

**COUNTY OF RENSSELAER
TOWN OF SCHODACK
August 9, 2018**

WHEREAS, a map, plan and report have been prepared in such manner and in such detail as is required by Article 12 of the Town Law of the State of New York and a petition pursuant to Article 12 of the Town Law of the State of New York, relating to the establishment of Schodack Consolidated Water District No. 101, Water District Extension No. 6, in the Town of Schodack, County of Rensselaer, State of New York, has been filed in the Town Clerk's Office; and

WHEREAS, said map, plan and report was prepared by McFarland Johnson, competent engineers, duly licensed by the State of New York, showing boundaries of the proposed Water District Extension, general plan of the Water District Extension and an analysis showing the costs thereof and method of operation; and

WHEREAS, said map, plan and report shows all facilities, including mains, together with the location and the general description of all public works required including lands and easements to be acquired; and

WHEREAS, the improvements proposed consist of the installation of 2,250 lineal feet of 12 inch PVC water pipe, 2200 pipe bends, 4 water valves, 6 water hydrants, 150 lineal feet of pipe for boring underneath Routes 9 & 20, in accordance with the map, plan and report now on file in the Office of the Town Clerk of the said Town of Schodack; and

WHEREAS, the maximum amount proposed to be expended for said improvements and/or acquisition of necessary lands is the sum of Four Hundred Twenty-Nine Thousand (\$429,000.00) Dollars; and

WHEREAS, said map, plan and report describing said improvements are on file in the Town Clerk's Office for public inspection; and

WHEREAS, the first year cost for operation and maintenance fees for the Water District Extension are estimated to be Eight Thousand Six Hundred Ninety-Two and 00/100 Dollars (\$8,692.00) to the typical property after the first year of the Water District Extension formation; and

WHEREAS, the water line installation fee is Two Hundred and 00/100 (\$200.00) Dollars and the Water District Extension connection fee is Twenty-Five and 00/100 (\$25.00) Dollars; and

WHEREAS, the capital charges for the typical property located within the Water District Extension are estimated to be Twelve Thousand Five Hundred Forty-Four and 00/100 (\$12,544.00) Dollars after the first year of Water District Extension formation.

NOW, IT IS HEREBY ORDERED, that the Town Board of the Town of Schodack shall cause to be filed for public inspection with the Town Clerk, a detailed explanation of how the estimated cost of hookup fees, the cost of the district to the typical property, and the cost of capital charges has been computed and that an analysis of the computation of those costs is attached hereto as Exhibit A.

The foregoing was moved by _____, and seconded by _____

AYES

NOES

David Harris
Michael Kenney
Scott Swartz
Jim Bult
Tracey Rex

Dated: August 9, 2018

CERTIFICATION OF TOWN CLERK

I, **DEBRA L. CURTIS**, the undersigned Clerk of the Town of Schodack,
Rensselaer County, New York, DO HEREBY CERTIFY:

That I have compared the foregoing copy of the minutes of the meeting of the Town Board of said Town, including the resolution contained therein, held on the 9th day of August, 2018, with the original thereof on file in my office, and that the same is a true and correct copy of said original and of the whole of said original so far as the same relates to the subject matters therein referred to.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Town this day of August, 2018.

Debra L, Curtis, Town Clerk

EXHIBIT "A"



D. Hydraulic Calculations

A hydraulic model was used to compute the pressure at the base of the riser for the building, including the loss from meters and/or backflow prevention devices. Calculations are based on the Utility plans and a Neptune Protectus III water meter. See Appendix 2 for the Hydraulic Calculations.

The building will have an ESFR (Early Suppression Fast Response) sprinkler system which is designed to supply large amounts of water to extinguish any fire. Because of this system's demands, the building will have a 200,000-gallon water supply tank with a pump for the sprinkler system. The building's sprinkler system will be self-sufficient and is not expected to draw significant demand. Calculations were done to represent a fire hydrant demand and are in Appendix 3.

E. Backflow Prevention Requirements

Backflow prevention was assumed for the site based upon the size of the supply line. The site is expected to have a 12" Watts Double Detector Assembly immediately after the meter at the street.

F. Conclusion

Presently, the water system serving Consolidated Water District No. 101 has a capacity of 0.5 MGD and the current usage is approximately 130,000 GPD. The proposed Schodack Distribution Center is estimated to utilize 6,000 GPD, increasing the existing demand from 130,000 GPD to 136,00 GPD. Therefore, the capacity of the Consolidated Water District No. 101 will allow the acceptance of the additional water demand generated by the proposed Schodack Distribution Center.

Section 3: Financing

Scannell Properties will be financing the installation of the proposed water system. A cost estimate of the proposed work is included in Appendix 4. No debt will be issued by the town for this project.

Section 4: Water District Extension

The project site is located near Consolidated Water District No. 101, but is currently not within the Water District as shown in Appendix 1. This proposed Water District Extension would extend the District to encompass the project site pending the approval of the Schodack Town Board, the NYS Department of Health, and the NYS Department of Environmental Conservation. The map shown in Appendix 2 shows the land to be included within the Water District. The typical property within the proposed water district extension is an approximate 1,000,000 square foot Sales Distribution Center.



Section 5: User Cost and Connection Fees

The property to be added to Consolidated Water District No. 101 will become a rate payer under the district.

The Town of Schodack's building water line installation fee is \$200 (estimate 4 inspections @ \$50 each) and the sewer district extension connection fee is \$25 for a total of **\$225.00** to the Town of Schodack.

Current Town quarterly operations and maintenance charges are \$55 minimum (up to 18,000 gallons) plus \$4 per 1,000 gallons used over 18,000 gallons, billed approximately one week after the end of each calendar quarter. Based on a water use of 6,000 GPD, this would result in an annual water usage fee of:

$(6,000 \text{ GPD} * 365 \text{ Days} - 72,000) / 1,000 \text{ GAL} * 4 = \$8,472.00 + \$220.00 = \mathbf{\$8,692.00}$ per year for the Distribution Center.

The Consolidated Water District No. 101 must repay annual debt. In accordance with Town Board Resolution 2017-239, for commercial properties, the calculation for the capital charges for each property would include 1 equivalent dwelling unit (EDU) plus 1 additional EDU, based upon estimated water usage or 50% discounted estimated water usage per DEC flow guidelines, for every 72,000 gallons or portion thereof in excess of 72,000 gallons. Estimated DEC flow guidelines are based upon the square footage of the structure calculated as follows:

$6000 \text{ GPD} * 365 \text{ days} / 72,000 \text{ gal} = 31 \text{ EDU} + 1 \text{ additional EDU} = \mathbf{32 \text{ EDU}}$.

Based upon the Consolidated Water District No. 101, the capital rate for the typical property is \$392 per equivalent dwelling unit. The total capital payment for the typical property within the water district extension for the first year after district extension creation shall equal:

$32 \text{ units} * \$392 = \mathbf{\$12,544}$ in total capital charges.

Section 6: Conclusion

This report concludes that the Town of Schodack Consolidated Water District No. 101 has the capacity to accept the additional demand from this project.



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ENGINEER'S OPINION OF PROBABLE COSTS

Project: **Scannell Properties, Schodack, New York**
Consolidated Water District 101 Extension #6
 July 5, 2018

Bid Item	Description Of Item	Unit	Quantity	Unit Price	Engineer's Estimate
01	12" PVC WATER PIPE	LF	2250	\$116	\$261,000.00
02	PIPE BENDS	LB	2200	\$12	\$26,400.00
03	WATER VALVES	EA	4	\$2,500.00	\$10,000.00
04	WATER HYDRANTS	EA	6	\$5,000.00	\$30,000.00
05	BORE UNDER RT 9 & 20	LF	150	\$300.00	\$45,000.00
TOTAL (Construction)					\$372,400.00
15% Contingency					\$55,860.00
Grand Total (Construction)					\$428,260.00

Additional Costs	Unit	Quantity	Unit Price	Engineer's Estimate

TOTAL PROJECT COST \$429,000.00