MATANUSKA-SUSITNA BOROUGH
TALKEETNA SEWER & WATER BOARD
for
SERVICE AREA NO. 36

Andrew Haag, Chair
James Kellard
Jane Steere, Vice Chair
Ryan Sheldon
Vacant

AGENDA

REGULAR MEETING

Talkeetna Warm Storage Building
25150 S Comsat Road
Talkeetna, AK 99676

Microsoft Teams
Meeting ID: 219 084 064 569
Passcode: Rwkjk6

August 5, 2026
1:00 pm

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES OF PRECEDING MEETINGS

  A. Regular Meeting: July 1, 2026

V. STAFF REPORT

  A. TSW Supervisor (Amanda Fleming)
  B. MSB Engineer (Mike Campfield)

VI. AUDIENCE PARTICIPATION

VII. UNFINISHED BUSINESS

A. Service Area Rule & Rate Changes

B. Land Acquisition for New Headworks and Storage Tank Project

VIII. NEW BUSINESS

IX. COMMENTS FROM THE BOARD

X. NEXT MEETING

A. Regular Meeting: September 2, 2026, 1:00 pm, Talkeetna Warm Storage & Teams

XI. ADJOURNMENT

MATANUSKA-SUSITNA BOROUGH
TALKEETNA SEWER & WATER BOARD
for
SERVICE AREA NO. 36

Andrew Haag, Chair	Jane Steere, Vice Chair	Ryan Sheldon
James Kellard		Vacant

MINUTES

REGULAR MEETING

Talkeetna Public Library
24645 Talkeetna Spur Road
Talkeetna, AK 99676

Microsoft Teams
Meeting ID: 219 084 064 569
Passcode: Rwkjk6

Jul 1, 2026
1:10pm-1:36pm

I. CALL TO ORDER

This regular meeting of the Talkeetna Sewer & Water Board for Service Area No. 36 was held on Wednesday, July 1, 2026, at the Talkeetna Warm Storage Building at 25150 S Comsat Road in Talkeetna, Alaska and via Microsoft Teams. The meeting was called to order at 1:10pm by Jane Steere.

II. ROLL CALL

Talkeetna Sewer & Water Board members present and establishing a quorum were:

Mr. Andrew Haag – absent
Ms. Jane Steere – present and on-time
Mr. Ryan Sheldon – present via Teams and on-time
Mr. James Kellard – present and on-time

III. APPROVAL OF AGENDA

Motion to adopt the agenda by James Kellard. Seconded by Ryan Sheldon.

No objections, agenda approved as presented.

IV. APPROVAL OF MINUTES OF PRECEDING MEETINGS

A. Regular Meeting:

Minutes for the June 3, 2026, regular meeting were reviewed by the Board. Motion to approve the June minutes by James. Seconded by Ryan.

No objections, minutes approved as presented.

V. STAFF REPORT

A. TSW Supervisor (Amanda Fleming absent but written report provided)

- **Wastewater Treatment** – June water quality results came back great. The lagoons were pumped down for operators to shut off the treatment plant for the month of July.
- **Water Treatment** – The annual Consumer Confidence Reports were mailed out to customers, posted around town, emailed to TCCI and Chamber, and is available online. This report summarizes our 2025 water quality results. During July, operators will collect disinfection by-product samples throughout the distribution system and recently, operators collected special purpose, non-compliance PFAS samples for ADEC. This is the third set of samples collected; the first two sets did not identify PFAS in our wells. Alaska Rural Water Association is here this week performing a sanitary survey of our well house and treatment plant. The survey is performed every three years to assess and identify any sanitary concerns within the treatment process. As identified in previous surveys, the hydropneumatic pressure tank is of significant concern given age, exterior tank condition, and lack of ability to inspect the interior of the tank. The condition of the tank is one of the many reasons the Utility/MSB has identified the new wellhead and storage tank project as the primary project for TSW.
- **Operators** – Mike Foster is scheduled for a training next week in Fairbanks. At the end of the week, he will test for his level 1 water treatment exam. Assuming he will pass, he will then be provisionally certified in all four TSW systems.
- **Lift Stations** – Lift station 2 (airport lift station) generator is now wired in with an automatic transfer switch. The only facility not on an ATS is lift station 1 (Latitude lift station) which is not scheduled to have a permanent backup generator stationed on-site due to low demand. Lift station 3 (G St lift station) will have power and communications switched from overhead to underground in the next couple weeks. This will eliminate concern of roof slides and equipment damaging the lines that currently extend to the roof of the building.

B. MSB Engineer (Mike Campfield)

- DNR provided a Final Finding on the land conveyance request. DNR approved the conveyance to the MSB. There are additional steps to follow to complete this process. There is a 20 day appeal process then a decision from any appeal following that. Likely be able to survey this fall.

- MSB has started an application with ARRC for permit costs as discussed in the last meeting.
- RFP for preliminary design is drafted and will be posted soon.

VI. AUDIENCE PARTICIPATION

A. Melis Coady – still pursuing more information about the confusion with the SRF funding as the land ownership conversation seems to be part of the delay to get this project going.

B. Alan Larson – wanted to clarify the next steps and that the state process for soils and well assessment and approval can also take a long time. Also that the land was only identified for a water treatment plant so if the evaluation process determined that we couldn't put a tank on site, that it would go back to DNR.

Has the MSB considered utilizing the property on the MSB site? It appears there is a 100' well site that provides ~250'. There are underground fuel storage tanks that pose a contamination risk and likely a historical leak at some point.

VII. UNFINISHED BUSINESS

A. **Service Area Rule & Rate Changes** – no discussion.

B. **Land Acquisition for New Headworks and Storage Tank Project** – no additional discussion outside of Mike Campfield's update.

VIII. NEW BUSINESS

A. None.

IX. COMMENTS FROM THE BOARD

A. No comments.

X. NEXT MEETING

A. Regular Meeting: August 5, 2026, 1:00pm, Talkeetna Warm Storage & Teams

XI. ADJOURNMENT

Motion to adjourn James. Seconded by Ryan.

No objections, meeting adjourned at 1:36 pm.

Mr. Andrew Haag, Chair

ATTESTED:

Ms. Amanda Fleming, Board Administrative Support

	FY23 Actual	FY24 Actual	FY25 Actual	FY26 To Date	FY26 Adopted	FY27 To Date	FY27 Adopted	FY28 Projected	FY29 Projected
Total Revenues	$1,406,601.80	$2,001,986.52	$1,477,945.85	$1,316,105.09	*$1,438,000.00*	$410,761.62	$1,452,400.00	*$1,481,448.00*	*$1,511,076.96*
Total Expenditures	($1,031,477.12)	($946,904.01)	($1,320,811.72)	($949,103.55)	*($1,048,615.80)*	($207,935.48)	($1,107,259.00)	*($1,122,261.50)*	*($1,137,588.98)*
	$375,124.68	$1,055,082.51	$157,134.13	$367,001.54	*$389,384.20*	$202,826.14	*$345,141.00*	*$359,186.50*	*$373,487.98*
Projected Revenues				$1,316,105.09	*$1,438,000.00*	$410,761.62	*$1,452,400.00*	*$1,481,448.00*	*$1,511,076.96*
Projected Expenditures			*($1,320,811.72)*	*($949,103.55)*	*($1,048,615.80)*	*($207,935.48)*	*($1,107,259.00)*	*($1,122,261.50)*	*($1,137,588.98)*
Capital Projects			*($14,023.38)*	*($18,130.00)*	*($25,000.00)*	*($85,000.00)*	*($85,000.00)*	*($25,000.00)*	*($25,000.00)*
Loan - Principal payment			*($326,396.00)*	*($331,313.00)*	*($336,823.50)*	*($336,303.00)*	*($336,303.00)*	*($341,369.00)*	*($346,511.00)*
Actual adjustment to fund balance 6/30	$375,124.68	$1,055,082.51	($169,261.87)	$35,688.54		($133,476.86)			
Projected adjustment to fund balance at end of FY					*$52,560.70*		*$8,838.00*	*$17,817.50*	*$26,976.98*
Actual fund balance 6/30	$2,037,629.23	$3,092,711.74	$2,923,449.87	$2,959,138.41		$2,825,661.55			
Projected fund balance at end of FY					*$3,011,699.11*		*$3,020,537.11*	*$3,038,354.61*	*$3,065,331.59*
WTP Loan Interest Payment				($605.30)	($605.30)				
WTP Loan Principal Payment				($5,510.50)	($5,510.50)				
WWTF Loan Interest Payment				($108,841.64)	($108,841.64)	($103,851.07)	($103,851.00)	($98,785.34)	($93,643.30)
WWTF Loan Principal Payment				($331,313.00)	($331,313.00)	($336,303.00)	($336,303.00)	($341,369.00)	($346,511.00)
Capital Funds Returned to Fund	$21,707.08	$486,645.88	$1,977.00	$134,498.40		$19,191.92			
Corrected Actual Revenues w/o Cap Project Returns	$1,384,894.72	$1,515,340.64	$1,475,968.85	$1,181,606.69		$391,569.70			
Fund Balance w/o Cap Project Returns	$2,015,922.15	$2,606,065.86	$2,921,472.87	$2,824,640.01		$2,806,469.63			
Sales Tax Revenues	$928,250.93	$1,055,472.88	$1,030,556.17	$693,874.96		$338,704.19			
Rates & Fees Revenues	$448,877.15	$453,258.21	$431,494.11	$443,850.57		$52,865.51			
Interest on Investments	$4,311.00	$4,241.00	$4,157.00	$0.00		$0.00			
State PERS Relief	$3,455.64	$2,368.55	$5,129.57	$0.00		$0.00			
Other Revenues	$21,707.08	$486,645.88	$4,632.00	$42,772.00		$0.00			
Totals	$1,406,601.80	$2,001,986.52	$1,475,968.85	$1,180,497.53		$391,569.70			
Totals minus Other	$1,384,894.72	$1,515,340.64	$1,471,336.85	$1,137,725.53		$391,569.70			

YTD Updated 8/4/26

Talkeetna Water System Upgrades

Matanuska-Susitna Borough

Addendum to 2023 Preliminary Engineering Report (PER)

July 2026

Addendum Contents

Executive Summary

The 2023 Preliminary Engineering Report (PER) identified the Talkeetna Airport property as the preferred location for construction of a new water supply, treatment, and storage facility intended to address deficiencies within the Talkeetna water system. Following completion of the PER, the Matanuska-Susitna Borough (Borough) initiated discussions with the Alaska Department of Transportation and Public Facilities (DOT&PF) regarding acquisition or long-term use of airport property for the proposed improvements. The DOT&PF determined that airport property would not be available for lease or sale due to concerns associated with locating a public drinking water source adjacent to airport operations.

The Borough subsequently evaluated additional properties on the east side of Talkeetna and completed aquifer testing at a site owned by the Alaska Railroad Corporation (ARRC). Testing confirmed the presence of an adequate groundwater supply and water quality meeting drinking water standards without treatment for arsenic. Following additional evaluation, three new alternatives that were identified are presented in this addendum:

- **Alternative 6 – Alaska Railroad Corporation “F” Street**
- **Alternative 7 – State of Alaska DNR Front Street Parcels**
- **Alternative 8 – Existing Site – Alaska Railroad Corporation “C” Street**

All three sites provide favorable locations for future water system infrastructure because they are centrally located within the distribution system, adjacent to the existing 12-inch water main, and situated over a proven groundwater source. Total estimated project costs are $5.48 million for Alternative 6, $5.28 million for Alternative 7 and $5.07 million for Alternative 8.

After evaluating project costs, site control requirements, long-term operational considerations, and funding eligibility, Borough staff recommends Alternative 7 – State of Alaska DNR Front Street Parcels as the preferred site moving forward. Ownership of the property will allow the Borough to utilize a $1.5

million Drinking Water State Revolving Fund (DWSRF) forgivable loan award and maintain site control as well as eligibility for future grant opportunities that require fee-simple ownership of project property.

Site Selection Update

Following the completion of the initial Preliminary Engineering Report by HDR in July of 2023, the Borough pursued acquisition of land from the Talkeetna Airport property, which is owned and operated by the ADOT&PF). After initial discussions, the DOT&PF determined that they did not want to sell or lease any portion of the airport property to the MSB due to potential risks of a public drinking water source being located adjacent to the airport. The MSB decided not to pursue this site further, but decided to look in the general area on the east side of Talkeetna because of the many advantages associated with this site, as identified in the PER.

The Borough evaluated nearby privately owned properties east of Talkeetna Airport and contacted several landowners regarding potential acquisition. The Borough Land Management Division pursued acquisition of private land from the subdivision adjacent to the airport by mailing letters to several vacant landowners seeking interest in selling property to the Borough. None of the landowners contacted were willing to sell their land to the Borough.

The Borough next reached out to the ARRC, who owns a large tract of land, also on the east side of town, adjacent to Front Street, which is currently partially undeveloped. We inquired about locating the water system headworks and storage tank on their land and requested permission to drill a test well. The ARRC granted the Borough a permit to drill a test well and the Borough drilled the well in August 2024. The results of the test are discussed in the next section. After the test well proved satisfactory discussions with the railroad ensued about the purchase of the land for the site, or a lease. The ARRC informed the Borough that they preferred to retain the land and issue a permit because the disposal of ARRC land was difficult and requires approvals of the ROW department, the board of directors and possibly the State of Alaska legislature. The ARRC ROW agent advised the MSB that they would most likely not support a sale and a land use permit would be their preferred option. Based on a permit area between one and two acres the ARRC informed that the annual permit fee was estimated at $5,000/year, based on fair market value. With a design life of at least 40 years for the proposed storage tank and pump house, this would equate to at least $200,000 for the use of the ARRC land over the estimated design life of the facility. The actual cost would likely be higher assuming real estate values increase over time and/or the location of the facility at this site extends beyond 40 years. This site was evaluated as Alternative 6 below.

Ownership of the land for the water system site is required for the $1.5 million forgivable loan that was offered to the MSB through the DWSRF. This was determined through review of the draft agreement and communications with the Alaska Department of Environmental Conservation (DEC), which manages the DWSRF loan program.

Borough staff identified two parcels owned by the State of Alaska and managed by the Department of Natural Resources (DNR) that are nearby and also on Front Street in east Talkeetna. The parcels are each approximately 0.7 acres for a total of 1.4 acres, and are described as follows:

Legal Descriptions:	TALKEETNA TWNST (USS 1260) BLOCK 26 LOT 3	TALKEETNA TWNST (USS 1260) BLOCK 26 LOT 4
Addresses:	13804 Front Street, Talkeetna, Alaska	13768 Front Street, Talkeetna, Alaska
GPS:	Latitude: 62° 19.5004' N Longitude: 150° 6.5140'W	Latitude: 62.3250° N Longitude: 150.1098° W

The Borough's Land Management Division applied for a transfer of the land for public and charitable use. In June 2026, following a public process, DNR issued a final finding and decision to convey the property to the Borough for public and charitable use on June 26, 2026. This site is evaluated as Alternative 7 below.

Aquifer Testing Results

A well was drilled to test the aquifer at the ARRC property adjacent to Front Street and determined that there was adequate water supply and the water was tested for arsenic. The arsenic levels in the test well sample were below the drinking water standards, and no arsenic treatment would be required, if this water source were used. Refer to the "Final Pumping Test Report for the 2024 Talkeetna Test Well" prepared by Shannon & Wilson for more information. The aquifer is known to exist at other locations in town based on existing well logs and is large enough that it is expected to also be accessible at the DNR property site, approximately 850 feet away, if a production well is drilled at that location for the new drinking water source. Additional test wells would not be required at this site.

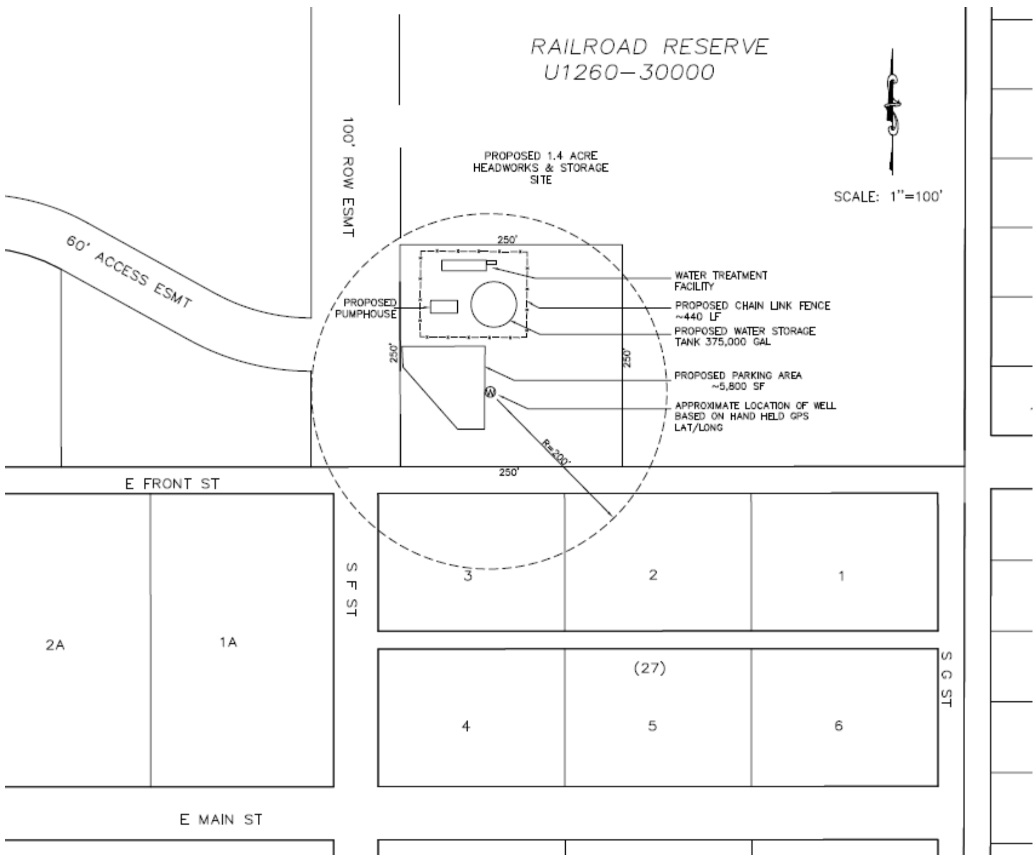
Evaluation of Additional Site Alternatives

This section evaluates the 3 additional sites identified since the completion of the PER by HDR in 2023. Also, since that time, the MSB determined that the relocation and rehabilitation of the current wellhouse (built in the 1980s) and the treatment plant (built in the early 2000s designed specifically for arsenic treatment) would not be financially beneficial to the project. The estimates developed in the 2023 PER considered reusing the existing building worthwhile and assumed they would be relocated as part of the cost estimates developed at that time. The decision to reuse the existing buildings has changed however, after further consideration for the following reasons: The wellhouse and treatment plant will need to remain in operation throughout the construction of the new headworks infrastructure in order to provide potable water to the community, and many components in the existing facility are already outdated and deteriorating and require full replacement. For consistency's sake, the tables below show the relocation costs to allow for better comparison to the sites in the original PER. Additionally, Alternative Sites 6, 7 and 8 are located along the 12" distribution line, which was not an available option for other alternative sites considered in the original PER. This will minimize the amount of new 12" water main that needs to be installed.

Alternative 6: Alaska Railroad Corporation Land – "F" Street

Location: Alternative 6 is located on ARRC property east of "F" Street. (see Figure 1 below). The new pumphouse, relocated WTP, and new WST are to be located near the intersection of "F" Street and Front Street.

Figure 1. Alternative 6 Layout



Alternative-Specific Project Components: In addition to the components outlined in Section 5.2, the following components will be required for this alternative:

- A land use permit is required from ARRC with annual fee payment to construct on and use ARRC property.
- Clearing, grubbing, and leveling of 0.4 acre.
- Installation of ~200 feet of 12-inch water pipe to connect to the existing distribution system along Front Street.
- Installation of ~300 feet of 8-inch high-density polyethylene (HDPE) sanitary sewer pipe to connect into the existing collection system along "F" Street for backwash disposal.

- Development of a gravel parking area and access from “F” Street.
- Installation of 433 linear feet of chain-link fence.

Project Component Cost Estimate: The cost estimate for the work specific to Alternative 6 is provided in Table 1.

Table 1. Cost Estimate for Alternative 6

Item	Quantity	Unit	Unit Cost	Cost
Mobilization & Demobilization	1	LS	$150,000	$150,000
Site Development (Clearing & Grubbing)	0.4	Acre	$30,000	$12,000
WTP Relocation	1	LS	$100,000	$100,000
WTP Modifications - Chemical Storage Room	1	LS	$10,000	$10,000
New Pumphouse	1	LS	$150,000	$150,000
Well Pump, Controls, & Appurtenances	1	LS	$30,000	$30,000
Distribution Pump, Fire Pump, & Controls	1	LS	$75,000	$75,000
Water Storage Tank	375,000	Gallon	$5	$1,875,000
Water Storage Tank Insulation	1	LS	$375,000	$375,000
12-Inch Ductile Iron Water Pipe	100	LF	$400	$40,000
8-Inch HDPE Backwash Pipe	300	LF	$300	$90,000
Electrical & Instrumentation	1	LS	$100,000	$100,000
Access Road & Parking Area	5,764	SF	$10	$57,638
Fencing	433	LF	$100	$43,259
WTP Modifications - Corroded Pipe Replacement	1	LS	$30,000	$30,000
SCADA System & Installation	1	LS	$100,000	$100,000
Decommission Existing WTP	1	LS	$50,000	$50,000
Construction Subtotal				**$3,287,829**

Item	Unit	Percent	Cost
Site Control – Alaska Railroad Permit/Survey (40 year term)	LS	-	$225,000
Construction Contingency		30%	$998,349
Permitting & Agency Consultation		10%	$332,783
Engineering & Design		12%	$399,340
Construction Management & Administration		8%	$266,226
Project Total			**$5,484,527**

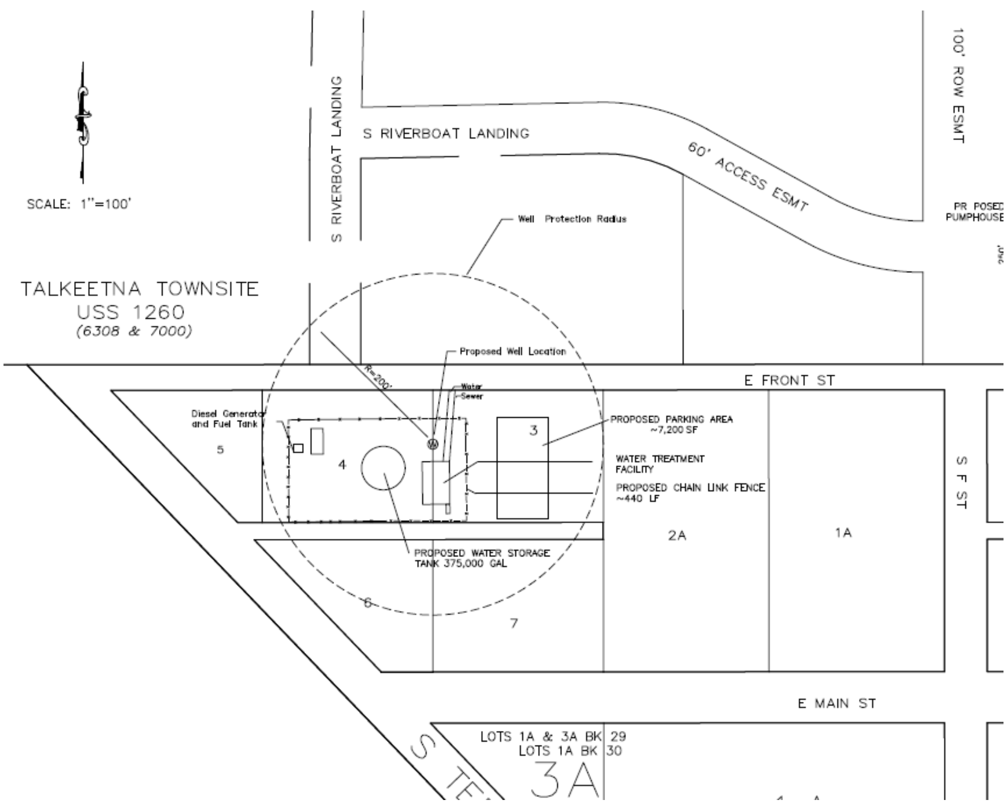
Note: LF = linear foot; LS = Lump Sum; SF = square foot

Real Property Acquisition: This alternative requires a land use permit agreement between MSB and ARRC estimated to cost more than $200,000 over the life of the facility.

Alternative 7: State of Alaska DNR Land

Location: Alternative 7 is located on State of Alaska land managed by the DNR south of the Front Street right-of-way and east of "F" Street. (see Figure 2 below). The new pumphouse, relocated WTP, and new WST are to be located on part of each parcel.

Figure 2. Alternative 1 Layout



Alternative-Specific Project Components: In addition to the components outlined in Section 5.2, the following components will be required for this alternative:

- Land transfer required from DNR to the Borough to take ownership of the property.
- Clearing, grubbing, and leveling of 0.4 acre.
- Installation of ~200 feet of 12-inch water pipe to connect to the existing distribution system along Front Street.
- Installation of ~300 feet of 8-inch high-density polyethylene (HDPE) sanitary sewer pipe to

connect into the existing collection system along "F" Street for backwash waste disposal.

- Development of a parking area and access from Front Street.
- Installation of 433 linear feet of chain-link fence.

Project Component Cost Estimate: The cost estimate for the work specific to Alternative 7 is provided in Table 2.

Table 2. Cost Estimate for Alternative 7

Item	Quantity	Unit	Unit Cost	Cost
Mobilization & Demobilization	1	LS	$150,000	$150,000
Site Development (Clearing & Grubbing)	0.4	Acre	$30,000	$11,932
WTP Relocation	1	LS	$100,000	$100,000
WTP Modifications - Chemical Storage Room	1	LS	$10,000	$10,000
New Pumphouse	1	LS	$150,000	$150,000
Well Pump, Controls, & Appurtenances	1	LS	$30,000	$30,000
Distribution Pump, Fire Pump, & Controls	1	LS	$75,000	$75,000
Water Storage Tank	375,000	Gallon	$5	$1,875,000
Water Storage Tank Insulation	1	LS	$375,000	$375,000
12-Inch Ductile Iron Water Pipe	100	LF	$400	$40,000
8-Inch HDPE Backwash Pipe	300	LF	$300	$90,000
Electrical & Instrumentation	1	LS	$100,000	$100,000
Access Road & Parking Area	5,764	SF	$10	$57,638
Fencing	433	LF	$100	$43,259
WTP Modifications - Corroded Pipe Replacement	1	LS	$30,000	$30,000
SCADA System & Installation	1	LS	$100,000	$100,000
Decommission Existing WTP	1	LS	$50,000	$50,000
Construction Subtotal				**$3,287,829**

Item	Unit	Percent	Cost
Site Control – Land Transfer and Survey	LS	-	$25,000
Construction Contingency		30%	$998,349
Permitting & Agency Consultation		10%	$332,783
Engineering & Design		12%	$399,340
Construction Management & Administration		8%	$266,226
Project Total			**$5,284,527**

Note: LF = linear foot; LS = Lump Sum; SF = square foot

Real Property Acquisition: This alternative requires a land use transfer from DNR to the Borough at no cost to the Borough.

Alternative 8: Alaska Railroad Corporation Land – Existing Site

Location: Alternative 8 is located at the existing water treatment site on Alaska Railroad Corporation (ARRC) property, at the north end of "C" Street. (see Figure 1 below). The new pumphouse, and new WST are to be located near the existing facility in downtown Talkeetna.

Figure 3. Alternative 8 Layout

Alternative-Specific Project Components: In addition to the components outlined in Section 5.2, the following components will be required for this alternative:

- A land use permit is required from ARRC with annual fee payment to construct on and use ARRC property.
- Clearing, grubbing, and leveling of 0.2 acre.
- Access road to storage tank
- Additional Fencing around storage tank

Project Component Cost Estimate: The cost estimate for the work specific to Alternative 8 is provided in Table 3.

Table 3. Cost Estimate for Alternative 8

Item	Quantity	Unit	Unit Cost	Cost
Mobilization & Demobilization	1	LS	$150,000	$150,000
Site Development (Clearing & Grubbing)	0.2	Acre	$30,000	$6,000
WTP Modifications - Chemical Storage Room	1	LS	$10,000	$10,000
New Pumphouse	1	LS	$150,000	$150,000
Well Pump, Controls, & Appurtenances	1	LS	$30,000	$30,000
Distribution Pump, Fire Pump, & Controls	1	LS	$75,000	$75,000
Water Storage Tank	375,000	Gallon	$5	$1,875,000
Water Storage Tank Insulation	1	LS	$375,000	$375,000
12-Inch Ductile Iron Water Pipe	50	LF	$400	$20,000
Electrical & Instrumentation	1	LS	$100,000	$100,000
Access Road to Tank	5000	SF	$10	$50,000
Fencing	200	LF	$100	$20,000
WTP Modifications - Corroded Pipe Replacement	1	LS	$30,000	$30,000
SCADA System & Installation	1	LS	$100,000	$100,000
Decommission Existing WTP	1	LS	$50,000	$50,000
Construction Subtotal				**$3,041,829**

Item	Unit	Percent	Cost
Site Control – Alaska Railroad Permit/Survey (40 year term)	LS	-	$225,000
Construction Contingency		30%	$912,300
Permitting & Agency Consultation		10%	$304,100
Engineering & Design		12%	$365,020
Construction Management & Administration		8%	$243,346
Project Total			**$5,071,795**

Note: LF = linear foot; LS = Lump Sum; SF = square foot

Real Property Acquisition: This alternative requires a land use permit agreement between the Borough and ARRC estimated to cost more than $200,000 over the life of the facility.

Comparison of Alternatives

Evaluation Factor	**Alternative 6 - ARRC**	**Alternative 7 - DNR**	**Alternative 8 – Existing Site**
Groundwater Availability	Proven by Test Well	Expected Based on Adjacent Testing	Expected Based on Adjacent Testing
Property Ownership	No	Yes	No
Long-Term Permit Costs	Yes	No	Yes
DWSRF Forgivable Loan Eligibility	Limited	Yes	Limited
Access to Site	Good	Good	Poor due to downtown congestion
Site Control Cost	$225,000	$25,000	$225,000
Total Project Cost	$5.48 M	$5.28 M	$5.07 M
Future Grant Competitiveness	Lower	Higher	Lower
Recommended	No	Yes	No

Conclusion

All three sites satisfy the operational objectives established in the original PER; however, Alternative 7 – DNR Parcels provides advantages related to long-term cost, funding eligibility, and property ownership. All sites are acceptable for their generally centralized location on the water distribution system, which provides optimum pressure distribution and system reliability. Both Alternatives 6 - ARRC “F” Street and Alternative 8 - Existing Site are on ARRC land which would require annual land use or lease fees to utilize the property. Furthermore, Alternative 8 - Existing Site has difficult access due to the congestion from tourism on Main Street during the summer months. The Borough determined that Alternative 7 (DNR parcels) presents the best option for long term costs of land use because it allows for property acquisition at almost no cost, and because it allows for the use of the DEC DWSRF forgivable loan award of $1.5 Million and will also allow for the use of other grant and loan opportunities in the future that require land ownership. Based on the findings presented in this addendum, Borough staff recommends proceeding with final design and future development activities utilizing Alternative 7 –DNR Parcels.