

Q&A from Water District #5 Informational Meeting: 6/1/2022

1. **We were promised free water for X # of years, what is going to happen with that?**
 - a. The final costs are still being determined.
2. **What reservoirs will be supplying our water?**
 - a. None, the water will be coming only from the Plains Road wells.
3. **Can we work with the contractor to determine the route the piping takes into our house?**
 - a. Yes.
4. **What is the target date for connection?**
 - a. Late October at the earliest.
5. **Does the 5-year warranty include the area from the road into the house?**
 - a. No, the district ends at the shutoff, however, there are no moving components in that section. The hookup to the house is covered by the 5-year warranty.
6. **What will our water bill be?**
 - a. The final costs are still being determined.
7. **What circumstances would cause our water rates to go up?**
 - a. Most of the circumstances that result in increases (broken pipes, etc) are being covered by the Village under inter-municipal agreements (IMA's) between the Village and Town since this is their backup water supply. The only reason rates would go up is if operating costs (labor, electricity, chemicals, etc.) rise. From Section 1&2 of 2015 Long Term Maintenance IMA:
 1. Any costs of extraordinary maintenance, including for example, repair and replacement of Village-specific and/or major components of the Town Water Systems or components which do not require regular attention will be paid for by the Village during the period of the IMA or of any extensions thereto.
 2. The Village also agrees that during the period of the IMA, or of any extensions thereto, it shall be responsible for the cost of the repair and replacement of any waterlines owned by the Town and located within Water District #5 as it was set forth in the Design IGA with NYC.
8. **How much usage are we being permitted for?**
 - a. 80 gpm; 400 gpm during shutdowns.
9. **When the original drilling & testing was done, there was damage to property and wells; what happens if those issues come up again?**
 - a. No similar testing is anticipated.
10. **What will happen to the Roehrs property? Will there be a park or fields?**
 - a. Nothing anytime soon. There are no plans for anything other than the well houses on site. This is Town property so will be open to the public, but please don't visit during active construction.
11. **Will the roads be repaved?**
 - a. Yes, the whole road will get an overlay either in the fall or spring.
12. **Is there a specific timeline for home connection?**
 - a. We're still 2-3 weeks away, the contractor is happy to work around individual homeowners' needs. Call Art Francis at Merritt Const. at 845-656-0582 or Otto at 845-502-3655 if you need to make an appointment.

13. Who will be handling the markout for underground utility lines? Who will be contacting Central Hudson?

- a. Merritt Const. will be handling all markouts . A private markout company retained by Merritt will be locating utilities on residents' property. Central Hudson does not locate utilities on private property.

14. Will we still need our well tank, ultraviolet systems, etc.?

- a. No.

15. Will the water be chlorinated?

- a. Yes. There will be stringent monitoring and testing. A carbon filter is available to be installed. Please let Otto or Art know at if you would want one installed.

16. Will it be fluoridated?

- a. No. Carbon filters are available as part of the project.

17. Will there be arsenic testing?

- a. Yes.

18. Are there plans to offset the carbon footprint?

- a. We'd like to; the Town is looking at municipal solar and a solar law.

19. If we want to keep the well hooked up for outdoor faucet use, what is the procedure? Who bears the costs?

- a. The homeowner can negotiate with the contract plumber for this work privately OR retain a different plumber. As of now, this cost will be the responsibility of the homeowner.

20. If the well is abandoned, what is the procedure? Who bears the costs?

- a. If the well is abandoned the homeowner is responsible for the costs and contacting the Ulster County Department of health.

21. Will we need and can we keep our water softener and UV system??

- a. No, the water being provided will meet all DOH requirements meaning you will not need either.

22. How do you maintain water softness?

- a. It's treated before it comes to the house.

23. How often will we be billed?

- a. Monthly.

24. Is it correct that the water from the wells will only be used by the District users and by the Village in the event of a shutdown?

- a. Yes, that is all the permit allows.

25. Can it be expanded?

- a. The Village has asked but the Town is not willing to make any changes until system is up and running

26. If the district expanded to include the Village, would another water district be added?

- a. No, the Village would be added as another user of the district.

27. What should be done in preparation for plumber coming to the house?

- a. At your initial meeting with Otto and Art before any work is performed they will answer any questions or concerns you have.

28. When did letters go out to homeowners?

- a. June 2016 and October 2021. If you need another copy, please email assistant@townofnewpaltz.org.

29. When do the hydrants go live?

- a. At the same time as final testing. They will be unbagged slightly prior to home connections.

30. If we're using the aquifer will there still be water in our wells?

- a. Probably not during shutdown periods

31. Will we have hard water?

- a. The water will be treated before it comes to the house.

32. Were the lawsuit expenses reimbursed?

- a. Yes, they were reimbursed by the DEP but came out of project costs and went to lawyers.

33. Have radon levels been tested around the well house?

- a. No, they have not. However, because the well house is located over a thick blue clay horizon, which would prevent any radon from rising into the building from underlying geology, they are unlikely to be elevated. Also, the water itself was tested for radon as part of the NYSDOH sampling and it does not have elevated radon.

34. How often do they plan to test the water? Can results be posted on the website?

- a. Everyone will get an annual notification of test results.

35. Can lighting on the well house be motion-activated?

- a. Yes, we are looking into it.

36. If my well pump is inside the house, will water leak out? Is there mitigation possible?

- a. That is part of the plumber's responsibility; all necessary work will be performed to assure there is no possibility of water leaks .

37. Who gets rid of the tank?

- a. The homeowner

38. Who drains the tank?

- a. The plumber

39. What is the name of the road leading to the well house?

- a. Brickner Lane.

40. Will it be paved?

- a. No, and there are no plans to do so in the future.

41. Who will you ask about well abandonment and the associated costs?

- a. We'll start with the County Department of Health; and ask the DEP to include these costs if necessary.

42. When will the carbon filter be installed?

- a. At the time of the hookup.

43. Is there a minimum bill?

- a. Yes, \$12/month.

44. What is Village's involvement?

- a. The Town is in charge of day-to-day operations. The Village will do maintenance because it's their backup system. Money stays in the district and gets audited.

45. How are the high levels of manganese referenced in the Rubin hydrology report being reported/mitigated?

- a. The Rubin report lists manganese concentrations from samples taken from PW-1 (.092 mg/l) and PW-2 (.076 mg/l) in 2014 and compares them to the NYSDOH standard (0.3 mg/l)

https://www.health.ny.gov/environmental/water/drinking/regulations/docs/subpart_5-1.pdf which they meet, as well as USEPA secondary drinking water standards (.05 mg/l) [https://www.epa.gov/sdwa/secondary-drinking-water-standards-guidance-
nuisance-chemicals](https://www.epa.gov/sdwa/secondary-drinking-water-standards-guidance-nuisance-chemicals) which they do not meet. However, these are not mandatory standards since they are not health related.

However, since these well tests in 2014, NYSDOH put in new standards (Effective Date: May 16, 2018) (see page 66 #7) which says if iron and manganese are present, the total concentration of both should not exceed 0.5 mg/L. “ and PW-2 has Mn (.076) and iron 0.84). It should be noted that the PW-2 iron result must be interpreted in light of the turbidity persisting when the sample was taken. The acid preservative in the sample bottle can lead to false positives for Fe (and sometimes Mn) when turbidity is present since the acid leaches these compounds into the water from the particulate matter before the analysis can be completed. PW-1 did not have a turbidity presence and neither Fe nor Mn exceeded 0.3 mg/l and the combined totals were below 0.5 mg/l. Turbidity-free water from PW-2 installed in the same geologic formation is presumptively the same once filtered and filtration is being designed and installed as part of the well house. Once the system is up and running we are required to test again and make sure the water quality meets all NYSDOH requirements.

46. Is opting out still an option? What is the deadline and process?

- a. You can keep your own well, but everyone is in the district to allow for future connections. If you decide not to connect, future installation will be the responsibility of the homeowner.

47. If we hook up and want to unhook at some point in the future, can we?

- a. Yes, as long as you have not decommissioned your well you would just need to have the Town disconnect you.

48. Can you share info re meters so we can do our own research?

- a. Cold Water Meters are Recordall series bronze water meters, High Resolution Encoders, ORION AMR/AMI hardware solutions and BEACON Advanced Metering Analytics, respectively, as manufactured by Badger Meter, Inc.

49. Why would other people [*the Village as new user*] be added to district?

- a. There are many reasons ranging from new construction on a lot to poor water quality, but before anyone is added they will need to follow the requirements laid out in state law <https://codes.findlaw.com/ny/town-law/twn-sect-192.html>

50. Is there an option other than digging up the lawn?

- a. Merritt Const. is performing directional drilling from the curb valve to the house this requires a hole excavated at the curb valve at the road and one at the foundation of your home. With directional drilling it avoids open trenching for the entire length of the

water service across your lawn. Specifics can be discussed at the preliminary meeting with Otto and Art.

51. How will mature plantings that need to be dug up be mitigated?

- a. They'll be replanted that day.

52. Will you repair walkways if necessary?

- a. Yes. Anything that is damaged will be restored to as good as if not better condition

53. Can we still use existing well water for our plants? What's the process for that?

- a. Yes, what would be required is that any piping going to outside spigots would need to be removed from the water piping system in your home that would now be supplied from Town water and connected to your well pump system. It is illegal to have any interconnection between the two systems. The cost of this work is homeowner responsibility.

54. Can you post answers to questions?

- a. Yes.

55. Can you summarize costs?

- a. We are still finalizing what the actual costs of water will be but we expect them to be similar to those in the Town's four other water districts. While these vary, the average monthly minimum across all four is \$12.29 for the first 1,250 gallons with the cost per gallon increasing with usage. Assuming the average person uses 80-100 gallons a day an average household of 2.3 people would use 5,597- 6,996 gallons a month which would cost them \$12.29 for the first 1,250 gallons and \$.011/gallon (or \$1.11 for each 100 gallons) for the rest. So the total for the month would be between \$64.04 and \$80.70.

	<u>Average Monthly</u>
	<u>Minimum In-District</u>
Minimum	\$12.29
<u>1251-17,450 Gallons</u>	\$0.011 per gallon
<u>17,451-37,400 Gallons</u>	\$0.012 per gallon
<u>37,401-62,665 Gallons</u>	\$0.013 per gallon
<u>62,336-124,660 Gallons</u>	\$0.014 per gallon
<u>124,601 gallons & above</u>	\$0.015 per gallon

56. Can you post warranty info?

- a. Yes. "All reparations for damage to water service; house piping and/or customer's property resulting from the performance of work under this contract shall be borne by the Contractor for a period of five (5) years from date of meter installation. Any leak reported within five (5) feet of the meter during this period will be presumed to have been caused by the Contractor during the installation process. The Contractor is responsible to respond to customer complaint/leaks and to perform the necessary repairs within 24 hours of notification by the property Owner or the Owner."

57. Will the plumbers take out expansion tanks, water systems, etc.?

- a. This is not currently in the contract unless the DEC decides to fund it.

58. How will we get information?

- a. Information will be posted on the website and emailed. You are always welcome to call the Supervisor's Office at (845) 255-0604, x 126 or Otto Miranda at 845-502-3655.

59. How does system become operational?

- a. Sequentially. Plumbers will put systems online 4-6 a day once system is up and running. All lines will be tested prior to going online.

60. Is it no longer an option to run piping in to the house without hooking up to the district?

- a. You are allowed to run the pipe to the house and connect it to the meter and not hook up. If you then decide later to hook up you can contact the Town and be connected then.

61. Can you post a transcript of this meeting on website?

- a. Yes.

62. Can you ask to increase the DEP budget?

- a. Yes, the Town did, and they said no.

63. Will the valves sitting above ground be cut off eventually?

- a. They slide up & down so the cap can be at ground level. They will be reset after the house-side piping is attached to lawn shutoff.