

APRIL 17, 2014

Informational Meeting - Water
Anderson, Linwood, Federal & Municipal Roads

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SIGN IN (Please PRINT)

1) FRANK Troglauer

2) Larry Parker

3) Helen Funch

4) Linda Kent

5) Jerry Dykstra

6) JACK ELLIS

7) VERN FINCH

8) Brian Kent

9) Denise Mueshagen

10) Jim Powell

11) Subbi Connolly

12) Cathy Underwood

13) Ted & Linda Fitchett

14) Matthew Heiweman

15) Craig Hiler

16) Wayne Garrett

17) Nora Garrett

18) Sarah Garrett

19) Lynn & Donna Katten

20) ~~_____~~

21) Bradley J. Schneider

22) David & Doris Jones

23) Roger Amburgey

24) Shirley Walton



- 24) Larry Walton
25) Dave Walton
26) Earl Blizzard
27) Roger McCracken
28) Brenda Boudrey
29) Scott Fraser
30) John Moran
31) Lori Andrews
32) Melissa Albor
33) Beth Clarke
34) Bill Doolittle
35) JONATHAN CHASE
36) Richard Roffe
37) Rebecca Roffe
38) BRYAN Huhn
39) Greg + Jean Donnan
40) Tammy Kelch
41) Elaine Jamin
42) Brenda Grant
43) Paula Huhn
44) Karly Kelch
45) Gerrit, Melissa and Johanna Knickerbocker
46) Tom Tiede
47) Carl Peter

Informational Meeting
April 17, 2014
7:00 p.m.

Present: Supervisor Gerald L. Deming, Council Members: Lynn Parnell, Norman Gates, David Deuel and Frank Rose Jr.

Absent: None

Others: George Worden Jr. (Highway Supt.), Eric Wies (Engineer, Clark Patterson Lee) and attached list of guests

Supervisor Deming opened the Informational Meeting at 7:00 p.m.

PURPOSE

Supervisor Deming stated the purpose of said meeting is to discuss the estimates prepared by Engineers, Clark Patterson Lee for potential municipal water to the Anderson, Linwood, Federal and Limerick Road areas. Mr. Deming stated the Board and residents have met several times over the years in hopes town water could be affordable. Supervisor Deming now turned the presentation over to Town Engineer, Eric Wies for an overview of the most recent estimates.

Mr. Wies began by asking the residents four basic questions:

- #1- Are you interested in public water
- #2- How much are you willing to pay yearly for municipal water
- #3- Are you currently concerned about your water quality & quantity
- #4- Do you want the Town to proceed further

Mr. Wies commented every home is different, some residences have experienced many challenges with water, while others have not. Homeowners concerned about their existing wells should test regularly to be sure of what they are consuming.

Mr. Wies stated a water district is classified as a Special Use District, where the cost for receiving the benefit is solely paid for by the property owners within that specified area. If water main is installed past your property, you will share in the debt service responsibility on the yearly tax bill. If you choose not to connect to municipal water, you will not incur the quarterly water bills but must pay the debt service. The Town Board has continued to receive water concerns from the property owners in this area. A study area was chosen based upon public input and a map created depicting the proposed district.

Mr. Wies continued, once the District has been established, it will be responsible for construction of the water main and service connections within the right of way. Capital costs include expenditures for design, administration and legal fees. Estimated costs for projects such as this have run roughly \$50.00 per linear foot for 8 inch water main. As stated previously, all capital costs associated with this water district are paid for by the owners in this district. The annual cost is based on the interest rate, term of the loan and amount of grant funding (if able to obtain). An additional cost to the property owner will

be the connection from the main to their residence/business. An approximate cost for such connection is roughly \$10-15.00 per linear foot of pipe. Mr. Wies stated residents who wish to continue to use their existing wells may do so as long as separation of private well and town water is made. Four times per year a water bill will be generated based on actual consumption multiplied by the water rate. An average single family residence uses approximately 65,000 gallons of water per year, which is \$300.00 in water costs. Some families use more than the average, while others use less.

Mr. Wies commented the Town and Engineering Firm will continue to seek grant funding for this project and others, but at this time we are still trying to obtain funds to assist in this proposed project. Mr. Wies added in years past grant funding was flowing well, but the funds available now seem to be for development, not water infrastructure, and have been obtained by high density townships. Mr. Wies stated for municipal water main projects, US Rural Development has usually been the funding agency.

Mr. Wies outlined the summary prepared of the water system estimates:

	Service Area With Grant	Service Area Without
Total Estimated Capital Cost	\$1,976,900	\$1,976,900
RD Grant	\$500,000	\$0
USDA-RD Loan	\$1,476,900	\$1,976,900
Interest Rate	3.25%	4.125%
Annual Debt Service	\$68,239	\$103,913
Total Number of Units	63	63
Annual Debt Service per Unit	\$1,083	\$1,649
Annual Water Cost	\$307	\$307
Total Annual Unit Cost	\$1,390	\$1,956

As discussed, \$ 300.00 would be the charges incurred for water usage throughout the year (4 quarterly water bills) plus the annual debt service amount per unit (put on the yearly County & Town tax bill). The debt service will depend on whether or not we are able to obtain funding. If a \$500,000.00 grant is obtained, the debt service amount would total \$1,083.00 per year. Without funding the yearly debt service would be roughly \$1,649.00. Mr. Wies stated the totals incurred for residents in this proposed district would be quite high with or without funding.

Annual yearly cost with \$500,000.00 grant = \$ 1,390.00

Annual yearly cost without grant funding= \$ 1,956.00

Mr. Wies stated the limit the State will allow the Town to charge per year is \$680.00 per unit, over that will require Comptroller's approval. Mr. Wies stated if the Town was

to pursue the income survey method, it would require information of the family's income. If we can show an average of \$68,000.00 and qualify, we can proceed, if not we may not be able to go forward in this method. Mr. Wies added, the yearly debt service amount will stay steady where the annual water cost (\$300 figure) may fluctuate due to costs incurred to us by the Village of Geneseo (where the Town purchases water). Mr. Wies encouraged the residents to review their existing costs versus what's being proposed to evaluate how it will affect them.

Mr. Wies commented if the Town Board pursues an income survey, the time table for this portion is usually 2-3 months. Through the surveys, information is collected (not by Town personnel) and if residents are hesitant to reply, a door to door process is needed to gather the remaining surveys. The next step would be an actual vote of the proposed district residents. Mr. Wies gave an example that the LeRoy Town Attorney prepared a petition simply documenting the information as a YES or NO vote and included the yearly unit cost as well. A petition process will take 1-2 months and once completed, presented to the Town Board. Thereafter submittal of grant information goes to Rural Development, which may take anywhere from 3 months to 2 years. Mr. Wies stated even if we were to apply now, we may not hear from Rural Development by the end of the year because they evaluate or "score" projects as to need. When Rural Development responds they send a letter to the Town requesting the next batch of completed paperwork including Comptroller's approval. Unfortunately, this project will not happen overnight.

QUESTIONS/ COMMENTS

- 1) Linda Grant: Have we been charged for others water districts & is it possible to combine our proposed district to the existing?

Supervisor Deming replied no one in this proposed district has been charged. Existing customers in the Consolidated Water District pay their own debt service amount, combining is not an option at this time.

- 2) Wayne Garrett: How will the amount be broken down on the taxes?`

Mr. Wies stated a single family residence consists of 1 unit. Multiple units would be additional units to the tax bill. There are 63 units in the proposed district.

- 3) Helen Finch: This is confusing, will our district ever be part of the existing water district?

Supervisor Deming replied not at this time, each will have their own debt.

Mr. Wies added if consolidation took place existing customers would incur larger debt, which in most cases they will not agree to (must have a Public Hearing to request consolidation).

- 4) Larry Parker: Comment: Can't the existing customers think about the big picture of more customers in need of Town services.

- 5) Jack Ellis: Any more grants available for water projects? Where are all the millions going? What about the money for the desalinization plant?

Mr. Wies stated unfortunately the drive from the State is not for water related projects, it seems to be marked for Economic Development (refurbishing). The large dollars are available to companies committed to come to an area long term and the promise of many jobs.

Jack: Have we contacted our representatives?

Supervisor Deming replied we have contacted all our representatives and continue to do so, expressing our water issues and seeking their assistance.

6) Melissa Alber: What is the water status with the Pavilion area?

Mr. Wies replied projects in Genesee County have eliminated the capacity. They certainly need more water, but a \$20 million upgrade would have to be completed before it could be an option for the Town of York.

7) Earl Blizzard: Would the water proposed for our area be the same water as the current district, the Village of Geneseo? I was recently told not to drink the water because it had lead in it and did not meet regulations.

Mr. Wies responded the Village of Geneseo and all water suppliers have to meet NYS Standards and requirements. The yearly Water Quality Report documents all activity including sampling.

8) Helen Finch: If we were to proceed now, it would still be 2-3 years for water?

Mr. Wies responded until we can determine all factors, 2-3 years is most likely the time frame.

9) Roger Amburgey: Isn't there any money available from the Salt Mine? After the collapse they promised us assistance early on, but then never came back to follow up.

Supervisor Deming asked Mr. Amburgey if he had any records he could share with the Town indicating the visit and potential action promised. Mr. Deming stated to his knowledge the mine claimed they affected only the Fowlerville area, so tonight is the first he was aware of their visit to the Linwood area.

Mr. Amburgey: They were definitely at the residence and stated he will check his records to see if he has anything to offer the Board.

Mr. Deming asked if other residents were affected as well. Randy Roffe reported the lower end of Anderson Road was also affected, and Wayne Garrett added most of our area now has holding tanks in place.

Mr. Amburgey stated after the collapse the mine representatives were distributing tanks to the area residents for a short while. He had to continue to drill wells due to large amounts of sulfur.

Mr. Wies commented what he has heard this evening may be able to be used as leverage with our representatives expressing the ongoing need for municipal water. Mr. Deming and Mr. Wies stated they will be contacting our State & Local reps.

10) Brenda Beardsley: Have you thought about speaking with Community Bank about potential loans?

Mr. Wies responded there are loans available for all given projects, but Rural Development is specifically geared for what we need at the municipal level.

11) Tom Tiede: Has preliminary pressure testing been done?

Mr. Wies responded preliminary pressure testing has been completed and is available.

Mr. Tiede: COMMENT: There is a hydrant near my residence that was installed and never used when our waterline was put in.

12) Wayne Garrett: We were told initially a pump station would be needed?

Mr. Wies stated what is proposed would not require a station.

13) Scott Fraser: Can we opt out of water?

Supervisor Deming replied if the main is installed past your property you cannot opt out of the debt service, but could choose not to connect to the main, ultimately not receiving water bills.

14) Jack Ellis: COMMENT: Why not form a committee to assist the Town and seek funding. Grant funding seems to be earmarked for other areas, why not us ! There are many residences that make up this project, with lots of potential services.

15) Roger Amburgey: Can we run a private waterline?

Mr. Wies responded you may hire the work out or do it yourself, as long as it meets town specifications.

16) Helen Finch: COMMENT: All we have heard is negative information, isn't there anything positive.

Mr. Wies replied the information given this evening are the facts prepared. He wanted to present what was and was not available at this time.

17) Paula & Bryan Huhn: Paula: Do we have to tie in?

Bryan: We own two homes in the proposed area, two unit costs will be very expensive.

Mr. Wies stated if the water main project was approved, they would be charged a unit per house.

Mr. Huhn commented he particularly does not need town water, but completely understands the needs of his neighbors. Although not looking forward to the yearly costs, he would vote yes for the sake of the neighborhood.

Mr. Wies added if the process comes to a vote, only the owners in the proposed district boundary will be allowed voting privileges.

18) Question from the audience: Would the annual debt service decrease?

Supervisor Deming answered with additional homes to the district, debt service numbers may decrease slightly unless many homes are added, then the decrease would be more substantial.

19) Roger McCracken: How many feet of pipe is proposed?

Mr. Wies responded after a quick calculation, 40,000 feet of pipe.

20) Cortney Underwood: Any potential to expand this area?

Mr. Wies stated there is always potential to expand but due to the current costs, expansion would increase the unit costs even further.

21) Debbie Connolly: Have you successfully split 1 project into two projects/portions?

Mr. Wies replied we have been successful in this method, recently in Stafford.

22) Melissa Alber: COMMENT: This project should have been done years ago when funding was so plentiful. If we wait it will only get harder to achieve.

23) Debbie Connolly: As stated earlier in the evening, can we review the Salt Mine's promise for funding again?

Supervisor Deming answered we will definitely be following through with what we heard this evening, beginning tomorrow. Mr. Wies added, he will also be seeking assistance from our State & Federal representatives for funding.

24) Scott Fraser: Any usage limitations on water?

Mr. Wies replied there are no usage limitations.

25) Debbie Connolly: Costs involved to tie into town water & to abandon existing well?

Mr. Wies stated connection from the right of way to interior plumbing would run roughly \$10-15 per linear foot of pipe. If a homeowner wishes to keep the existing well they may do so, as long as it is not connected to the municipal line.

26) Wayne Garrett: COMMENT: I would think we would see a difference in our electric bill.

27) Melissa Alber: COMMENT: Bottom line is, you can't sell a home without water.

28) Jim Powell: With Town water, what would the assessment go to?

Supervisor Deming & Mr. Wies responded with municipal water the increase would not be immediate and assessment is based upon sales in the area, but agreed the benefit of water will increase the value of the property.

29) Helen Finch: At this point what's next?

Supervisor Deming stated with all of the information and figures presented this evening, the Board would like to know by a show of hands who would be in favor to proceed:

3/4 of the audience was in favor to proceed

Mr. Wies stressed the importance of completion of the income surveys & the necessity of 95% rate of household responses. Perhaps a few residents might be able to volunteer to assist in this process, which again can take up to 2-3 months.

Mrs. Finch: What percentage do we need to proceed?

Mr. Wies replied 51% of residents and 51% assessed valuation.

30) Roger Amburgey: COMMENT: People need to remember \$1,390.00 is best case scenario.

NEXT: If income surveys are favorable, then petitions
Supervisor Deming stated even if funding is not obtained we will still try to proceed forward.

31) Linda Grant: COMMENT: You still need to look for more funding avenues.
Mr. Wies replied, we never stop looking for available funding, but it has become more difficult to obtain. Mr. Wies added when additional information becomes available we will notify all involved.

32) Jack Ellis: What about the Town doing this project?
Mr. Wies stated although there might be an approximate 10% savings, we would probably get more production out of a contractor who deals with these projects daily. This project will be very labor intensive for town crews who would still have to contend with their normal duties.

33) Roger Amburgey: Are these costs locked in?
Mr. Wies replied the estimates prepared are actually on the high end due to proposed anticipated inflation costs. Construction costs increase over time.

34) Councilman Deuel: How long are income surveys good until?
Mr. Wies answered, income surveys are good for roughly 6 years. Supervisor Deming stated we have attempted several projects over the years by way of income surveys, but due to the income levels at that time was not able to qualify. If people inflate their income on the survey it hurts our chances for potential funding, which sadly has occurred.

35) Lori Andrews: Anyone on the Board live in this area & have water issues?
Councilman Deuel replied he is not in the proposed district but lives on Route 20 and does not have town water. Mr. Deuel stated how fortunate he is to have a very good well though.

36) Beth Rhodes: Would we be able to get a list of our representatives?
Supervisor Deming replied we will supply a representative list to all who request it.

37) Lori Andrews: Will you work for us?
Supervisor Deming answered the Town Board will definitely continue to work toward municipal water.

After no further comments or questions, the Informational Meeting closed at 8:20 p.m.

Respectfully Submitted,

Christine M. Harris, Clerk