

**A SPECIAL TOWN BOARD MEETING WAS HELD ON TUESDAY, FEBRUARY 27, 2024 AT  
6:00 PM AT THE FRANKFORT CENTER FIRE DEPARTMENT, 2235 ALBANY ROAD,  
FRANKFORT, NEW YORK, WEST FRANKFORT WATER IMPROVEMENT CENTER &  
ZOLAD ROADS, PROJECT UPDATE.**

Present: John Wallace, Supervisor  
Christopher Evans, Councilman  
Philip Tangorra, Councilman  
Gregor Smith, P.E, BCA Engineers Architects  
Tyler Rook, Jr. P.E, BCA Engineers Architects  
Absent: Michael Perritano, Councilman  
Joseph Tamburro, Councilman

Supervisor Wallace opened the meeting with the pledge of allegiance.

Present: Sign in sheet attached.

Supervisor Wallace introduced the member of the Town board and the engineers from BCA Architects & Engineers. Gregor Smith started off with a power point presentation and told the public to please feel free to ask any questions as he went along. He started with the district boundary map of where the proposed water line will be going in and the proposed boundary lines. He informed the public that it goes around the entire district which includes portions of Center Road and Zolad Road; there is a tie in point on Bleecker and continues down on Bleecker to Center Road and turns onto both sides of Zolad Road. It will be a combination of 10 inch and 8 inch waterlines. To meet Mohawk Valley Water Authority requirements they will use ductile iron pipe. It includes Hydrants and service connection from the main to the road right away.

Gregor went through the project history, it started October 2016 and the board resolution approving the establishment of Center and Zolad Roads district was May 2018. In August of 2020 the Town received \$1,470,000.00 the initial grant and loan from USDA Rural Development. In December of 2020 the Town signed the agreement with BCA to move forward with the project and begin design work. February of 2022 BCA's design was approved by Mohawk Valley Water Authority (MVWA). May of 2023 BCA's design is approved by the NYS Health Department (DOH). August of 2023 the project is advertised for bid, BP Excavation was the lowest bid at \$1,856,446.00. In November of 2023 Additional funding request was submitted to the USDA RD, February 2024 they committed to an additional \$300,000.00 in loan towards the project.

Gregor discussed the annual cost based on the MVWA base connection charge (5/8" meter). It is based on both water usage and the size of the meter, which is proposed meter for most residential home. An annual fee based on similar is \$153.00 for the meter, water usage would be \$167.00 for 900 cubic feet and \$162.00 for the overage. The total charge for water and O & M based on MVWA fees would be \$482.00 annually, the other part of the charge would be debt services.

Gregor went over the project budget break down funding; the project is currently \$2,400,000.00, original USDA RD grant award was \$750,000.00, USDA RD loan award was \$720,000.00 USDA RD overrun loan award was \$630,000.00, SDA RD loan annual debt retirement (1.125%, 38 year loan) is \$23,390.00 and loan \$28,009.00. Total annual debt retirement would be \$51,399.00. There are 56 EDU's (single family resident) annual debt retirement per EDU is \$918.00 and the total annual water usage is \$482.00 so the cost for the first year per EDU would be \$1,400.00 and the monthly cost would be \$116.67.

A resident asked what the cost would be if they did not hook water up to their house. Gregor informed him that if it is a standard single family home the debt service would still be \$918.

Gregor discussed some options moving forward one option is that the current NYS Comptroller's average costs for the town is \$1,083.00, because the annual amount is greater it requires sending a request to the Office of NYS Comptroller for approval to charge \$1,400.00. Option 2 is to apply for additional grant funds from other agencies. Some funding sources are the NYS Water Infrastructure Improvement Act (WIIA), which was recently announced

February 5, 2024; has a deadline of June 14, 2024. Funding for WIIA can go up to a maximum of 5 million dollars or 60% of the project cost. The other option is the NYS Environmental Facilities Corporation (EFC) Drinking Water State Revolving Fund (DWSRF) funding can go up to 3 million or 60% of the project cost. Gregor stated that more grants would decrease the loan amounts; it is a competitive program so it is not guaranteed it depends on what projects are being submitted and who has the greatest need for it. Gregor submitted a breakdown of option 2 with \$400,000.00 additional grant award. The annual debt retirement per EDU would be \$600.00, annual water usage would be \$482.00 giving a total first year cost of \$1,082.00 and total first year cost per EDU (rounded) of \$90.17. A resident asked Supervisor Wallace if that was close to the amount when the project first started. Supervisor Wallace stated that it was but with COVID there was shortage on the materials and due to inflation prices went up. Gregor ended the slide presentation and opened up the meeting to answer any questions the residence had. One resident asked about the time line for the project, Gregor stated that there are a few things in play, Fiscal Advisors provided him with information on certain rules that have to be followed for setting up the rates; sometimes it's a flat debt rate that is the same every year and MWVA rates will change over the years. Fiscal Advisors said there may be an option for starting at a lower rate and increasing over time. If that is an option Rural Development is ok with, there may be the ability for the Town to not go through the Comptroller's approval; it is a lengthy process that will take a four months or more process. If the process is acceptable to USDA Rural Development and the first year user rate can be less; there is a possibility it could happen quicker.

A resident asked why everyone around the Town of Frankfort is getting water quicker, Councilman Tangorra stated that the eastern transmission line could feed into Ilion and go towards Herkimer it is not a done deal yet, there is money available for the transmission main but you have to recognize that those municipalities have infrastructure and quality issues that give them a different set of circumstances of just forming a water district. He said we could go for more funding but it takes time and they rate those projects by a priority scale; this would be a new infrastructure with no real issues.

A resident asked what the formal process to look for more funding; Supervisor Wallace stated that he has already contacted Congresswomen Elise Stefanik and Chuck Schumer offices to see if he could additional funding. There is still work to be done Gregor said that he is going through things with Fiscal Advisors and Supervisor Wallace will need to talk to the Bond Counsel, there will need to be an amended Bond Resolution completed for the project which is about a sixty day process; also we need to hear back from Fiscal Advisors on whether or not the Town needs to go to the Comptroller.

Supervisor Wallace thanked Gregor Smith, Tyler Rook and the public for coming, and he also thanked the Frankfort Hill Fire Department for the use of their facility.

**MOTION** made by Supervisor Wallace to close the special meeting. Second by Councilman Evans.  
Upon roll call; All in favor. Meeting adjourned at 7:45 PM.

Respectfully submitted,  
Dorri DeRollo, Town Clerk