

**TOWN BOARD
SPECIAL MEETING
KING TRACT DEVELOPMENT
FEBRUARY 3, 2015
7:00 P.M.**

Supervisor Jamieson opened the meeting at 7:05 p.m. following a salute to the flag. Members present: Supervisor Jamieson, Councilman Murray, Councilwoman Ranni, Councilwoman Smith. Absent: Councilman Valentine. Also present: Engineer Al Fusco, Water Operator Bill Keller.

Supervisor Jamieson said this is a continuation of the meeting held last month in which was discussed some of the options and costs regarding what could be done to help service the water system to get it up and running. Supervisor Jamieson said that over the course of the month a few things have transpired that may affect the options. After conducting a study, it was determined that the wells would be out of the question. There were too many questions regarding the setbacks, and with the PSC. It was the consensus of opinion at the last meeting that maintaining the water system was most desirable, so that would be the option that would be pursued. Supervisor Jamieson noted that one obstacle that exists is that TD Bank has gone into the foreclosure process some time ago and no one bid on the property containing the water system. At this time, the Sherman estate still owns that parcel. He said there are some things that can be done. The PSC can put pressure on the estate to sell the water system property. Supervisor Jamieson said that the PSC and County should support this transfer, since they are concerned with the safety of the residents, and the system was below standards. Supervisor Jamieson said that Bill Keller recommended that to save money on the refurbishment of the system, initially approximately \$200,000 would be needed to get the system up to code. Supervisor Jamieson said that Bill Keller advised that since there aren't any major leaks or broken pipes, other maintenance issues like repair of hydrants could be done from year to year to make it more cost efficient. Mr. Keller added that if the plant was modernized, the County would allow a ten year plan to upgrade the system. Mr. Fusco commented that the PSC would have had to be individually petitioned for wells and there may be some problems with septic systems needing distance, well casings being deeper in wet areas, etc. He suggested that the public system may be a better option for all.

Supervisor Jamieson said that over the next few weeks an information letter will be sent to all homeowners identifying cost options. Supervisor Jamieson said that both Bill Keller and Al Fusco are the experts on water systems and if their cost estimates are accurate that would be the best deal the Town could provide.

Supervisor Jamieson said that over the next few weeks the Town will conduct serious conversations with the bank about taking ownership of the property. He said the PSC and County will be on the Town's side for safety concerns.

Bill Keller stated that the water rate would be established based on operational expenses. Supervisor Jamieson said a budget would be developed based on capital costs, future costs and operational costs.

Supervisor Jamieson said that the capital costs would be bonded over a 25 year period and the payment would be made through taxation within a Special District.

Bill Keller explained that the present pump house is temporary and will be relocated to the top of Woodhull Terrace.

Supervisor Jamieson said the Town has already expended \$40,000 towards the emergency repair work done at King Tract.

Supervisor Jamieson said that Al Fusco will look into the possibility of using grants to fund some of the project costs.

Supervisor Jamieson said going forward, the Town attorney would be in touch with TD Bank to set up a meeting. He would stay in touch with Steven Diffley as the neighborhood's representative. Supervisor Jamieson said he would send a letter detailing the specific costs. Upon receiving clarity from the bank, another meeting will be scheduled with the public. Ultimately, the residents of the neighborhood will have to petition the Town to take over the water system. All residents should be in agreement to move forward.

MOBILE LIFE AGREEMENT

A MOTION WAS MADE BY Councilman Murray and seconded by Councilwoman Ranni to allow Supervisor Jamieson to request an extension of the Mobile Life contract through December 31, 2015. Motion carried 4-0.

WEBSITE AGREEMENT

Supervisor Jamieson said he obtained three bids for the development and maintenance of a new website. The lowest bid was from A&E Advertising. A MOTION WAS MADE BY Councilwoman Smith and seconded by Councilwoman Ranni to accept the bid and allow Supervisor Jamieson to execute a contract with A&E Advertising for \$2,695.00 to develop and \$39.95 p/month for maintenance of the Town's website. Motion carried 4-0.

A MOTION WAS MADE BY Councilwoman Smith and Councilwoman Ranni to enter into an Executive Session, and with no action to be taken the meeting was adjourned at 7:45 p.m. Motion carried 4-0.

Respectfully submitted,

Linda A. Zappala
Town Clerk
2015-02-03