

A workshop was held by the Town Board of the Town of Moreau on June 16, 2010 in the Town of Moreau Office Building, 61 Hudson Street, South Glens Falls, New York, for the purpose of discussing water and sewer.

Supervisor Jenkins called the workshop to order at 7:00 p.m.

The Town Clerk called the roll, which resulted in the following Town Board Members being present or absent:

**Town Board Members Present**

Tom Cumm                      Councilman  
Bob Prendergast              Councilman  
Gina LeClair                      Councilwoman  
Preston Jenkins              Supervisor

**Town Board Members Absent**

Todd Kusnierz              Councilman

**Also Present:** Jeanne Fleury, Town Clerk; Jesse Fish, Water Superintendent; Tim Burley and Tom Owey from Burley & Guminiak, Engineering Firm for the Town; Jason Denno from Environmental Facilities Corp.; and Town Residents: Becky Amadon, Carol Bromley and Michael & Linda Chowske

Tim Burley began by outlining the purpose of the meeting, which was to discuss proposed Water District 7, proposed Sewer District, quotes received for the purchase of radio read water meters and providing water to the Village of South Glens Falls on a short-term basis.

The first topic discussed was proposed Water District 7.

Supervisor Jenkins stated that it is a great opportunity for the Town to be offered a \$4,995,000.00 interest free loan for thirty years through the Environmental Facilities Corp. (EFC), because if we had to pay 4% interest on this loan it would amount to \$3.6 million in interest payments.

Councilman Cumm asked Tim Burley why we didn't receive any grant money.

Tim Burley replied that when he originally did the calculations he used the Town's income from a survey from a previous project, which was around \$30,000.00. Also their formula changes and target service charges change over time. The Town sits in the queue each year and their affordability charges change each year in the Intended Use Plan. He carried the formula with the old MHI from the RCAP project. Every year we were in the running and didn't get it and the target service charge kept going up.

Discussion followed on the target service charge.

The following information was given out by Tim Burley at the meeting.

**DWSRF Project #17543 - Town of Moreau**

<u>Project Costs</u>	
Saratoga County Water Connection	\$ 1,096,000.00
300,000 Gallon Water Storage Tank	\$ 950,000.00
Fortsville Road	\$ 980,000.00
Rt 32 Reservoir to Bluebird	\$ 482,000.00
Rt 32 197 to Reservoir Laterals	\$ 76,000.00
District #1 Interconnect	\$ 144,000.00
English Village	\$ 368,000.00

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	\$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	\$225,000.00
	\$4,995,000.00

#### Funding Scenario

DWSRF Grant		\$ 0	
DWSRF 0% Loan		\$ 4,995,000.00	
Annual Loan Repayment - straight		\$ 166,500.00	
Annual Loan Repayment - MFRule		\$142,714.29	330.74
Annual Water O&M Cost			146.00
			476.74
Moreau town Target Service Charge	Saratoga County	\$40,536.00	\$535.75

#### O&M Detail

GPD Water Usage (Average)	86,300 Assumes 200 GPD/EDU
\$/Kgal	\$2.00
Annual Cost of water	\$ 62,999.00
\$/EDU	\$146.00
# EDU	431.5 EDU

The Board Members then reviewed the letter from the EFC with Jason Denno.

Tim Burley talked about the interconnect with Water District 1 and how an elevated water storage tank was envisioned as part of this project in the Moreau Industrial Park. There are marginal fire flows in Water District 1 right now and the elevated water storage tank is needed for increased fire flows. One of the things he needs the Town Board to do is nail down a lot in the industrial park where the tank can be built so he can plan accordingly. Joe Patricke has mentioned to him about a small parcel of land that the Town owns that has frontage on Sisson Road that perhaps the water tower could be built on. He asked the Board if they would want to build the water tank on that parcel or was there a preference to build it in the industrial park.

Tim Burley further advised that he has had conversations with Attorney Auffredou and it would be easier legally if an extension to Water District 1 was formed rather than a Water District 7.

Councilwoman LeClair asked if the cost to build this water tower would be charged to this new district that would be created or to all the water districts in the Town.

Tim Burley replied just the new district.

Supervisor Jenkins stated that once the district was formed the districts could be consolidated and the costs allocated.

Tim Burley talked about the need for long-term plans in regards to tank recoats and how money should be set aside for this. Tanks need recoating typically every 25 to 30 years.

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Councilman Cumm stated that getting water down Fortsville Road was going to be the Board's first step and he asked if there was enough pressure from the Saratoga County Water System to do this or would we need to build the tank in the industrial park first.

Tim Burley replied that the main reason for the tank in the industrial park is to increase fire flows in Water District 1. We are supposed to have one day's average water usage in storage in the tanks and we don't have this right now and that is why NYS DOH wants another water tank built. A new tank isn't needed to provide water down Fortsville Road.

Councilman Cumm asked if the contractor who is awarded the job of laying pipe along Fortsville Road would also work on the rest of the project.

Tim Burley stated that they would probably bid out the drilling separately and bid out the tank separately. In the contract documents we would tell the contractor where to start.

Supervisor Jenkins asked if the USDA approved the questions from the Indian Tribes on archaeological only because it was through the USDA.

Tim Burley replied yes. He stated that SHPO signed off on it so he didn't see a problem.

Jason Denno stated that traditionally the EFC wants a letter from the Tribal Leader addressed to the Town stating that they don't see any cultural impacts.

Tim Burley prepared and distributed to the Town Board a proposed schedule for the Town of Moreau DWSRF project that he reviewed and discussed with the Board Members and during this review and discussion period they came up with the following dates:

- Initiate SEQR proceedings by adopting lead agency status and submit map, plan and report to the Town Clerk: June 29, 2010
- Finalize SEQR: July 27, 2010
- Set public informational meeting for Water District 7: 7/13/10
- Adopt Order setting Public Hearing date: 7/13/10
- Hold Public Hearing: 7/27/10
- Mandatory or Permissive Referendum period.
- Complete design.
- Submit to NYS DOH.
- Submit WSA to NYSDEC.
- Receive comments, resubmit, with final plan approval.
- Go to Bid November 2010.
- Receive Bids: 11/22/10
- Review & Award Bids: 12/7/10

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- Issue Notice to Proceed: 12/7/10
- Complete construction: 12/1/11

Councilwoman LeClair asked when they have to decide where the tank is going to go and then reminded everyone that people on Sisson Road between Bluebird Road and Fort Edward Road have expressed a desire for public water.

Jason Denno stated that a final plan needs to be in place when they present the project to all involved agencies.

Councilman Cumm stated he wasn't in favor of building a water tank on the Sisson Road property. If he lived there he wouldn't want a water tank 200 feet from his home.

Councilman Prendergast concurred with this and asked Tim Burley when they could get water to the people on Fortsville Road.

Tim Burley stated that 12,000 linear feet of water pipe would have to be laid along Fortsville Road and when Bat Con put in water line in the other district they laid 800 feet of water line a day. This means that Fortsville Road should be done two or three weeks from the start of the project.

Councilman Prendergast asked if we were going to hook into Saratoga County.

Tim Burley stated that we would, but only for a redundancy supply if needed.

Supervisor Jenkins stated it would depend. If the Village project took longer than expected with their project then next year at this time we wouldn't be able to supply them with enough water from Queensbury. Two weeks ago between the two of us we used 2.2 million gallons per day.

Councilman Prendergast stated that if we hook up to the Saratoga County water line and somebody wants to hook up to the water line and they want Saratoga County water what happens.

Councilman Cumm stated that Saratoga County water is coming from the same source as Queensbury Water.

Councilman Prendergast asked what happens if someone wants water only from Saratoga County.

Supervisor Jenkins said the Board could take a look at using some of their water.

Councilman Prendergast asked if the pipe was being sized whereby if we wanted to go totally with water from Saratoga County could we.

The answer was yes.

Jason Denno stated the map, plan and report has to be approved, bond resolution, SEQR, SHPO, easements in place for the EFC short-term financing. The schedule proposed at this meeting is aggressive, but it at least outlines what the Town needs to do in an orderly fashion. He also asked that if there is a bond anticipation note it be made callable back to the EFC.

Councilman Cumm asked if people in Water District 1 now who pay about \$200.00 a year for water will have to pay the \$464 a year.

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Supervisor Jenkins replied that he still thinks the amount the people pay in Water District 1 will go down. There is a way to allocate the costs and there is nothing stopping the Board from allocating the costs as an accounting function.

Councilman Cumm expressed a concern over the fact that statements were made to the people in Water District 1 at meetings that they will pay less than they are now and he wants to make sure the Board keeps it's word on that.

Supervisor Jenkins said he didn't see any reason why they couldn't.

Tim Burley noted that if Water District 1 is removed from the scope of services then at the end of the census cycle the Town may not be eligible for a hardship case and Jason Denno added that there wouldn't be a hardship in that case.

Councilman Prendergast said he could foresee a person in Water District 1 saying that if they have to pay more than what they are paying now then they don't want to go to a different water source.

This concluded the discussion on the proposed Water District 7.

Water meters were discussed next.

The Town Board discussed with Tim Burley, Tom Owney and Jesse Fish quotes that were received for radio read water meters.

The Schermerhorn Apartment Complex is going to need 20 meters relatively soon and the question the Water Superintendent has is should he purchase 20 of the manual read meters that we use now or does the Town Board want him to purchase radio read meters in contemplation of replacing all water meters in the Town with radio read meters.

Jason Denno recommended that the Town apply for a GIGP (Green Innovated Grants Program) Grant in August. There is \$15 million in grant money available through GIGP. Saranac Lake was awarded recently a \$1 million grant and now the whole Town is metered and the grant included installation.

Councilman Prendergast asked what they do about Schermerhorn in the meantime. He asked if the cost for the meters needed for the Schermerhorn project could be included in the DWSRF funding and then we could wait to replace the rest of the water meters in the Town and apply for a grant to do this.

Tim Burley stated that the Board should decide if it is their intent to move forward with purchasing radio read meter system or not and then that will set the stage for the Schermerhorn project and what meters they will use.

Tom Owney also suggested that the Board take a look at the current water billing software used and determine if it is user friendly or not and compatible with the meters if they decide to purchase them. He suggested that perhaps there may be a better software program out there that could be purchased at the same time as the meters. He mentioned a program called Water Works and another one called KVS Utility Software.

A meter standardization plan was mentioned and Councilman Prendergast stated he recalled the Board adopting such a plan a few years back and the Town Clerk confirmed that the Board did do this and it was Badger Meters that they decided on back then.

Supervisor Jenkins stated that he would put this topic on the agenda for next Tuesday's Town Board Meeting.

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A rather informal discussion followed between Tim Burley and the Board Members on proposed sewer for Route 9 area and Tim Burley showed the Board Members a map of the proposed sewer area and discussed with them pump stations.

Brief discussion followed between the Town Board and Jason Denno regarding the Town's level of scoring and he also mentioned that the Town should apply for a WQIP Grant through DEC in October.

This concluded the workshop at 9:18 p.m.

Respectfully submitted,

Jeanne Fleury  
Town Clerk