

**NOTICE OF PUBLIC HEARING AND SUMMARY OF
PROPOSED TOWN OF QUEENSBURY
SEWER DISTRICTS CONSOLIDATION AGREEMENT**

NOTICE IS HEREBY GIVEN that the Queensbury Town Board will hold a Public Hearing on Monday, June 21, 2021, beginning at 7:00 p.m. at the Queensbury Activities Center, 742 Bay Road, Queensbury, New York, at which Hearing all interested parties shall have an opportunity to be heard concerning the proposed Consolidation Agreement which would consolidate five (5) of the Town's Sanitary Sewer Districts pursuant to New York General Municipal Law Article 17-A.

The Queensbury Town Board adopted a Resolution on May 3, 2021 endorsing a proposed Consolidation Agreement to commence proceedings to consolidate five (5) of the Town's Sanitary Sewer Districts pursuant to New York General Municipal Law Article 17-A.

A summary of the proposed Consolidation Agreement is as follows:

The Districts to be consolidated are the Queensbury Consolidated Sanitary Sewer District (QCSSD), Route 9 Sanitary Sewer District, West Queensbury Sanitary Sewer District, Technical Park (Tech Park) Sanitary Sewer District and the Pershing, Ashley & Coolidge (PAC) Sanitary Sewer District. The South Queensbury Sanitary Sewer District and the Reservoir Park Sanitary Sewer District are not included in this consolidation. The name of the proposed consolidated District would be the Greater Queensbury Consolidated Sanitary Sewer District (the "Consolidated District").

The boundaries of the Consolidated District would be the combined jurisdictional boundaries of the Districts. The Agreement contains maps, for illustrative purposes, showing the present jurisdictional boundaries of the Districts, descriptions of the properties within the Districts and a list of the tax map numbers of the parcels that would be included in the Consolidated District.

All of the rights, duties and obligations of each of the separate Districts would become the rights, duties and obligations of the Consolidated District. Each District's assets and their fair value are stated in the Agreement. All assets currently owned by each of the existing Districts would become the property of the Consolidated District. Each District's liabilities and indebtedness and their fair value are also stated in the Agreement. Any pre-consolidation debts duly incurred and agreements entered into by any of the Districts would continue to be honored by the Consolidated District and satisfied according to their terms.

The consolidation would have no effect on elected or appointed officials or public employees. The Town Board currently is the body responsible for all of the Districts and would continue to be responsible for the Consolidated District. Employees involved with the operation and management of each of the existing Districts are currently employees of the Town of Queensbury and would continue to be employees of the Town after consolidation.

Local Laws, Ordinances, Resolutions and Orders affecting the Consolidated District would continue to be administered and enforced by the Town of Queensbury Director of Wastewater and/or the Town's Code Enforcement Officer.

Users within the Consolidated District would be charged a benefit tax and sewer rents similar to the rate structures in the existing Districts. Existing users within the QCSSD, Route 9 District, South Queensbury District and West Queensbury District are assigned units based on size and use of the property in order to determine their relative benefit and apportion the costs of debt service across users within those Districts (see Table below.) This benefit class assignment schedule would be used to assign benefit units to each property within the entire Consolidated District in order to levy the benefit tax. Existing debt for the QCSSD, Route 9 District, South Queensbury District and West Queensbury District would be apportioned among all of the properties included in the Consolidated District using this benefit unit assignment schedule. The existing Tech Park and PAC Districts currently do not have any sanitary sewer debt and therefore do not currently utilize the benefit class assignment schedule. However, their infrastructure is aging and funds will be necessary to pay for anticipated capital improvements. The benefit tax rate for the Consolidated District is expected to be approximately \$27.48 per benefit unit.

Users within the Consolidated District would continue to be charged sewer rents based on water consumption. Residential properties throughout the Consolidated District would continue to be charged the same sewer rent. All non-residential properties in the Consolidated District would be charged at the rate currently charged non-residential users in the existing QCSSD, which is \$7.00 per 1000 gallons consumed.

All but one of the sanitary sewer districts within the Town send wastewater to the City of Glens Falls for treatment. This involves utilizing infrastructure that is often located in one or more other Districts within the Town. Accordingly, a failure of infrastructure within one District is likely to adversely affect service in one or more other Districts. The first Sewer District in Queensbury was formed in 1958; the most recent in 2017. Infrastructure in Districts that were formed decades ago will require repairs and replacement before those formed more recently in order to enable the entire system to continue to operate. The cost of these essential upgrades should not be borne solely by the District in which the infrastructure is located as the benefits would be realized by other Districts as well. Consolidation of the Districts would equalize distribution of these costs and benefits. It would also spread the risk of isolated, unpredictable failures and costs over a larger district, decreasing the risk of a failure creating a disproportionate impact in a smaller district.

The rate structure for the Consolidated District would increase income for the Town's sanitary sewer budget. While the total benefit tax income would not be altered from that currently received under the existing Sewer District rate structures, the income from sewer rents based on water consumption would increase. This would generate additional income annually compared to the current rate structure. The Town has not increased sanitary sewer user rates since 2010. The increased revenue provided by the modified rate structures would help the Town close the existing deficit in the sanitary sewer budget and build a surplus to fund essential future sewer projects.

Consolidation of the Districts and application of a uniform benefit tax rate can also be expected to result in a savings in administrative costs and will increase efficiency.

The proposed consolidation would take effect upon approval of a final version of the Agreement by the Town Board after compliance with the requirements of GML Article 17-A.

The Town Board will meet at the Queensbury Activities Center, 742 Bay Road, Queensbury, New York, on Monday, June 21st, 2021 at 7:00 p.m. to hear public comments on the proposed Consolidation Agreement. This meeting may be held virtually either entirely or partially to ensure the safety of participants in light of the COVID-19 pandemic.

Table - Benefit Class Assignment

Property Class	Description	Units
<u>Residential</u>		
A	Dwelling Unit 1 acre or less	3.0
B	Vacant Residential per acre	1.0
B1	Vacant/Common area townhouse & condos up to 1 acre per dwelling unit	0.0
	Apartment multiplier	1.0
<u>Residential & Commercial</u>		
C	Exempt from hookup per acre	0.2
D1	Landlocked/Deed restricted per acre	0.2
D2	Wetlands per acre	0.2
<u>Commercial</u>		
E	Vacant land per acre	3.0
F	Occupied up to 10 acres/per acre	6.0
	Over 10 acres/per acre	9.0
<u>Commercial Plus Metered Water Consumption</u>		
120 gallons per day based on annual water consumption		1.5

The proposed Consolidation Agreement is available for viewing at the Town Clerk's Office at 742 Bay Road, Queensbury, New York and at the Town Wastewater/Water Department Building at 823 Corinth Road, Queensbury, New York and on the Town's website: www.queensbury.net .

Dated: May 7, 2021

Additional Publication Dates: May 14, May 21, May 28, June 4, 2021

CAROLINE H. BARBER
Town Clerk
Town of Queensbury