

Village of South Glens Falls
46 Saratoga Avenue, South Glens Falls, NY 12803
February 11, 2026
Water and Sewer Rates Workshop @ 7:00 PM

Water and Sewer Rates Workshop
MAYOR JOSEPH ORLOW PRESIDING
Minutes

Attendance:

Mayor Orlow	Clerk Treasurer Samantha Berg
Trustee Baxter	DPW Superintendent Alan Dubois
Trustee Carota	Nick Havens
Trustee Comstock	Chris Rich
Trustee Middleton	John Hoey
Attorney Bill Nikas	Dan Collins
Susan Mae Kanzie, Paster, ADK Friends	Cindy Trombley
Harry Gutheil, Jr.	Karen Fitzgerald
Terry Fitzgerald	Bill
Bill Giorgianni	Dennis Davall
Dennis Davall	Diane Monroe
Eavesdropping	Heidi Meyers
Lisa Mohanlal	Morris
MW	

The Mayor opened the meeting at 7:00 PM.

Pledge of Allegiance

Public Forum

- 1. Village of South Glens Falls Water/Sewer Rate Analysis Presentation (attached), Sean Doty - Suozzo, Doty & Associates:** evaluate ways to change the Village of South Glens Falls' Water Sewer rates to close the funding gap.

Discussion:

- **John La Point - 16 Baker Ave:** wanted clarification to the cost of the water and sewer process per year to justify changes in the rates so that the Village is not "overfunded". Trustee Baxter replied the Village is currently spending more money to produce and ship our wastewater than its taking in and using the 'savings account' to equal it out. The Village has projects that its water and sewer funds are supposed to subsidize, not just pay its bills.
- **Cindy Trombley - 73 Hudson St:** cannot use the water in her home due to the condition of the pipes, comes out looking like "black coffee" and wanted clarification that by raising the Water and Sewer rates, her water issue will also be fixed. Trustee Middleton answered there are many residents in the Village with this issue. It will take vast amounts of money to fix all of the problems and the Village will be engaging Suozzo, Doty and Associates to write a Capital Improvement Plan to



encompass a one, three, five and ten year concept to repair the infrastructure which will include grant applications. Currently, the Village has funding deficits that need to be corrected to create revenue for these projects. Many grants address the rates being charged to the residents and changing the rates will get the Village to those levels. Ms. Trombley commented that, at 71 years old, she may not live to see these changes and updates. Trustee Baxter commented that if the Village could borrow \$50,000,000.00 and change the rates to \$2,000 per year for the next 5 years, it would speed up the process but didn't think it would be a viable option. Trustee Middleton responded that most of the Board members probably won't be around at the end of this process either but the Village has to start somewhere to find a way to pay for these improvements. He offered to any resident to contact either him or Trustee Baxter to meet and go over their numbers. Mr. Doty explained that raising the minimum guarantees a certain income to offset expenses. By just raising the rate, people become more conservative, and the Village may not raise enough revenue to balance the budget. Those residents whose sewer usage is less than 20,000 gallons in a cycle, won't have any additional charges above the minimum.

- **Dan Collins - 6 Wedgewood Dr:** wanted to know if the presentation would be available on the website. Mr. Doty replied it will be. He then inquired about what the equation would be to figure out the new water sewer bill, as it looked like his bill was going to double. Mr. Doty stated that a resident would have a 20,000 gallon credit and any use above would be billed under this proposal at \$4.00 per 1,000 gallons. For example, assuming usage is 50,000 gallons, the calculations would be $30 \times \$4.00 = \120 on top of the minimum. Trustee Baxter recommended to residents that have a sprinkler system, to install the irrigation meter. It is at the resident's cost but there will be no additional sewer usage per gallon cost over the sewer minimum. Trustee Middleton added that residents can purchase an irrigation meter at the Clerk's Office for \$351.15, have a plumber install it and contact DPW for the required inspection. He then stated, figuring the cost as he has both a pool and sprinkler system, that it will pay for itself in one year.
- **Harry Gutheil - 21 Spring St:** wanted to clarify there won't be a flat rate but a minimum rate with the meters. He asked how the apartments were being charged and Mr. Doty replied each unit will be charged the minimum rate plus usage. He mentioned if a resident had a previous bill that they could use the meter reading and calculate what their bill would look like. Clerk Treasurer Berg stated that the building system currently does not put meter rates on their bills. The Clerk's Office can print out those meter reads upon request. Mr. Gutheil asked with the metered system if there was still going to be a pool/sprinkler charge? Trustee Baxter stated that it would be an item to be considered and voted on at the next Board meeting. Mr. Gutheil then moved to the reported gaps on certain budget items, but looking at 5 years of fiscal year ends, those items had an excess in revenues - not a deficit. Trustee Baxter responded that the Village has ordered over \$1 million dollars worth of trucks and equipment that have been mismanaged because the Village has not been spending monies to replace them. Mr. Gutheil debated that there were others who served on the Board and it wasn't just him or the last administration. Mr. Gutheil then brought up a potential revenue of selling water. Trustee Baxter added he and Trustee Middleton were meeting with the Town and County in the near future to discuss possible water disbursement. Mr. Gutheil then asked about the current Water fund balance of \$1 million dollars along with the \$3.5 million PFAs monies and Trustee Baxter replied the Village has \$10 million in projects that should have happened. Mr. Gutheil asked about starting on Mrs. Trombley's line on Hudson



Street, which Trustee Baxter quoted, would cost \$2.5 million. Mr. Gutheil said to look into pigging and lining to clean it and had been working with prior Superintendent Chagnon along with an out of state engineering firm as it looked to be more cost effective. He then circled back to the PFAs money could be deposited and the interest could help in financing these projects and offset the rate increases. Trustee Middleton replied the Board is already planning on that interest for infrastructure repair and it has already been built into the proposed rate increases. The Village has to stop using forward paid monies to balance the budget. Mr. Gutheil then brought up that from the report, per the Village's request, there will be a phasing schedule for the new water and sewer rates with an increase of 33% over the next 3 years until full rates are established and wanted clarification if it was from a resolution or written communication of the Board's intentions. Trustee Baxter reported that the Water & Sewer Committee, at their meeting with Mr. Doty, was surprised at the initial report which doubled the rates. The Committee asked if the report could be redone incorporating a 3 year plan. Mr. Gutheil reiterated that the Board has no intent to use any fund balance towards the new rates and Trustee Baxter answered, yes, that the Board wants a self-sustaining water and sewer fund that does not rely on fund balance to balance the annual budget. The fund balance should be used to pay for projects and offset grant costs. Mr. Gutheil stated there was a \$575,000 sewer fund balance to which Trustee Baxter responded it wouldn't cover 2 years of operation. He then added if the Village uses over half its fund balance to pay bills, how can it afford to do a project out of that same fund and not take on debt. Even applying for grants, which are very competitive and not guaranteed, the Village needs to balance its budget so the money doesn't run out. Mr. Gutheil asked if the Village was discussing other options for its sewer disposal instead of paying the City of Glens Falls. Trustee Middleton assured that the Board is always looking for options, like the Town of Moreau or Saratoga County for sewer, if it's in the best interest of its taxpayers.

- **Sue McKenzie - lives in Hudson Falls, works in South Glens Falls:** wanted to commend the Board and there has been a lot of foresight and expertise put into this great discussion. She asked if part of the grant writing might help land owners improve their water usage to have more sustainable water. Putting in a rain garden, using a water barrel or purchasing fixtures that use less water, may help residents feel more in control.

Motion **021126-1** to adjourn the meeting at 8:19PM. Motion made by Trustee Middleton and seconded by Trustee Baxter. All in favor, motion passed.

Meeting adjourned.





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Village of South Glens Falls - Water/Sewer Rate Analysis

February 2026

Funding Gap – Annual Budget 2025-26

Water Fund

- Funding Gap for Rate Analysis: **\$199,067**
- Present in smaller amounts in three (3) of the previous eight (8) annual budgets
- Funding Gap Amount Derived From:
 - Existing Fund Balance Revenue in Water Budget:
 - \$182,175
 - Assumed 3% inflation of the funding gap Increase over 3-years:
 - \$16,892
- Total Assumed Funding Gap: **\$199,067**

Sewer Fund

- Funding Gap for Rate Analysis: **\$356,261**
- Persistent in smaller/similar amounts in the previous eight (8) annual budgets
- Funding Gap Amount Derived From:
 - Existing Fund Balance Revenue in Sewer Budget:
 - \$220,261
 - Budgeted Cost for City of GF Service:
 - \$441,000; Most Recent Invoice: \$475,273
 - Anticipated 15% increase in sewer disposal charges (C. GF): \$475,000 + 15% = ~\$547,000 or ~\$106,000 greater than budget.
 - Additional contingency of \$30,000 for inflation for other than CGF Costs.
- Total Assumed Funding Gap: **\$356,261**



Suozzo, Doty
& Associates
PROFESSIONAL CORPORATION, P.A.

Water Model

Existing Condition Per Cycle – 2X Annually

- Flat Rate: \$125
- Usage Rate: \$2.25/1,000 gallons
- Usage Threshold: 25,000 gallons
- Pool/Sprinkler Fee: \$30

Annual Cost

- Flat Rate: \$250
- If 10,000-gal per billing cycle extra is used: \$45
- Total: \$295

* For Most SFH Residential Customers who do not have sprinklers

Proposed Rate Changes Per Cycle – 2X Annually

- Flat Rate: \$180
- Usage Rate: \$4.00/1,000 gallons
- Usage Threshold: 20,000 gallons
- Pool/Sprinkler Fee: \$30

Annual Cost

- Flat Rate: \$360
- If 15,000-gal per billing cycle extra is used: \$120
- Total: \$480

* For Most SFH Residential Customers who do not have sprinklers



Water Model

Year 1 – 33% Rate Increase → Annual Revenue Increase: \$71,883.86

- Flat Rate: \$141.50
- Usage Rate: \$2.83/1,000 gallons
- Usage Threshold: 20,000 gallons
- Pool/Sprinkler Fee: \$30

Year 2 – 66% Rate Increase → Annual Revenue Increase: \$141,384.98

- Flat Rate: \$158
- Usage Rate: \$3.41/1,000 gallons
- Usage Threshold: 20,000 gallons
- Pool/Sprinkler Fee: \$30

Year 3 – 100% Rate Increase → Annual Revenue Increase: \$212,825.77

- Flat Rate: \$175
- Usage Rate: \$4.00/1,000 gallons
- Usage Threshold: 20,000 gallons
- Pool/Sprinkler Fee: \$30

Target Revenue
Increase: \$199,067



Sewer Model

Existing Condition Per Cycle – 2X Annually

- Flat Rate: \$110
- Standard Usage Rate: \$2.84/1,000 gallons
- Industrial Usage Rate: \$3.77/1,000 gallons
- Usage Threshold: 25,000 gallons

Annual Cost

- Flat Rate: \$220
 - If 10,000-gal per billing cycle extra is used: \$56.80
- Total: \$276.80

* For Most SFH Residential Customers who do not have sprinklers

Proposed Rate Changes Per Cycle – 2X Annually

- Flat Rate: \$215
- Standard Usage Rate: \$3/1,000 gallons
- Industrial Usage Rate: \$4/1,000 gallons
- Usage Threshold: 20,000 gallons

Annual Cost

- Flat Rate: \$430
 - If 15,000-gal per billing cycle extra is used: \$90
- Total: \$510

* For Most SFH Residential Customers who do not have sprinklers



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& Associates**
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Sewer Model

Year 1 – 33% Rate Increase → Annual Revenue Increase: \$123,315.59

- Flat Rate: \$144.65
- Standard Usage Rate: \$2.89/1,000 gallons
- Industrial Usage Rate: \$3.85/1,000 gallons
- Usage Threshold: 20,000 gallons

Year 2 – 66% Rate Increase → Annual Revenue Increase: \$243,592.38

- Flat Rate: \$179.30
- Standard Usage Rate: \$2.94/1,000 gallons
- Industrial Usage Rate: \$3.93/1,000 gallons
- Usage Threshold: 20,000 gallons

Year 3 – 100% Rate Increase → Annual Revenue Increase: \$367,697.33

- Flat Rate: \$215
- Standard Usage Rate: \$3.00/1,000 gallons
- Industrial Usage Rate: \$4.00/1,000 gallons
- Usage Threshold: 20,000 gallons

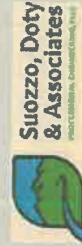
Target Revenue Increase: \$356,261



Summary of Changes – Water

Water	Existing Condition	Recommended Rate Changes	Percent Change
Flat Rate	\$125	\$175	40%
Usage Rate	\$2.25/1,000 gallons	\$4.00/1,000 gallons	78%
Usage Threshold	25,000 gallons	20,000 gallons	-20%
Pool/Sprinkler Fee	\$30	\$30	0%

Water	Annual Revenue Increase	Total Annual Revenue	Remaining Funding Gap (BASE = \$199,067)	Anticipated Bill for Single Family Home (N10)	Anticipated Bill for Metered Commercial (M40)
Year 1 - 33% Revenue Increase: Increase flat rate to \$141.50; Decrease usage threshold to 20,000 gallons; Increase usage fee to \$2.83/1,000 gallons.	\$71,883.86	\$568,727.85	\$127,183.14	2 Maple Avenue: \$283 Average: \$302.40	29 First Street (American Legion): \$3,836.10 Average: \$618.26
Year 2 - 66% Revenue Increase: Increase flat rate to \$158; Decrease usage threshold to 20,000 gallons; Increase usage fee to \$3.41/1,000 gallons.	\$141,384.98	\$638,228.96	\$57,682.02	2 Maple Avenue: \$316 Average: \$335.41	29 First Street (American Legion): \$4,596.96 Average: \$720.19
Year 3 - 100% Revenue Increase: Increase flat rate to \$175; Decrease usage threshold to 20,000 gallons; Increase usage fee to \$4/1,000 gallons.	\$212,825.77	\$709,669.75	-\$13,758.77	2 Maple Avenue: \$350 Average: \$369.42	29 First Street (American Legion): \$5,372.20 Average: \$824.17



Summary of Changes - Sewer

Sewer	Existing Condition	Recommended Rate Changes	Percent Change
Flat Rate	\$110	\$215	95%
Standard Usage Rate	\$2.84/1,000 gallons	\$3.00/1,000 gallons	6%
Industrial Usage Rate	\$3.77/1,000 gallons	\$4.00/1,000 gallons	6%
Standard Usage Threshold			
Industrial Usage Threshold	25,000 gallons	20,000 gallons	-20%

Sewer	Annual Revenue Increase	Total Annual Revenue	Remaining Funding Gap (BASE = \$356,261)	Anticipated Bill for Single Family Home (N15)	Anticipated Bill for Metered Commercial (M45)
Year 1 - 33% Revenue Increase: Increase flat rate to \$144.65; Decrease usage threshold to 20,000 gallons; Increase standard usage fee to \$2.89/1,000 gallons. Increase industrial usage fee to \$3.85/1,000 gallons.	\$123,315.59	\$560,065.73	\$232,945.41	2 Maple Avenue: \$289.30 Average: \$369.64	29 First Street (American Legion): \$3,917.84 Average: \$641.26
Year 2 - 66% Revenue Increase: Increase flat rate to \$179.30; Decrease usage threshold to 20,000 gallons; Increase standard usage fee to \$2.94/1,000 gallons. Increase industrial usage fee to \$3.93/1,000 gallons.	\$243,592.38	\$680,342.53	\$112,668.62	2 Maple Avenue: \$358.60 Average: \$458.20	29 First Street (American Legion): \$4,049.92 Average: \$716.65
Year 3 - 100% Revenue Increase: Increase flat rate to \$215; Decrease usage threshold to 20,000 gallons; Increase standard usage fee to \$3/1,000 gallons. Increase industrial usage fee to \$4/1,000 gallons.	\$367,697.33	\$804,447.48	-\$11,436.33	2 Maple Avenue: \$430 Average: \$549.42	29 First Street (American Legion): \$4,196.65 Average: \$795.35



Suozzo, Doty & Associates
CONSULTANTS IN WATER AND SEWER

Comparison to Statewide Average

- New York State Comptroller – Statewide Average for Town Special Districts
 - Annual Costs
 - Water: \$1,213
 - Sewer: \$1,010
- Village of South Glens Falls Proposed Rate Changes
 - Annual Costs
 - Water: \$480
 - Sewer: \$510



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