



CLIFTON PARK WATER AUTHORITY

BOARD MEETING MINUTES

JUNE 16, 2021

Those present were: Mr. Helmut Gerstenberger, Chairman; Mr. John Ryan, Vice Chairman; Mr. William Butler, Treasurer; Ms. Alexis Osborne, Secretary (joined via telephone at 7:25pm) Mr. Peter Taubkin, Board Member; Mr. Donald Austin Jr., Administrator; Mr. James Trainor, Attorney; and Mr. Ronald Marshall, Superintendent.

Mr. Gerstenberger called the meeting to order at 7:06pm.

PRIVILEGE OF THE FLOOR

No members of the public present.

OLD BUSINESS

PROJECT TO INCREASE CAPACITY FROM SCWA

Mr. Austin included an email he received from Mr. Kortz stating that the delivery of the pumpstation is delayed. The pumpstation is nearly complete but they are having a very hard time finding an available driver to get it here. Completion of this project looks like late summer or early fall.

SCWA WATER PURCHASE AGREEMENT RENEWAL

Mr. Trainor and the SCWA attorney have come to an agreement to merge the two agreements into one document. He states they are in agreement with the substantive items. There is some technical language on the force majeure provision that they are still trying to work through. He doesn't feel they are in disagreement, it's just a matter of getting the language to reflect what both boards have agreed to.

Mr. Gerstenberger made a **motion** at 8:05pm to discuss ongoing contract negotiations; seconded by Mr. Ryan. The **motion** carried 5-0.

Mr. Ryan made a **motion** to move out of executive session at 8:21pm; seconded by Mr. Butler. The **motion** carried 5-0.

PROJECT TO INCREASE CAPACITY IMPROVEMENTS IN PRESERVE

Mr. Austin stated the test well is running. The well is running at approximately 200 gallons per minute. Samples have been taken and CT Male has some transducers in the well to monitor water levels. The water quality looks pretty good but the flows are not as good as expected. Once this well testing is complete, they will start testing the other test well. He will have more results at next month's meeting.

VERIZON REQUEST FOR INSTALLATION OF TELECOMMUNICATIONS TOWER AT BOYACK WTP

Mr. Ryan recused himself from this discussion. Verizon wishes to build a standalone tower at the top of the hill at the Boyack WTP next to the water tank. Mr. Austin noted that AT&T currently has a shed on the property and their antennae on the water tank. Originally, Verizon offered \$1,000.00 per month with a 1% escalator. After numerous conversations with Verizon regarding the location of the tower and lease terms, Verizon has agreed to pay \$2,000.00 per month with 3% escalators. Mr. Austin feels this to be fair considering they aren't locating any equipment on the water tank. At this point the Board is agreeable with the negotiated lease terms. Mr. Austin will let Verizon know they can move ahead with design and draw up a lease agreement.

WATER MAIN REPLACEMENT ON PLANK ROAD

Mr. Austin had CT Male draw up a scaled down plan to get the water main under the Town's box culvert. He sent the plans over to Dahn Bull, Highway Superintendent of the Town of Clifton Park, to have Carver Construction look at it to see what the cost would be to do just that portion of the job as a change order on their bid. Mr. Austin spoke to Mr. Bull earlier today and he stated they have not awarded the bid yet and therefore have not approached Carver Construction with the scaled down plans. Mr. Austin will keep the Board updated.

NEW BUSINESS

DISH NETWORK REQUEST FOR INSTALLATION OF TELECOMMUNICATIONS EQUIPMENT ON KNOLLTOP WATER STORAGE TANK

Mr. Ryan recused himself from this discussion. DISH Network proposes 3 antenna arrays on the tank exterior for a total lease area of 144 square feet and ground equipment with a total lease area of 156 square feet. They are proposing lease terms of \$785 per month with a 2% annual escalator. Mr. Austin prepared a comparison to existing telecom leases at this location for the Board and noted their ground equipment is pretty close in size to AT&T's and double Verizon and T-Mobile's equipment. On the tank they have less lease area than all three carriers. They are also offering significantly less rent with a smaller annual escalator than all three carriers. Their antenna arrays would be located on the pedestal rather than the bowl where the other three carriers are located. The Board asked Mr. Austin to go back to DISH Network and let them know their lease terms need to be much closer to the other three carriers located on the tank before they will agree to move forward.

VERIZON REQUEST FOR EQUIPMENT MODIFICATION AT KNOLLTOP WATER STORAGE TANK

Mr. Ryan recused himself from this discussion. Verizon would like to modify their equipment with newer technology. Mr. Austin requested structural calculations to see if there would be changes in tank loading from the old equipment to the new. He stated our current agreement with Verizon states "...Lessor agrees to any such modifications as long as the new equipment does not increase the loading of Lessor's water tank...". Significant additional loading may result in the CPWA wishing to renegotiate our contract. He also notified them that he will require they use magnetic equipment to provide attachment of the proposed kickbacks to the tank, rather than welding.

Verizon completed the structural analysis and stated both additions in area and weight and the change in load is negligible when compared to the size of the tank, therefore the tank's structural capacity is essentially unaffected. The total addition of area is 734.5 square inches and the total addition of weight is 275.4 pounds. As to the magnetic mounts, they had to send that upstairs for some guidance from Verizon since this is not something they have pursued or

completed in the past. They questioned the reasoning behind the change in the magnetic attachment requirement. Mr. Austin responded back with the following reasons for this requirement:

1. It almost entirely eliminates any potential damage or disturbance to the coatings on the interior or exterior of the tank that may result from the installation. Welding to the tank always leaves the possibility of coating damage, which can lead to premature failure of the tank surface. Welding always requires disturbance to the exterior coating of the tank.
2. Touch-up painting after welding is seldom done to the level of quality that was present prior to welding. Paint colors never match and we have seen time and time again that the surface prep or painting was done insufficiently and the coating fails before that of the rest of the tank.
3. Magnetic mounts are easily removed when the installation is no longer necessary.
4. Magnetic mounts have proven effective in similar applications that have been in place for many years.

Verizon stated that the upgrades are needed quickly to accommodate the changes in the network. They were hoping to get feedback from their engineers in time for this board meeting. Mr. Austin hasn't heard back from them. He will update the Board at next month's meeting.

OTHER BUSINESS

- On Friday, June 11th at around 3:15pm there was a large water main break on Carlton Road which caused low water pressure for many CPWA customers. Mr. Marshall explained that because of the location of the break, which was on the southside of the railroad bridge in the middle of the road, it caused major destruction to about 100 feet of the road. Canadian Pacific Railway was contacted to come and inspect the bridge.

The water main is a 12-inch SDR 26, which is a thin wall plastic pipe that has been in the ground since the 1980s. Mr. Austin stated there was one break approximately 20 years ago after tapping it for a connection to a home. He commented that we've now had two breaks in the last two years. Mr. Marshall noted that the water main was not well bedded when it was installed. It has some rock and other things around it which is probably causing the pipe to break from the vibrations in the ground from the trains and car traffic over the top of it. Mr. Austin is thinking about either replacing the pipe or potentially abandoning that pipe in that section. He explained that there is a large diameter water main on Rt 146A to Main Street or on Pierce Road. There are also plans in the works for Synergy Tech Park, which is on the east side of the Northway. As part of the approvals for this project Mr. Austin is requesting a second connection on Route 9. Eventually when this project is built, it will provide another route around to Pierce and Ushers Road. He is going to have CT Male model it and see how it will change flows in the system.

After the break, Mr. Austin was contacted by the Canadian Pacific Railway notifying him that there is no agreement in place allowing for the water main to exist under their railroad crossing.

- Mr. Marshall commended the employees, especially the field crew, for their efforts and dedication this past year during the COVID-19 pandemic. The Board appreciates everyone's dedication. Mr. Gerstenberger made a **motion** to hold an employee appreciation picnic; seconded by Mr. Butler. The **motion** carried 5-0.

- In light of current events and ransomware attacks, Mr. Ryan asked Mr. Austin to provide the steps that the CPWA is taking to safeguard our systems. He is interested in what systems we have that are exposed to public communications and what type of passwords and authentications are in place to safeguard our assets. Mr. Austin stated he is in the process of completing a risk and resilience assessment. He will share this assessment with the Board at next month's meeting.

APPROVE MINUTES OF MAY 13, 2021 MEETING

A **motion** was made by Mr. Taubkin to approve the minutes of May 13, 2021; seconded by Mr. Gerstenberger. The **motion** carried 5-0.

The CPWA's next board meeting is scheduled for Wednesday, July 21st at 7pm.

A **motion** was made by Mr. Ryan to adjourn the meeting at 8:23pm; seconded by Mr. Butler. The **motion** carried 5-0.

Respectfully submitted,
Sheri Collins
Recording Secretary

cc: CPWA Board of Directors
Trainor Law PLLC