference for him between this and Heldervale is that with Heldervale we have more numbers. In this, we don't. Councilperson Hennessy said that he just thinks it's too big a jump too quick. He's fine with the 10 years, but he wouldn't do the whole amount in option #1 again. He just thinks it's wrong to increase their bill so much so quickly. He would do the same as with Heldervale. He would cut the annual deficit in half and do it in 2018 and 2019. Councilperson Greenberg added to go with 5 years. Councilperson Hennessy said that he would go with 10 years. He'd spread it out as much as he could. Councilperson Greenberg said Councilperson Hennessy wanted to go with 10 years on Heldervale so he was just curious. Councilperson Hennessy said that that wasn't something we talked about. Councilperson Greenberg said that to him the compromise here was to go with 10 years. Councilperson Hennessy said that for consistency he would go half in 2018 and half in 2019 for the annual deficit. He just thinks we shouldn't be raising the rates so much, so quickly. Supervisor LaGrange said to do it in 10 years and to stop the bleeding yearly with the \$2.25 is going to be what we consider the minimum user. It's going to be in the \$60-\$65 range. Councilperson Greenberg said that as an argument for what you're saying from a legal point a view, we are not supposed to run a deficit. Councilperson Hennessy said that we shouldn't have run a surplus in other years either, which we've done. Councilperson Leinung said that now our surplus is going to be going toward paying back a debt. Supervisor LaGrange said that you can run a surplus because you need to run a surplus in case there are issues, but you are not supposed to run a deficit because then you have to borrow it from somewhere.

Supervisor LaGrange said that it's 4-1 on that. Councilperson Leinung said that he thinks everyone said yes for the 10 years on the debt repayment. Supervisor LaGrange asked everyone's feeling regarding the \$2.25. Councilperson Leinung said that he's the same for that. Councilperson Greenberg said that he thinks the Board's hands are tied. Supervisor LaGrange said that he agreed. Councilperson Hennessy said that they have been tied before. Councilperson Greenberg said that he could talk about past Boards, but he has not really been involved in that conversation. Three of the Board members have been here for a while so he understands why you're saying that. He thinks we should take care of our responsibilities. Councilperson Hennessy said that he wouldn't couch it that way but Councilperson Greenberg can. Supervisor LaGrange said that we haven't been guided this way before as much. Councilperson Snyder said that she doesn't think she understood well enough that we were running deficits like this year after year and that we had previously borrowed from other funds. That was not known to her. Supervisor LaGrange said that this is why we felt it was important now that it came to light in his second year and understanding it himself to say, "Hey, we have to fix this." Councilperson Greenberg added that Councilperson Hennessy said it came up 2-3 years ago at a meeting. Supervisor LaGrange said there was discussion 3-4 years ago. Mrs. Boehlke said it has come up at other budget meetings but maybe not to this extent. Supervisor LaGrange said that this is the most information a Board has ever received. So, we will start there and we felt it was important to get this much information out so it was better understood. Councilperson Greenberg said that he was teasing. Councilperson Leinung thanked Supervisor LaGrange and Mrs. Boehlke for getting this information to the Board. This really helps us frame it and realize what we have to do. Supervisor LaGrange said that it's the only way you can make a decision and it's a hard one. Another quantifier was that we did have a comment from the Comptrollers during the audit. Councilperson Hennessy said that he didn't remember ever seeing that. Could it be sent to the Board? Mrs. Boehlke said that she didn't know if that was something she was told verbally or if it was in an email, but she will look. They call her every year in December about the previous year's audit. It could have been a conversation but when she reports water districts to NYS they are all combined. Councilperson Hennessy said that he was told that there was a letter that we got. Mrs. Boehlke said that it could very well be in a letter. She will

Town of New Scotland
Special Town Board Meeting
02/28/2018

have to look. She knows that she had a direct conversation, but it very clearly said that all interfund loans should be paid back by the end of the year. They also know that that's not practical because cash flow is low, but they don't expect it to be an ongoing issue. They do want to know and they did ask if we had a plan. She went to Supervisor LaGrange and said that we had some districts that were in a bad situation. We raised rates last year more so than we had in many years previous. It was a bigger step than he was willing to take than has happened since she's been here. We are trying to come to at least these being annual things and we're not bleeding out more each year. When she had her conversation with the Comptroller's Office and they asked if all of our water districts were self-sufficient, her answer was no and they said that we needed to understand that we need to have all of our debts repaid by the end of the year. She told them that she did understand that and we are working on a plan. Supervisor LaGrange said that if we don't do it's going to get uglier.

Mr. Johnson said that our discipline here is going to benefit us in the long run with our ban rate.

Engineer Dempf wanted to drop back one second for history. Every district that we've created in New Scotland except for maybe New Salem obviously has been because there's been an intense public outcry and public health need but also they have always been developed on an extreme shoestring, tight budget that has never been explained to anybody coming in or for the future so that you understand the rules of the game, make sure we keep our rates the same for two years only not 31 years later. They've always been on a shoestring and they're always fragile. You have the opportunity today to be able to watch what's happening with New Salem and keep an eye on that. Hopefully, that doesn't end up in this situation, but again that one itself we had to go to the Comptroller and break the limits of what he would allow hopefully within affordable limitations for the people in New Salem. Every district has always been extremely financially fragile except for one, and that was such an anomaly; it was Swift Road. You had a benefactor that planned to develop something and put up 25 bond payments every year for 30 years and on 10-15 of them didn't actually build a house yet.

Mrs. Boehlke said that we do have some hope down the road too whether it be other water or spread out O and M a little bit more. We are also looking for a chance to do better.

Supervisor LaGrange said that we will work on getting those rates together and getting them out as quickly as possible so we can hopefully get it done on March 14th.

Councilperson Snyder asked about the fix you all were talking about. We need to take some action. Supervisor LaGrange said that we've been taking action. Mr. LaChappelle has the parts list together and that's all ready to order. Engineer Dempf, Mr. Frueh, Mr. LaChappelle, and Supervisor LaGrange have been discussing the best areas to cover. We decided on Fissette to the furthest hydrant on the corner. We've started to go to the list and Mr. LaChappelle has been calling the contractors to get an idea on cost from each one so we can narrow that down. Then we will pull the Band-Aid off and go after it. Supervisor LaGrange asked what the usual protocol is for the Board approving going ahead. Engineer Dempf said that the attorney is not here. Supervisor LaGrange said that we will talk to Attorney Naughton. Councilperson Leinung said that weather-wise we need to wait a little bit until it warms up a little more. Supervisor LaGrange said that we're into March so by the time we get something mobilized we'll be ready to go. Mr. LaChappelle said that we need a little dryness.

Engineer Dempf said that he just wanted to make sure that everyone understands one of the reasons he wants this to become a maintenance operation. We can't afford to wait for wetlands because we have the authority to go in the wetlands for maintenance. We can't afford to wait for SHIPPO because we have the authority to go in and do maintenance because it's not a capital project; it's maintenance and it's an emergency maintenance. We can't afford or shouldn't hire a boundary property surveyor because we are already within our right-of-way, within the County right-of-way, and we're doing maintenance. These are items where if we want to stop and take a look at the whole thing we're going to add \$20,000-\$50,000 to the cost before we put a shovel in the ground. It is a maintenance issue and we should acknowledge it as a maintenance issue. It's not a capital improvement project. We're putting back what we take out. It's a very short timeframe. Somebody may say that five days doesn't sound like an emergency. Sometimes it takes five days to fix an emergency situation. Councilperson Leinung said especially if we're still at 32% per day. We know there is an issue there. Engineer Dempf said that he just wanted to make sure everyone understood his rationale. We have a sketch. We've already done almost everything except for Attorney Naughton's specifications. That's going to be the tough part, but we've got everything enough under control. We understand where we need to go to expedite a situation and make that happen as maintenance operations. Councilperson Leinung said that he guessed we would just need to get the check mark from Attorney Naughton.

Town of New Scotland
Special Town Board Meeting
02/28/2018

Supervisor LaGrange thanked the Board for bearing with him. A lot of work has gone into this and he wanted to thank Mrs. Boehlke for that. Mrs. Kavanagh reviewed it and caught something. Everyone has been great, and he appreciates the Board realizing where we are in entertaining getting this done. It is a tough step but that's what we're elected to do. Thank you all.

6. Adjourn

Councilperson Snyder made a motion to adjourn, seconded by Councilperson Leinung. The meeting adjourned at 9:00 PM.

Diane R. Deschenes, Town Clerk