

Informational Meeting
February 24, 2015
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 Superintendent), James Campbell (Town Attorney), Sharon O'Neil, William and Gloria Korth, Benjamin Nardi, Chris Wall, Richard Blum, Cathy Clark and Eric Wies (Engineer, Clark Patterson Lee)

Supervisor Deming opened the Informational Meeting at 7:05 p.m.

PURPOSE

Supervisor Deming stated the purpose of said meeting was to update the McVean Road/Telephone Road residents of municipal water to the area. Mr. Deming stated after the April 10th meeting of last year, the Town, Engineers and Town Attorney have continued to review and calculate figures to make the water project more affordable. Supervisor Deming confirmed that we did receive a \$75,000 grant for this project, which will now estimate the yearly debt service at \$293.36 and water cost at \$316.51 for a total of a little over \$610.00 per year.

Mr. Deming commented without the funding, the yearly debt service alone would have been roughly \$600.00, so we are very fortunate to have received the funding. Supervisor Deming stated Attorney Campbell will review how the Town will proceed from here.

Mr. Campbell stated the Town will establish or create a water district, which will be the quickest way to begin the process, including a petition to be signed by the residents in the boundary area. Once the petition has been signed, and submitted to the Town, the Town can schedule a Public Hearing. Mr. Campbell commented, he has been informed that the majority of the residents within this area are in favor of town water, but legally we still need to host a Public Hearing to allow any and all opinions, in favor of or against the project. Once that has been completed the Town must go through a SEQR process, which in essence determines if the project is in the best interest of the district, which it is. The total estimated capital cost or maximum amount to be expended is \$170,880.00. As Supervisor Deming stated, it is projected that a single unit residence would incur a total charge of \$610.00 per year, which is the combination of (4) water bills throughout the year and debt service charge on the yearly tax bill. Supervisor Deming explained what is not covered in the calculations prepared is the necessary piping from the curb stop to the residence. That cost would be incurred by the homeowner and typically runs \$10-15.00 per foot.

QUESTIONS/COMMENTS

- 1) Bill Korth: How long will it take to set this up?

Mr. Campbell stated the petition must be signed by 51% of the district, and once that is complete a Public Hearing can be scheduled. If we had a large number of residents attend tonight's meeting, we could have had everyone sign at this time and proceed with scheduling of the hearing at the Board's February 26th meeting. But due to the lack of numbers present, we will have to visit the residences for their signatures.

- 2) Bill Korth: Will the Town do the work?

Supervisor Deming stated the Town will do the work. Highway Superintendent Worden and town employees have conducted this type of work before and feel comfortable with the size of the project. The tentative start date would be April-May time frame.

Mr. Campbell added the only way this project is affordable was having the Town complete the work, otherwise if a contractor with prevailing wage had to be included, it would not be able to go forward.

- 3) Bill Korth: Are there any issues with the Town doing the work?

Supervisor Deming replied no, not at all, this is very common now that our departments have merged and work so closely together, and have for several years.

Mr. Campbell added the Town has many available resources (equipment) which allow them the capability to do this project.

*Mr. Deming did announce that the proposed line will not provide fire protection due to the size of the main (3 inch).

- 4) Bill Korth: Is the figure \$610.00 total?

Supervisor Deming stated \$610.00 is the total of the yearly cost and debt service charge.

- 5) Chris Wall: Debt Service, is it a yearly charge?

Supervisor Deming answered, yes, debt service will be appearing yearly on the County & Town tax bill.

Mr. Wall: When you refer to contingency, what does that cover?

Mr. Wies: It's a good practice to put a bit extra into the estimated figures in the event unforeseen costs occur that need to be addressed. It is not as easy to ask for additional funds after the project has been approved.

Mr. Wall asked if an unforeseen situation occurs that more money is needed, what exactly happens?

Mr. Deming responded we have never experienced that situation in any of our water/sewer projects because we have built in a little extra with the contingency line item, and stated he does not anticipate any major issues to contend with in this project as well.

- 6) Sharon O'Neil: If I did not want to be a part of the district, would I still have to pay?

Supervisor Deming – If your property is included in the water district you would still have to pay the yearly debt service amount of \$293.00 on your tax bill.

Ms. O'Neil: If I choose not to sign the petition now, can the next person who may own my home be a part of the district and connect later?

Supervisor Deming/Attorney Campbell: You can connect later, or have the next owner connect, but the debt service will appear on your bill if your property is within the district. A curb box is

always installed roadside at the time of construction, whether the homeowner connects immediately or at a later date.

- 7) Bill Korth: With our residence being a 2-family, will we have to install two pipes and two meters?

Supervisor Deming stated you will not be required to install two pipes or two meters, one line to the residence is sufficient. Regarding the meters, it is completely up to the owner whether to have 1 or 2, to separate the residence from the rental portion.

Mr. Korth: Do you have some idea as to the assessment value for the district?

Mr. Campbell: After calculating, we are looking at \$3,217,500 in assessed value.

- 8) Chris Wall: How is the actual tie-in process work?

Mr. Worden: Once the homeowner has the line installed, the Town will come to inspect and approve, and then set the meter accordingly.

Mr. Deming added you are allowed to continue to use your existing well as long as the two water sources are separated from each other. We cannot have any cross contamination into the municipal system.

- 9) Sharon O'Neil: Does the Town test the water?

Supervisor Deming stated the Town does test the system regularly.

- 10) Bill Korth: Is the majority willing to proceed forward?

Supervisor Deming stated from the conversations had over the past year, the majority of the residents within this area want town water, but when we visit those not here this evening seeking their signatures on the petition we will know for certain.

Mr. Deming added if approved, when the construction is underway the homeowner may put a stake on their property locating where they would like the curb stop to be installed, making it easier for connection to the residence.

Councilman Deuel asked if the petition has been prepared and ready to be signed. Attorney Campbell replied it has and he has it this evening to notarize, for anyone wishing to sign.

Mr. Deming informed the residents if parcels are in an agricultural district they are not legally able to connect to the water line as per New York State Ag and Markets law until renewal time, where they can remove all or a portion of such land at that time.

- 11) Bill Korth: Will 51% of the residents be achievable?

Supervisor Deming/Mr. Campbell: We certainly thought so, and thought we would have the numbers here tonight to sign the petition in order to begin the process.

- 12) Chris Wall: Is there any room for more houses or are we limited?

Supervisor Deming: We are limited at this point due to the size of the line.

Chris Wall: What if people want to build in the future?

Mr. Wies: NYS Ag & Markets will not allow a tap in an Ag District.

Mr. Campbell: When the agricultural land is ready to be renewed, portions can be removed at that time in order to develop and get water to them. This is not a “quick” process waiting for the parcel(s) to come up for renewal may be time consuming.

Mr. Wies added we have plenty of capacity for growth but not for anything in the neighborhood of 30 homes. Mr. Deming stated in order to allow the larger number of homes to be built in that area, developers would have to upgrade our existing line at their expense. Mr. Worden commented with the pressures in that area, a PRV (pressure reducing valve) will be something the homeowners will certainly want to invest in.

13) Bill Korth: Is the property previously owned by Dennis House in the district?

Supervisor Deming/Mr. Worden: The property now owned by Scott Melville is unfortunately not part of the district, it would be much too costly to run the line that far.

14) Sharon O’Neil: What is the petition time table?

Mr. Deming/Mr. Campbell: If anyone is interested, they may sign tonight or if more time is needed that is not a problem. We will make arrangements to meet with all residents in hopes of obtaining signatures which must be notarized.

Mr. Campbell stressed once again the need to have 51% supporting this project in order to proceed. Without that percentage, we cannot continue.

Supervisor Deming commented that he fully understands the issues homeowners are faced with in this area regarding their system as well as the costs involved with purchasing of bottled water and/or testing of existing wells. He feels proposed debt service for a single family residence (\$293.36) will probably be less than what the residents are currently having to spend for bottled water and the maintenance of the system. Supervisor Deming stated anyone wishing to sign the petition this evening is welcome to do so, otherwise the Town will be in contact to make arrangements for signing.

After no further comments or questions, Supervisor Deming thanked everyone for attending and closed the Informational Meeting at 7:45 p.m.

Respectfully Submitted,

Christine M. Harris, Clerk