



**MAP, PLAN AND REPORT**

*for*

**PROPOSED WELL HOUSE**

*within*

**MELODY LAKE WATER DISTRICT**

**TOWN OF THOMPSON SULLIVAN**

**COUNTY, NEW YORK**

**PREPARED FOR:**

**Town of Thompson  
4052 Route 42  
Monticello, NY 12701**

**PREPARED BY:**

**MHE Engineer, D.P.C.  
33 Airport Center Drive, Suite 202  
New Windsor, NY 12553**

**ANY UNAUTHORIZED ALTERATION OR  
ADDITION TO THIS DOCUMENT IS A  
VIOLATION OF SECTION 7209(2) OF THE  
NEW YORK STATE EDUCATION LAW.**

**Job No.: 22-723  
Date: 08 AUGUST 2023  
REVISION: 12 September 2023**

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Attachment 2: Melody Lake Water District Boundary Map

Attachment 3: Tax Map Parcels

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Attachment 5: Cost Estimate for Construction

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## **INTRODUCTION**

The Town of Thompson owns and operates the public water supply system which serves the Melody Lake residential community. The town assumed ownership of the system in 2012 after the original private owner petitioned the Public Utility Commission to abandon their operational and maintenance responsibilities. While the Town has completed the replacement of several thousand feet of water main, the supply and treatment components of the system now require replacement. The Town Board of the Town of Thompson has authorized MHE Engineering to prepare the following Map Plan and Report related to the construction of a new well, well house, storage and treatment system in the Melody Lake Water District. The following sections of this report will identify the scope of the project with estimated construction costs and associated user costs.

## **BENEFIT AREA**

The area of the water district is generally bounded by Rose Valley Road on the east, the Town of Forestburgh/Town of Thompson town line on the south, Melody Lake on the west, and Cherry Lane and the houses adjoining Cherry Lane on the north. The water district includes approximately 63 residential dwelling units, 1 recreational property and 21 undeveloped lots, for a total of 85 properties.

The district boundary is as described in the narrative description enclosed as Attachment 1 and is as shown on the district boundary map enclosed as Attachment 2. The tax map parcels included in the district are listed as in Attachment 3. All mapping and tax parcel information was obtained from the most recent Sullivan County Real Property Tax Maps. The proposed improvements will benefit the entire district.

## **EXISTING SYSTEM AND PROPOSED IMPROVEMENTS**

The existing Melody Lake community well water supply and distribution system consists of two wells, well houses, hydro pneumatic tanks and a water distribution system. The water distribution system is a combination of 1 inch, 2 inch, 3 inch, and 4 inch water mains originally constructed of a combination of galvanized steel pipe and plastic. The Town has replaced approximately 4,500 LF of the original main to date.

Existing Well No.2 is located near Melody Lake and is assumed to be under surface water influence. This well is not in use. Well No.1 is located adjacent to the existing well house and serves as the only supply for the system. Storage is provided using a hydro-pneumatic tank, which does not provide the necessary storage volume of average day demand.

The current project proposes the construction of a new well, well house, storage tank and treatment system at Well No. 1. The necessary system improvements are summarized as follows:

1. The replacement of the existing well house with a new single story building which will house new system booster pumps, chlorination and PH adjustment systems and controls.
2. Installation of a new 20,000 gallon steel tank to provide chlorine contact time for disinfection and reserve storage capacity.
3. The existing well house will be removed, and the well casing extended to raise Well No. 1 above grade.
4. A new well will be drilled adjacent to the new well house to provide a second source of supply.

These improvements are shown on the plans provided in Attachment 4 of this report. New York State Department of Health has issued approval for the construction of these improvements.

### **PROJECT COST**

The estimated cost for construction of the project is \$1,250,000.00. A detailed estimate is provided in Attachment 5 of this report. The Town has entered into an agreement with the United States Department of Agriculture Rural Utilities Service, which consists of a grant in the amount of \$915,000.00 and a loan in the amount of \$335,000.00 to finance the costs of construction. A copy of the agreement is provided as Attachment 6.

**ANNUAL USER COST**

The Town assesses water charges based upon a point system. The adopted water rates for 2023 are \$14.05 per point debt service and \$60.36 per point operations and maintenance. A typical single family residence is assessed 10 debt points and 10 operations and maintenance points.

At the completion of the project, the district will assume additional debt service for the loan portion of the USDA finance package. This annual cost is estimated as follows:

Amount financed: \$335,000.00 USDA  
 financing: 1.375% for 39 years  
 Estimated annual payment: \$11,599.66

The district assessed a total of 640 maintenance points and 724 capital debt service points in 2023. The additional cost per capital service point associated with the project is  $(\$11,599.66/724) = \$16.02$ .

Based upon current district rates and the project loan payments, the anticipated user rate for a single family residence is:

$$10(\$60.36) + 10(\$14.05 + \$16.02) = \$904.30$$

**CONCLUSIONS AND RECOMMENDATIONS:**

Based on the above, we find that the recommendations herein are both economically and technically feasible and, therefore, recommend that the Town Board proceed with this project.

Respectfully submitted,

**DRAFT**

---

Matthew J. Sickler, P.E.  
 Associate

ATTACHMENT 1

NARRATIVE DESCRIPTION OF  
MELODY LAKE WATER DISTRICT BOUNDARY

## **NARRATIVE DESCRIPTION OF MELODY LAKE WATER DISTRICT BOUNDARY**

Beginning at a Point being the northwest corner of tax parcel 62-1- 6 also being the common boundary of the Melody Lake Sewer District. Thence; traveling in a northerly direction across the right-of-way of Melody Lake Drive to the northerly right-of-way line of Melody Lake Drive as well as the southwesterly corner of tax parcel 62-1- 5.1 and a point along boundary of tax parcel 61-1- 41.3. Thence; in a northerly direction along the westerly boundary of tax parcel 62-1- 5.1 and the easterly boundary of tax parcel 62-1-41.3 to the Northwesterly corner of tax parcel 62-1-5.1. Thence; in a northeasterly direction along the northerly boundary of tax parcel 62-1- 5.1 also the Lakeshore of Melody Lake to the northeasterly corner of tax parcel 62-1- 5.1 also the westerly right-of-way line of Terrace Drive. Thence; in a southeasterly direction along the Westerly boundary of Terrace Drive and the easterly boundary line of tax parcel 62-1- 5.1 to the northeasterly corner of tax parcel 62-1- 5.2. Thence; in a southeasterly direction along the easterly boundary of tax parcel 62-1- 5.2 to the southeasterly corner of tax parcel 62-1- 5.2 also the westerly boundary line of Terrace Drive. Thence; in a southeasterly direction along the easterly boundary of tax parcel 62-1-5.1 to a point on the easterly boundary of tax parcel 62-1-5.1 and the westerly right-of-way line of Terrace Drive. Thence; in an easterly direction crossing the right-of-way of Terrace Drive to the southwesterly corner of tax parcel 62-1-3. Thence; in a northerly direction along the westerly boundary of tax parcel 62-1- 3 and the easterly right-of-way line of Terrace Drive to the northwesterly corner of tax parcel 62-1-3 and the southerly corner of tax parcel 61-1- 41.3. Thence; travelling in a northeasterly direction along the southerly boundary of tax parcel 61-1-41.3 and the northwesterly boundary of tax parcel 62-1-3, 2, 1.2, 1.1, 1.3, & 1.4 to the northwesterly corner of tax parcel 62-1-1.4 also the common boundary with tax parcel 61-1-41.3. Thence; travelling in an easterly direction along the northerly boundary of tax parcel 62-1-1.4 and the southerly boundary of tax parcel 61-1-41.3 to the northeasterly corner of tax parcel 62-1-1.4 and the westerly right of way boundary of Terrace Drive. Thence; travelling in an easterly direction to the centerline of Terrace Drive. Thence; travelling northerly along the centerline of Terrace

Drive to the end of the right of way where same intersects with southerly boundary of tax parcel 61-1-41.3. Thence; in an easterly direction along the right of way to Terrace Drive to the northwesterly corner of tax parcel 62-2-1.5 as well as the southerly boundary of tax parcel 61-1-41.3. Thence; travelling in an easterly direction along the northerly boundary of tax parcel 62-2-1.5 to the northeasterly corner of tax parcel 62-2-1.5 and a point along the southerly boundary of tax parcel 61-1-41.3. Thence; travelling in a southerly direction along the easterly boundary of tax parcel 62-2-1.5 and the westerly boundary of tax parcel 61-1-41.3 as well as along the easterly boundary of tax parcel 62-2-1.4 and 62-2-1.3 to the northeasterly corner of tax parcel 62-2-1.2 also along the westerly boundary of 61-1-41.3. Thence; in an easterly direction along the northerly boundary of tax parcel 62-2-1.2 and 62-2-1.1 to the northeasterly corner of tax parcel 62-2-1.1 also along the southerly boundary of tax parcel 61-1-41.3. Thence; in a southwesterly direction along the easterly boundary of tax parcel 62-2-1.2 to the southeasterly corner of tax parcel 62-2-1.1 and the northerly right of way line of Cherry Lane. Thence; along the easterly boundary of the right of way of Cherry Lane to the northerly boundary of tax parcel 62-5-1. Thence; in a southeasterly direction along the northerly boundary of tax parcel 62-5-1 to the northeasterly corner of tax parcel 62-5-1 also the westerly boundary of tax parcel 61-1-41.3. Thence; in a southwesterly direction along the easterly boundary of tax parcel 62-5-1 to the northwesterly corner of tax parcel 61-1-41.1 continuing along the easterly boundary of tax parcel 62-5-1 to the southeasterly corner of tax parcel 62-5-1 also a point along the westerly boundary of tax parcel 61-1-41.1. Thence; continuing in a southwesterly direction to the northeasterly corner of tax parcel 62-5-2 and the southeasterly corner of tax parcel 62-5-1. Thence; in a southwesterly direction along the easterly boundary of 62-5-2, 62-5-3 and 62-5-4 also with the common boundary along 61-1-41.1 to the southeasterly corner of tax parcel 62-5-4 and the southwesterly corner of tax parcel 61-1-41.1 and the northerly right of way of Melody Lake Drive. Thence; in a southwesterly direction to the centerline of Melody Lake Drive. Thence; in a southeasterly direction along the centerline of Melody Lake Drive to the centerline of Rose Valley Road (Town Road 83) at a point opposite the easterly corner of tax parcel 62-6-8. Thence; following the centerline of Rose Valley Road in a southwesterly direction to the intersection of Hemlock Drive. Thence;

continuing in a southwesterly direction along the centerline to Rose Valley Road to a point where Rose Valley Road intersects with the Town of Forestburgh town line opposite the southeasterly corner of tax parcel 62-7-5. Thence; in a westerly direction along the common boundary with the Town of Forestburgh and the Town of Thompson to the westerly right of way line of Rose Valley Road and the southeasterly corner of tax parcel 62-7-5. Thence; in a westerly direction along the southerly boundary of tax parcel 62-7-5 and 62-7-6 also the common boundary with the Town of Forestburgh to the southwesterly corner of tax parcel 62-7-6 and the easterly right of way line of Maple Tree Lane. Thence; in a westerly direction along the southerly right of way line of Maple Tree Lane to the southeasterly corner of tax parcel 62-8-8 now or formerly the Town of Thompson and the common boundary with the Town of Forestburgh. Thence; continuing along the common boundary with the Town of Forestburgh in the Town of Thompson as well as the southerly boundary line of tax parcel 62-8-8 to the easterly right of way line of Pine Lane and the southwesterly corner of tax parcel 62-8-8. Thence; continuing westerly along the common boundary with the Town of Forestburgh to the westerly right of way line of Pine Lane and the southeasterly corner of tax parcel 62-1-11 now or formerly of the Town of Thompson. Thence; in a northerly direction along the westerly right of way line of Pine Lane along the easterly boundary of tax parcel 6-1-11 to the southeasterly corner of tax lot 62-1-15. Thence; in a northwesterly direction along the southerly boundary of tax parcel 62-1-15 to a point along the easterly boundary of tax parcel 62-1-11 now or formerly of the Town of Thompson. Thence; in a northeasterly direction along the westerly boundary of tax parcel 62-1-15 to the southwesterly corner of tax parcel 62-1-13 and the southeasterly corner of tax parcel 62-1-12. Thence; in a northwesterly direction along the southerly boundary of tax parcels 62-1-12 to the southwesterly corner of tax parcel 62-1-12 and its common boundary with tax parcel 62-1-11. Thence; westerly through a portion of tax parcel 62-1-11 to the southeasterly corner of tax parcel 62-1-10.2. Thence; in a northwesterly direction along the common boundary with tax parcel 62-1-11 and 62-1-10.2 to a point along the westerly boundary of tax parcel 62-1-10.2. Thence; in a northerly direction along the westerly boundary of tax parcel 62-1-10.2 and the common boundary with tax parcel 62-1-5.1 to the northwesterly corner of tax parcel 62-1-10.2 and the

southwesterly corner of tax parcel 62-1-10.1. Thence; in a northerly direction along the common boundary with tax parcel 62-1-5.1 and the westerly boundary of tax parcels 62-1-10.1, 62-1-9, 62-1-8, 62-1-7, and 62-1-6 to the northwesterly corner of tax parcel 62-1-6 and the southerly right of way line of Melody Lake Drive also the Point or Place of Beginning.

ATTACHMENT 2

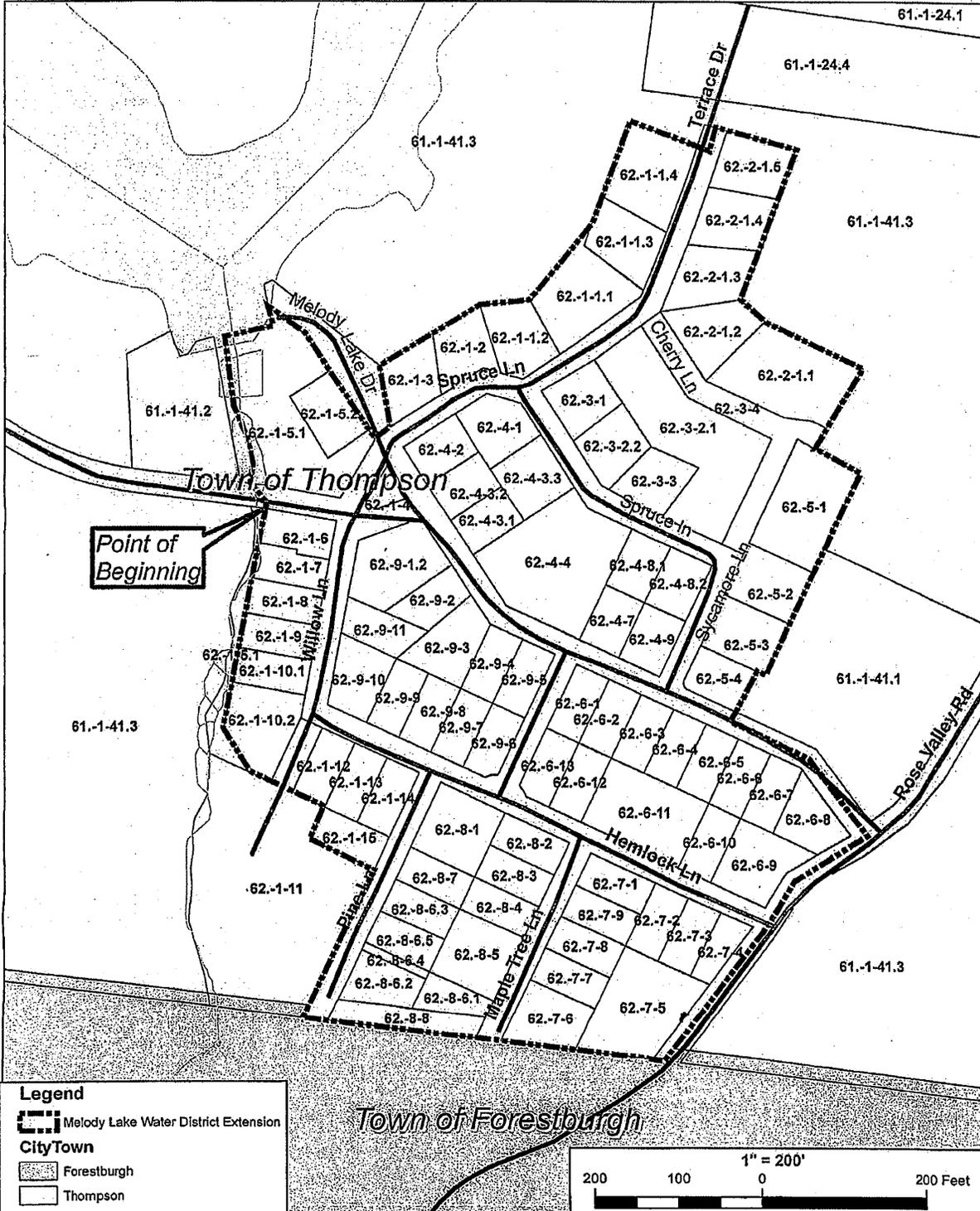
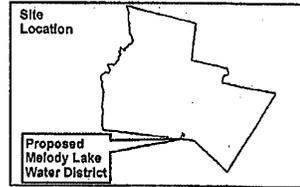
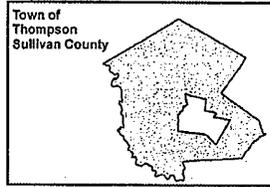
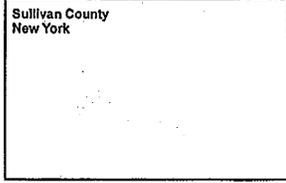
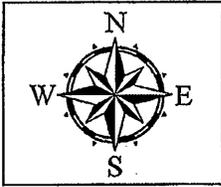
MELODY LAKE WATER DISTRICT

BOUNDARY MAP

# Town of Thompson Melody Lake Water District

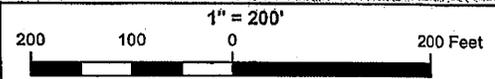


2 October 2013



**Legend**

- Melody Lake Water District Extension
- City/Town**
- Forestburgh
- Thompson



Note: Tax map reference taken from Sullivan County Real Property mapping last revised: Feb. 2010. Melody Lake WD 9-22-15

ATTACHMENT 3  
TAX MAP PARCELS

<b>SBL</b>	<b>NAME</b>	<b>ADDRESS</b>	<b>PROPERTY CLASS</b> <b>314=RURAL VACANT</b> <b>210=1 FAMILY</b> <b>311=VACANT</b> <b>682=RECREATIONAL</b>
89-62-1-1.1	Barry James	Terrace Drive	311
89-62-1-1.2	Franklin Anne Marie	23 Terrace Drive	210
89-62-1-1.3	DePaula Antonio	37 Terrace Drive	210
89-62-1-1.4	Barry James	Terrace Drive	311
89-62-1.2	Laskowski Georgette	17 Terrace Drive	210
89-62-1.3	Kapito William	13 Terrace Drive	210
89-62-1.4	Desantis Anthony	Melody Lake Drive	311
89-62-1-5.1	Desantis Anthony	Melody Lake Drive	314
89-62-1-5.2	Acoveno Joseph	7 Terrace Drive	682
89-62-1.6	Forman Eli	2 Willow Lane	210
89-62-1-7	Rossello Ernesto	6 Willow Lane	210
89-62-1-8	HHAF-SHM LLC	Willow Lane	210
89-62-1-9	Miller, Daniel S.	10 Willow Lane	210
89-62-1-10.1	HHAF-SHM LLC	Willow Lane	311
89-62-1-10.2	Abuzahrieh Hussam	16 Willow Lane	210
89-62-1-12	Covias Vito	37 Hemlock Drive	210
89-62-1-13	HHAF-SHM LLC	Hemlock Drive	311
89-62-1-14	Ernest Danenburg	2 Pine Lane	210
89-62-1-15	Forestburgh holdings	Pine Lane	311
89-62-2-1.1	Castro Luigi	Terrace Drive	311
89-62-2-1.2	Finkel, Irwin Robert	Terrace Drive	311
89-62-2-1.3	Briggs Daniel	38 Terrace Drive	210
89-62-2-1.4	Barry James	Terrace Drive	311

<b>SBL</b>	<b>NAME</b>	<b>ADDRESS</b>	<b>PROPERTY CLASS</b> <b>314=RURAL VACANT</b> <b>210=1 FAMILY</b> <b>311=VACANT</b> <b>682=RECREATIONAL</b>
89-62-2-1.5	Solozano Rene	46 Terrace Drive	210
89-62-3-1	Jones Laura	8 Spruce Lane	210
89-62-3-2.1	Kelly Francis	Terrace Lane	314
89-62-3-2.2	Jones, Laura	Spruce Lane	311
89-62-3-3	Dimilta, Dawn	4 Spruce Lane	210
89-62-4-1	Brown Ralph	9 Spruce Lane	210
89-62-4-2	Brunfield Charles	10 Terrace Drive	210
89-62-4-3.1	Hyman Nina	44 Melody Lake Drive	210
89-62-4-3.2	Simpson Kimberley	48 Melody Lake Drive	210
89-62-4-3.3	Parker, Artis Lee	Spruce Lane	311
89-62-4-4	Nolan Philip	32 Melody Lake Drive	210
89-62-4-7	Diaz Hector	28 Melody Lake Drive	210
89-62-4-8.1	Giurescu Aurel	3 Spruce Lane	210
89-62-4-8.2	Castillo Laura	Spruce Lane	311
89-62-4-9	Jacob, Michael	26 Melody Lake Drive	210
89-62-5-1	Caslo, Luigi	Sycamore Lane	311
89-62-5-2	Klemen Philip	3 Sycamore Lane	210
89-62-5-3	Klemen, Kim	Sycamore Lane	311
89-62-5-4	LaGrange, Lisa	18 Melody Lake Drive	210
89-62-6-1	Gowan, Donna	29 Melody Lake Drive	210
89-62-6-2	Ungureanu, Vasile	25 Melody Lake Drive	260
89-62-6-3	Nash, Bernard	21 Melody Lake Drive	210
89-62-6-4	Dallas, Agnes	19 Melody Lake Drive	210

<b>SBL</b>	<b>NAME</b>	<b>ADDRESS</b>	<b>PROPERTY CLASS</b> <b>314=RURAL VACANT</b> <b>210=1 FAMILY</b> <b>311=VACANT</b> <b>682=RECREATIONAL</b>
89-62-6-5	DiGirolamo, William	15 Melody Lake Drive	210
89-62-6-6	Doly, Woodrow	11 Melody Lake Drive	210
89-62-6-7	Digier, Maurice	7 Melody Lake Drive	210
89-62-6-8	JM2, LLC	1 Melody Lake Drive	210
89-62-6-9	Price, Thomas	682 Rose Valley Road	210
89-62-6-10	Aloy, Arturo	4 Hemlock Drive	210
89-62-6-11	Prokosch, Virginia	12 Hemlock Drive	210
89-62-6-12	Koch-Quon, Joann	18 Hemlock Drive	210
89-62-6-13	Kriegel, Sidney	22 Hemlock Drive	210
89-62-7-1	Roussos, Demetrios	11 Hemlock Drive	311
89-62-7-2	Kracun, Miloranka	7 Hemlock Drive	210
89-62-7-3	Anagarola, Michael	5 Hemlock Drive	210
89-62-7-4	Gelbinovich, Alexandra	1 Hemlock Drive	210
89-62-7-5		738 Rose Valley Road	210
79-62-7-6	Bruderman, John	15 Maple Tree Lane	210
89-62-7-7	Alerdila, Marku	9 Maple Tree Lane	210
89-62-7-8	Lala, Dashamir	7 Maple Tree Lane	210
89-62-7-9	Johnson, Dwayne	5 Maple Tree Lane	210
89-62-8-1	Federal National Mort.	3 Pine Lane	210
89-62-8-2	Scannell, RONALDA	19 Hemlock Drive	210
89-62-8-3	Anderson, Linda	4 Maple Tree Lane	210
89-62-8-4	McCline, Kariem	6 Maple Tree Lane	210
89-62-8-5	Desaye, Christopher	12 Maple Tree Lane	210

<b>SBL</b>	<b>NAME</b>	<b>ADDRESS</b>	<b>PROPERTY CLASS</b> 314=RURAL VACANT 210=1 FAMILY 311=VACANT 682=RECREATIONAL
89-62-8-6.1	Desaye, Christopher	Pine Lane	311
89-62-8-6.2	Rosen, Sheldon	19 Pine Lane	210
89-62-8-6.3	Othitis, Mihail	Pine Lane	311
89-62-8-6.5	Desaye, Christopher	Pine Lane	311
89-62-8-8-7	Othitis, Mihail	7 Pine Lane	210
89-62-9-1-2	Aviles, Rafael	43 Melody Lake Drive	210
89-62-9-2	Janetzki, Sylvia	41 Melody Lake Drive	210
89-62-9-3	Goldman, Janet	39 Melody Lake Drive	210
89-62-9-4	Levi, Elliot	33 Melody Lake Drive	210
89-62-9-5	Schwartz, Leonard	31 Melody Lake Drive	210
89-62-9-6	Lala, Bilur	26 Hemlock Drive	210
89-62-9-7	Melfaci, Joseph	28 Hemlock Drive	210
89-62-9-8	Marsik, Danny	32 Hemlock Drive	210
89-62-9-9	Lecel, Janos	34 Hemlock Drive	210
89-62-9-10	Bosland, Robert	40 Hemlock Drive	210
89-62-9-11	Serrins, Saul	Willow Lane	311

ATTACHMENT 4

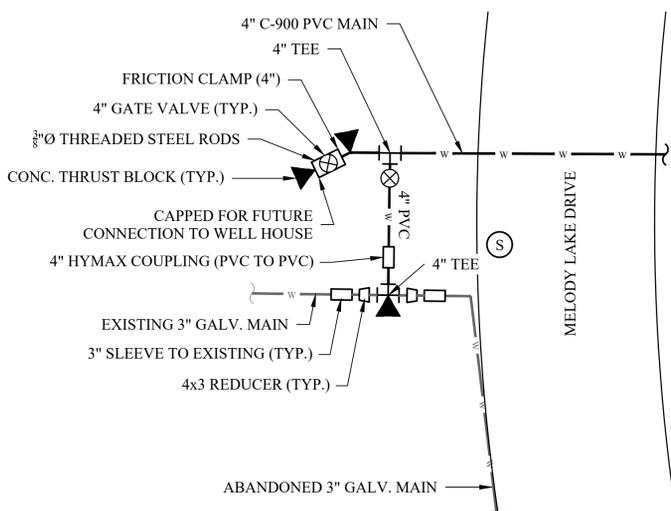
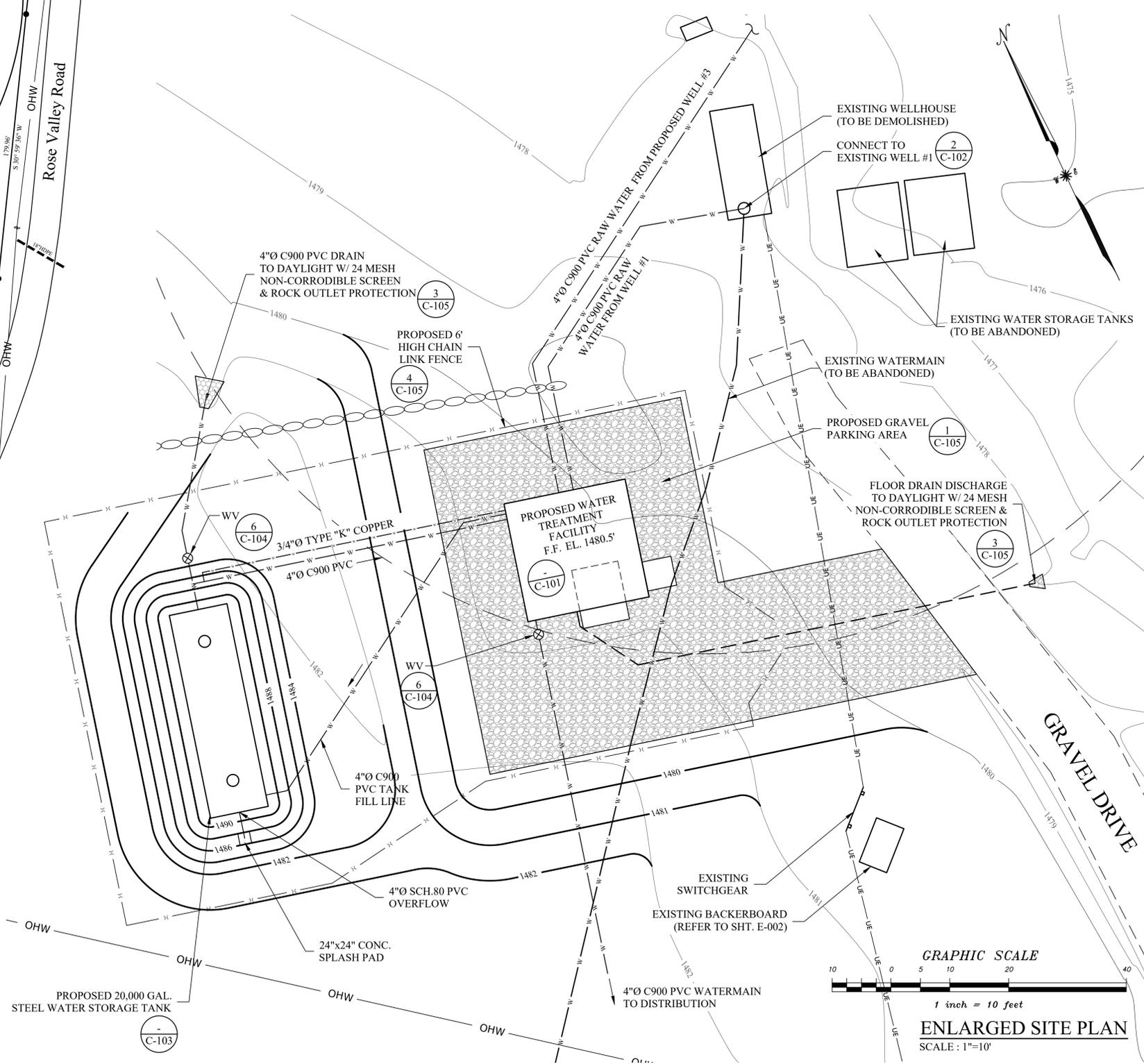
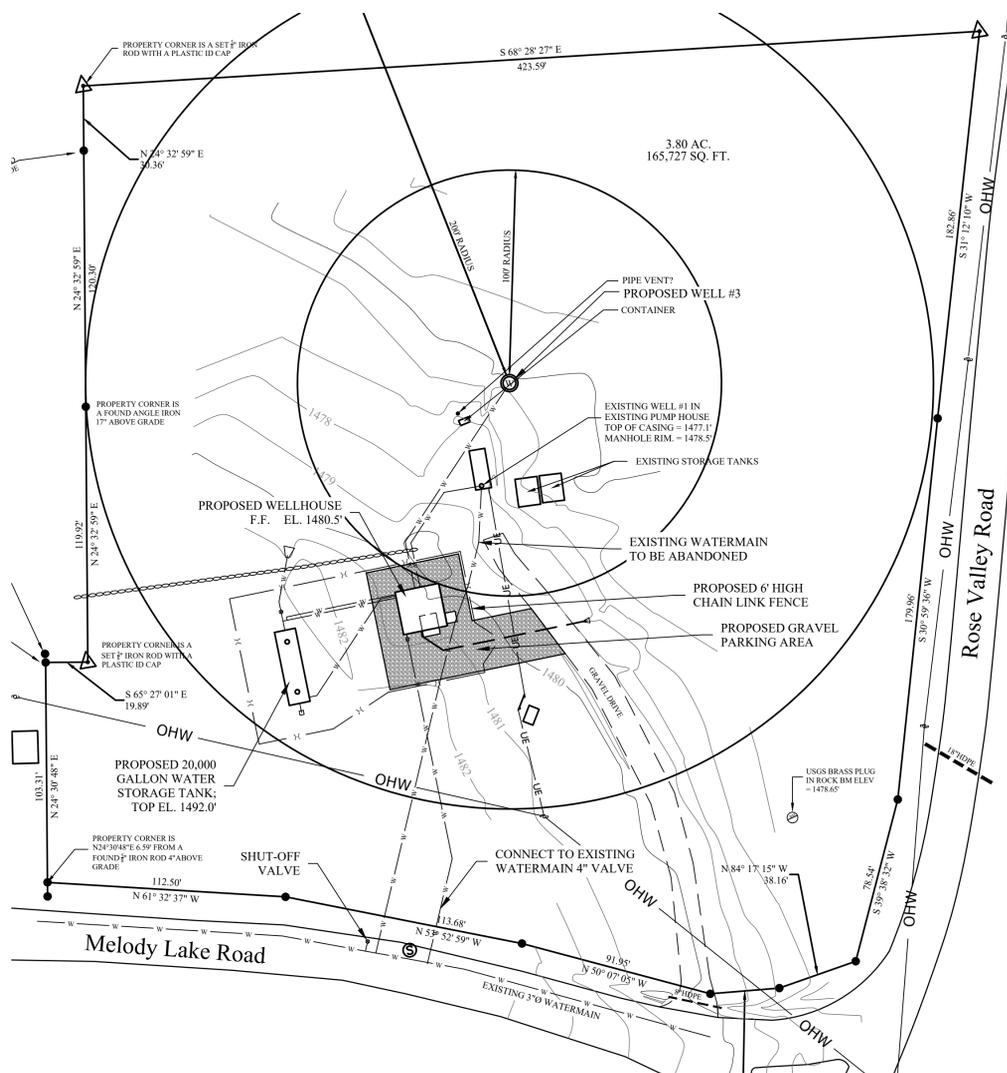
PLANS

### SURVEY NOTES:

- 1) SUBJECT TO ANY FACTS AN ACCURATE, UP TO DATE, TITLE ABSTRACT REPORT, MAY REVEAL.
- 2) VERTICAL DATUM IS NAVD88.
- 3) ALL BEARINGS ON THIS MAP REFER TO STATE PLANE COORDINATE GRID NORTH OF THE NYS EASTERN ZONE.
- 4) PROPERTY LINES ALONG ROSE VALLEY ROAD AND MELODY LAKE ROAD ARE MEASURED 25' FROM AND PERPENDICULAR TO THE EXISTING CENTERLINES OF THE ROADS.
- 5) REFERENCE IS MADE TO LIBER 1989, PAGE 98 WHICH DESCRIBES THE WELL SITE OF THE MELODY LAKE SUBDIVISION.

### LEGEND

- PROPERTY LINE & CORNER
- SET 5/8" IRON ROD
- UTILITY LINE AND POLE
- ADJOINER'S PROPERTY LINE
- LIBER OF DEEDS, PAGE
- TAX MAP DESIGNATION
- STONE WALL
- WATER SHUT OFF VALVE
- SEWER MANHOLE



CONNECT NEW 4" Ø C900 PVC MAIN TO EXISTING CAPPED VALVE. REMOVE THRUST BLOCK AS REQUIRED.



UNAUTHORIZED ADDITION OR ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.

ALL PRODUCTION & INTELLECTUAL PROPERTY RIGHT RESERVED ©

## MELODY LAKE WATER DISTRICT WATER SYSTEM IMPROVEMENT PROJECT

FOR TOWN OF THOMPSON  
 4052 ROUTE 42  
 MONTICELLO, NY 12701

### SITE PLANS

#### REVISIONS

NO.	DESCRIPTION	DATE

ISSUED DATE: 29 MAR, 2023  
 DESIGN BY: MJS  
 DRAWN BY: HPBjr, EDIII  
 CHECKED BY: MWW  
 REVIEWED BY: MJL

SHEET NO.

# C-100

**GENERAL NOTE(S):**

- PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH AWWA C600 FOR DUCTILE IRON AND AWWA C605 FOR PVC.
- PIPE SHALL COMPLY WITH AWWA C150, C151 OR C900, AS APPROPRIATE.
- FITTINGS SHALL COMPLY WITH AWWA C110, C111 OR C907, AS APPROPRIATE.
- VALVES SHALL CONFORM WITH AWWA C500, C508 OR C509, AS APPROPRIATE. ADDITIONALLY, ALL VALVES SHALL CONFORM TO ANSI/NSF 61.
- WATERTIGHT PLUGS IN PIPE ENDS AND TANK OPENINGS SHALL BE UTILIZED WHILE WORK IS NOT IN PROGRESS.
- PIPE PRESSURE TESTING SHALL BE IN ACCORDANCE WITH AWWA C605 (PVC). LEAKAGE TESTING SHALL BE IN ACCORDANCE WITH ASTM C969.
- PIPING DISINFECTION SHALL BE CONDUCTED IN ACCORDANCE AWWA C651. THE TABLET METHOD OF DISINFECTION IS PROHIBITED.
- DISINFECTION AND BACTERIOLOGICAL TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH THE AWWA C651 AND C652 STANDARD, AS APPROPRIATE. THE TABLET METHOD OF DISINFECTION SHALL NOT BE UTILIZED. TESTING RESULTS SHALL BE APPROVED BY N.Y.S.D.O.H.
- WATER TREATMENT PLANT DISINFECTION SHALL BE CONDUCTED IN ACCORDANCE WITH AWWA C653.
- TANK AND COATING SYSTEMS SHALL CONFORM WITH AWWA D100 AND D102.
- VOC AND KETONE TESTING OF WATER SHALL BE CONDUCTED PRIOR TO PLACING TANK AND WELLHOUSE PIPING INTO SERVICE. RESULTS SHALL BE APPROVED BY N.Y.S.D.O.H..
- TANK ACCESS SHALL BE HINGED, LOCKABLE AND WATERTIGHT.
- THE WATER STORAGE TANK SHALL BE TESTED FOR COLIFORM BACTERIA IN ACCORDANCE WITH AWWA C652 PRIOR TO BEING PLACED INTO SERVICE.
- ALL PIPE, FITTINGS AND APPURTENANCES SHALL COMPLY WITH THE "NO LEAD LAW".
- DESIGN IN ACCORDANCE WITH APPROPRIATE SECTIONS OF THE TEN STATES STANDARDS FOR WATER WORKS (2022).

UNAUTHORIZED ADDITION OR ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.

ALL PRODUCTION & INTELLECTUAL PROPERTY RIGHT RESERVED ©

**MELODY LAKE WATER DISTRICT WATER SYSTEM IMPROVEMENT PROJECT**

FOR TOWN OF THOMPSON  
4052 ROUTE 42  
MONTICELLO, NY 12701

**WATER TREATMENT FACILITY LAYOUT PLAN**

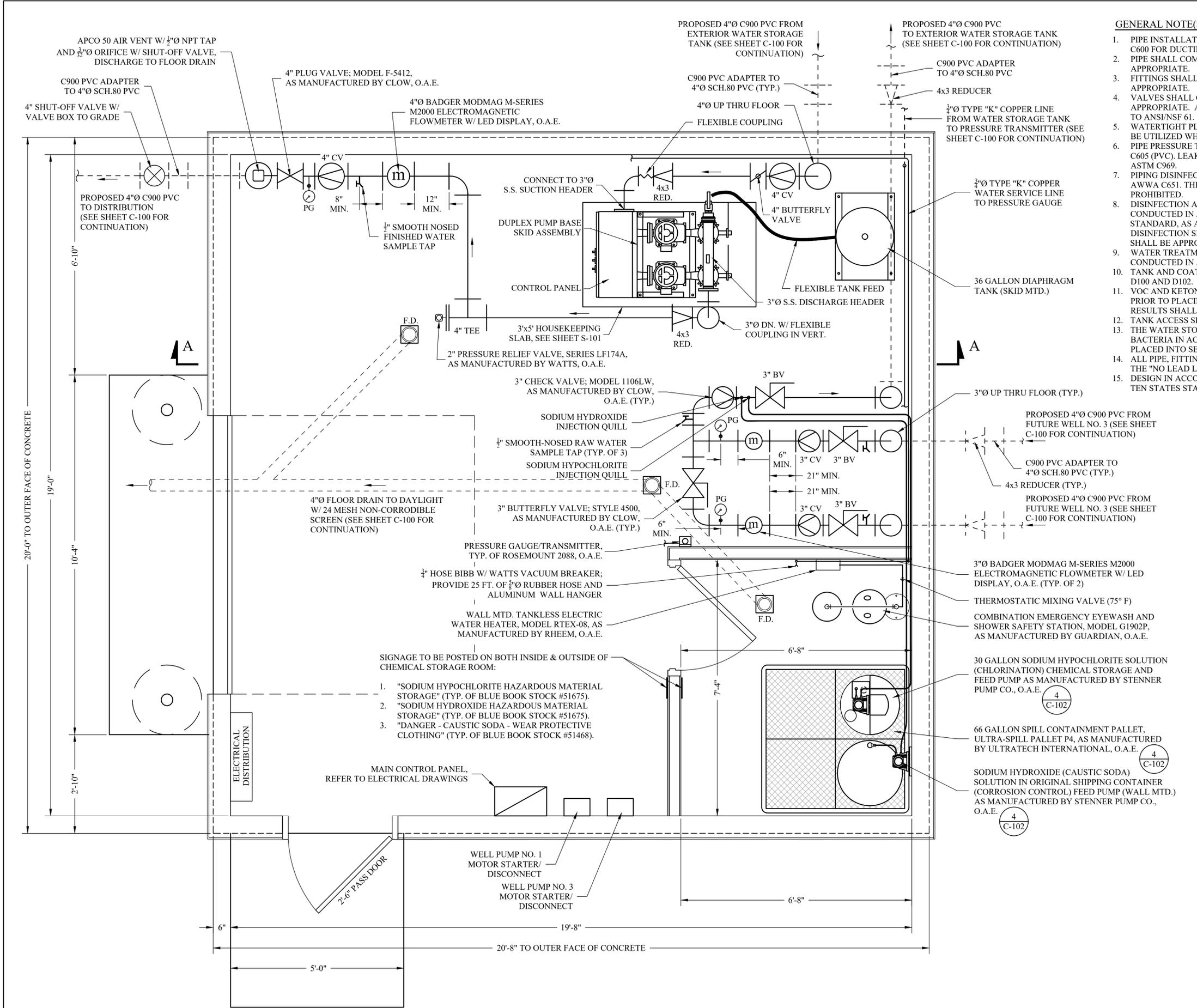
**REVISIONS**

NO.	DESCRIPTION	DATE

ISSUED DATE: 29 MAR. 2023  
DESIGN BY: MJS  
DRAWN BY: HPBJr, EDIII  
CHECKED BY: MWW  
REVIEWED BY: MJL

SHEET NO.

# C-101



**WELLHOUSE SCHEMATIC FLOOR PLAN**

SCALE : 3/4"=1'-0"

F:\2022\22-723 Melody Lake Wd System Improvements\Drawings\WELLHOUSE PLAN 11-8-23.dwg, C-101, 3/29/2023 11:15:55 AM

ATTACHMENT 5

COST ESTIMATE FOR CONSTRUCTION



McGOEY, HAUSER & EDSALL  
CONSULTING ENGINEERS, D.P.C.

Melody Lake Water District  
Water System Improvement Project  
Town of Thompson  
Sullivan County, New York  
Estimate of Probable Construction Cost

Last Revised:  
9-Oct-20  
Revised By:  
NA

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXT. PRICE	TOTALS
1	Mobilization / Demobilization	1	LS	\$ 40,000.00	\$ 40,000	
2	Bonds, Insurance, General Conditions	1	LS	\$ 25,000.00	\$ 25,000	
3	Baker-Monitor Pitless Adapter & Extend Well #1 Casing	1	LS	\$ 40,000.00	\$ 40,000	
4	4" Ø C900 PVC Pipe	330	LF	\$ 100.00	\$ 33,000	
5	4" Ø Ductile Iron Pipe	80	LF	\$ 200.00	\$ 16,000	
6	4" Ø Valves	2	EA	\$ 2,000.00	\$ 4,000	
7	3/4" Ø Type 'K' Copper Tubing	60	LF	\$ 100.00	\$ 6,000	
8	4" Ø Sch. 80 PVC Pipe	15	LF	\$ 100.00	\$ 1,500	
9	New Building	410	SF	\$ 500.00	\$ 205,000	
10	Goulds e-sV Series (7.5 HP) Booster Pump	2	EA	\$ 15,000.00	\$ 30,000	
11	Centripro Aquavar Solo <sup>2</sup> Pump Controller	2	EA	\$ 3,000.00	\$ 6,000	
12	Wellmate 120-Gal Hydro-Pneumatic Pressure Tank	2	EA	\$ 3,000.00	\$ 6,000	
13	Ashcroft B-Series Pressure Switch	1	EA	\$ 750.00	\$ 750	
14	Badger Electromagnetic Flow Meter	3	EA	\$ 7,000.00	\$ 21,000	
15	Aquaguard Wall Mount Eyewash Station	1	EA	\$ 500.00	\$ 500	
16	Stenner Chemical System	1	LS	\$ 7,500.00	\$ 5,500	
17	Electrical	1	LS	\$ 100,000.00	\$ 100,000	
18	Demolition	1	LS	\$ 40,000.00	\$ 40,000	
19	Miscellaneous Interior Piping, Valves & Gauges & Electrical	1	LS	\$ 75,000.00	\$ 75,000	
20	20,000 Gallon Steel Water Storage Tank	1	LS	\$ 75,000.00	\$ 75,000	
21	Ashcroft Model GC51 Pressure Transmitter	1	EA	\$ 500.00	\$ 500	
22	New Well	1	EA	\$ 107,000.00	\$ 107,000	
23	Site Access, Crushed Stone (AASHTO #57)	65	CY	\$ 100.00	\$ 6,500	
24	Site Fencing, 6-ft. High Chain Link	210	LF	\$ 100.00	\$ 21,000	
25	Site Cleaning, Grading & Fill	1	LS	\$ 40,000.00	\$ 40,000	
<b>Total</b>						<b>\$ 905,250</b>
<i>Construction Contingencies (15%)</i>						<i>\$ 135,788</i>
<b>Estimated Total Construction Cost</b>						<b>\$ 1,041,038</b>
<i>Legal, Administrative &amp; Engineering (20%)</i>						<i>\$ 208,208</i>
<b>Total Design and Construction Cost</b>						<b>\$ 1,249,245</b>
<b>Estimated Total Cost</b>						<b>\$ 1,250,000</b>

\*Note(s): 1) This is an "Estimate of Probable Construction Costs," for estimating purposes only.

ATTACHMENT 6

WATER AND WASTE SYSTEM GRANT  
AGREEMENT

**Water and Waste System Grant Agreement**

**United States Department of Agriculture**

**Rural Utilities Service**

THIS AGREEMENT dated 7/29/2021, between

Town of Thompson

a public corporation organized and operating under

NYS Local Finance Law

(Authorizing Statute)

herein called "Grantee," and the United States of America acting through the Rural Utilities Service, Department of Agriculture, herein called "Grantor," WITNESSETH:

WHEREAS

Grantee has determined to undertake a project of acquisition, construction, enlargement, or capital improvement of a (water) (waste) system to serve the area under its jurisdiction at an estimated cost of \$ 1,250,000.00 and has duly authorized the undertaking of such project.

Grantee is able to finance not more than \$ 335,000.00 of the development costs through revenues, charges, taxes or assessments, or funds otherwise available to Grantee resulting in a reasonable user charge.

Said sum of \$ 335,000.00 has been committed to and by Grantee for such project development costs.

Grantor has agreed to grant the Grantee a sum not to exceed \$ 915,000.00 or 73.20 percent of said project development costs, whichever is the lesser, subject to the terms and conditions established by the Grantor. Provided, however, that the proportionate share of any grant funds actually advanced and not needed for grant purposes shall be returned immediately to the Grantor. The Grantor may terminate the grant in whole, or in part, at any time before the date of completion, whenever it is determined that the Grantee has failed to comply with the Conditions of the grant.

As a condition of this grant agreement, the Grantee assures and certifies that it is in compliance with and will comply in the course of the agreement with all applicable laws, regulations, Executive orders and other generally applicable requirements, including those set out in 7 CFR 3015.205(b), which hereby are incorporated into this agreement by reference, and such other statutory provisions as are specifically set forth herein.

NOW, THEREFORE, In consideration of said grant by Grantor to Grantee, to be made pursuant to Section 306(a) of The Consolidated Farm and Rural Development Act for the purpose only of defraying a part not to exceed 73.20 percent of the project development costs, as defined by applicable Rural Utilities Service instructions.

Grantee Agrees That Grantee Will:

A. Cause said project to be constructed within the total sums available to it, including said grant, in accordance with the project plans and specifications and any modifications thereof prepared by Grantee and approved by Grantor.

B. Permit periodic inspection of the construction by a representative of Grantor during construction.

C. Manage, operate and maintain the system, including this project if less than the whole of said system, continuously in an efficient and economical manner.

D. Make the services of said system available within its capacity to all persons in Grantee's service area without discrimination as to race, color, religion, sex, national origin, age, marital status, or physical or mental handicap (possess capacity to enter into legal contract for services) at reasonable charges, including assessments, taxes, or fees in accordance with a schedule of such charges, whether for one or more classes of service, adopted by resolution dated \_\_\_\_\_, as may be modified from time to time by Grantee. The initial rate schedule must be approved by Grantor. Thereafter, Grantee may make such modifications to the rate system as long as the rate schedule remains reasonable and nondiscriminatory.

E. Adjust its operating costs and service charges from time to time to provide for adequate operation and maintenance, emergency repair reserves, obsolescence reserves, debt service and debt service reserves.

F. Expand its system from time to time to meet reasonably anticipated growth or service requirements in the area within its jurisdiction.

G. Provide Grantor with such periodic reports as it may require and permit periodic inspection of its operations by a representative of the Grantor.

H. To execute any agreements required by Grantor which Grantee is legally authorized to execute. If any such agreement has been executed by Grantee as a result of a loan being made to Grantee by Grantor contemporaneously with the making of this grant, another agreement of the same type need not be executed in connection with this grant.

I. Upon any default under its representations or agreements set forth in this instrument, Grantee, at the option and demand of Grantor, will repay to Grantor forthwith the original principal amount of the grant stated herein above with the interest at the rate of 5 percentum per annum from the date of the default. Default by the Grantee will constitute termination of the grant thereby causing cancellation of Federal assistance under the grant. The provisions of this Grant Agreement may be enforced by Grantor, at its option and without regard to prior waivers by it previous defaults of Grantee, by judicial proceedings to require specific performance of the terms of this Grant Agreement or by such other proceedings in law or equity, in either Federal or State courts, as may be deemed necessary by Grantor to assure compliance with the provisions of this Grant Agreement and the laws and regulations under which this grant is made.

J. Return immediately to Grantor, as required by the regulations of Grantor, any grant funds actually advanced and not needed by Grantee for approved purposes.

K. Use the real property including land, land improvements, structures, and appurtenances thereto, for authorized purposes of the grant as long as needed.

1. Title to real property shall vest in the recipient subject to the condition that the Grantee shall use the real property for the authorized purpose of the original grant as long as needed.

2. The Grantee shall obtain approval by the Grantor agency for the use of the real property in other projects when the Grantee determines that the property is no longer needed for the original grant purposes. Use in other projects shall be limited to those under other Federal grant programs or programs that have purposes consistent with those authorized for support by the Grantor.

3. When the real property is no longer needed as provided in 1 and 2 above, the Grantee shall request disposition instructions from the Grantor agency or its successor Federal agency. The Grantor agency shall observe the following rules in the disposition instructions:

(a) The Grantee may be permitted to retain title after it compensates the Federal Government in an amount computed by applying the Federal percentage of participation in the cost of the original project to the fair market value of the property.

(b) The Grantee may be directed to sell the property under guidelines provided by the Grantor agency. When the Grantee is authorized or required to sell the property, proper sales procedures shall be established that provide for competition to the extent practicable and result in the highest possible return.

***[Revision 1, 04/17/1998]***

(c) The Grantee may be directed to transfer title to the property to the Federal Government provided that in such cases the Grantee shall be entitled to compensation computed by applying the Grantee's percentage of participation in the cost of the program or project to the current fair market value of the property.

**This Grant Agreement covers the following described real property (use continuation sheets as necessary).**

L. Abide by the following conditions pertaining to equipment which is furnished by the Grantor or acquired wholly or in part with grant funds. Equipment means tangible, non-expendable, personal property having a useful life of more than one year and an acquisition cost of \$5,000 or more per unit. A grantee may use its own definition of equipment provided that such definition would at least include all equipment defined above.  
***[Revision 1, 04/17/1998]***

1. Use of equipment.

(a) The Grantee shall use the equipment in the project for which it was acquired as long as needed. When no longer needed for the original project, the Grantee shall use the equipment in connection with its other Federally sponsored activities, if any, in the following order of priority:

1) Activities sponsored by the Grantor.

(2) Activities sponsored by other Federal agencies.

(b) During the time that equipment is held for use on the property for which it was acquired, the Grantee shall make it available for use on other projects if such other use will not interfere with the work on the project for which the equipment was originally acquired. First preference for such other use shall be given to Grantor sponsored projects. Second preference will be given to other Federally sponsored projects.

2. Disposition of equipment. When the Grantee no longer needs the equipment as provided in paragraph (a) above, the equipment may be used for other activities in accordance with the following standards:

(a) Equipment with a current per unit fair market value of less than \$5,000. The Grantee may use the equipment for other activities without reimbursement to the Federal Government or sell the equipment and retain the proceeds.

(b) Equipment with a current per unit fair market value of \$5,000 or more. The Grantee may retain the equipment for other uses provided that compensation is made to the original Grantor agency or its successor. The amount of compensation shall be computed by applying the percentage of Federal participation in the cost of the original project or program to the current fair market value or proceeds from sale of the equipment. If the Grantee has no need for the equipment and the equipment has further use value, the Grantee shall request disposition instructions from the original Grantor agency.

The Grantor agency shall determine whether the equipment can be used to meet the agency's requirements. If no requirement exists within that agency, the availability of the equipment shall be reported, in accordance with the guidelines of the Federal Property Management Regulations (FPMR), to the General Services Administration by the Grantor agency to determine whether a requirement for the equipment exists in other Federal agencies. The Grantor agency shall issue instructions to the Grantee no later than 120 days after the Grantee requests and the following procedures shall govern:

(1) If so instructed or if disposition instructions are not issued within 120 calendar days after the Grantee's request, the Grantee shall sell the equipment and reimburse the Grantor agency an amount computed by applying to the sales proceeds the percentage of Federal participation in the cost of the original project or program. However, the Grantee shall be permitted to deduct and retain from the Federal share ten percent of the proceeds for Grantee's selling and handling expenses.

(2) If the Grantee is instructed to ship the equipment elsewhere the Grantee shall be reimbursed by the benefiting Federal agency with an amount which is computed by applying the percentage of the Grantee participation in the cost of the original grant project or program to the current fair market value of the equipment, plus any reasonable shipping or interim storage costs incurred.

(3) If the Grantee is instructed to otherwise dispose of the equipment, the Grantee shall be reimbursed by the Grantor agency for such costs incurred in its disposition.

3. The Grantee's property management standards for equipment shall also include:

(a) Records which accurately provide for: a description of the equipment; manufacturer's serial number or other identification number; acquisition date and cost; source of the equipment; percentage (at the end of budget year) of Federal participation in the cost of the project for which the equipment was acquired; location, use and condition of the equipment and the date the information was reported; and ultimate disposition data including sales price or the method used to determine current fair market value if the Grantee reimburses the Grantor for its share.

(b) A physical inventory of equipment shall be taken and the results reconciled with the equipment records at least once every two years to verify the existence, current utilization, and continued need for the equipment.

(c) A control system shall be in effect to insure adequate safeguards to prevent loss, damage, or theft of the equipment. Any loss, damage, or theft of equipment shall be investigated and fully documented.

(d) Adequate maintenance procedures shall be implemented to keep the equipment in good condition.

(e) Proper sales procedures shall be established for unneeded equipment which would provide for competition to the extent practicable and result in the highest possible return.

**This Grant Agreement covers the following described equipment(use continuation sheets as necessary).**

**Water District improvements including the acquisition, construction and installation of a new and or existing water facility, including but not limited to any property owned, rights-of-way easements, machinery, equipment and apparatus for the facility for Melody Lake WD.**

M. Provide Financial Management Systems which will include:

1. Accurate, current, and complete disclosure of the financial results of each grant. Financial reporting will be on an accrual basis.
2. Records which identify adequately the source and application of funds for grant-supported activities. Those records shall contain information pertaining to grant awards and authorizations, obligations, unobligated balances, assets, liabilities, outlays, and income.
3. Effective control over and accountability for all funds, property and other assets. Grantees shall adequately safeguard all such assets and shall assure that they are used solely for authorized purposes.
4. Accounting records supported by source documentation.

N. Retain financial records, supporting documents, statistical records, and all other records pertinent to the grant for a period of at least three years after grant closing except that the records shall be retained beyond the three-year period if audit findings have not been resolved. Microfilm or photo copies or similar methods may be substituted in lieu of original records. The Grantor and the Comptroller General of the United States, or any of their duly authorized representatives, shall have access to any books, documents, papers, and records of the Grantee's government which are pertinent to the specific grant program for the purpose of making audits, examinations, excerpts and transcripts.

O. Provide information as requested by the Grantor to determine the need for and complete any necessary Environmental Impact Statements.

P. Provide an audit report prepared in accordance with Grantor regulations to allow the Grantor to determine that funds have been used in compliance with the proposal, any applicable laws and regulations and this Agreement.

Q. Agree to account for and to return to Grantor interest earned on grant funds pending their disbursement for program purposes when the Grantee is a unit of local government. States and agencies or instrumentality's of states shall not be held accountable for interest earned on grant funds pending their disbursement.

R. Not encumber, transfer or dispose of the property or any part thereof, furnished by the Grantor or acquired wholly or in part with Grantor funds without the written consent of the Grantor except as provided in item K above.

S. To include in all contracts for construction or repair a provision for compliance with the Copeland "Anti-Kick Back" Act (18 U.S.C. 874) as supplemented in Department of Labor regulations (29 CFR, Part 3). The Grantee shall report all suspected or reported violations to the Grantor.

T. To include in all contracts in excess of \$100,000 a provision that the contractor agrees to comply with all the requirements of the Clean Air Act (42 U.S.C. §7414 ) and Section 308 of the Water Pollution Control Act (33 U.S.C. §1318) relating to inspection, monitoring, entry, reports, and information, as well as all other requirements specified in Section 114 of the Clean Air Act and Section 308 of the Water Pollution Control Act and all regulations and guidelines issued thereunder after the award of the contract. In so doing the Contractor further agrees:

**[Revision 1, 11/20/1997]**

1. As a condition for the award of contract, to notify the Owner of the receipt of any communication from the Environmental Protection Agency (EPA) indicating that a facility to be utilized in the performance of the contract is under consideration to be listed on the EPA list of Violating Facilities. Prompt notification is required prior to contract award.

2. To certify that any facility to be utilized in the performance of any nonexempt contractor subcontract is not listed on the EPA list of Violating Facilities pursuant to 40 CFR Part 32 as of the date of contract award.

**[Revision 1, 11/20/1997]**

3. To include or cause to be included the above criteria and the requirements in every nonexempt subcontract and that the Contractor will take such action as the Government may direct as a means of enforcing such provisions.

As used in these paragraphs the term "facility" means any building, plan, installation, structure, mine, vessel or other floating craft, location, or site of operations, owned, leased, or supervised by a Grantee, cooperator, contractor, or subcontractor, to be utilized in the performance of a grant, agreement, contract, subgrant, or subcontract. Where a location or site of operation contains or includes more than one building, plant, installation, or structure, the entire location shall be deemed to be a facility except where the Director, Office of Federal Activities, Environmental Protection Agency, determines that independent facilities are co-located in one geographical area.

Grantor Agrees That It:

A. Will make available to Grantee for the purpose of this Agreement not to exceed \$ 915,000.00 which it will advance to Grantee to meet not to exceed 73.20 percent of the project development costs of the project in accordance with the actual needs of Grantee as determined by Grantor.

B. Will assist Grantee, within available appropriations, with such technical assistance as Grantor deems appropriate in planning the project and coordinating the plan with local official comprehensive plans for sewer and water and with any State or area plans for the area in which the project is located.

C. At its sole discretion and at any time may give any consent, deferment, subordination, release, satisfaction, or termination of any or all of Grantee's grant obligations, with or without valuable consideration, upon such terms and conditions as Grantor may determine to be (1) advisable to further the purpose of the grant or to protect Grantor's financial interest therein and (2) consistent with both the statutory purposes of the grant and the limitations of the statutory authority under which it is made.

Termination of This Agreement

This Agreement may be terminated for cause in the event of default on the part of the Grantee as provided in paragraph I above or for convenience of the Grantor and Grantee prior to the date of completion of the grant purpose. Termination for convenience will occur when both the Grantee and Grantor agree that the continuation of the project will not produce beneficial results commensurate with the further expenditure of funds.

In witness whereof Grantee on the date first above written has caused these presence to be executed by its duly authorized

**Supervisor**

---

attested and its corporate seal affixed by its duly authorized

**Town Clerk**

---

Attest:

---

By Marilee J. Calhoun  
Marilee Calhoun  
(Title) **Town Clerk**

By William Rieber  
William Rieber  
(Title) **Supervisor**

UNITED STATES OF AMERICA

RURAL UTILITIES SERVICE

By \_\_\_\_\_  
(Title)