

SPECIAL MEETING, WARRENSBURG TOWN BOARD, AUGUST 7, 2013

A special meeting of the Warrensburg Town Board was held on Wednesday, August 7, 2013 at the Albert Emerson Town Hall at 4:30 p.m. with the following members present:

PRESENT:	Supervisor	Kevin B. Geraghty
	Councilperson	John Alexander
	Councilperson	Linda Marcella
	Councilperson	Joyce Reed
ABSENT:	Councilperson	Bryan Rounds

OTHERS PRESENT: Greg Klingler, Assessor; Donna A. Combs, Town Clerk; Tom Belden, Water Superintendent; Tom Suozzo, Town Engineer.

RESOLUTION #141-13

EXECUTIVE SESSION

On motion of Councilperson Baker-Marcella, seconded by Councilperson Alexander, the following resolution was

ADOPTED – AYES 4 Alexander, Geraghty, Reed, Marcella
NAYS 0

RESOLVED, that this Board move into executive session to discuss work history of a particular employee. Time 4:30 p.m.

At 4:35 p.m. Councilperson Rounds entered the meeting.

RESOLUTION #142-13

CLOSE EXECUTIVE SESSION

On motion of Councilperson Reed, seconded by Councilperson Rounds, the following resolution was

ADOPTED – AYES 5 Alexander, Rounds, Geraghty, Reed, Marcella
NAYS 0

RESOLVED, that the executive session be closed and that this Board return to the regular meeting. Time 5:05 p.m.

RESOLUTION #143-13

PURSUE PROSPECT OF SHARING POSITION

On motion of Councilperson Baker-Marcella, seconded by Councilperson Reed, the following resolution was

ADOPTED – AYES 5 Alexander, Rounds, Geraghty, Reed, Marcella
NAYS 0

IT IS RESOLVED, to pursue the prospect of sharing the position of Assessor with the Town of Chester.

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DISCUSSION - SEWER COMMITTEE REGARDING SEWER PLANT

Supervisor Geraghty opened the discussion asking Tom Suozzo and Tom Belden to discuss the potential need to purchase a piece of property for what he calls a dewatering facility, the Town needs to purchase some land to put in a place where the Town can dredge sludge out of the lagoons to let it dewater and then ship it off to be burned or disposed of. Supervisor Geraghty said there is some adjoining property owned by the Jamison's and they expressed to the Town that they did own property next to the sewer plant. Supervisor Geraghty said the Town now has a plan for what they need to do.

Tom Suozzo, Town Engineer - talked about the necessity to remove the sludge from the lagoons, the age of the lagoons and the cost involved. Mr. Suozzo told the Town Board he and Tom Belden will discuss the Town 's other options and said the cost of the sludge removal could be spread out over two to three years.

Councilperson Rounds asked would it be an upgrade to have an isolated system.

Tom Suozzo told Councilperson Rounds it would be more efficient to do the other way.

Discussion ensued on the Lake George Escape Campground. Supervisor Geraghty explained the Town is waiting for the map, plan and report for their sewer expansion into the Town's sewer system.

REPORT ON NEW WELL

Supervisor Geraghty asked Tom Belden to give a report on the new well and when they expect it to be in operation.

Tom Belden - told the Town Board the site has been prepared, Gallup will pour the slab in two weeks, and they will make a water tap on Thursday for the system. Mr. Belden said the BFD's are in, Supervisor Geraghty asked Mr. Belden to tell the Town Board what BFD's are. Mr. Belden explained BFD's are starters for the well to start, ensures it will start slowly and gives a savings of 25 percent on the electrical cost. Mr. Belden said this is a lot easier on the system and the motor; they are expensive and will cost \$15000.00 for one. Mr. Belden said he is in hopes the new well will be on line by the end of September.

Mr. Belden explained that the new well is at the County Home property, at the northern end of the property, the Town purchased the property and it is just under one acre. Mr. Belden told the Town Board the well house itself sits there, the well is on County property. Mr. Belden said this will be the third well up there.

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DISCUSSION-WATER BILLING

Supervisor Geraghty opened discussion saying the Sewer billing has a single rate and the charge is \$351.00 per unit. Supervisor Geraghty said when the Town did the water, they came up with what they thought was two rates but there are many pages of different rates for the water, and, he wondered if they should not just come up with a single unit cost for water. Supervisor Geraghty said he wondered if maybe they should just do \$195.00 for a unit and if they had a commercial make it two units. Supervisor Geraghty said right now they have a way too convoluted schedule to try to figure out who is what.

Councilperson Baker Marcella said she still did not understand with water what difference it makes between commercial and residential.

Discussion ensued with the Town Board regarding the different rates and the different rate classifications.

Tom Suozzo told the Board they should keep in mind that when they went into this they would make adjustments after a year. Mr. Suozzo said to answer the question of why more for non residential was that it was viewed that businesses primarily are using that money to make a profit which is a little different than someone in a home just using consumption. Mr. Suozzo said he knew there was a problem where there is mixed use facilities, apartments combined with businesses and it is difficult to sort out. Mr. Suozzo told the Town Board if you go to an area where they have had metering for quite some time every unit has a meter. Mr. Suozzo told the Town Board to think about electric in apartments, you do not have one electric feed serving a bunch of apartments, most apartments have a meter. Mr. Suozzo told the Town Board they are up against a lot of difficult decisions. Mr. Suozzo said he was told what the cost was for operation and maintenance, the personnel, the chemicals and the electric, some routine repair and they were looking at an annual basis rate of \$400,000.00 a year. Mr. Suozzo told the Town Board they have one more quarter to go through, to add the non payers with everybody who is paying to see what revenue is coming in and it may come out just a little higher than \$400,000. Mr. Suozzo told the Town Board he understood they have to do what is right for the people, he is telling them to consider inflation and the rule of thumb of ten percent. Mr. Suozzo told the Board if they are a little over now, that five years down the road they may have to raise the rates just to do day to day operations. Mr. Suozzo said he did feel the billing is convoluted and they need to stream line it somehow.

Councilperson Baker Marcella said she wished to respond to that. Councilperson Baker Marcella asked which entity used more water as it flows into the sewer, a household of three teenagers who take three showers a day so the Mom has to do three loads of laundry a day or the Insurance Company across the street that has two employees working in it and one flushing toilet.

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Mr. Suozzo said certainly the family.

Discussion ensued on businesses paying taxes the same as the houses. Councilperson Baker Marcella said she had checked with other surrounding communities and there are communities where there is no discrepancies.

Supervisor Geraghty said the only reason he had brought this up is because every time they bring this up, someone is being charged commercial. Supervisor Geraghty said all of a sudden apartments are in our rate system as commercial, and, said why are they commercial, we are not sure why they are commercial but we are charging them a commercial rate, all of a sudden the light came on; why can't they charge everybody \$195.00. Supervisor Geraghty said he understood this convolutes the gallon rate because if they lower it to \$195.00, everybody pays \$1.95 per gallon, that is one of the things they have to concern themselves with the usage rate. Supervisor Geraghty told the Town Board if it was a business they could mirror the sewer because it is water in, water out.

Supervisor Geraghty said he wished to discuss the water collection to give the Board some insight. Supervisor Geraghty said right now we have collected \$201,000.00 to date, and, we have one more quarter coming in, we estimate we will get about \$350,000. Supervisor Geraghty said right now we have \$91,000 outstanding where people have not paid, since the beginning, it is going to be an issue for the Town to meet its goal of what we had figured what the balance would be in September and when we get the January we are definitely going to be a little light because we will not have another bill between September and January, there will be no money coming for water in that period of time. Supervisor Geraghty said we will be closer to \$400,000, they may be there but a lot of the problem is they have people who do not pay their bills because of escrow.

Supervisor Geraghty said there is one lady in Warrensburg who has seventeen properties, her bill is \$1500.00 per quarter, she does not charge much for rent and this has really put a strain on her.

Tom Belden, asked if the Town wished to sell the meters that we have that cannot be used because our reader won't read them to this person. Mr. Belden said she would have to install them herself in her own buildings, and, read them but they would help her determine where her water usage is.

Supervisor Geraghty told the Town Board he felt they could sell these to any one who has multiple units in a building.

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DISCUSSION - TOWN BOARD MEETING FOR SEPTEMBER

Discussion ensued on changing the Town Board meeting for September because it is on September 11th. The Town Board September meeting was re-scheduled for September 12th, Thursday at 7:00 p.m.

On motion of Councilperson Rounds, seconded by Councilperson Alexander, the meeting was adjourned at 6:02 p.m.

Respectfully submitted,

Donna A. Combs, Town Clerk