

Town of St. Armand
Special Board Meeting
Thursday, June 20, 2019
6:00 PM

These Meeting Minutes were approved by the Town Board on July 9, 2019.

A Special Board Meeting of the Town of St. Armand was held on the above date and time at the Town Hall, Bloomingdale, NY.

BOARD MEMBERS PRESENT:

Town Supervisor Davina Winemiller, Deputy Supervisor D. Joseph Bates, Councilperson Donald Amell, Councilperson Jennifer Fuller, and Councilperson Karl Law.

A quorum of the Board was in attendance.

TOWN EMPLOYEES PRESENT:

Water Superintendent Jeffrey Cotter, Water Meter Reader Christopher Spicer and Town Clerk Barbara Darrah.

GUESTS: Greta Hovland, from the community.

Public Notice was published in the Adirondack Daily Enterprise regarding the date and time of this meeting, and posted on the Town's outside Notice Board and the Bloomingdale Fire Department electronic marquis.

Supervisor Winemiller called the Meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

WATER AND SEWER REGULATIONS

Supervisor Winemiller announced the first section of the meeting is to finalize the Water and Sewer Regulations. She asked Water and Sewer Clerk Barbara Darrah to point out the updates and changes thus far.

Darrah: We updated the regulations to reflect the new rate change approved in Resolution #57 of June 11, 2019. We had added the vacant lot charges for both water and sewer. The billing collection section remained the same. Vacant Lot section 9 was added, stating those would receive their bills at the same time as the other bills. The mandated Water meters were discussed at the May 30th meeting and the determination for sanctions for non-compliant homeowners is that estimated rates will be doubled. A household that normally had a working meter, but upon the quarterly reading was determined to be broken or not working, would receive a letter stating they were being estimated and have the remainder of that quarter to repair the meter or reader. If the problem goes into the next quarter, the estimated rate for that household will be doubled as their meter/reader is then considered not in compliance. We also added section #12 on page 10, as to how customers would go about asking for an adjustment.

Winemiller: Was there anything that stood out to you as something we needed to still address?

Darrah: One question was, if the landlord did not install the meter or reader and the tenant's bill was doubled because the landlord was not compliant with a meter and reader, then we are turning the bill over to the landlord's name and not shutting the tenant's water off because it is the landlord's responsibility to be compliant?

The Board agreed the estimation would be doubled for non-compliance and the landlord would be responsible for compliance and the bill, therefore the tenant's water would not be shut off.

Winemiller: So, the document we are looking at right now says "draft" and a Resolution will be done during the July 9, 2019 meeting, which will adopt the draft Water and Sewer Regulations. Letters will be going out with the next billing in July to notify all users of the changes and mandates.

Deputy Supervisor Joseph Bates: Do we have the Water and Sewer Regulations on the website?

Darrah: I'm not sure. But if not, that is a great idea.

Winemiller: We will do it after the 9th, when the Resolution is adopted.

WATER ORDINANCE

Supervisor Winemiller then moved the meeting to the draft Water Ordinance. She stated she did a second draft based on discussion with Jeff Cotter and Barbara Darrah. She stated it was really pretty simple. This will be a local law. An Ordinance is just another name for Local Law, so we will have to put this to our attorney for review before we can safely adopt it.

Winemiller: Jeff, the biggest changes that I did, was that it was crystal clear that the homeowner owned the line from the main.

Cotter: You could put in corporation stop. I know you have from the main line to the building served, page 3, D, repair of leaks. We own from the corporation stop on the main line (because we own the line) into the building served.

Winemiller: Okay, so "From the corporation stop on the main line into the building served."

Cotter: Yes. And there was one other spot; Page 5: D could basically be made simpler, say "All repairs and replacements of the service pipes between the corporation stop and the building plumbing shall be made at the expense of

the property owner. Then you have a second sentence that says the same thing. Just put it in one sentence from the corp on the main....

Winemiller: So, you want it to say, "All repairs or replacements of service pipes between the corporation stop and the building plumbing shall be made at the expense of the property owner" and remove that second sentence.

Cotter: Yes.

Amell: Does it have to include the corporation stop?

Cotter: No, the corp will be ours. When we do a wet tap, we provide the corp on a wet tap and that is where we would shut them off from the main.

Winemiller: Would you look at line E very carefully on page 5? Did I say that right?

Cotter: Yes. That way we can shut the water off if they have a leak in the house. Yes. It's okay. You could actually extend that from the corporation to the building and including the building.

Winemiller: So, instead of water main.....

Cotter: From the corporation stop, you can put "on the water main to the building". So, if it freezes anywhere from the corp to the building it is their responsibility.

Winemiller: One other thing. Page 5 A. Could you look at line A very carefully?

Cotter: I did. I had something highlighted, "2" or less".

Winemiller: Where would I put that?

Cotter: You've got midway through it says, "Copper tubing shall be used for all services, 2" or less."

Winemiller: So, at the end of that sentence, "2" copper tubing has to be used from the corporation stop to the curb stop. After the curb stop, would be up to the homeowner."

Winemiller: So, now, this one thing here: "Not more than 1 joint shall be used for a service up to 70' in length". Is that normal?

Cotter: Yes. This is where you are going to get a roll, and the more joints, the more chance you have for leaks. I do not see a problem with it.

Bates: Do you want to put something in there about pccs line from the curb stop to the house has no joints?

Cotter: Yes. Good point. You don't want joints in the pccs. So, if they elect to use something other than copper from the curb to the house, 100 feet or 200 feet, I would say no joints in any pccs piping. No black plastic, either.

Cotter: Everybody is going with pccs now.

Winemiller: And, what about every service over 2" must be cast iron?

Cotter: We probably will never have that situation here.

Winemiller: Do you want the 3/4" to remain in that paragraph?

Cotter: Yes, that's good.

Winemiller: Anything else on that page?

Cotter: No, that's it.

Winemiller: Does anyone have any other changes that they would like to see on the ordinance?

Cotter: I have one more note at the top of page 5. "Water meter should be the property of the homeowner and may be removed to replace as to size and type when deemed necessary. We should add, "size and type which measures in gallons".

Winemiller: And, "the homeowner must inform the Water and Sewer Clerk of such changes".

Darrah: Page 4 C, it is getting into the adjustments again.....I think in this whole section we can refer to the Water and Sewer Regulations.

Winemiller: Where do you want it to stop then?

Darrah: I think at, " adjustment form and submit to the Town Board for review and decision at the next regular board meeting."

Winemiller: So, that whole thing gone.

Darrah: Yes. Just, "Please refer to the Water and Sewer Regulations."

Supervisor Winemiller stated she would like to email the ordinance revisions to those present and then if everyone is okay with the changes, she will refer it to Dan Manning for review. Everyone agreed.

Cotter: One more thing I found on page 3. Page 3 F: It says, "No private wells are permitted within 1,000 feet of the Town of St. Armand Water and Sewer District except by written permission from the Board. What about someone who may have a well? Is there any out there already that should be grandfathered in?

Winemiller: Barb, what do you know about that? Does anyone have a well that is in the district?

Darrah: No one has voiced that to me, but even if they did, aren't they required to connect?

Bates: Yes.

Winemiller: I know of no wells at all. Those maps we have they started providing water in 1913.

Cotter: What if we extend in the future and it goes by someone that has a well?

Darrah: That's what occurred on Prosepect St., isn't it? People had septic tanks, and when the lines went in, they had to hook up.

Bates: There is a difference between a \$1,000 septic tank and a \$20,000 well.

Cotter: Of course, it does leave a clause in there, "unless permission is granted from the Board."

Winemiller: The biggest fear with this, from what I took from this, was people had wells and some of the wells were hooked to the town water system, and it wasn't being treated and caused contamination to the town's water supply.

Winemiller: Does anyone else have anything more on the water ordinance?

There were no other comments or concerns.

TOWN HALL ROOF AND CHIMNEY

Winemiller moved on to the Town Hall roof and chimney estimates. She explained she contacted 13 contractors on these projects. The roof estimate was on one side and the chimney estimate was on the other side.

Bates: The roof we have to do. It's leaking.

Winemiller: Yes, it's leaking. But, the chimney, my fear is that it could start to fall and hurt somebody. There is substantial damage there. I would hate to think a piece of the chimney could fall on some child riding by on their bicycle.

Amell: Did you talk to him about when he could start?

Winemiller: I asked him if the Board approved it, how soon could he start? He stated he could start during the first week of August.

Amell: How are we set for money for this?

Winemiller: We have \$40,000 budgeted this year for maintenance and repairs. I really grilled him about the price of this and he said the quote was worse-case scenario. He did not underbid just in case he got up there and something crazy was going on up there.

Amell: He has full insurance?

Winemiller: Yes, he has full insurance and workers compensation and all pesh safety equipment, harnesses and rigging gear.

The Board approved the contracting of G&G Builders for the Town Hall Roof and Chimney. All approved. Motion carried.

BASEMENT DEHUMIDIFIER

Winemiller stated the basement is very damp and musty. Winemiller explained she had taken Deputy Supervisor Bates and Karl Law downstairs on separate occasions. She explained there is an old sink with drain downstairs and an outlet for the purpose of using a dehumidifier. She located a 4500 square foot dehumidifier to purchase on Amazon. It had very favorable reviews (2,456) and four and ½ stars. The Board approved the purchase of the dehumidifier.

QUESTIONS OR COMMENTS

Supervisor Winemiller then opened the meeting to anyone with questions or comments?

Greta Hovland, community guest commented on the Water and Sewer Board meetings, stating she hoped we did not have to have many more. She stated her family tries to find ways to use less water. She continued that from comments made regarding the article about the meters in the Adirondack Daily Enterprise, she doesn't think people understand what the estimation of water usage means and what the meter does.

Winemiller explained the Water meter initiative HAPEC letters and applications were mailed to all Water and Sewer customers who were on flat rate. They are well aware that the meter mandate is coming. Water and Sewer Clerk Darrah asked Supervisor Winemiller if HAPEC had indicated how many applications were submitted so far? Winemiller stated there was one so far. The deadline is June 28th and they did just go out. If they don't respond to it, they are hurting themselves.

Supervisor Winemiller asked if there were any more questions or comments? There were none.

MOTION TO ADJOURN:

Deputy Supervisor D. Joseph Bates made a Motion to Adjourn the Regular Board Meeting. The Motion was seconded by Councilperson Karl Law and the Regular Board Meeting adjourned at 6:41 pm.

I, Barbara J. Darrah, Town Clerk for the Town of St. Armand, do hereby certify that the above is a true and correct transcript of the Regular Board Meeting minutes held on the above-referenced date.

Barbara J. Darrah
St. Armand Town Clerk

Dated: June 20, 2019