

**CLIFTON PARK WATER AUTHORITY
BOARD MEETING**

**Wednesday, February 12, 2025
7:00 PM**

AGENDA

- Approve Minutes of January 14, 2025 Meeting

Privilege of the Floor

Note: Each speaker shall state their name and address prior to addressing the Board and shall be granted the floor for a single time frame of up to five minutes for items on the agenda.

Old Business

- Peacock Glen Property

New Business

- CSEA Agreement*
- Bulk Water Permits

Other Business

- Northwood Water Service/ Stein project
- Chelsea Place
- Verizon Agreement Amendment
- Billing Software

Executive Session

Privilege of the Floor

Note: Each speaker shall state their name and address prior to addressing the Board and shall be granted the floor for a single time frame of up to five minutes for any items related to the Clifton Park Water Authority.

*Need Board Approval

Option 1 CURRENT FEE STRUCTURE

# of Permits	Permit Fee, Based on water load size	Total Revenue	Estimated Loads/Year	Gallons Per Load	Total Water	Price Per 1,000
1	\$ 500	\$ 500	8	500	4,000	125.00
	\$ 750	\$ -		1500	-	
1	\$ 1,000	\$ 1,000	8	2500	20,000	50.00
10	\$ 1,250	\$ 12,500	2220	4500	9,990,000	1.25
	Revenue	\$ 14,000	From Permit fees	Total Est Water	10,014,000	
	Repairs	\$ (4,000)	Hydrant repairs and parts	Cost at rate	43,561	
	Personnell	\$ (1,500)	Administration and bookkeeping			
	Cost of water	\$ (43,561)	Minus actual cost of water sold			
	Total Revenue	\$ (35,061)				

Estimates are based on 2.5 loads per day December through March and 8 loads per day April through November. Gallons per load are averages of a typical truckload of water, typically larger tankers are between 4,000 and 5,000 gallons

Option 2 PROPOSED FEE STRUCTURE

Equipment Cost	\$ 45,000	based on setting up a location with bulk filling station
Rate per 1,000	\$ 4.35	Water would be charged at CPWA per 1,000 gallon rate
Anticipated Usage	8,500,000	I expect to lose some usage as customers would find alternate cheaper locations
Revenue Per Year	\$ 36,975	
With 3 year payback on equipment, annual revenue	\$ 21,975.00	Revenue of the first 3 years with the capital cost of the equipment included. After this the revenue would go for current (\$35,000) to ~\$37,000

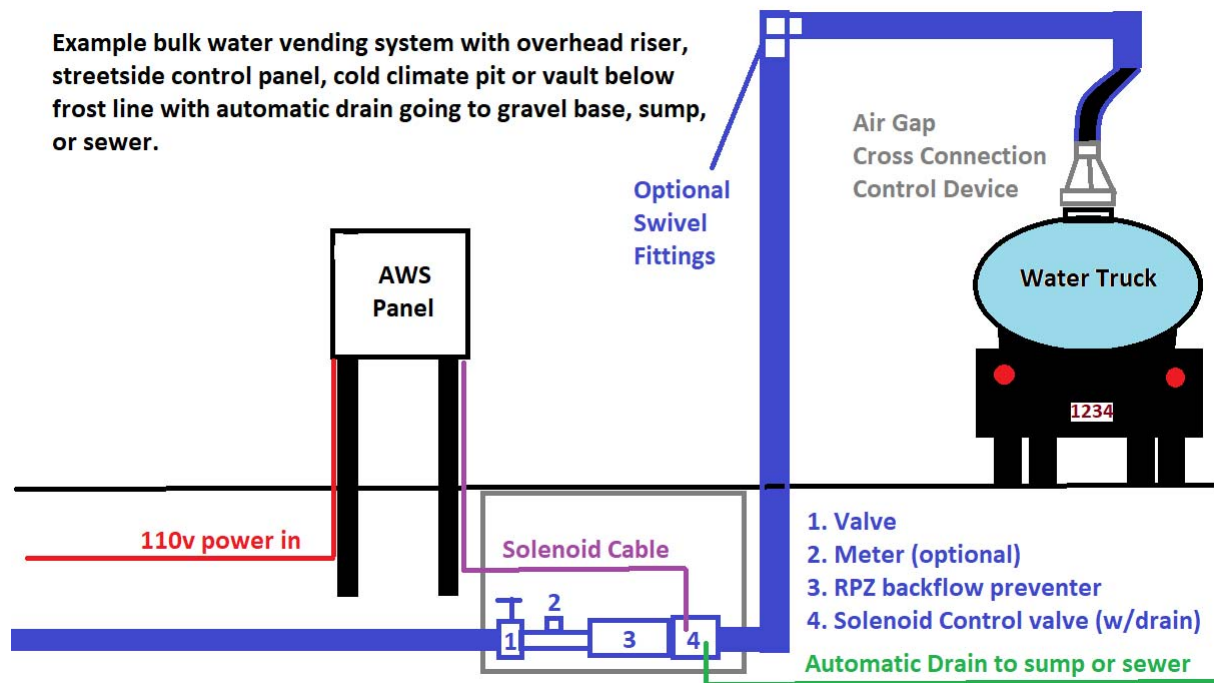
Option 3 DISCONTINUE BULK WATER SERVICE

Vernon Manufacturing – Automatic Water Salesman

Design Considerations

Below is a typical diagram of a bulk water vending station. The Automatic Water Salesman (AWS) control panel can be installed flush mounted into the wall of a building (accessible from inside), or as shown below mounted in a “Streetside box” as shown below mounted on posts or an outside wall and accessed from the locking front panel.

The included solenoid control valve and any other flow management devices can be installed in a building or an underground vault to protect from freezing. In freezing environments, the control valve can have an optional automatic drain to drain the riser when the fill is complete. A place for that water to drain should be provided (natural drain, absorption, sump pit, or line to sewer). We can provide swivel fittings for the riser or other piping, typically to swivel out of the traffic lane. It may also be installed taller than most traffic, or have a flexible hose from the riser pipe. An air gap is necessary at the point of deliver to prevent cross contamination between end user containers. We can provide the CCCD (Cross Contamination Control Device) as shown in gray.



In addition to the control valve, a gate or ball valve is recommended to be able to maintain the control valve or other devices. Other devices may include:

- RPZ backflow preventer – We can provide RPZ's with valves as needed.
- Water Meter – Vending is controlled by timer, but you may wish to measure total water flowing vs. water sold. Particularly if you choose the payment override switch for your own use. We can provide water meters in certain territories only. You may wish to use the same brands in your system for use with AMR or AMI.
- Pressure regulator – if you have significant pressure fluctuations at the vending site, a pressure regulator will insure consistent flow rates.

Vernon Manufacturing – Automatic Water Salesman

Design Considerations

AWS Control Panel

The Control panel consists of payment options you select. The Streetside box is shown below, but a flush mount that mounts in the wall is also available. Below is a unit with a coin acceptor which could alternatively be configured for tokens. A non-resettable coin counter is available as an option to audit the number of coins collected.

The Currency acceptor can accept US currency in \$1, \$5, and \$10 values. No change is given.

The credit card reader can accept bank issued credit and debit cards, or private reloadable debit cards.



The card reader uses a wireless connection with the Verizon network for card authorization. There is a monthly access fee for the Verizon service. There is a processing fee for bank debit and credit cards. There is no processing fee for private debit cards issued by your utility. See the Nayax fee page for the list of fees.

The photo here shows a Streetside box mounted on a wall, but it could also be mounted on posts. The Streetside box has a lock for security.

A Key switch override allows your utility to use water without payment only with use of the key switch.

The Stop button will stop vending if the tank is full or in case of emergency or overflow.

A Choice switch is available if you wish to vend with two different size valves, for example 1" for small drinking water tanks, and 2" for larger truck mounted tanks. A second timer is available to have different rates for those choices.

A heater is available for the streetside box to prevent freezing of the coin, or currency slots when exposed to snow, freezing rain, or ice.



Flush mount unit shown here mounted IN a building wall, flush with the outside wall. Vendor access is from inside the building.

Authorized Distributor:

Utility Technologies, LLC

513-488-1940 | sales@utility.biz | www.utility.biz



Vernon Manufacturing

Cross Connection Control Device (CCCD)

- Provides an air gap for bulk water vending to prevent cross contamination between users
- 3 Sizes available – 2", 3", or 4" (2" is shown)
- 3 adjustable bolts to center dispensing hose over the tank inlet with air gap
- Light Weight Aluminum Construction



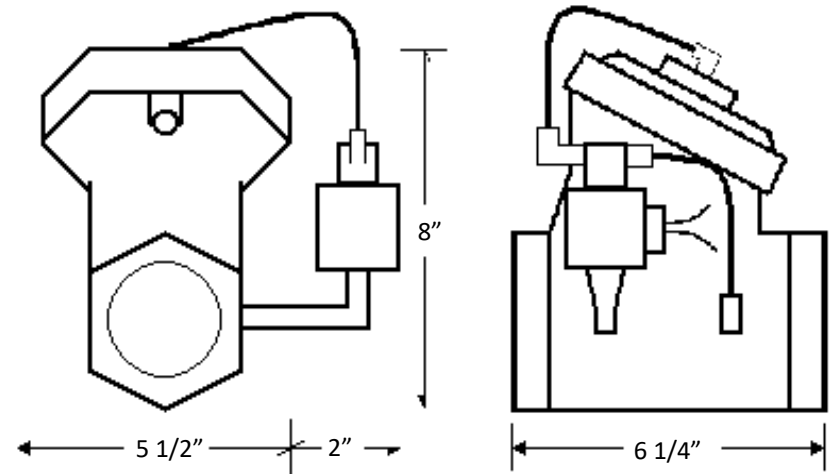
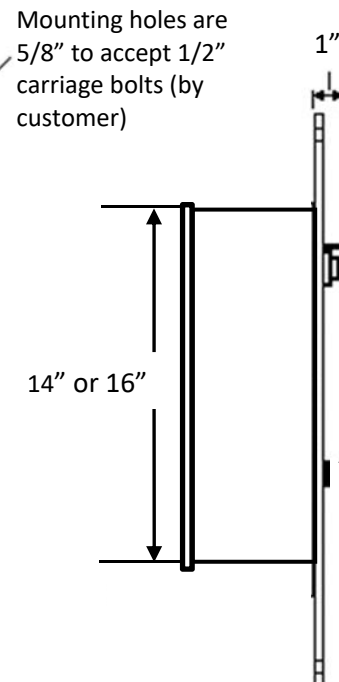
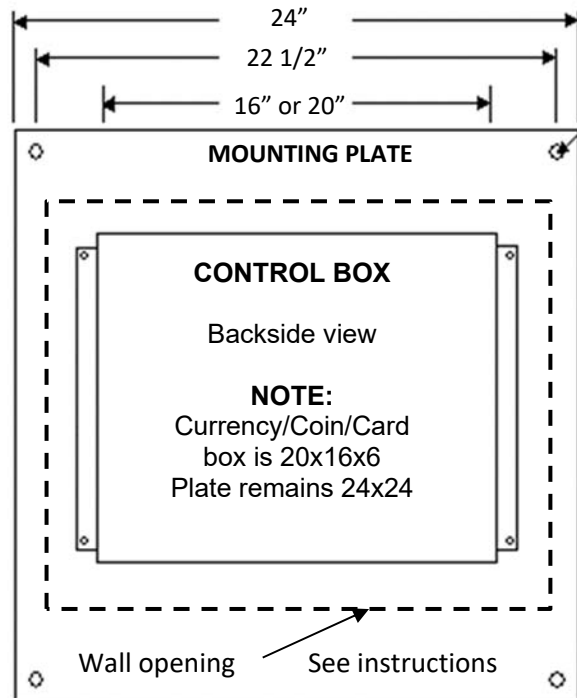
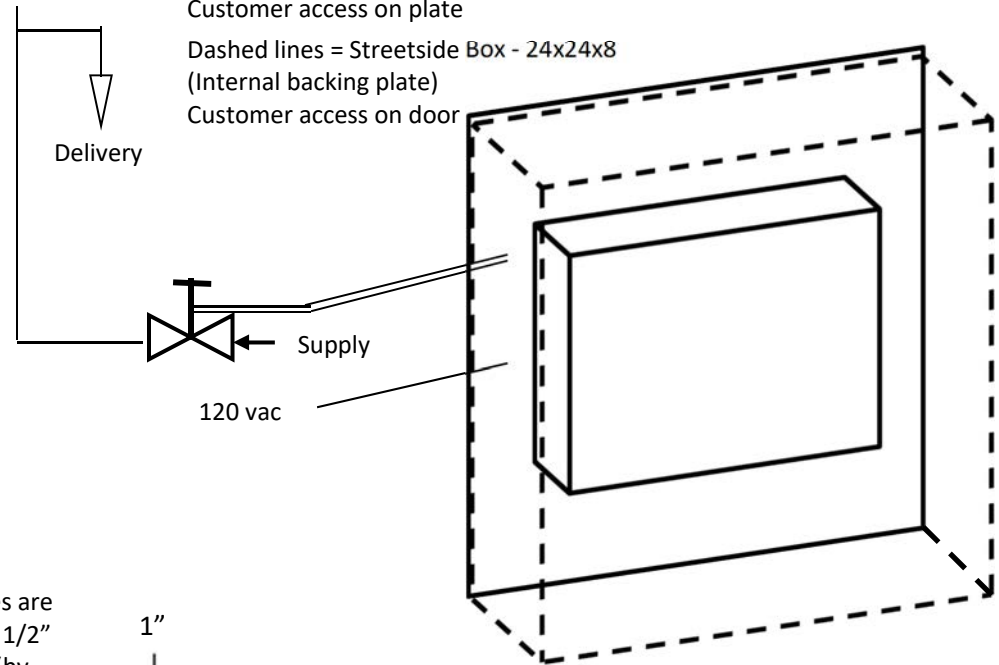
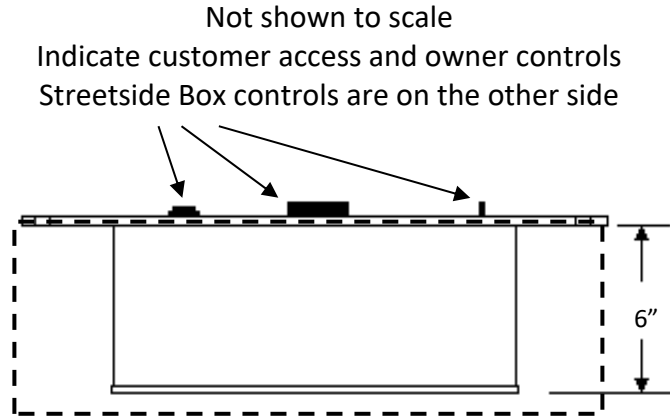
VERNON MANUFACTURING

AUTOMATIC WATER SALESMAN

Gypsum KS 67448

Flush-mount / Streetside Box Systems

Help desk: 785.536.4412



**NOTE: Indicates general design only.
Not to be used for fabrication.
Building and piping by customer.**

VERNON MANUFACTURING

AUTOMATIC WATER SALESMAN

712 MAPLE GYPSUM, KS 67448

Established 1948

The Automatic Water Salesman has been helping fill the need for water since 1956

www.vernonmfg.com

steve@vernonmfg.com

P: 785.536.4412 F: 4452

Hours: 8/5 Central M-F

IMPORTANT ADDRESS CHANGE

Please update your records.

Shipping and mailing is to 712 Maple.

To our valued distributors and customers,

Vernon Manufacturing is pleased to announce a new water sales system that uses standard credit cards and proprietary (prepaid) cards.

Working with InOne Technology and NAYAX, we bring you this new feature. The card swipe can be "freestanding", included with any new unit or can be adapted to some older units here in the factory.

This new system requires that you have the NAYAX Card Management program installed on your computer. Using a password protected website, you can issue new prepaid cards and add money to them as needed. Vernon Manufacturing does not handle collections. NAYAX takes care of all the billing issues for the customer and deposits the money collected to your bank once a week. As with any card management system, a monthly fee is charged. The fees are shown below. These are charges incurred by the end user (city). If you prefer, you may use your existing merchant account. There is a one-time fee of \$225.00 to set up this feature in addition to these fees.

Monthly Fee. Visa/MC, etc.:	\$7.95
Transaction Fees:	Under \$4.95 5.95%
	Over \$4.95 2.95% + 10¢

Monthly Fee using Prepaid Cards Only:	\$7.95
Transaction Fees:	\$0

Private Merchant Account:	Additional 1.2% per transaction.
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The retail cost of this option is \$1300.00 when delivered with a new unit. In shop, retrograde conversion, is \$1600.00 and is only available on Flush-mount and Streetside Box Systems. Prepaid card only units are also available. You will access a password protected website to add new cards or add money to existing user cards. This will keep track of customer usage and allow you to email them a receipt.

If this sounds like something you or your customers might be interested in, please call me at the number shown above.

Regards,

Steve Vernon
Vernon Manufacturing

OPW SWIVELS FURNISHED BY VERNON MANUFACTURING
CHOOSE YOUR STYLE AND MATERIAL
Most popular styles are 30, 40, and 60



Utility Technologies, LLC

Products and Services for Efficient Utility Management



Vernon Manufacturing – Automatic Water Salesman

Customer Name _____ Contact Name _____

Email _____ Phone number _____

Shipping Address (for freight calculation)

Street _____ City _____ State _____ Zip _____

Option Selection Sheet for Estimates (please check options desired to be quoted)

Main Box:

- Flush mount in building wall, accessed from back side (Main controller box with solenoid control valve)
- Street Side freestanding mounting boxes (locking box accessed from front (choose one)
 - Painted Steel with lock
 - Stainless Steel with lock
- Heater Option (recommended for StreetSide box where freezing possible – freestanding or mounted on outside wall)

Valve Size (all valves include control solenoid – two different sizes are possible):

- 2" (Standard) AND/OR:
 - ½" slow closing solenoid valve
 - 1" Valve threaded
 - 3" Valve threaded
 - 3" Valve – Flanged
 - 4" Valve Threaded
 - No Valve (Supply Make and model if you have an existing valve that may be compatible)
- Automatic drain type valve(s) with second solenoid on downstream side to drain riser after fill (to prevent freezing of riser)
- Choice Switch (If using choice of two valves with one vending unit – select two valve sizes)*
 - Second Timer Option (for controlling two different valve sizes)

Payment Options:

- 25 cent USA Coin & Dollar Bill (standard)
 - Accept US AND Canadian coin option
 - Token operated instead of coin
 - token quantity to quote (Pkg/1000) _____
 - Deduct coin operation (dollar bill only option)
 - Deduct dollar bill option (Coin only)
 - Coin Counter option (confirms amount of money removed by employees for auditing – non resettable counter)
- Wireless Cellular Credit/Debit Card acceptance option (added to any of the above, see separate card processing fee sheet) (Verizon cellular signal required at location)
 - Optional proprietary preloaded debit card & card programmer add-on (value programmed at your billing office)
 - Number of blank programmable private preload cards required _____
- Key Switch override (allows employees to bypass payment options for internal use)

See reverse side for other options:

1054 Monroe Rd., Suite 105
Lebanon, OH 45036

Phone: 513-488-1940
Fax: 513-488-1945

Email: Sales@utility.biz
Web: www.Utility.biz



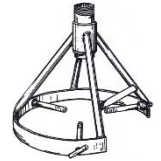
Vernon Manufacture – Automatic Water Salesman

Riser and Cross Connection Control Options (Provides air gap between riser or hose outflow at point of delivery and truck or tank. Prevents a hose or pipe outlet from a non drinking water tank cross contaminating the next drinking water tank):

- 2" CCCD Assembly 3" CCCD Assembly 4" CCCD Assembly

RPZ Backflow Preventers:

- 2" RPZ Backflow Preventer
 Other size please specify _____



Swing Arm Swivel Assemblies (all female x female – see diagram):

- Style 30 – 90 degree Angled (one plane of rotation)
 (MOST COMMON – at top of riser, allows horizontal fill pipe to swivel out of traffic lane)
- Style 10 – two 90 degree angles (3 planes of rotation) Style 20 – Straight (one plane of rotation)
- Style 40 – Two 90 Degree Angles (one plane of rotation)
- Style 50 – Two 90 Degree Angles (2 planes of rotation)
- Style 60 – 90 Degree Angle (2 planes of rotation) Style 70 – Three 90 degree Angles (2 planes of rotation)
- Style 80 – Three 90 degree Angles (3 planes of rotation)



Torsion Springs and Counterbalances (# 790EZ)

(Note: Counter balance assemblies range from \$5k – \$13k)

- 2" Stainless Steel Carbon Steel
- 3" Stainless Steel Carbon Steel Ductile Iron
- 4" Stainless Steel Carbon Steel Ductile Iron



*One vending unit can control two control valves, but not simultaneously. The “choice switch” allows choosing between two valves. This could be two valves of different sizes such as a 2” for filling trucks and a 1” for filling drinking water jugs or RV tanks; or a 2” for smaller trucks and 4” for larger tanker tanks. It could also allow two of the same size on an island so that one vehicle could prep while another one is filling (left and right risers). If you need two valves to work simultaneously, you would need two separate vending unit controllers rather than a choice switch.

verizon



950 W. Bethany Dr, Suite 700
Allen, Tx 75013

December 2, 2024

CLIFTON PARK WATER AUTHORITY
661 CLIFTON PARK CENTER ROAD
CLIFTON PARK, NY. 12065

RE: **VB Site Name: Clifton Park South**
VB Site ID: US-NY-7034
VZ MDG: 5000369718
Site Address: 36 Boyack Road, Clifton Park, NY 12065 (the "Site")

Dear :CLIFTON PARK WATER AUTHORITY

We are pleased to inform you that Verizon has entered into an agreement with Vertical Bridge whereby Vertical Bridge will purchase the Verizon entity that owns, leases, operates and manages the Site pursuant to the transaction more fully described in the attached Press Release. The transaction is expected to close by the end of 2024.

As part of the transaction, Vertical Bridge will be responsible for all rights and obligations under your lease, easement or other agreement (your "Lease"), including, but not limited to, making all required payments and entering into any further documentation and discussions related to your Site. This transaction does not otherwise change, amend or alter your current Lease.

Payments from Vertical Bridge are expected to begin within 90 days of closing. Prior to that time, Verizon will continue to make all payments required under the Lease. In order to make this transition as seamless as possible, Verizon will be transferring certain payment information and documentation to Vertical Bridge.

Once we close the transaction, a Vertical Bridge representative or a Verizon representative will be reaching out to you with specific contact information for Vertical Bridge and requesting any additional information necessary to ensure that Vertical Bridge is in a position to make timely payments.

For more information about Vertical Bridge, please visit its website at www.VerticalBridge.com.

Thank you and we look forward to working with you.



January 3, 2025

Sent Via **Adobe Sign**

CLIFTON PARK WATER AUTHORITY
661 CLIFTON PARK CENTER ROAD
CLIFTON PARK, New York 12065

RE: **VB Site Name: Clifton Park South**
VB Site ID: US-NY-7034
Site Address: 36 Boyack Road, Clifton Park, NY 12065 (the "Site")
Lease: Land Lease Agreement, as amended and assigned (the "Lease")

Dear: CLIFTON PARK WATER AUTHORITY

As you are aware, Verizon has entered into an agreement with Vertical Bridge to exclusively lease, operate and manage the Site pursuant to the transaction as more fully described in the letter that was sent to you on November 27, 2024.

As part of the transaction, your lease, easement or other agreement (your "Lease") is not being assigned to Vertical Bridge; however, Vertical Bridge will be leasing or managing Verizon's interest in the Site in order to operate and manage the Site on behalf of Verizon. Additionally, Vertical Bridge will lease back a portion of the Site to Verizon and may sublease space to other wireless telecommunication and fiber companies (individually and collectively, the "Transfers").

As noted in our earlier correspondence, these Transfers will not change, amend or alter the current Lease; however, the terms of the Lease may require your consent to these Transfers. By countersigning below, you hereby consent to the Transfers and acknowledge that no additional payments are owed in connection with them.

For more information about Vertical Bridge, please visit its website at www.VerticalBridge.com. If you have any questions or concerns, you can contact Eric Van Valkenburg.

Thank you.

Sincerely,

Eric Van Valkenburg

Agreed to and Accepted by:

CLIFTON PARK WATER AUTHORITY

By: _____
Print Name: _____
Title: _____
Date: _____