

## MCKEONVILLE WATER ADVISORY BOARD

MEETING: April 2, 1968 - Held at the Stayvesant Plaza Office  
Present: Abele, Zymiecki, King, Feldmann, House, Swyer  
Absent: Dascher Schwartz  
Meeting called to order 8 PM by Chairman Abele

Members studied a map of the McKeeville Distribution System on which Engineer Fraser had indicated a proposed extension from the filter plant to Stayvesant Plaza to complete the loop in that complex and at the same time give an alternate routing for water as recommended in the New York Fire Insurance Rating Organization report of 1964.

Also studied was a map showing the Executive Park complex and a proposal to extend the line another 500 feet to complete this loop.

Chairman Abele supplied figures, spot checked by Jim Fraser of Fraser Associates giving an evaluation of the cost of this project and its impact on the tax rate. A copy of this analysis is attached to the minutes.

Members also discussed the possibility, expressed by Fraser that some water lines in McKeeville would have to be relocated because of the impending sewer installation. Standard Engineering Corp. is preparing a study of this it was noted. Fraser has indicated that it might be wise to replace some pipes with larger sizes if the relocation is made. This might affect the thinking on other projects.

Abele was in contact with Mr. Thayer Martin of Standard Engineering who explained that the study is not complete. After he presents the completed study to the Town Board, he offered to meet with this Board to discuss the impact of the proposal and continuity of the water service when the installation is being done.

All were in agreement that it would be wise to replace the pipes with the larger sizes and investigate the hydrants on these lines, some of which date back as far as 1935 and might well need replacement.

Mr. Swyer explained his proposal to the Board. He would like to obtain an easement for an irregularly shaped parcel of Water District land to provide additional parking area. He would fill the area, now a mud hole, curb the parking area and tile more of the stream, possibly as far as the upper or Power Co. dam and right of way. King raised the point that improvement or change to the stream bed has to be approved at the present time by Water Resources Board.

The cost of the total proposed pipe extension in the complex would be approximately \$26,000. Mr. Swyer stated that if the easement were given he would pay the cost amounting to approximately \$7,500 for the pipe from the last hydrant at Whitney's to the end hydrant of Executive Park plus an extension of a hydrant to the front of the Whitney building at its east end, the balance of the cost to be born by the District, and amounting to a tax rate increase of approximately 4 1/2 per thousand.

MOTION by John Feldmann, seconded by Thos King and approved unanimously that we RECOMMEND (1) to the Town Board to grant the easement and that they authorize Fraser Associates to prepare the necessary bid specifications and contract plans to proceed with this work. The entire line would be installed under one contract with cost

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amortized over 25 to 40 years whichever might fit into the other bond issues. Stuyvesant Plaza-Executive Park complex to be billed at the rate of \$7500 divided by the run in years, plus interest charges per year on the bond issue in addition to the regular .41/100 (based on 25 years) tax rate increase envisioned.

MOTION by Lerno, seconded by King to adopt the same outdoor sprinkling and use regulations as were used in 1967, and that this be RECOMMENDED (2) to the Town Board.

MOTION by King, seconded by Zyniocki and approved unanimously to RECOMMEND (3) to the Town Board that the valve at the connection of McKonville to Western be set in a "demand" position to operate in the event of a pressure drop, and that Fraser Associates be advised of this.

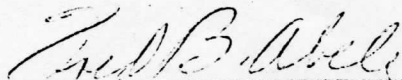
MOTION by Foltman, seconded by King and approved unanimously to RECOMMEND (4) to the Town Board that the proposed improvements to the distribution system on Ayre Drive and Dillenbeck Drive and that Fraser Associates be instructed to prepare the contract drawings and specifications and that this Board have the opportunity to review same.

Discussion of repairs to the Water Tank. The estimated cost has not yet been reported. Abele will check this out with D. Brower.

MOTION by Zyniocki, seconded by Sayer and approved unanimously to RECOMMEND (5) to the Town Board that the fluoridation of the water in McKonville be done. Mr. Fraser opinioned a Capital Expenditure of \$5000 approximately plus an operating cost of \$1.50 per family per year approximately. The capital expenditure may be amortized over a 10 year period.

The matter of parking and driving on filter plant property by users of adjacent installations was discussed. It was proposed to plant a line of small trees on the boundary from Western Avenue to the shore of the pond with concrete posts laid on their sides as a bumper and deterrent, such as are used in Stuyvesant. Mr. Sayer will look into the cost of this.

The meeting was adjourned at 10 PM.

  
Secretary PRO TEM

Calculation of fluoridation cost

\$5000 - 4% - 10 years

crf factor .12329

Prin. & Int. per year \$616.45 / \$2,914,600 = \$0.211 per \$1 Assessed Valuation

Total cost to average taxpayer would not be much over \$2.00 per year

Sketch showing proposed assessment area attached.

McKownville Water District

Evaluation of L.A. Swyer proposal to complete  
the Stuyvesant Plaza - Executive Park loop

Board of Fire Commissioners met with Swyer  
Thursday evening, March 23rd to discuss same.

Fraser report dated 8-24-67 indicates  
1150 feet approx. of 8" main and  
appurtenances, cost of which is approx. .... \$16,400

To continue the pipe to the end of the office  
complex is approximately 500 feet additional  
of 8" pipe @ \$14.30 per foot ..... 7,150  
10% added for increases in cost ..... 2,355

Approximate cost of project is then about ..... \$25,905  
\$26,000

Assumed financed over 25 years @ 4% (probably  
lowest possible) cost of total project.  
Average annual payment should be  
\$26,000 x crf factor .06401 from tables \$1,664.26  
To round off ..... \$1,700.00

Tax rate based on combined McKownville-Birchmont  
water district assessed valuation of  
\$2,794,600 would be ..... \$0.608/M  
Swyer projects an additional assessed valuation  
for his present projects of \$120,000 plus  
or a total of \$2,914,600 or ..... \$0.533/M

If given an easement to square off the land  
west of Whitneys for parking facilities  
he would agree to assume the cost of the  
500 foot additional pipe plus extending the  
projected hydrant at east end of Whitneys  
to front of the building - cost approx. .... \$7,500.00 *by Stuyv.*  
Cost to balance of district would be then *+ 2.1 Acres*  
approximately ..... \$18,500.00  
\$18,500 x crf factor .06401 is \$1184 say .... \$1,200.00  
Cost in tax rate would be then ..... \$0.412/M

In discussion Mr. Swyer said that all stores and buildings  
in Stuyvesant are metered separately, and that there  
is no master meter to constrict flows to the loop.  
Chief Perry questioned that all the loss at the last  
hydrant as it now exists could be due to friction loss.

Stuyvesant Plaza-Executive Park complex assessed  
valuation including all stores and office bldgs. \$551,700  
This is based on partial for Executive Park cost  
and original valuation on the restaurant ..  
\$551,700/\$2,794,600 ..... 19.74% of District as of now  
\$671,700/\$2,914,600 ..... 23.05% of District when bldgs. are complete



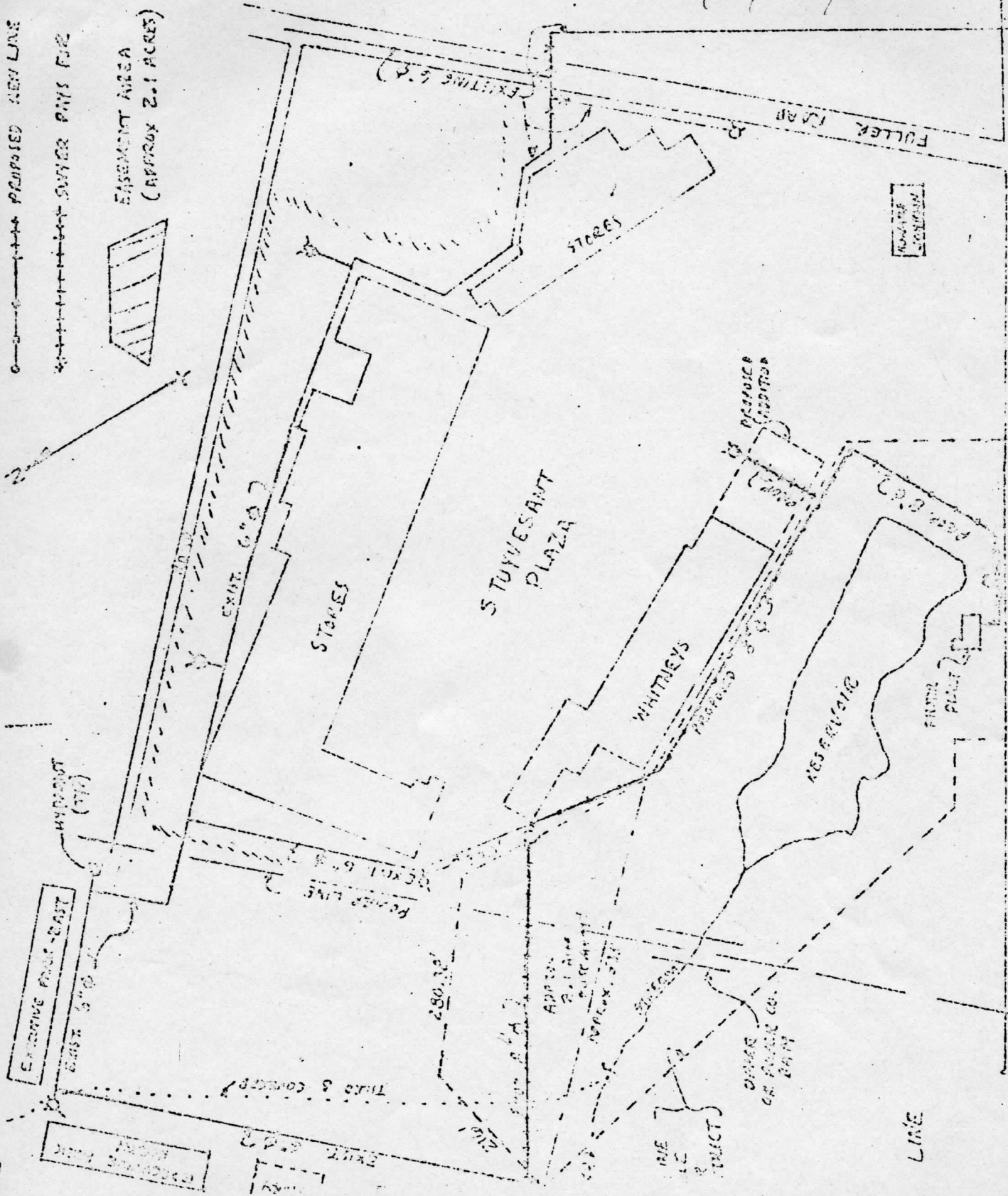
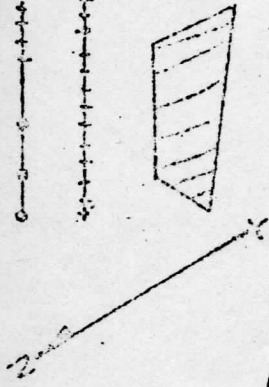
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EXISTING PIPE

PROPOSED NEW LINE

SUPPLY PIPES FOR

EASEMENT AREA  
(APPROX 2.1 ACRES)



WESTERN AVE.

LINE

F.