

Minutes of the special meeting of the Jerusalem Town Board held on August 7, 2024 at 10:00 A.M. PRESENT were: Supervisor Sisson, Councilors Bird, Jones, Lent, Purdy, Town Clerk McMichael.

GUEST: Joe Matthews

Supervisor Sisson called the meeting to order with the Pledge to the Flag at 10:00 A.M.

RESOLUTION #116-24

AWARD WATER REHAB PHASE 3 CAPITAL PROJECT

On a motion of Councilor Bird, seconded by Councilor Jones, the following was

ADOPTED Ayes 5 Bird, Jones, Lent, Purdy, Sisson
Nays 0

Whereas the Consolidated Water District Keuka Park 2024 Improvements Capital Project was approved at an estimated cost of \$1,300,000.00, pursuant to Section 202-b of NYS Town Law via Resolution #39-24; and

Whereas said Project was advertised and bids opened on July 30, 2024. Bid results were as follows:

Contract: Phase 3 Distribution System Improvements
The proposed reconstruction project (the "Project") consists of water main replacement consisting of approximately 5100 feet of 8-inch high density polyethylene (HDPE) pipe, 1400 linear feet of new 12-inch HDPE pipe and 1300 linear feet of new 1-inch HDPE water service pipe, such replacements to take place on Assembly Avenue, Central Avenue, State Route 54A and Lake Avenue. As part of this Project, approximately 50 services will be disconnected from the old main and reconnected to the new water main in the same vicinity as the current services and will also be provided with a new curb stop and curb box. This Project will also replace 8 existing fire hydrants with new hydrants and guard valves in approximately the same location and will also install 15 new valves at water main tee fittings allowing the Town to isolate branches of water main on either side of the tee fittings;

Casinella Excavating	\$1,650,000.00
R.B. Robinson Contracting, Inc.	\$1,109,729.00
Fineline Pipeline, Inc.	\$1,059,720.00
Blue Heron Construction Co., LLC	\$1,112,355.00
Nardozzi Paving & Construction, LLC	\$1,269,000.00
V&B Underground Utilities, Inc.	\$ 934,463.90

Now, therefore, be it resolved that the Consolidated Water District Keuka Park 2024 Improvements Capital Project be awarded to V&B Underground Utilities, Inc. in the amount of \$934,463.90 as the low bid.

RESOLUTION #117-24

CREATE WATER AND SEWER MAINTENANCE SUPERVISOR

On a motion of Councilor Bird, seconded by Councilor Lent, the following was

ADOPTED Ayes 5 Bird, Jones, Lent, Purdy, Sisson
Nays 0

Whereas a New Position Duties Statement for a Water and Sewer Maintenance Supervisor has been completed to improve operations and efficiencies in the Keuka Park Water/Sewer Department; and

Whereas said position is competitive under New York State Civil Service and exempt under the Fair Labor Standards Act (FLSA) as determined by the job duties and salary threshold;

NOW, THEREFORE, BE IT RESOLVED, by the Town Board as follows:

1. The position of Water and Sewer Maintenance Supervisor is hereby created in the Town of Jerusalem and the Supervisor is authorized to sign and submit the New Position Duties Statement.
2. Joseph Matthews be provisionally appointed as Water and Sewer position.
3. That Resolution #5-24 be amended and Joseph Matthews be appointed Department Head of the Keuka Park Water/Sewer Department.
4. The annual salary is \$75,000.
5. This Resolution shall take effect immediately.

VILLAGE OF PENN YAN INTERMUNICIPAL SEWER AGREEMENT

Supervisor Sisson updated the Board on discussions with the Village of Penn Yan to amend/renew our Intermunicipal Sewer Agreement in light of the financial implications on the capital project to install a Headworks Facility at a cost of approximately \$4M and construct a new force main at a cost of approximately \$2.18M. These improvements qualify for hardship financing at 0% interest resulting in a 7% increase in the Wastewater Treatment Plant's annual budget. Proceeding without the 0% financing would result in a 19% budget increase.

The Village provided the attached Debt Service Analysis updated to

June 2024 figures showing the financial impact if the current contracts are not extended. Jerusalem's contract expires in 2035/11 years and Milo's expires in 2042/18 years.

The Town of Milo did not attend the July 22, 2024 meeting as they are still reviewing their contract.

A summary of contract issues/comments was distributed that will be shared with the Village for further discussion.

Councilor Purdy stated a visit to the Cherry Street pump station supports the need for the project and recommends the Board tour the facility. Councilor Bird stated in the end, he wants the contract with Jerusalem and Milo to be the same.

Village of Penn Yan Intermunicipal Sewer Agreement will be placed on the August 21, 2024 Town Board agenda.

GRANT WRITING

MRB Group will present on services they offer to the Board at the September 18, 2024 meeting.

Councilor Lent met Joe Matthews at the Indian Pines Lift Station to check on the pump, generator and control panel installation project this morning.

With there being no further business, on a motion of Councilor Lent, seconded by Councilor Bird, the meeting was adjourned at 10:28 P.M.

Sheila McMichael, Town Clerk

Village of Penn Yan Intermunicipal Sewer Agreement
Discussion issues/comments

- Establish a procedure to allot staff to determine percent charged to the wastewater treatment plant budget.
- Written policies and procedures as outlined in the 2012 State Comptroller audit.
- Clause to prevent 10-year cycle of extreme increase to Jerusalem like the exorbitant 2023 water increase.
- Ensure all agreement provisions are followed, i.e. timely notification/receipt of documents per Section 6. of the 1995 Sewage District Agreement
- Village is open to meet and discuss matters with the Town whenever needed. Open invitation to MUB and Village Board meetings.
- Indemnification clause amendment?
- Any further amendment to ensure transparency and clarify vague language in the existing contract.

WWTP - Headworks & Foremain Project Debt Service Analysis
 Analysis based on 2023-24 WWTP Budget in February 2024
 Contracts Expire: Jerusalem 2035/11yrs, Milo 2042/18yrs

	Headworks & Foremain	Headworks	Foremain
Bond Resolution	6,185,000.00	4,005,000.00	2,180,000.00
CDBG Award	1,250,000.00	1,250,000.00	-
Net to Finance	\$ 4,935,000.00	\$ 2,755,000.00	\$ 2,180,000.00
EFC 0% Interest			
	Annual Payment	Annual Payment	Annual Payment
11 Years	\$ 448,636.00	\$ 250,454.00	\$ 198,181.00
18 Years	\$ 274,167.00	\$ 153,056.00	\$ 121,111.00
30 Years	\$ 164,500.00	\$ 91,833.00	\$ 72,666.00
	Net WWTP Budget % Increase - Impact from Debt Service Annual Payment		
11 Years	20%	11%	9%
18 Years	12%	7%	5%
30 Years	7%	4%	3%
	65.06% Village of Penn Yan Portion of Annual Debt Payment		
11 Years	\$ 291,882.58	\$ 162,945.37	\$ 128,936.56
18 Years	\$ 178,373.05	\$ 99,578.23	\$ 78,794.82
30 Years	\$ 107,023.70	\$ 59,746.55	\$ 47,276.50
	25% Town of Jerusalem Portion of Annual Debt Payment		
11 Years	\$ 112,159.00	\$ 62,613.50	\$ 49,545.25
18 Years	\$ 68,541.75	\$ 38,264.00	\$ 30,277.75
30 Years	\$ 41,125.00	\$ 22,958.25	\$ 18,166.50
	9.94% Town of Milo Portion of Annual Debt Payment		
11 Years	\$ 44,594.42	\$ 24,895.13	\$ 19,699.19
18 Years	\$ 27,252.20	\$ 15,213.77	\$ 12,038.43
30 Years	\$ 16,351.30	\$ 9,128.20	\$ 7,223.00

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	Net WWTP Budget % Increase - Impact from Debt Service Annual Payment		
11 Years	19%	11%	8%
18 Years	12%	6%	5%
30 Years	7%	4%	3%
	65.06% Village of Penn Yan Portion of Annual Debt Payment		
11 Years	\$ 291,882.58	\$ 162,945.37	\$ 128,936.56
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Village of Penn Yan Customers
 Impact from Increase in Debt Service for Projects

	\$ Increase per EDU		\$ Increase per EDU	
	Monthly	Annually	Monthly	Annually
11 Years	\$ 8.38	\$ 100.56	\$ 4.68	\$ 56.16
18 Years	\$ 5.12	\$ 61.44	\$ 2.86	\$ 34.32
30 Years	\$ 3.07	\$ 36.84	\$ 1.71	\$ 20.52
	Average Bill % Increase		Average Bill % Increase	
11 Years	16.2%		9.0%	
18 Years	9.9%		5.5%	
30 Years	5.9%		3.3%	

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	Headworks & Foremain	Headworks	Foremain
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Village of Penn Yan Customers
 Impact from Increase in Debt Service for Projects

	\$ Increase per EDU		\$ Increase per EDU	
	Monthly	Annually	Monthly	Annually
11 Years	\$ 7.96	\$ 95.52	\$ 4.44	\$ 53.28
18 Years	\$ 4.86	\$ 58.32	\$ 2.72	\$ 32.64
30 Years	\$ 2.92	\$ 35.04	\$ 1.63	\$ 19.56
	Average Bill % Increase		Average Bill % Increase	
11 Years	14.9%		8.3%	
18 Years	9.1%		5.1%	
30 Years	5.5%		3.1%	