

A worksession of the Town Board of the Town of Williamson, County of Wayne and State of New York was held in the Town Hall Conference Room and was called to order at 7:30 PM on May 3, 2005 by Supervisor James D. Hoffman. The following were

PRESENT: Supervisor – James D. Hoffman
Councilman – Charles R. Monsees
Councilman – Anthony Verno
Councilman - G. Elliott Warren
Councilman – Gary Orbaker

ABSENT: None

Todd Lewis; Water Plant Operator, Michael Schaffron, Labella representative, and the undersigned Town Clerk were also present.

Councilman Verno described repairs needed to the larger (2.0 MG) reservoir located on Herbert's Hill. The repairs will cost approximately \$575,000. The conceptual cost considers the following items recommended from Labella Associates:

- Interior surfaces would be blasted to a near-white condition and recoated with an approved paint system to a 10 to 12 mil thickness.
- Exterior surfaces would be pressure washed, spot primed areas of bare steel and recoated.
- Some piping modifications to improve circulation.
- No lead-based paint issues.
- A 10% allowance for contingencies.
- Engineering services.

This tank was last painted in 1991. The cost for the above repairs was developed without an inspection of the structure. The structure will need to be inspected prior to developing plans and specification for the project. Labella recommended completing the inspection about 6 to 12-month prior to the start of the repairs. If the project does not get started this year, the cost for other construction years can be estimated by adding 4% per year.

The Town Board has received an analysis of the existing and proposed water debt for the Town from Bernard P. Donegan, Inc., the Town's financial advisor.

Todd Lewis explained that the high-lift pumps push water out of the plant into the water system and reservoirs. The low-lift pumps the water out of the lake into the plant to be processed.

The Board discussed the highland up-land zone on Everdyke Road. The property was originally purchased at that location to service that side of Town and to also serve Wayne County Water Authority who was demanding more water from Williamson. At the present time, WCWA has not been purchasing as much water as first predicted, therefore building a reservoir there would be more costly due to the lack of demand. Currently, the pump station on Route 21 services that area and the demand is very low.

Mike Schaffron from Labella explained there are two pressure zones in the Town of Williamson which are the low-lands (starts at the lake and moves just south of Ridge Road) and the high-lands (from Ridge Road to the south edge of the Town) that is fed off the Route 21 pump station. The boundary lines changes road to road.

Mike informed The Board that Labella has sent a revised easement map to Art Williams; Town Attorney, for his approval on the Prospect, Maple and Miller street reconstruction project.

Mike reviewed the repairs on the existing reservoirs on Herbert's Hill. He explained the repairs needed on the 750,000 gal. tank, which was build in 1914. Recommended repairs from Labella are as follows:

- Interior tank walls: vertical joints need repairing, loose concrete is falling off the walls, steel beams that support the roof need to be blast cleaned and recoated, all the paint on the walls is falling off at the touch of it, the floor needs to be cleaned and maybe repaired (will depend on what is found after the tank is drained),

- Exterior tank walls: cracks need to be sealed and the walls could be sealed as a preventive measure, the timber soffit is in need of repair, two thirds of the roof decking needs to be replaced and the entire roof on the tank needs to be replaced (existing roof was replaced in 1972)

The estimated project cost for these repairs would be \$235,000, which includes 60% of roof replacement (\$103,000). These repairs would last approximately 10 – 20 years. To add a baffling system to help circulate the water in the tank, which is required by the Health Department, would be an additional cost of \$15,000.

The cost to build a new 1 MG pre stressed concrete tank would be \$1,000,000 (\$1.00 @ gal.) and the lifespan would be 40 to 50 years but would last longer. This cost does not include the cost of removing the old tank (750,000 gal.) but the Water Department thought they could tear down the old one. There should be enough room at the existing site if the old one is torn down, to put the new one there. Again, if the construction of this project does not occur this year, an added 4% would be added each year out.

Mike speculated that the Town would probably not have to do anything for five years. The Board felt the repairs should be made on the 2 MG tank. Taking this tank off line, the plant would have to run round the clock with a three shift staff. The best time to take it off line and start the repair project would be this time of year. If it is started in April, it should go out to bid in November and bids awarded in December.

The Board also considered the purchase and installation of two high-lift pumps in the Water Plant. These pumps would be replaced with various frequency drive pumps because they would run more efficiently and be a cost savings. These types of pumps also control the flow more efficiently. The life expectancy is 15-20 years. Todd discussed having a study done on these pumps testing amp readings, our flows, the possible energy savings and how cost effective they would be at a cost of \$10,000 to do the study. Either way these pumps are going to be replaced, why do the study? The proposed cost to replace these two pumps would be approximately \$200,000 without knowing what the engineering cost would be. The low-lift pumps at the Water Plant were done in 2004.

Water main replacement projects for 2005-2006 are the East Townline from Ridge Road to Everdyke Road project and the Ridge Road from Tuckahoe Road to Cottage Street project. The approximate cost is \$100,000 for each. If curbing and sidewalks were to be done with these projects, the cost would be an additional \$150,000, which could be deferred. The Board discussed which project should be done first according to the conditions of lines and fire flows.

The Board discussed where the funding was going to come from for the projects. The Board's consensus was to wait to make the repairs on the reservoirs until they know where the funds are coming from. They decided they would revisit repairs on the 2 MG steel tank in August, bid out in November and paint in Spring 2006. Mike recommended that the inspection, writing the specifications and getting the Health Department approval be done before starting the project. The project would then be ready to go out to bid in November.

The Board would like to focus on the replacement lines and replace the lift pumps. They also could do just one of the replacement lines instead of both.

The Board agreed to talk to Bill Dobie on funding and doing replacement lines. These projects, water main replacements and high-lift pumps will need to be engineered. Labella will check on the project cost, define the project, and cost for engineering on the high-lift pumps. They will also check with Bill on the replacement water mains, put together a proposal for the engineering for it and will get back to The Board by May 24, 2005.

The Board agreed to first and foremost research all the avenues of where the funding is coming from on all the projects that were discussed. They would like to meet with the financial advisors to their get recommendations on doing these projects for the years 2005 and 2006.

The Board discussed the current Local Law on a Moratorium On Wind Turbines. The intent of the moratorium was to take a year (maximum time for a moratorium in place) to research residential wind turbines. The question before The Board is how to include commercial wind turbines. Once this moratorium on residential wind turbines was in place, The Board has one year to act upon it. Changes, for example to include commercial wind turbines cannot be added to it. The Board agreed to move forward with passing the Local Law on residential wind turbines as it states and then doing another moratorium on commercial wind turbines. They will then have another year to get recommendations from the Planning Board and amend the law as such.

Supervisor Hoffman mentioned how dreadful the lawn at the Town Complex looked. There are many bald spots and he feels the contractor should be contacted to get this corrected.

Councilman Monsees made a motion, seconded by Councilman Verno, to enter into Executive Session for discussion regarding Legal reasons at 9:12 PM. The motion was carried.

Councilman Orbaker made a motion, seconded by Councilman Verno, to return to Open Session at 9:30 PM. The motion was carried.

Supervisor Hoffman made a motion, seconded by Councilman Verno, to adjourn the meeting at 9:31 PM.

Marlene A. Gulick
Town Clerk