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TOWN BOARD COUNTY OF ALBANY

TOWN OF COLONIE

PUBLIC HEARING AND SUBSEQUENT VOTE PURSUANT TO
SECTION 202 B OF THE NEW YORK STATE LAW IN RELATION TO
THE PROPOSED DESIGN AND CONSTRUCTION OF A SINGLE GARAGE
FACILITY FOR THE DIVISION OF PURE WATERS

THE STENOGRAPHIC MINUTES of the above entitled matter
by NANCY L. STRANG, a Shorthand Reporter commencing on
February 6, 2020 at 7:13 p.m. at Memorial Town Hall,
534 New Loudon Road, Latham, New York

BOARD MEMBERS:

- PAULA MAHAN, SUPERVISOR
- LINDA MURPHY, DEPUTY SUPERVISOR
- DAVID GREEN
- MELISSA JEFFERS-VONDOLLEN
- RICK FIELD
- JILL PENN
- DANIELLE FUTIA

ALSO PRESENT:

- Michael C. Magguilli, Esq, Town Attorney
- Julie Gansle, Town Clerk
- Ryan Bailey, Esq., Bailey Johnson and Peck

1 MS. GANSLE: This public hearing is being held
2 by order of the Town Board pursuant to Section 202B of
3 the New York State Town Law in relation to the proposed
4 design and construction of a single garage facility for
5 the collection section of the Division of Pure Waters.
6 Notice of this public hearing has been published in the
7 official Town newspaper which is the Spotlight and has
8 been posted on the Town Clerk's bulletin board. I have
9 an affidavit for each.

10 The Town Board will now hear all persons
11 interested in this project.

12 MR. BAILEY: Hello again.

13 The project before the Board this evening is
14 a construction of a consolidated operational garage
15 facility for the DPW/Division of Pure Waters
16 collection section. The collection section is
17 responsible for the operation and maintenance of the
18 Town's sanitary sewer collection system covering 57
19 square miles of the Town and including 407 miles of
20 public sewer mains, 30 pumping stations, 9,500
21 manholes in more than 25,000 connection servicing
22 approximately 80,000 customers.

23 The resources required to maintain such a
24 vast system 24 hours a day, seven days a week are
25 extensive. They include high pressure vacuum

1 equipment, closed-circuit television systems, dump
2 trucks, excavation equipment, pumping trailers and
3 utility trucks.

4 In addition, an array of supplies and safety
5 equipment are necessary to adequately maintain the
6 growing sewer system. Pure Waters currently operates
7 from two bays within the fleet maintenance garage.
8 Neither bay is long enough to accommodate the pressure
9 cleaning trucks or other critical equipment necessary
10 to respond to emergencies. The situation has forced
11 the collection section to store equipment and
12 materials at various locations throughout the Town
13 including facilities on Watervliet Shaker Road,
14 Arrowhead Lane and Onderdonk Avenue.

15 The distribution of equipment and supplies
16 are such vast distances in varying locations has
17 significantly affected the division's ability to
18 respond in an emergency jeopardizing the Town's
19 ability to comply with State Environmental
20 Conservation Law and subjecting the Town to
21 potentially violating its DC permit. In order to
22 increase its efficiency and effectiveness and to
23 reduce the Town's liability in connection with its
24 obligations under State Law, Pure Waters proposes to
25 construct an operational facility at the public

1 operation center to house the majority of the
2 equipment and supplies necessary to conduct routine
3 and emergency operations. It is expected that the
4 facility will include a pre-engineered building that
5 will house the garage and the garage will include
6 three double-height bays, two half-height bays with a
7 mezzanine level above complete with a hoist weight
8 system for loading and unloading supplies to the
9 mezzanine and trucks below.

10 There's also going to be an office component
11 to the building. The office component will include two
12 Supervisor offices, one senior office room that will
13 be able to accommodate six workstations and all the
14 support materials within the bookcases. One lunch/
15 multipurpose room. This will be able to comfortably
16 seat 20 staff at two tables or up to approximately 36
17 loosely seated meetings, presentations and other
18 activities and events. The building will also include
19 a men's and women's locker room, unisex shower and wash
20 room, storage rooms, pump repair rooms and storage
21 closets as well.

22 A feasibility study was completed by CHA
23 Companies in January which identified potential
24 locations, the size and general orientation of a
25 facility that will serve the needs of Pure Waters now

1 and into the near future.

2 Improvements include a cost-effective
3 pre-engineered building which I already mentioned.
4 Based upon the engineers maximum cost estimate of
5 \$6,978,031 and assuming borrowing the full amount, the
6 anticipated increase in debt service will be \$2.07 per
7 unit and the anticipated increase in operations and
8 maintenance will be \$1.03 per point with a typical
9 single-family home being assessed five units and three
10 points, the overall impact will be an increase of
11 \$13.48 per year from \$287.39 to \$300.87 per home per
12 year, or an average of \$1.12 per home per month over
13 the course of the repayment.

14 By constructing a facility for the
15 consolidation of collection system operations, Pure
16 Waters will be able to increase productivity,
17 efficiency and effectiveness while reducing liability
18 and response time in emergencies. In addition, space
19 vacated by Pure Waters can be utilized by other
20 divisions currently in need of additional facilities.
21 This project is an unlisted project under the New York
22 State Environmental Quality Review Act. A short form
23 environmental assessment has been prepared which shows
24 that the project will not have a significant impact on
25 the environment.

1 Chret, as well as a representative from the
2 engineering firm are here in case anybody has any
3 questions.

4 SUPERVISOR MAHAN: This is obviously a very
5 large project but very needed. Continuing on for a long
6 period of time the way it is right now is not really
7 acceptable.

8 I know that Chret - you have been working on
9 this for a while and this is about the third estimate
10 and you are still working on that. This is basically
11 the report that we need moving forward in the process
12 and then at some point in time the actual cost after
13 bids come in and things like that - we will know
14 better what the cost will be. We are hoping that will
15 come down a little bit. When we first looked at it and
16 we think of a garage - it's a little misleading. As we
17 talked about before, it's actually an operational
18 facility for everyone to work out of. It's really
19 something that you need and the Town needs to try to
20 keep working forward.

21 You guys are here to support Chret and
22 support the effort and that's really nice of you guys
23 to take the time to come tonight. Thank you, very
24 much. We appreciate it and we're sure that Chret does
25 too.

1 So, that's pretty much where were at at this
2 point. This report is helping guide us to the next
3 steps.

4 Does the Board have any questions?

5 MS. PENN: Actually, we had an opportunity to
6 go and visit which was eye-opening to see the
7 environment in which people were being asked to work. It
8 certainly would not be my expectation as a member of the
9 Board because we work very hard to support our community
10 and we appreciate it. I wouldn't expect to see folks
11 having to work on card tables in an area where someone
12 is also conducting work on equipment at the same time.
13 Certainly, that's not an ideal working environment.

14 We appreciate what you do and I certainly
15 support this initiative.

16 SUPERVISOR MAHAN: Any questions from the
17 audience?

18 (There was no response.)

19 We will close public hearing.

20 MS. GANSLE: We have a Resolution pursuant to
21 Section 202B the New York State Town Law approving the
22 proposed design and construction of a consolidated
23 garage facility for the collection section of the
24 Division of Pure Waters.

25 MS. JEFFERS-VONDOLLEN: So moved.

1 MR. GREEN: Second.

2 MS. MURPHY: Thank you guys for coming out to
3 support your department. We appreciate it.

4 SUPERVISOR MAHAN: Supervisor votes aye. Clerk,
5 call the roll.

6 (The roll was called.)

7 MS. GANSLE: The ayes have it, Madam
8 Supervisor.

9 SUPERVISOR MAHAN: The Resolution is adopted.

10 (Whereas the above entitled proceeding was
11 concluded at 7:18 p.m.)

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CERTIFICATION

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I, NANCY L. STRANG, Shorthand Reporter and
Notary Public in and for the State of New York, hereby
CERTIFY that the record taken by me at the time and
place noted in the heading hereof is a true and
accurate transcript of same, to the best of my ability
and belief.

Dated: _____

NANCY L. STRANG
LEGAL TRANSCRIPTION
2420 TROY SCHENECTADY RD.
NISKAYUNA, NY 12309