

An informational meeting was held by the Town Board of the Town of Moreau on July 13, 2010 at the Town's building on Route 197 for the purpose of providing information about proposed Water District 1 Extension 2 to property owners within the boundaries of the proposed district extension and receive input from property owners.

Supervisor Jenkins called the meeting to order at 6:20 p.m.

**Town Board Members Present**

Tom Cumm	Councilman
Gina LeClair	Councilwoman
Preston Jenkins	Supervisor

**Town Board Members Absent**

Todd Kusnierz	Councilman
Bob Prendergast	Councilman

**Also Present:** Jeanne Fleury, Town Clerk; Martin D. Auffredou, Attorney for the Town; Jesse Fish, Water Superintendent; Tim Burley the Town's engineer from Burley & Guminiak; Joe Patricke, Building Inspector; Paul Joseph, Highway Superintendent; Steve Gram, Recreation Director; Jeremy Tripp, Recreation Department Laborer; and the following Town Residents: Bob Clear, Peter & Mary Lou Accardi, Roger DeMarsh, Richard Holcomb, Roy McQuain, James Keysor, Walter Meissner, James & Brenda Bulman, William Coon, Lee Coon, Glenn & Jackie Ellsworth, Jared Amadon, Nancy Bradley, Tom & Patricia Tierney, Carol Bromley, Sandra Bauer, Sharon Danielson, Joe Galusha, Rodney Renz, John Kilmer, Isabelle Pashby, John Benoit, David Karasz, Richard & Pat Hughes, Greg Duell, David Richards, Ron & Lisa LaChapelle, George W. Reynolds III, Rick Kubis, Sandy Mahoney, Vince Bonner; Chuck Carpenter from Hudson Falls and Stuart Guinther representing Lehigh Cement

Tim Burley gave an overview of the proposed Water District 1 Extension 2 project as follows (which was also outlined in a handout that he provided).

The DWSRF (Drinking Water State Revolving Fund) Program was developed in 1996 and the DWSRF is what enabled the Town to get funding for this project. The EFC (Environmental Facilities Corp.) notified the Town that the project could be funded with a zero percent loan for 30 years.

The water distribution system will consist of 8", 12" and 16" ductile iron pipes, a 300,000 gallon water storage tank in the industrial park, hydrants every 600 feet and individual service connections which include running a ¾" or 1" copper service to the typical residential structure and providing a meter. An easement would be required to run a service onto private property.

The reasons for this water system is that there is a documented water quality and quantity problems in portions of the service areas of the Town, some property owners have requested it in the past, increased fire flows and affordable funding is available.

The reasons for including Water District 1 in this project are, consolidation of Town water districts with one potable water supply with two connections to large regional water supplies (Queensbury & Saratoga County), improved fire protection (existing system in Water District 1 is marginal based on hydrant testing), affordable funding available, the Village of South Glens Falls is in the process of upgrading their water system and in the process water costs will have to increase and increased user base in short term (DWSRF project).

The areas to be served with water are:

The Fortsville Road between Route 9 and Carol Bromley's house. There have been problems identified with a public water supply to a few homes on the Fortsville Road that have been deemed ground water

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under direct influence. The water supply to these homes is a shoreline well system with no filtration, only chlorination. The system is not performing well and there are distribution problems, and on occasion water runs out for the residents served.

The west side of Route 32 from Route 197 to Reservoir Road across from the newly installed water main which is part of Water District #6.

Water District 1 would be disconnected from the Village of South Glens Falls water supply and connected to the existing Town distribution system and served with water from the Town of Queensbury.

The English Village apartment complex and a single family residence along the route to the apartment complex.

An interconnection under Interstate 87 with the Saratoga County Water Supply.

Route 32 from Reservoir Road to Bluebird Road.

The 300,000 gallon elevated storage tank proposed to be located in the Moreau Industrial Park will help meet the average daily need for water storage and enhance fire flows in Water District 1 and the industrial park.

The project costs are proposed as follows:

Saratoga County Water Connection	\$1,096,000.00
300,000 Gallon Water Storage Tank	\$ 950,000.00
Fortsville Road	\$ 980,000.00
Route 32 Reservoir to Bluebird	\$ 482,000.00
Route 32 Route 197 to Reservoir Road	\$ 76,000.00
Water District 1 Interconnect	\$ 144,000.00
English Village	\$ 368,000.00
Subtotal	\$4,096,000.00
10% Construction Contingency	\$ 409,600.00
Survey & Borings	\$ 50,000.00
Engineering Fees (15% Construction)	\$ 614,400.00
Legal Fees	\$ 50,000.00
Total Project Cost	\$5,220,000.00
GE Settlement Contribution	\$ -225,000.00
DWSRF Long Term Loan	\$4,995,000.00
Typical EDU Loan Payment (Muni Finance Rule)	\$309.69
First Year Water Cost (O&M) (72,000 x \$2/Kgal.	\$144.00
First Year Typical EDU Total Costs approximately	\$452.69

The DWSRF calculates that the annual costs for a typical residence in the project area will be approximately \$464.00 according to their program and offer letter. They used a slightly different method of calculation versus our individual typical residential calculation of \$452.69, which includes loan repayment (Debt) and purchase of water (O&M).

The Town will need to complete a final application for the DWSRF Funding Agency.

The Town is working on SEQR currently.

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The Town needs to perform a district extension as part of the final application.

If supported construction could start late fall of 2010 and be completed end of 2011.

The meeting was opened up to the public for comments.

One resident pointed out that two pieces of property past Carol Bromley's property on Fortsville Road area in need of water also and they are not within the boundaries of the proposed district extension according to the map.

A property owner on Sisson Road between Bluebird Road and Fort Edward Road asked if this portion of Sisson Road could be added to the project.

Tim Burley replied that in the past the Town has been allowed by DOH to add extensions to water districts. He would have to send DOH a map of the area and real property tax information.

Supervisor Jenkins stated that the \$452.69 annual cost per residence is going to be less. It is his intent to allocate the total cost of the project amongst all the water districts since all water districts will benefit from this project.

Tim Burley stated that at some point the Town should consolidate water districts. He also noted that this zero percent loan offer is the last hoorah for the Town of Moreau. The demographics of the Town are changing and the Town is becoming more affluent. Some of the new subdivisions coming in are pretty pricey. After this census it is probable that the Town won't be eligible for hardship any longer and by population alone the Town won't be eligible any longer to compete in the Rural Development Program.

David Karasz from Hatchery Road pointed out that only a portion of his driveway was included in the boundaries of the proposed district extension and his driveway goes back off the road 1,000 feet to his house.

Tim Burley acknowledged that this would be corrected.

David Karasz stated that the people on Fortsville Road who are on a shore well system should drill wells rather than have the Town go through this whole process. He stated that there isn't going to be a one-time charge for water, the people will have to pay for it for the next 30 years.

John Benoit from Fortsville Road stated that at a previous workshop he attended he was told that there wouldn't be any hook up charge or any charge whatsoever if he didn't hook up to the water system.

Tim Burley stated that depending on how many residences don't hook up the fixed loan may have to be recalculated.

John Benoit stated that he talked to about five or six people on his road and they don't want the water. If they don't hook up then who is going to pay for the water line between where he lives and the end of the line on Fortsville Road. He also stated that originally the project was going to be called Water District 7 and was going to serve only Fortsville Road.

Tim Burley replied that was when the offer came from the USDA and the Town no longer qualifies for funding from the USDA due to population.

Jim Bulman from Harrison Avenue stated that he has been receiving public water for the past 30 years and now the source of water is going to be changed and it is going to cost him \$3,000.00 and there is no

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additional benefit to him. He already has an adequate supply of water and has never had a problem with it.

Tim Burley stated that the Village of South Glens Falls is upgrading their water system and that is going to change their water rate. It is going to be higher than the cost of water from Queensbury.

Jim Bulman stated that his water bills annually total about \$140.00 to \$150.00 right now. He stated that he would rather have the Town get rid of the water in his basement.

Supervisor Jenkins again stated that these are just numbers on paper. It is his intent to split up the costs amongst all water users.

Jim Bulman objected to the \$900.00 tap fee and \$2,000.00 hook up fee. These are figures that were outlined in a letter he received back in the spring when it was just going to be the Leonelli Apartment Complex that was hooking up to the district.

Supervisor Jenkins told Mr. Bulman that he is already hooked up to a water source and won't have to pay any hook up fee.

Tim Burley stated that the Town has two years to realize the offer.

Jim Bulman stated that it wasn't right to pick and choose who was going to be included in this district extension. There were some people on the other side of the street from him that didn't receive notice of this meeting according to Mr. Bulman.

The Town Clerk advised Mr. Bulman that after their conversation on the phone the other day she checked the mailing list and these people he was referring to were mailed notices and she couldn't account for the postal service if they didn't receive them.

Bob Clear stated that if the Town included Sisson Road between Bluebird and Fort Edward Road then it would give the district extension more users and more money.

Tim Burley agreed with this and stated that there are 1,000 communities in line to take the money if the Town of Moreau refuses it.

Sandra Bauer from Fortsville Road asked if she was correct in saying that the entire project is dependent on all these areas proposed in order to get funding and not just Fortsville Road.

Tim Burley replied yes and stated that DOH wanted a master plan to clean up all the mini projects throughout the Town.

Sandra Bauer stated that the purpose of the extension is to increase fire flows, water pressure and to clean up other districts and it is not as simple as five households that need water. It is a much broader project.

Pat Hughes stated that part of her land is included in the proposed district extension and part of it isn't. She owns a lot to the side of her main parcel that isn't included.

Tim Burley replied that it is an unbuildable lot then it wouldn't be included.

Supervisor Jenkins reiterated that the cost of this extension is going to be allocated amongst all the water users in the Town and the numbers quoted here tonight are just numbers.

Pat Hughes asked what the Town has in reserves to go towards this project.

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Supervisor Jenkins replied that there is \$4 million in the general fund, but it can't be used for special districts.

Pat Hughes stated that she doesn't like to borrow money and would rather use the money that we have.

Supervisor Jenkins stated again that the general fund money can't be used for this purpose. It can only be used to benefit the entire Town.

Peter Accardi from Sisson Road asked what the property owners on the section of Sisson Road between Bluebird and Fort Edward Road could do to get included in this extension.

Tim Burley replied that they could petition the Town Board. The Town Board would have to ask the EFC and DOH if they would allow it. DOH and the EFC want additional information.

John Benoit stated that at the last meeting he attended regarding this matter he was told that if Fortsville Road wasn't included then the Town would lose the whole project.

Tim Burley stated this was correct and the Town would lose 100 points.

Patricia Tierney stated that there are 430 units in the proposed extension and asked what percentage has to approve this project in order for it to go through.

Tim Burley replied by giving figures on the total number of parcels and broke it down into types of parcels (i.e. vacant parcels, single family residences and others).

Roy McQuain asked if it will be mandatory that people hook up to the system.

Supervisor Jenkins replied that he can't answer that yet. That is a decision the Board has to make. He did tell Mr. McQuain that if a person hooks up after the system is in then it will cost \$3,100.00 to hook up and if they hook up during construction there isn't any cost.

Tim Burley explained how users in some of the other districts were allowed to maintain their well system for irrigation of lawns and gardens and to fill swimming pools with and yet have public water to consume.

Attorney Auffredou explained the legal process for creation of a water district and/or extension. He explained the difference between an Article 12 and 12A process under Town Law. The Town Board in this case is pursuing the Article 12A method which ultimately allows the Town Board to make the final decision on the district and/or extension creation. All the comments made tonight are valid and the Town Board will have to take these comments into consideration when making their final decision. The Town Board at some point will have to deem the map, plan and report complete and then schedule a public hearing and the Town Board as early as this evening during its' regular meeting could do this. At a previous meeting the Town Board declared lead agency status under SEQR. Once a public hearing is held and closed the Town Board at that time would complete the SEQR process and then decide if they want to form a district/district extension. This whole process could take several months to complete. He stated that there is no one better in the State of New York that he is aware of than Tim Burley to guide us through this. He has a very thorough understanding of the workings of the EFC, DOH, etc. When the Town Board decides to create the district extension there is a resolution and order that the Town Board has to adopt that schedules a public hearing on this extension. The public hearing is noticed in the Post Star and once the public hearing is held it is subject to permissive reference. The permissive referendum period allows the public time to petition the Town Board against the creation of this extension.

Following some discussion, Supervisor Jenkins thanked everyone for coming and said that any further questions or comments could be directed to the Town Board in writing or by calling the Town Hall.

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The informational meeting was concluded at 7:55 p.m.

Respectfully submitted,

Jeanne Fleury  
Town Clerk