

Village of Cold Spring
Village Board of Trustees
85 Main Street, Cold Spring, NY 10516

Trustees Workshop
2-2-2021

The Village of Cold Spring Board of Trustees held an online workshop meeting via video conference pursuant to Executive Order 202.1 on Tuesday February 2, 2021 at 6:30 pm. Present were: Mayor Merandy and Trustees Heidi Bender, Marie Early, and Frances Murphy. Trustee Kathleen E. Foley was absent. Also present were Village Clerk Jeff Vidakovich and Water and Sewer Superintendent Matt Kroog.

WATER SUPPLY STUDY – CHAZEN COMPANIES & HUDSON HIGHLANDS TRUST

George Cronk, Russell Urban-Mead (Chazen) and Michelle Smith (HHLT) presented the final report and noted that:

- Costing for the various dam solutions have been added to the report, as well as costs for maintenance
- There have been no dramatic changes to the report
- The five recommendations are:
 - Repair the existing dams and reservoirs (~\$3.5 - \$7 million)
 - Add Flash Boards to all dams to increase reservoir capacity
 - Divert water from Jaycox Pond stream to the Foundry Brook Reservoir
 - Retire the Upper reservoir and drill wells to supply a consistent water source (~\$1.5 million)
 - Water conservation (water-saving fixtures, leak detection programs, restrictions on lawn watering)
- Tapping into the Clove Creek was not examined in detail
- In a discussion about wells vs reservoirs, it was noted that:
 - There are two types of well: bedrock and sand/gravel. The sand/gravel generally provides more water.
 - Well water may require less treatment than surface water from the reservoir
 - If wells are to be tapped, the reservoirs would have to remain online until wells are 100% up and running
 - An expansion of the water district to the commercial corridor along Route 9 may offer benefits to increase possible well locations and a decreased per unit cost for water
 - Planning grants are available for engineering studies to determine viability of an expanded water district
 - There can be significant cost savings to an expanded water district if all necessary conditions can be met
 - There are no grants available for dam maintenance

- Chazen is interested to assist the Village to prepare grant applications. Typically work on the application is gratis with an appropriate fee if grant is awarded.
 - Village will confer with Town of Philipstown
- Chazen will prepare a proposal for the next steps to be taken by the Village (expanding upon the current study)
- The Clove Creek Aquifer is an attractive water source for surrounding municipalities in Dutchess County and does not have an unlimited supply. The Village and Town may wish to act sooner rather than later.
- Matt Kroog noted that:
 - The Chazen recommendations are good approaches
 - Wells are a good option for the long run
 - Well water could be diverted from Jaycox, but would require Department of Health approval
 - Water flow from wells is controlled (and doesn't just continually pour out)

DISCUSSION OF WATER LINE REPAIRS

Village residents Tom Stephens, Mindy and John Jesek, and Matt Francisco joined the Board for a discussion about the cost of waterline repair/replacement.

In an email T. Stephens had noted that:

- Current Village code places entire financial burden on homeowners
- Service line breaks are random events
- Costs can range from \$10,000 - \$20,000 and most residents are not aware of their responsibility in this matter
- It's difficult to find licensed and experienced plumbers and excavators to perform the work
- In many municipalities, homeowners are only responsible for repairs on their property. Other municipalities share the costs.
- Village infrastructure is old and service line breaks will become increasingly common

Mindy Jesek agreed with Stephen's points and added that:

- A plan should be put in place identifying procedures and costs
- Village should, at least coordinate work in these instances

Matt Francisco recently completed a service line repair and noted that:

- There are different materials (copper, PEX and PVC) that can be used but any cost savings in materials may be offset by other related installation costs
- Village code requires use of ¾" copper lines, but excavation is the largest portion of the cost
- Some insurance carriers offer policies to protect against this kind of repair, but coverage offered may be insufficient
- Village code states that homeowners are responsible "all the way to the service main."

- Determining the location of a leak can make determination of responsibility difficult
- One option might be for the Village to add a surcharge to the water and sewer rents that would go into a fund to cover service line repairs

During the Board's discussion it was noted that:

- There are concerns about private contractors working on Village infrastructure, though M. Kroog noted that if contractors are licensed and insured and post required bonds this should not be an issue
- Finding qualified and available contractors is difficult
- Many contractors are reluctant to perform any work involving a state road (i.e. Rte. 9D)
- Village could keep a contractor on a retainer to be available for service line repairs. This would allow a fixed, consistent cost to be established
- Board will follow up on these matters

REQUEST FOR REDUCTION IN WATER AND SEWER RENTS CHARGED AT 3 FURNACE STREET

The Village received an email from Frederique Henriot, (homeowner at 3 Furnace St) requesting a reduction in the water and sewer rents. The property was a two-family structure in the past, but has since become a single-family residence and this has been confirmed by the Village Code Enforcement Officer.

Mayor Merandy made a motion to revise the water and sewer rents as requested. Trustee Murphy seconded and the motion passed unanimously.

PUBLIC COMMENT

Mike Turton (Highlands Current) asked:

- If the Village attorney has responded to the draft code regarding short term rentals. *Trustee Early responded, "Yes" but that the Board hasn't reviewed those comments yet. She noted that the Village attorney says this would be a SEQR Type I action, requiring a long-form environmental study.*
- Will there be a public hearing on this matter? *Trustee Early responded that a hearing will likely occur in March.*
- Has the Village decided whether the public survey (related to the NYS mandated police policy review) would include the public at large or only Village residents? *Trustee Murphy responded that a combination of weather and COVID related issues have forced cancellation of the scheduled survey committee meetings. A meeting is scheduled for 2-8-2021.*

ADJOURNMENT

Mayor Merandy made a motion to adjourn. Trustee Early seconded and the motion passed unanimously at 8:21 pm.

Submitted by: M. Mell

Mayor Merandy

Date