

# GLOVERSVILLE BOARD OF WATER COMMISSIONERS

MEETING MINUTES – APRIL 13, 2022

The Regular meeting of the Board of Water Commissioners was held and brought to order at their office, 67-73 South Main Street, Gloversville, NY on April 13, 2022, at 6:00PM with President Isabella presiding.

## Roll Call

### Commissioners-----

Isabella	PRESENT
Mauro	PRESENT
Antonucci	PRESENT
Robinson	PRESENT
Capano	PRESENT

**Others in Attendance:** Water Superintendent; Anthony Mendetta; Clerk of the Water Board; Christine Linart; Chief Water Treatment Plant Operator; Andrew White; Andrew Huisen; 962 State Hwy 29A.

Christine explained to the Board that she had an Audit that she had to pull out of our regular audit list. This item must be voted on separately due to a conflict with Commissioner Capano. The Audit #21833 in the amount of \$193.60 payable to Gloversville True Value needed to be voted on with Commissioner Capano having to abstain from voting to approve.

Commissioner Robinson made a motion to approve Audit #21833 in the amount of \$193.60 payable to Gloversville True Value. The motion was seconded by Commissioner Mauro

<u>Commissioner</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>	<u>Abstain</u>
Isabella	X			
Mauro	X			
Antonucci	X			
Robinson	X			
Capano				X

The remaining audited bills were presented and reviewed.

Christopher Satterlee	-200.00
NBT Credit Services	-374.91
Advanced Cleaning & Restoration Services	-9,144.80
Bobcat of Gloversville-Johnstown LLC	-610.00
Century Linen Service, Inc	-36.75
Christopher R Jablonski	-700.65
Commissioner of Finance	-1,703.30
Cranesville Block Company Inc	-383.93
Daily Gazette	-247.40
Frontier Communications Corporation	-133.46
Howell Benefit Services, WEBSURANCE TRUST	-617.29
Jeffrey F Lehner dba JFL Inc of Fulton Co	-143.94
MVP Select Care Inc	-50.00
National Grid	-1,986.18
Ti-Sales Inc	-1,225.67
Fidelis Care	-594.00
Empire BlueCross Retiree Solutions	-6,751.68
CDPHP	-22,020.00

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Adam Hadcock	-554.60
Advanced Cleaning & Restoration Services	-275.00
Christopher R Jablonski	-705.00
Cranesville Block Company Inc	-39.97
Ferguson Enterprises LLC	-4,938.87
Florida Blue	-449.20
Frontier Communications Corporation	-112.81
Hummel's OP Inc	-154.86
JC Smith Inc	-234.40
JH Consulting Group Inc	-1,136.00
National Grid	-234.04
NBT Insurance Agency	-41,665.34
Thatcher of New York	-5,628.00
Ti-Sales Inc	-6.42
WB Mason Co Inc	-714.42
National Grid	-2,958.70
Fidellis Care	-197.71
Andrew White	-593.13
Century Linen Service, Inc	-73.50
Charter Communications Holdings LLC	-97.98
Core & Main	-5,125.00
Daily Gazette	-80.93
Data West Corporation Inc	-3,270.00
Frontier Communications Corporation	-575.40
Fulton County Dept of Waste	-20.18
Glenn Davis Valve Solutions Inc	-8,000.00
Jeffrey F Lehner dba JFL Inc of Fulton Co	-4.99
JH Consulting Group Inc	-714.00
JM Berry Enterprises Inc	-54.76
Kingsboro Lumber Co Inc	-389.35
National Grid	-1,394.35
NBT Credit Services	-199.00
Nethaway Motorcar Co LLC	-20.00
Runnings Supply Inc	-101.06
Security Supply Corp	-99.08
Telecon Wireless	-300.87
Thorpe Electric Supply Inc	-10.25
Ti-Sales Inc	-50.00
Warren Tire Service Inc	-344.95
WB Mason Co Inc	-248.90
WW Custom Clad Inc	-599.00
UDig NY Inc	-16.00
Daily Gazette	-167.14
Payroll Account NBT Bank	-17,996.05
Payroll Account NBT Bank	-1,309.88
Payroll Account NBT Bank	-19,325.14
Payroll Account NBT Bank	-1,411.64
Payroll Account NBT Bank	-26,366.34
Payroll Account NBT Bank	-1,945.58
Payroll Account NBT Bank	-18,379.63

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Payroll Account NBT Bank	-1,338.94
Payroll Account NBT Bank	-17,878.79
Payroll Account NBT Bank	-1,300.54
Morgan White Administrators	-634.09
Intuit Inc	-650.00
Intuit Inc	-778.21
Frontier Communications Corporation	-311.01
	<b>-239,104.96</b>

**CAPITAL PROJECT AUDIT:**

WL Construction Supply Inc. -	\$ 845.07
C.T. Male Associates -	\$2,050.00

A motion was made by Commissioner Robinson that the remaining audited bills are ordered paid. The motion was seconded by Commissioner Capano.

Commissioner	Yes	No	Absent	Abstain
Isabella	X			
Mauro	X			
Antonucci	X			
Robinson	X			
Capano	X			

The minutes of the last meeting were presented. A motion was made to accept the minutes by Antonucci. The motion was seconded by Commissioner Mauro.

Commissioner	Yes	No	Absent	Abstain
Isabella	X			
Mauro	X			
Antonucci	X			
Robinson	X			
Capano	X			

At this time in the meeting the Owner/Manager of the property located at 962 State Hwy 29A Mr. Andrew Huisen, asked to address the Board. Christine explained that Mr. Huisen had a major leak at the property otherwise known as the KO-Z Trailer Park. Christine also told the Board that his usage went from an average of 86,000 cuft to 146,000 cuft for the current bill. Andrew explained that they have 24 Seniors living in the park and they were without full water use for a few weeks as they tried to find the leak. They had issues getting through several feet of frost in the ground and had to hire an outside company to come in and help to find the leak underground. Mr. Huisen told the Board that this leak cost him quite a bit of money to find and correct and wanted to ask for some kind of relief for the Water Bill which came in at \$6,673.13. Christine told the Board that she had told Mr. Huisen that normally we do not give relief for income/rental property. The leak was in the main 2" ductile iron water line for the property. Our employees did go there to try to help find the leak but could not hear it with our equipment. Anthony did give Mr. Huisen a couple of names of Leak Detection companies for him to contact. Mr. Huisen explained that the pipe itself was in good condition, but it was laying on a tree root and rotted in one spot. Mr. Huisen ultimately had to hire an outside company to find the leak at an extra cost of approximately \$2,000. Anthony explained that the Board would talk this over and that we would contact him back with a decision. Mr. Huisen then left the meeting. The Board members then discussed the issue further. Some wanted to grant some kind of relief, and some did not want to set a precedent for rental or income property. Christine then explained that if we issued him a credit based on our current policy for residential homes, the credit would be \$1,035.72. Some Board members felt that he should have found the leak quicker as it took 3 weeks to find in between the dates of January 14 thru February 2, 2022.

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A motion was made by Commissioner Capano to consider the request for Relief on the Water Bill for the Property Located at 962 State Hwy 29A. The motion was seconded by Commissioner Antonucci.

Commissioner	Yes	No	Absent	Abstain
Isabella		X		
Mauro		X		
Antonucci	X			
Robinson		X		
Capano	X			

At this time in the meeting there was another request for relief on the Water Bill at 7 Lafayette Street owned by Mr. Brendan Zinzow. Christine explained that Mr. Zinzow had a major leak at his property located at 7 Lafayette Street. At that time in July of 2021 Mr. Zinzow applied for Sewer Relief for the Water/Sewer bill and was denied because there was a sump pit in the basement connected to the Sewer System. Christine had talked to Brendan and told him that we could not give him relief as our policy does not allow for relief on rental/income properties. A couple of weeks later Christine received a letter from Mr. Zinzow's Attorney. Attorney Vincent Sena's letter explained that Brendan bought 7 Lafayette Street intending on living there, but instead rented it out to a family who destroyed the property. As part of the damage, there was a massive water leak. Brendan's attorney stated that had the tenants notified him, he could have rectified the leak, but the tenants left with no warning. The attorney is proposing that we accept \$5,000.00 to satisfy the Water Bill which is currently up to \$8,770.98 and includes a 2022 City Tax Lien of \$8,684.09. After discussion, the Board decided to deny relief as per our policy which excludes income/rental properties. Christine will send a letter to the Attorney for the denial and send a copy of our current policy for major piping failure relief.

A motion was made by Commissioner Robinson to deny the request for relief on the Water bill due for the property located at 7 Lafayette Street owned by Brendan Zinzow. With said denial to be in accordance with the current policy/resolution regarding relief for extreme water usage due to major piping failure, adopted by the Board of Water Commissioners on 01/07/2008. The motion was seconded by Commissioner Antonucci.

Commissioner	Yes	No	Absent	Abstain
Isabella	X			
Mauro	X			
Antonucci	X			
Robinson	X			
Capano	X			

At this time Anthony wanted to bring up an amendment to a prior Resolution passed in regard to un-metered water loss due to faulty sprinkler systems. We would like to further add to the policy, the consequences of non-payment of an invoice for un-metered water loss under the current resolution. Anthony proposes that if unpaid, the invoice is to be added to the water bill and added as a Tax Lien to said property. We have had (2) invoices this year for this. Christine also wanted to amend a prior Resolution for the Policy covering requests for assistance to un-thaw frozen services to add as above that any invoices unpaid are to be added to the water bill and added as a Tax Lien to said property.

Water Board President Isabella presented the following resolution and moved for its adoption:

## RESOLUTION NO. 2022-6.2

**RESOLUTION ADOPTING A POLICY TO BE USED IN THE EVENT OF UN-METERED WATER LOSS DUE TO A MAJOR PIPING FAILURE OF CUSTOMERS WATER PIPES OR FIXTURES CONNECTED THEREWITH TO INCLUDE SEALED FIRE SPRINKLER SYSTEMS FOR CUSTOMERS WHO HAVE WATER SUPPLIED TO THESE SYSTEMS FROM THE GLOVERSVILLE WATER DEPARTMENT. WITH SAID RESOLUTION TO REPLACE PRIOR RESOLUTION NO. 2022-5 ADOPTED ON MARCH 8, 2022.**

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**WHEREAS**, the Board of Water Commissioners desire to revise a formal written policy to hold liable the responsible party in the event of a Major Piping Failure and loss of un-metered water as a result of neglect or failure of the owners or occupants of buildings to keep connecting or supply pipes and other fixtures connected therewith to include sealed fire sprinkler systems in good working order.

**WHEREAS**, the Board of Water Commissioners desire to set a policy for collection and payment of said damages and or loss of un-metered water as a result of neglect or failure of the owners or occupants of buildings to keep piping, fixtures in good working order to include sealed fire sprinkler systems.

**NOW THEREFORE**, be it hereby

**RESOLVED**, that the Board of Water Commissioner's adopts the following policy to be used in the event of loss of un-metered water or loss or damage to property of the Gloversville Water Works. With such policy to apply to major piping failure(s) of customer's water pipes and all fixtures connected therewith to include Sealed Fire Sprinkler Systems.

1. Water Superintendent and or the Chief Water Treatment Plant Operator will complete a statement of damages and estimate of un-metered water used based on normal metered water use at the Filtration Plant and the amount of Gallons used over normal daily usage on the day of the Major Piping Failure/Leak.
2. Estimated un-metered water used will be charged to customer at the current process cost per 100 cu ft of estimated consumption according to the Statement of Damages/Estimate of Un-metered Water.
3. The process cost shall be calculated using the total expenses of the Filtration Plant as reported in the most current Annual Budget divided by the total number of gallons delivered to the City as set forth in the last Annual Report of the Gloversville Board of Water Commissioners.
4. Property Owners shall be billed the appropriate fees via an invoice separate from the regular water bill. With invoice to be payable 30 days from the original Invoice date. If Invoice is not paid within 30 days from the original Invoice date. The Superintendent or Clerk of the Water Board shall order the Water to be shut off at said premises owing a past due invoice for damages and or un-metered water loss as outlined above.
5. If said Invoices remain unpaid as of December 1<sup>st</sup> of the year of the original invoice date, any amounts still outstanding will be added to the Water Bill Account of said property where damages and or un- metered water loss occurred. With said past due Invoice amounts to be included as a delinquent Water Bill amount to be added to the Annual Tax Levy as a Tax Lien to said property's City Tax Bill for the Tax Year following the original Invoice date.

A motion was made by Commissioner Isabella seconded by Commissioner Antonucci, that the above resolution be adopted.

Votes Taken:	<u>Yes</u>	<u>No</u>
Commissioner Isabella	X	
Commissioner Mauro	X	
Commissioner Antonucci	X	
Commissioner Robinson	X	
Commissioner Capano	X	

Adopted : April 13, 2022

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Water Board President Isabella presented the following resolution and moved for its adoption:

## RESOLUTION NO. 2022-6.1

**RESOLUTION ADOPTING A NEW POLICY TO BE USED IN THE EVENT OF A FROZEN WATER SERVICE FOR CUSTOMERS WHO HAVE AN ACTIVE ACCOUNT(S) WITH THE GLOVERSVILLE WATER DEPARTMENT. WITH SAID RESOLUTION TO REPLACE PRIOR RESOLUTION NO. 2022-1 ADOPTED ON JANUARY 19, 2022 AND PRIOR RESOLUTION NO. 2022-2 ADOPTED ON MARCH 8, 2022.**

**WHEREAS**, the Board of Water Commissioners wishes to revise a formal written policy in the event of a request for assistance from the Gloversville Water Department to un-thaw a Frozen Service(s) for customers who have an active account(s) with the Gloversville Water Works.

**WHEREAS**, the Board of Water Commissioners wishes to set a fee schedule for the un-thawing of Frozen Services for customers who have an active account(s) with the Gloversville Water Works and who request such services from the Gloversville Water Department.

**WHEREAS**, The Board of Water Commissioners wishes to set a policy for collection and payment of said fee schedule for the payment of services provided by the Gloversville Water Works for the un-thawing of Frozen Services for customers who have an active account(s) with the Gloversville Water Works and who request such services from the Gloversville Water Department.

### **NOW THEREFORE, be it hereby**

**RESOLVED**, that the Board of Water Commissioner's have executed the following fee schedule for requests for the un-thawing of Frozen Water Services. Along with additional policy set to include payment procedures for the following fees.

**RESOLVED**, that the Board of Water Commissioners desire for this Resolution to replace and supersede all other prior Policy Resolutions. Specifically, Resolution #2022-1 & Resolution #2022-2.

- 1) 1st request per Service Address per winter season : Free
- 2) 2nd request and all requests following per Service Address per winter season : \$200.00.
- 3) Property Owners shall be billed the appropriate fees via an invoice separate from the regular water bill. With invoice to be payable 30 days from the original Invoice date. If Invoice is not paid within 30 days from the original Invoice date. The Superintendent or Clerk of the Water Board shall order the Water to be shut off at said premises owing a past due invoice for un-thawing Frozen Services performed by the Gloversville Water Works.
- 4) If said Invoices remain unpaid as of December 1st of the year of the original invoice date, any amounts still outstanding will be added to the Water Bill Account of said property where un-thawing services were performed. With said past due Invoice amounts to be included as a delinquent Water Bill amount to be added to the Annual Tax Levy as a Tax Lien to said property's City Tax Bill for the Tax Year following the original Invoice date.

A motion was made by Commissioner Isabella seconded by Commissioner Antonucci, that the above resolution be adopted.

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## Votes Taken:

	Yes	No
Commissioner Isabella	X	
Commissioner Mauro	X	
Commissioner Antonucci	X	
Commissioner Robinson	X	
Commissioner Capano	X	

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## Superintendent's Report:

Superintendent Mendetta discussed the following issues with the Board:

- 1) Discussion with Andrew White Filtration Plant:** Anthony told the Board that Andrew had a couple of things to discuss with them. Andrew reached out to Paul Kruger from Active Solar located in Galway to have him meet with Anthony and Andrew in regard to possible installation of solar panels at the Plant. Paul met with Anthony and Andrew at the plant to go over options for solar power as an alternative to relocating the Hydro-turbine that we currently have. With solar we have (2) options for installation. We can either install the panels on the roof of the plant or install panels behind the plant where we currently have a vast area of pine trees that will have to be cut down anyway because they are dying. The initial cost of the Panels will be approximately \$210,000. This system design would cover 110% of our electrical demand. This would cover our current National Grid bills for the Plant which are currently around \$3,200 per month. Commissioner Mauro expressed his aggravation that we already have a Hydro-turbine that was supposed to cover our electric at the plant which was installed in the wrong place and can not be used. Mr. Mauro would like to see us continue with the equipment that we already have. Anthony did tell Steve that we added the re-location of the Turbine to our Engineering report for the next round of funding coming down from EFC. Andrew also reminded the Board that if we relocate the turbine to the raw water line at the Plant, we would only be able to generate power while we are running. Commissioner Mauro was also concerned about the Solar panels being toxic down the road and us having to dispose of them. Andrew also reached out to a gentleman from NYSERDA who deals with grants for Solar projects. We most likely could get a grant to cover the entire cost of the Solar system for the Plant. Cohoes just received a grant to install aquatic solar panels on their reservoir which is powering the entire city. This system is saving the City of Cohoes approximately \$500,000 per year. Andrew also stated that we could look into other possible ways to harness hydro power at our plant. Anthony told the Board to keep in mind that if we want to re-locate our current hydro-turbine to the raw water line at the Plant, it will have to be completely re-designed to a horizontal flow from the vertical design it is now. This may cost quite a bit of money to do this. Commissioner Isabella suggested that we see if there are grants out there for hydropower as well. Anthony and Andrew will get more information on Hydro Power options and will get updates on grants for Solar Panels. Commissioner Antonucci asked Andrew how long it would be for the Solar panel system to get online, and he said 3 months. Commissioner Antonucci suggested that we may want to go ahead with the Solar panel's for now as a Hydro system is going to take awhile to put in place. This will allow us to get the advantages of cutting our power bills now and we could install the Hydro Equipment later. Commissioner Isabella expressed concern that they may not allow us to do both Solar and Hydro. Commissioner Antonucci stated that he thought we should be able to go ahead with the Solar system and if and when we can complete a Hydro System, then replace the Solar with the Hydropower. The commissioners all agreed that we should get quotes to cut those pine trees down as soon as possible even if we decide to pass on the Solar panel system. Andrew left the meeting.
- 2) Sale of Master Meter – Old Meters :** Anthony informed the Board that we found out that Mayfield meters read in gallons and our old meters we wanted to sell to Mayfield will not work for them. Therefore, Anthony will put all the old meters out to bid once the Meter project is complete to re-coup some money back on these meters. A lot of these meters are brand new.

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- 3) **Vandalism @ Tryon Water Tank:** Anthony informed the Board that we had another attack of vandalism at our Tryon Water Tank again. The vandals cut the communication cable for the 2<sup>nd</sup> time. They also stole our camera we had at the site. Emmons made a suggestion and Anthony agreed, that we should continue with cellular communication instead of having a cable that could be cut again. Anthony put together a quote to replace the cable with a cellular system and sent it to the insurance company. The insurance company denied the quote saying that the replacement of the damaged equipment, had to be with "in kind" equipment. The insurance company would not approve any upgrades. Anthony got a quote to fix the Communication cable with "in kind" equipment and it came in at \$20,860.00. Anthony then told the Board the quote to go with the cellular system is \$33,000 and asked the Board if they would approve us to take and use the insurance money and approve the additional \$12,140.00 to be paid out of our regular budget to replace the broken communication cable with a cellular system.

A motion was made by Commissioner Mauro to allow the Superintendent to contract to replace the current communications cable on the Tryon Water Tank with a new cellular communications system at an approximate cost of \$33,000. The motion was seconded by Commissioner Capano.

Commissioner	Yes	No	Absent	Abstain
Isabella	X			
Mauro	X			
Antonucci	X			
Robinson	X			
Capano	X			

- 4) **C.T Male/EDP EPA Grant Application :** Anthony again reminded the Board that there will be Federal Infrastructure funds to be filtered through the State in the form of a WIIA Grant similar to the grant we received for the Tank Project. However, with a WIIA grant submission, is a requirement to have a preliminary Engineering Report completed. Anthony received a proposal from C.T. Male Associates to complete a Preliminary Engineering Report to outline our current infrastructure, its age, and areas to be targeted for replacements and upgrades. At the last meeting, the Board wanted Anthony to reach out to Travis Mitchell from Environmental Design Partnership (EDP) who came in and talked to the Board at our last meeting to get a proposal from him to complete this Infrastructure Preliminary Engineering Report. C.T. Male's proposal came in at a lump sum fee of \$15,000.00. Anthony sat down with Travis, and he would be willing to put together a proposal for approximately \$8,000 to \$10,000. However, he stated that we may be better off going with C.T. Male because they have all the mapping and history on our system. If Travis does the report, it will take a lot of Anthony's and Travis's time to go through all the maps we have and try to piece together a report. Anthony is concerned because we do not have a lot of time to get this report together for it to be listed on the NYS Intended Use Plan by July and have the application submitted by fall time. The Board then went on to discuss this further and again wants to in the future pursue other Engineering Firms as they do not want to be held down to just one firm.

Water Board President James Isabella presented the following resolution and moved for its adoption:

## RESOLUTION NO. 2022-7

**RESOLUTION OF THE GLOVERSVILLE BOARD OF WATER COMMISSIONERS WITH AN ADDRESS OF 67-73 S. MAIN STREET, GLOVERSVILLE NEW YORK 12078 AUTHORIZING THE SUPERINTENDANT TO ACCEPT A PROPOSAL FOR ENGINEERING SERVICES FROM C.T. MALE ASSOCIATES FOR THE COMPLETION OF A PRELIMINARY ENGINEERING REPORT TO EVALUATE THE PRIMARY FINISHED WATER TRANSMISSION LINES AND VALVES TO THE CITY OF GLOVERSVILLE**

**WHEREAS,** the Gloversville Water Works own and operates a water supply, treatment, and distribution system for the City of Gloversville, New York; and

**WHEREAS,** the City of Gloversville's Water Works, primary finished water transmission lines and valves need to be evaluated



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for deficiencies and possible future replacements and upgrades.

**WHEREAS**, the City of Gloversville Water Works wishes to approve a proposal from C.T. Male Associates to provide Engineering Services to include the completion of a Preliminary Engineering Report to evaluate the primary finished water transmission lines and valves to the City of Gloversville.

**WHEREAS**, the Board of Water Commissioners having reviewed the annexed proposal and approve the same in form.

**NOW, THEREFORE**, be it hereby

**RESOLVED**, that the acting Water Superintendent is hereby authorized to move forward with the above referenced proposal from C.T. Male to provide a Preliminary Engineering Report to evaluate the Primary Finished Water Transmission Lines and Valves to the City of Gloversville at a cost of \$15,000.00, a copy of which is attached to this resolution.

A motion was made by Commissioner Capano seconded by Commissioner Isabella, that the above resolution be adopted.

## Votes Taken:

	Yes	No
Commissioner Antonucci	X	
Commissioner Isabella	X	
Commissioner Mauro	X	
Commissioner Robinson	X	
Commissioner Capano	X	

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- 5) **Jackson Summit Spillway Project:** Anthony informed the Board that the plans have been submitted to DEC for their approval and for their approval of the permit modification to add the additional work for the replacement of the wing walls. The Permit is now in the hands of the Permit Administrator who we have not heard back from yet. Once permit is final, we can go out to bid. We plan to start the project in June. Anthony talked to Jake and told him that we would like to see references as a requirement of the bidding process for similar projects from now on.
  - 6) **GIGP Meter Project:** Anthony informed the Board that we met with Jason and Marty from Ti-Sales and went over the contract for the Meter Project at length and made several changes and corrections. We also received updated pricing back and discussed some increases. The total proposal was coming in at over \$300,000 from the original estimated contract that we bonded for. Anthony sat down with Jason and went through the proposal line by line. We found a couple bigger errors to include charging us for 10 years of cellular data up front and to include the increase in cost of installation from \$150 to \$170. Anthony explained to Jason that we can not accept this increase as Johnstown is also doing a similar project with meter installations being completed at the same time with the same installation company. Anthony feels that they should be able to cut us a break with the combined installations which would add up to approximately 9,000 or more. We have not seen the updated contract yet, but Jason has assured us they have adjusted some of the numbers to get us back down closer to where we need to be. We hope to get the final contract back soon to submit to EFC along with a letter explaining the inflation and how it has affected our final costs for this project.
  - 7) **Fluoride Equipment :** Anthony received a call from Sarah at the Dept of Health, and she wanted a meeting with the representatives from Koester who we bought the Fluoride machine from, herself, and the representative from Rural Water to go over plans to fix the machine so we can feed fluoride again. Anthony told her that we would be fine with that and invited any of the Board members to attend along with Commissioner Antonucci who will attend this meeting. Anthony did stress that we

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would like to meet with them but did not want to make any promises as the Board is leaning toward removing fluoride from our water completely. Anthony did get the information back from Sarah of what we would need to do to remove fluoride from the water and we will work on any requirements from DOH to do so if that is what the Board decides.

- 8) **Extension Water Line –Town Hall** – Anthony informed the Board that he and Commissioner Isabella attended the Common Council meeting to discuss the potential extension of our Water Line to Town Hall and neighboring properties. They also were planning to discuss a possible new interconnection with the City of Johnstown. Anthony feels that the meeting went very well the City was in favor of the extension and of the approval of the sale of our water outside the City to this new Water District. One of the proposals was similar to the current SMART Water Agreement whereby the city would receive 16.34% of the Out-of-City rate the Water Board charges to residential customers in return for allowing us to sell water outside the current permissive use area. The agreement would include providing water to the Town Hall building and the surrounding properties. There are currently (7) properties which will be added to this line at this time. Furthermore, Jack Wilson, the Mayor of Gloversville and Travis Mitchell met with officials from the City of Johnstown concerning a new interconnection between the City of Gloversville and the City of Johnstown to provide them with Gloversville water. This proposal will be presented to the City of Johnstown's City Council to see if they are in favor of the interconnection. Anthony did write a will serve letter to the Town stating that we wish to seek an alternate bid to determine the feasibility of the new inter-connection with Johnstown and what the inter-connection would cost. Anthony felt that we would probably want an additional agreement with Johnstown that we will provide them with a certain amount of water per day not only on an emergency basis at a rate set by the Board to re-coup the cost of the inter-connection and the cost to treat and provide the additional water. Anthony stated that it appears that the new management at the City of Johnstown is in favor of shared services and cooperation between Johnstown and Gloversville which is great.
- 9) **Request from Mayor to Remove Water Charges 52 Church St.-** We received a letter from Fulton County Center for Regional Growth (CRG) and a request by the City of Gloversville Mayor DeSantis for a waiver of unpaid water bills for the property located at 52 Church Street in Gloversville. According to the Mayor and Ronald Peters from the Fulton Co. CRG they are requesting this waiver to facilitate the sale and development of the old Frontier Building to Parkview Development LLC. Apparently, Parkview Development would like to develop the building into a new 77 Unit, loft style apartment building.

The Water Superintendent presented the following resolution and moved for its adoption:

## RESOLUTION NO. 2022-8

**RESOLUTION AUTHORIZING THE CLERK OF THE WATER BOARD TO REMOVE DELINQUENT WATER BILLS TO INCLUDE INTEREST AND PENALTIES FOR THE PROPERTY LOCATED AT 52 CHURCH STREET, GLOVERSVILLE, NY 12078. WITH THE CLERK OF THE WATER BOARD TO PROVIDE A FORMAL REQUEST TO THE GLOVERSVILLE CITY COMMISSIONER OF FINANCE TO REMOVE SAID WATER CHARGES THAT HAVE BEEN LEVIED AS TAX LIENS ON THE 2021 AND 2022 CITY TAX BILLS.**

**WHEREAS**, the City of Gloversville Mayor along with the President of the Center for Regional Growth (CRG) have informed the Board of Water Commissioners that Parkview Development LLC plans to develop the property located at 52 Church Street in Gloversville into a new 77-unit loft styled apartment complex.

**WHEREAS**, the Mayor along with the President of the CRG desires for the Board of Water Commissioners to waive all outstanding Water bills to include interest and penalties for the property located at 52 Church Street to facilitate the above noted project which they believe will bring enormous benefits to the City of Gloversville's Local Economy.

**WHEREAS**, the Mayor along with the President of the CRG desires for the Clerk of the Water Board to provide a formal request to the City of Gloversville's Finance Commissioner to remove said water charges that have been levied as Tax Liens on the 2021 and 2022 City Tax bills.

**NOW THEREFORE**, be it hereby

# GLOVERSVILLE BOARD OF WATER COMMISSIONERS

MEETING MINUTES – APRIL 13, 2022

**RESOLVED**, that the Board of Water Commissioners authorize the removal of all outstanding Water Bills for the property located at 52 Church Street, Gloversville NY to facilitate a development of the apartment complex by Parkview Development LLC.

**RESOLVED**, that the Board of Water Commissioners authorize the Clerk of the Water Board to provide a formal request to the Commissioner of Finance to remove said water charges that have been levied as tax liens on the 2021 and 2022 City Tax bills as follows.

Removal of 2021 Tax Lien in the Amount of \$805.76

Removal of 2022 Tax Lien in the Amount of \$866.30

for a total amount of Water Charges to be removed in the Amount of \$1,672.06 which includes Water Charges of \$1,296.56 and Water Penalties of \$375.50.

A motion was made by Commissioner Isabella seconded by Commissioner Antonucci that the above resolution be adopted.

Votes Taken:

	<u>Yes</u>	<u>No</u>
Commissioner Isabella	X	
Commissioner Mauro	X	
Commissioner Antonucci	X	
Commissioner Robinson	X	
Commissioner Capano	X	

Adopted : April 13, 2022

**Clerks Report:**

**1) Proposal Buyout Cell Tower Lease:** Christine received a proposal from the Cell Tower company for a lump sum buyout of our Cell Tower Lease. Christine outlined 4 Options as follows:

1) \$850,000 Lump Sum in lieu of rent in perpetuity or 60-year pre-pay lease.

2) \$8,577.25 per month for the next 120 months (\$1,029,269.51).

3) \$8,238.82 per month for next 120 months. At the end of 120 months \$50,000 Lump Sum Payt (\$1,038,657.80).

4) \$8,072.70 per month for next 120 months. At time of closing lump sum payt \$50,000 (\$1,018,724.25).

A motion was made by Commissioner Mauro to deny the proposal by Tower Alliance LLC. for a lump sum buyout of our Cell Tower Lease. The motion was seconded by Commissioner Robinson.

<u>Commissioner</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>	<u>Abstain</u>
Isabella	X			
Mauro	X			
Antonucci	X			
Robinson	X			
Capano	X			

**2) Billing Adjustments:** Christine had some billing adjustments for the Board to approve as follows:

**Commissioner Isabella presented the following motion: THAT, the Board of Water Commissioners authorizes the Clerk of the Board to adjust Water Bills located in District #1 & District#2 for the following:**

# GLOVERSVILLE BOARD OF WATER COMMISSIONERS

MEETING MINUTES – APRIL 13, 2022

District #2- Credit Water \$152.56/Debit Water \$19.18; Credit Sewer \$86.02/Debit Sewer \$11.20; Credit Infra \$31.69/Debit Infra \$4.08. Estimated last 2 bills incorrectly. To adjust bill for property located at 88 Walnut Street.

District #1 - Credit Sewer \$516.87; Adjustment per Sewer Board for Major Piping Failure. To adjust bill for property located at 167 Bleecker Street.

A motion was made by Commissioner Mauro, seconded by Commissioner Capano that the above motion be adopted.

Commissioner	Yes	No	Absent	Abstain
Isabella	X			
Mauro	X			
Antonucci	X			
Robinson	X			
Capano	X			

**3) Relief 406 N. Main Street :** We received a phone request for Water relief for the Property located at 406 N. Main Street owned by Charles Potter. Christine went over Charlie's payment history on the property. Charlie's last regular payment that was paid on this account was made in the amount of \$533.51 on 12/9/16. Charlie was put on an installment agreement in May of 2017. On 7/25/17 the Installment Agreement was cancelled as no further payments were made. In September of 2017 we put Charlie on a new installment with a down payment of \$500 down. He made 2 more payments on 10/27/17 and 12/01/17 of \$321.96 each. In February of 2018, his installment was cancelled again as he did not make anymore payments. On 2/27/18 after a high reading our guys checked the property and found water blowing in the basement. We shut water off at the street. Deb tried to call Charlie, but his voicemail was full. Had 2019 Tax Lien \$7,442.17 was paid by County 12/26/20. Had 2020 Tax Lien of \$890.68 was paid by County 12/30/21. Has 2021 Tax Lien of \$519.40 and 2022 Tax Lien of \$222.84 that are still unpaid.

A motion was made by Commissioner Capano to deny the request for relief on the Water bill due for the property located at 406 N. Main Street owned by Charles Potter. With said denial to be in accordance with the current policy/resolution regarding relief for extreme water usage due to major piping failure, adopted by the Board of Water Commissioners on 01/07/2008. The motion was seconded by Commissioner Antonucci.

Commissioner	Yes	No	Absent	Abstain
Isabella	X			
Mauro	X			
Antonucci	X			
Robinson	X			
Capano	X			

A motion was made by Commissioner Capano to adjourn the meeting. The motion was seconded by Commissioner Mauro.

Commissioner	Yes	No	Absent	Abstain
Isabella	X			
Mauro	X			
Antonucci	X			
Robinson	X			
Capano	X			

The next meeting will be held on Tuesday May 10, 2022, at 5:00pm.