



CLIFTON PARK WATER AUTHORITY

BOARD MEETING MINUTES

OCTOBER 5, 2022

Those present were: Mr. Helmut Gerstenberger, Chairman; Mr. William Butler, Treasurer; Mr. Peter Taubkin (via zoom), Board Member; Ms. Heather Brondi, Board Member; Mr. Donald Austin Jr., Administrator; Mr. Ronald Marshall, Superintendent; Mr. James Trainor, Attorney; and Mr. Brock Juusola, Delaware Engineering. Absent: Mr. John Ryan, Vice Chairman.

Mr. Gerstenberger called the meeting to order at 7:03pm.

Mr. Gerstenberger welcomed Heather Brondi as the new Board member to the Clifton Park Water Authority Board of Directors.

APPROVE MINUTES OF AUGUST 17, 2022 MEETING

Mr. Gerstenberger made a **motion** to approve the August 17, 2022 Board meeting minutes; seconded by Mr. Butler. The **motion** carried 4-0, 1 absent.

PRIVILEGE OF THE FLOOR

- Mark & Mary Ann Stanton of 31 Dorsman Drive spoke to the Board regarding the proposed Verizon Tower at 36 Boyack Road. They presented the Board with a signed petition with over 80 signatures of residents in the area that are against the proposed tower. They are dismayed that a lease was negotiated, terms were agreed upon, and the community didn't know about this proposed tower until after the lease was executed. They feel that now that Verizon has a signed lease, they will basically bulldoze their way through the necessary approvals needed by the Town of Clifton Park Zoning Board. Mrs. Stanton stated they are very disappointed. She feels that had a lease not been agreed upon, Verizon would not have a site to place their proposed tower.

Mr. Trainor explained that there is a lot of federal support for the telecommunications industry in how and where they locate. If they can establish a service gap or need in a particular area, they most likely will be allowed to go there. Several years ago, the Town put a law into place which requires them to find an existing structure or property of an existing structure in which to locate rather than buying their own property. Telecommunication companies tend to gravitate to water towers as they tend to be the tallest structures in town. For the CPWA, it is an opportunity to derive some lease income which helps defray some costs. Mr. Austin explained that the lease that we have with Verizon allows them the equipment that they submitted in their plan. Anything beyond that needs to be approved by the CPWA, even if they are adding their own equipment. They also cannot allow another carrier on their tower without CPWA approval. The Board thanked them for coming and if they have any other concerns to contact Mr. Austin.

- Yutao Zhou, owner of 5 Lincoln Avenue, spoke to the Board regarding a past due water bill in his tenant's name. He explained that due to the COVID pandemic, Governor Cuomo issued a directive, effective March 13, 2020, that ordered all energy and water utilities to halt terminations of service through June 2022. His tenant didn't pay rent or the water bills. He eventually was

able to evict his tenant, who damaged his home extensively. A final water bill was issued to the tenant on September 23, 2021. The tenant has not paid, so as per the CPWA policy approved by the Board of Directors by resolution on July 11, 2016 the landlord is ultimately responsible for any charges to the tenant that are more than 90 days past due. He is asking the Board for some sort of relief on the bill. The Board agreed to remove the interest charges and the inclining block rate for the 70,400-gallon quarterly bill. Mr. Austin will have the bill adjusted and mail out an updated bill.

OLD BUSINESS

PROJECT TO INCREASE CAPACITY FROM SCWA

Mr. Austin stated a new meter head has been installed and seems to be functioning well enough to be acceptable. There is some additional work to do with the meter on Tuesday. He is hoping to have a final application for payment soon.

DISH NETWORK LEASE REQUEST

Mr. Trainor stated DISH Network has agreed to the updated language for the Default provision. The finalized Agreement will be presented at next month's meeting.

MOUNTAIN VIEW MEADOWS SUBDIVISION

Mr. Austin explained that there is 13,200 feet of 16-inch water main that runs from the Eastline Road pumpstation to the Round Lake Road meter pit, at the corner of Round Lake and Eastline Roads, which is the point at which the CPWA buys water from the SCWA. Even though water is pumped from the Eastline pumpstation, the Town of Ballston has some customers along the line as well. It is a common water line between the two water suppliers. The CPWA has an Operation and Maintenance Agreement with the Town of Ballston so if the main ever needs repairs the costs are split. Mountain View Meadows is a proposed subdivision of approximately 120 homes. It is located on the east side of Eastline Road in the Town of Malta. It was originally proposed to tie into the water main in the subdivision behind it, but Mr. Austin stated they couldn't do that without making a secondary connection. The secondary connection would require them to run 2,500 feet of water main down Eastline Road to connect to the main at Miller Road. The developer didn't like that so he tried to get an agreement to purchase water directly from the SCWA, but they were not willing to do that. They went to the Town of Ballston who agreed to the connection but they also required them to have a secondary connection to the CPWA. Mr. Austin stated he would not allow the secondary connection unless their primary connection was also with the CPWA. The developer is now back to looking into installing 2,500 feet of water main to make the connection at Miller Road.

Mr. Austin stated that we need to look at the CPWA's long term plan and figure out where the CPWA is going to be getting its water from not just now and five years from now but 20 plus years from now. Even with the enhanced connection to the SCWA, we still have capacity issues. In the summertime, the water tower drops to six feet from 30 feet at full. Then the day is spent filling it back up. There is still a need to increase capacity to be able to meet our current demands and our future demands. When the Boyack WTP was built, it was hoped that the Vischer Ferry Nature Preserve, along the Mohawk River, would be a good water source but it didn't turn out to be as good as hoped. One possibility to enhance the CPWA's capacity is the SCWA connection by making further improvements to our connection with them. Mr. Juusola, of Delaware Engineering, is working on updating the hydraulic model. So as part of the review of this Mountain View Meadows project, Mr. Austin is questioning whether something bigger than an 8-inch water main should be run from this subdivision to Miller Road. Should this be a portion of a larger main that will extend all the way down Eastline Road that would allow us to get more water from the SCWA in the future? Should it be done, can it be done, and if so, would the CPWA have to pay the developer the difference in cost of putting in an 8-inch water main and a 24-inch water main? Mr. Austin had Mr. Juusola run some estimates on the 8-inch and the 24-inch. They've pulled off the cost estimate

the takeoffs and have asked Lansing Engineering, the engineer for the project, to provide the costs of both options. Then the CPWA can analyze this information and determine the amount of money to put towards the project if they decide to upsize the water main.

Mr. Juusola presented a scenario where all of the CPWA's sources were taken offline except the SCWA connection. This would be potentially a 10mgd connection that would come from the SCWA if the 24-inch water main was installed and run down to the 20-inch water main at the far end of Main Street in Jonesville. Currently, we are getting just a little over 4mgd from the Eastline Road pumpstation. The 2,500 feet of water main would be about 20% of the 13,200 feet along Eastline.

NEW BUSINESS

WATER SERVICE AREA EXTENSION FOR BLUE BARNS ROAD SUBDIVISION

There is a 6-lot subdivision going in on Blue Barns Road just north of Ashdown Road. This subdivision is currently outside of our approved service territory with NYSDEC. The CPWA needs to apply for a DEC service area extension. The engineer for the developer has put together the application. As part of the application, they need a Board resolution agreeing to extend the service area. A **motion** was made by Mr. Gerstenberger extending the service area of the CPWA to serve the Blue Barns Road Subdivision; seconded by Mr. Butler.

RESOLUTION# 24, 2022 – EXTENDING THE SERVICE AREA OF THE CPWA TO SERVE THE BLUE BARNS ROAD SUBDIVISION

WHEREAS, the Clifton Park Water Authority wishes to extend its Service Area to service 6 parcels of land on Blue Barns Road that are outside of its existing DEC-approved service territory, including Tax Map Parcel ID #s:

263.00-1-22
263.00-2-59.1
263.00-2-82.1
263.00-2-56.1
263.00-2-51
263.00-2-57

now therefore be it

RESOLVED, that the Clifton Park Water Authority Board of Directors hereby approves the extension of the CPWA's Service Area to include the aforementioned parcels and authorizes the CPWA Administrator to execute all necessary documents or instruments to facilitate this extension.

Roll Call Vote:

Mr. Gerstenberger	- Aye
Mr. Ryan	- Absent
Mr. Taubkin	- Aye
Mr. Butler	- Aye
Ms. Brondi	- Aye

APPROVE PURCHASE OF NEW FILTER MEDIA FOR BOYACK FILTER 450

A **motion** was made by Mr. Taubkin amending Resolution #21, 2022 to amend the Capital Budget for Boyack Filter Media; seconded by Mr. Gerstenberger.

RESOLUTION #25, 2022 – AMENDING RESOLUTION #21, 2021

AMEND CAPITAL BUDGET FOR BOYACK FILTER MEDIA

WHEREAS, a breach in the piping in one of the manganese greensand filters at the Boyack Road Water Filtration Plant caused a loss of a portion of the greensand media and the need to rebed the filter with new media, and

WHEREAS, the cost of the media replacement (including vacuum services to remove the remaining media) is \$32,000, and

WHEREAS, the Clifton Park Water Authority Board of Directors passed Resolution #21, 2021 adopting the Capital Budget for 2022, now therefore be it

RESOLVED, that the Clifton Park Water Authority hereby amends the 2022 Capital Budget to add a line item for the replacement of filter media on one of the filters at the Boyack Road Water Treatment Plant in the amount of \$32,000, respectively.

Roll Call Vote:

Mr. Gerstenberger	- Aye
Mr. Ryan	- Absent
Mr. Taubkin	- Aye
Mr. Butler	- Aye
Ms. Brondi	- Aye

2023 CPWA OPERATING AND CAPITAL BUDGETS

Mr. Austin presented the Board with the preliminary budgets for 2023. He explained that we are seeing a lot of increases to cost of goods this year. The cost of chlorine has almost doubled, potassium permanganate has gone up significantly. Fuel, energy, and repair parts have also gone up. The 2023 budget shows significant increases in those line items. He also increased the purchased water line item, as we have seen significant increases in demand and the resulting purchased water amounts. As a side note, Mr. Austin received a call from Tom Coppola of the Town of Glenville and he would like to discuss the possibility of entering into a water purchase agreement for the CPWA to purchase water from Glenville. He also noted that he is currently in contract negotiations with the union so he's not sure where the wage line items will end up. He is hopeful that they can settle the union contract or at least come to a verbal agreement before next month's board meeting so he can have accurate wage numbers in the budget for approval at next month's meeting. The budget summary shows an 8% water rate increase, which will take the rate from \$4.03/1000 gallons to \$4.35/1000 gallons. For the average residential user this will increase their bill by \$2.00 per month.

OTHER BUSINESS

- Mr. Austin presented the Board with an Aggregate Debt Service spreadsheet showing the remainder of what is due on the bonds. He explained that in the early formative years of the CPWA, the Town of Clifton Park had 8 private water systems. The CPWA purchased the individual systems over a number of years, connected them all together and formed one big system. Initially, the CPWA bonded almost \$24,000,000 in 1993. Then in 1999 they bonded another \$8.9 million. For the last 30 years we have been paying down the bonds. The CPWA refinanced a few times to save some money. Currently, the CPWA pays about \$2,000,000 per year in debt service payments. In 2026 the payments drop by about \$200,000. In 2027 the payments drop by about \$400,000. In 2028 and 2029 the payments drop to about \$500,000 per year total. The bonds will be paid off in October 2029. Mr. Austin stated that the timing of this

is really good for the CPWA. As we start to see our debt payments drop off, we will likely be taking on a potentially costly project to increase our source capacity.

UNION NEGOTIATIONS

Mr. Gerstenberger, Mr. Butler, and Mr. Austin had a preliminary meeting with members of the CSEA bargaining unit to begin union contract negotiations. They will be meeting again over the next few weeks.

The CPWA's next board meeting is scheduled for Wednesday, November 9, 2022 at 7pm.

A **motion** was made by Mr. Gerstenberger to adjourn the meeting at 9:03pm; seconded by Mr. Butler. The **motion** carried 4-0, 1 absent.

Respectfully submitted,

Sheri Collins

Recording Secretary

cc: CPWA Board of Directors
Trainor Law PLLC

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Residents Against Verizon Proposed Tower & Change To Town Laws			
Date	Name	Address	Phone Number
6-11-22	Michael Zammella	4 Trevor Ct Clifton Park, NY	617-27-6910
6-11-22	DAVID RUFACH	3 TREVOR, CLIFTON PARK NY	518-383-7235
6-11-22	Marty Magallena	36 Laurence Dr, Clifton Park NY	518-319-4601
6-11-22	Jackson Gustin	44 Oakwood Blvd, Clifton Park NY	518-419-5724
6-11-22	TECK Clonough	26 Boyack Rd	518-383-1844
6-11-22	LINDA M. NABX	29 Boyack Road, Clifton Park	518-371-9730
6-11-22	26 LANE X	29 Boyack Road Clifton Park	518-275-6244
6-11-22	Marie Marois	19 Boyack Road Clifton Park	518-383-2315
6-11-22	Tom Marois	19 Boyack Road Clifton Park	518-383-2315
6-11-22	Meghan Costello	21 Boyack Road, Clifton Park	518-373-1778
6-11-22	Cheryl Cole	15 Boyack Road CP	518-586-9628
6-11-22	Sue Ellen Raetsch	3 Trevor Court Clifton Park NY 12065	518-383-7775
6-11-22	Jennifer Murphy	4 Trevor Court Clifton Park 12065	315-209-4218
6-11-22	Scott Carpenter	37 Boyacks Road Clifton Park 12065	518-416-3207
6-11-22	Shannon Carpenter	37 Boyack Rd Clifton Park 12065	518-944-7800
6-11-22	Karen Benoit	21 Jamison Dr. Clifton Park	(518) 323-8937
6-11-22	Cheryl	"	"
6-11-22	DAVID	"	"
6-11-22	Jay + Laurie Gove	24 Jamison Dr. Clifton Park NY 12065	
6-11-22	Gol. Tahmooreszadeh	17 Jamison Dr. Clifton Park 12065	
6-11-22	Hareshan Ghosh	17 Jamison Dr. Clifton Park 12065	
6-11-22	Paula Ledwith	11 Trevor Ct Clifton Park NY 12065	
6-11-22	Matthew Ledwith	11 Trevor Ct Clifton Park 12065	
6-11-22	Kristine Sherman	8 Grant Hill Rd., CP, NY, 12065	518-225-8524
6-11-22	Davin SHERMAN	13 Trevor Ct, Clifton Park, NY 12065	518-339-9095
6-11-22	Elizabeth Sherman	13 Trevor Ct, Clifton Park, NY 12065	518-339-9095
6-11-22	Dana Thielke	5 Trevor Ct., CP, NY 12065	518-373-9010
6-11-22	Russell Thielke	5 Trevor Ct, CP, NY 12065	518-373-9010

Residents Against Verizon Proposed Tower & Change To Town Laws

Date	Name	Address	Phone Number
5/11/22	David Thielke	5 Trevor Ct, Clifton Park, NY 12065	(518) 373-9000
6/12/22	David J. Ventura	8 Trevor Ct, Clifton Park NY	518-890-436
6/12/22	Michael L. Solt	13 Jamison Drive Clifton Park NY	518-428-1414
6/12/22	Paul Sansville	88 Walnut Dr. CP NY	518-322-0285
6/12/22	Zulfikar Zulfikar	1 Jamison Dr Clifton Park N.Y	518-424-1391
6/12/22	Gianna Sacca	90 catwood blvd	518-525-5574
6/12/22	Nicole O'Keefe	16 Dorsman Dr. Clifton Park NY 12065	518-522-2121
6/12/22	Bobbi Maye	21 Dorsman Dr. Clifton Park NY	518-419-3516
6/12/22	Jack Maye	21 Dorsman Dr Clifton Park	518-419-3900
6/12	Kathy Williams	30 Jamison Dr Clifton Park	518-371-3971
6/12	Hong Mei	43 Dorsman Dr. Clifton Park	518-331-1319
6/12	Cheryl Bach	37 Jamison Dr Clifton Park	518-879-5088
6/12	Helen Grzymala	26 Dorsman Dr Clifton PK	518-383-2691
6/12	Anthony Grzymala	26 Dorsman Dr Clifton PK	518-383-2691
6-12	Tatiana G-B	37 Dorsman Dr Clifton Park	
6-12	M. Michael	42 Jamison Dr. Clifton Park	518-373-1209
6/12	Andrew Barber	37 Jamison Dr. Clifton Park	518-727-9907
6/12	Shannon Foster	19 Dorsman Dr. Clifton PK	518-371-0778
6/12	Steve Foster	19 Dorsman Dr Clifton PK	518-421-5782
6/12	Scott Wiseman	30 Jamison Clifton Park	371-3975
6/12	Stephanie Krue	601 Walnut Dr Clifton Park	
6/12	Ed Roche	32 Dorsman Dr. Cl. NY	373-8197
6-12	Nicholas Cesario	13 Boyack Rd Clifton Park NY 12065	(518) 256-1499
6-12	Seema Teymar	35 Boyack Rd Clifton PK NY 12065	
6-12	Patricia Leppik	42 Boyack Rd	518-461-4405
6-12	Michael Dynysink	11 Jamison Dr	518-229-1445
6-12	Brian Hurley	9 Jamison Dr	315-200-0955
6-12	Dick Connor	7 Jamison Dr.	518-728-7122

MEACALL

Residents Against Verizon Proposed Tower & Change To Town Laws			
Date	Name	Address	Phone Number
6/13/22	Amelia Rome	53 Jamison Dr. Clifton Park	518 810-3374
6/13/22	MICHAEL STODART	52 JAMISON DR CLIFTON PARK	518 813 1488
6/13/22	ZABED MANIR	45 Dorsman Dr Clifton Park	518 932-2040
6/13/22	Kyle Rome	53 Jamison Dr. Clifton Park	518 796 7144
6/13/22	Sue + Mike Student	52 Jamison Dr. Clifton Park	518-813-5214
6/13/22	Donghee Sinn	17 Trevor Ct. Clifton Park	518-280-9880
6/13/22	Yun Suk Sinn	17 Trevor Ct. Clifton Park	518-280-9880
6/13/22	Michelle Buchalejan	34 Jamison Ave C.P. 12065	518 348 1978
6/13/22	Dale Wade	36 " " " "	518 383 1521
6/13/22	Mary Ann Stanton	31 Dorsman Dr. Clifton Park	518-280-5216
6/13/22	Mark W. Stanton	31 Dorsman Dr Clifton Park NY 12065	518-280-5216
6/13/22	Chris White	52 Dorsman Dr Clifton Park NY 12065	518 229 4743
6/13/22	Kathryn White	52 Dorsman Dr CP 12065	518 729 7071
6/13/22	Jacklyn Kingston	13 Jamison Dr Clifton Park NY 12065	518-428-1418
6/13/22	Anisa + Vladimir Manreke	53 Dorsman Dr Clifton Park NY 12065	(518) 330-6814
6/29/22	MARK STODART	1 TREVOR Ct., CP, NY 12065	518 357 3395
6/29/22	Wendy Stoddart	1 Trevor Ct, CP, NY 12065	518-357-3395
6/30/22	Lee A Kolesnikoff	50 Jamison Drive, Clifton Park	518 558 2144
6/30/22	Eugenia Kolesnikoff	50 Jamison Drive Clifton Park NY	518 558 2143
6/30/22	Michelle Spasili	48 Jamison Dr. Clifton Park NY	518 461 9927
6/30/22	Lindsey Santangelo	5 Boyack rd, Clifton Park NY	518-383-9822
7/1/22	Rick Hengstenberg	29 Dorsman Dr Clifton Park	518-571-2830
7/1/22	Sue Hengstenberg	29 Dorsman Dr. Clifton Park	518-571-2830
7/1/22	Jens Guirard	28 Dorsman Dr. Clifton Park NY	518 522 6724
7/1/22	Ryan Smith	2320 Huntbridge Dr. Clifton Park	612-751-6423
9/6/22	Robert Melia	34 Dorsman Dr. Clifton Park	518-373-8623
9/6/22	ERIC L. WADE	36 JAMISON DR. CLIFTON PARK	518-383-1521