

Informational Meeting
Anderson, Linwood, Federal and Limerick Road owners
June 24, 2015

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

Absent: None

Others: James Campbell (Attorney for the Town), Richard Henry (Engineer, Clark Patterson Lee), George Worden Jr. (Highway Superintendent), Larry and Cheryl Parker, James Dykstra, Jerry Dykstra, Tammy Kelch, Gene McMaster, Gene Amburgey, Jeffrey Beardsley, Lori Andrews, Dr. Arnold Matlin, Brian Kent, David and Doris Jones, Beth Rhodes, Brad Schneider, Bruce Bragg, Chris Robbins, Roger Amburgey, Melissa Alber, Jonathan Chase, Tom and Lynette Clark, Jack Ellis, Shirley Walton, Dustin and Christopher Geiger, Lynn Katter, Debbie Connolly, Melissa and Gerrit Knickerbocker, Gordon Loscombe, Denis Musshafen, Wayne, Nora and Sarah Garrett, Richard Roffe, Bill Doolittle and Andy Prentice.

Supervisor Deming opened the Informational Meeting at 7:02 p.m.

Supervisor Deming stated the purpose of said meeting is to discuss and review the updated estimates prepared by the Town's Engineering Firm, Clark Patterson Lee, for water to the Anderson, Linwood, Federal and Limerick Road areas. Mr. Deming explained that the Board and residents have met numerous times over the years, trying to make it more affordable. Mr. Henry will present in greater detail the latest information prepared and the costs involved.

Mr. Henry reported that a detailed sheet has been created describing the proposed water line areas and the potential costs for municipal water. Mr. Henry informed the residents that he has worked on a great deal of water and sewer projects in the Town of York over the last 20 years. The project itself may take time, but usually we have been able to get water to the areas in need. In late 1990's and early 2000, there were many grants to choose from and apply to, unfortunately at this time there is not as much to work with.

Mr. Henry indicated that a typical single family residence uses 65,000 gallons of water per year and based on the Town's current water rates, the average yearly cost would be \$316.00. This charge is strictly based upon consumption usage and does not include the yearly debt service that appears on the County and Town tax bill. The water cost is roughly \$75.00 per quarter, plus or minus, due to the number of consumers in each residence. The Town consists of long stretches of road without residences to help pay for the water main to be installed.

Question: Based on the map provided, the footage of piping does not match up?

Mr. Henry replied the prepared map is not to scale. The proposed district would require 33,500 feet of piping. Roughly \$60.00 per foot (\$30.00 for actual pipe and \$30.00 for hydrants, valves, etc.), the project cost is \$1.7 million.

Question: What size piping has been proposed, we have heard different sizes?

Mr. Henry replied that this was a great question, we initially prepared numbers based on an 8 inch line, in order to assist in lowering the costs. The Town can install a smaller diameter pipe, but there are rises in the road, with the tank elevation hydraulic grade at 990, a larger size pipe would be more beneficial. As per State regulations, the Town must maintain twenty (20) pounds of pressure to the residences. We can be at 940 to meet the requirements, with the larger pipe, but the rest of the district could be serviced with a smaller diameter line, "Greater the demand higher size pipe". Mr. Henry stated it would be a mistake to install anything less than 8 inch, we will have to pump to get over the rise. Again, this project is going to cost \$1.7 million and we recommend 8 inch.

Price per foot: \$6.80-\$7.00 per foot for 8 inch PVC
\$4.00 per foot for 4 inch PVC

Comment: It is still a material cost difference, but if we could have fire hydrants, it would be worth it, we don't have them now, we strictly rely on our fire department for protection.

Mr. Henry added with this district, it is proposed to be a loop system which helps with continual flow and water quality. Mr. Henry explained the breakdown of charges for each residence if approved.

\$ 900.00 – yearly debt service (appears on the County tax bill)
\$ 300.00 – total of water usage (4 quarterly bills)
\$1,200.00 – Total yearly cost for a single family residence

Mr. Henry stated capitals cost associated with a district are paid for solely by the property owners within that district. The capital cost for this proposed district is roughly \$1,200 – 1,500 per year and will continue for a period of 38 years. The logic behind stretching the debt service out over time is that if others come to own a property later, they also should help pay for the project. Mr. Henry noted the best way for us to obtain grant funding will be through US Rural Development, which the Town has benefited from many times over the years for water and sewer projects. Mr. Henry added, Rural Development does require income surveys to be calculated, so maximum participation is a must. With roughly 60 residences plus or minus in the proposed district, we would need 53-55 income responses to be completed. Mr. Henry stated with a large number of responses it shows public interest and the necessity for such funding. Mr. Henry expressed that the income surveys remain anonymous, Town officials do not view the information.

Question: What happened to the \$20 million from the desalinization plant?

Supervisor Deming replied that money was ear marked for affected areas of the Salt Mine collapse.

Question: Wouldn't this area qualify, a few homeowners have already spoken about what they experienced since the collapse?

Supervisor Deming stated no one came forward from this area after the collapse, so unfortunately nothing is on record to use for documentation.

Comment: Downtown Linwood seems to be cut out from the proposed area, you would think including more people would help pay for this project. The hamlet of Linwood seems to be forgotten.

Mr. Henry replied in order to serve the hamlet of Linwood we would have to install a tank, which would increase the project cost.

Comment: Then increase the cost as long as more are served.

Mr. Henry stated it will definitely increase the cost, but we are also trying to speak with surrounding towns in order to participate as well. We currently purchase all water from the Village of Geneseo, but would love to have a second source of water as an option to look into. Unfortunately Monroe County can't get water to us at a decent price, right now the estimate would be anywhere from 10-25 million

Question: Wasn't the initial project including a storage tank?

Mr. Henry stated a pump station was considered, but with the recent plan we are trying to create a loop system for continual flow. If a pump station was needed, it would be on Federal Road between Linwood and Anderson. In the Town of York there is so much open field between homes, pipe must be put in the ground, but not a great deal of homes to help pay for it.

Question: Can't the Town employees do this project which would save money?

Mr. Henry replied if the Town was to complete the project it would save roughly 35% on labor, but would take a great deal longer, not to mention they have other daily duties to contend with. McVean Road and Telephone Road water main project is a much smaller project for the Town to handle, this proposed project would be very labor intensive, and could take up to 6 years to complete. Mr. Henry added even if the Town was to do this project, it would still not reduce the debt service below \$900.00. The Town and Engineers have continued to look at every option in order to reduce the price, we wish more could be done.

Mr. Campbell stated the savings look much greater when we can do a project "in house", not having to pay prevailing wage, as opposed to the requirement when a project is hired out. Some projects may take much longer with our local work force, vs representatives that conduct this type of work every day. Mr. Campbell added the State sets numbers, not to exceed and if over, a project must receive Comptroller's approval. Without the \$500,000.00 grant funding, he is fearful that this project won't be approved. Mr. Campbell stressed the importance for the residents to complete the income surveys, to show immediate need.

Questions: The \$900.00 figure, is that only if we receive grant funding?

Mr. Henry replied it is, we must receive funding to get the total to the \$1,200.00 figure. Without funding the projected total would run roughly \$1,800.00 per year.

Question: Are the surveys based on net or gross income?

Mr. Campbell: Income surveys are based on gross income.

Comment: I currently do not have any water issues. Over the last three years I have drilled 3 wells and have sufficient water. I am not sure why people are not hydro fracking in order to explore other options of obtaining water.

Question: This is a great deal of money, and would like to have had other options.

Comments: Several residents expressed that they have not had water issues to contend with, and suggested those that do, seek other options.

Mr. Henry stated if we were able to qualify for a grant, through Force Account Labor, we could potentially be at \$600.00 in debt service. (Force Account payments cover labor, materials and equipment)

Comment: There is no guarantee that the Town can get water to certain areas.

Mr. Campbell responded that the Town and Engineers have reviewed many options and cost cuttings. We have to discuss what is presented this evening, if the majority is interested, we can move forward, if not the Town will stop.

Mr. Henry discussed 3 ways how to create a water district. (1) A map, plan and report is prepared in order to identify the area, followed by a Public Hearing then to a Permissive Referendum. (2) Clark Patterson can prepare a petition which neighbors can take door to door to seek signatures who wish to obtain municipal water. Whomever is on the deed, is able to sign the petition. Through the petition method we must receive 51% of the people in the district to sign, plus 51% assessed value of the district in order for the district to be formed. (3) Map, plan and report is prepared, then a Public Hearing, followed by a vote, which the majority rules.

Mr. Henry stated he is happy to assist in any way the community wants to proceed.

Question: How much does this add to the assessment?

Mr. Henry replied the assessed value is based upon other comparable comps to your home. Mr. Campbell added, municipal water will increase the value of the property and will have a long term benefit for insurance purposes.

Question: Any possibility of a homeowner opting out?

Mr. Henry stated if the project is approved, a homeowner can choose not to connect to the main line, eliminating the quarterly water bill charges, but would still be required to pay the yearly debt service.

Question: Why can't we vote tonight to see how to proceed?

Mr. Campbell stated the Town needs to see a clear decision from the residents in the proposed district, the level of interest. Tonight we are not seeing such result.

Comment: If the debt service was closer to \$600.00, we might have more people willing to move forward with this project.

Comment: Bottom line people need water.

Comment: The more improvements made hinders why people move out here.

Question: Where are the majority of the homes having water trouble?

Mr. Henry responded the east end of Anderson Road.

Mr. Campbell suggested a survey be prepared and mailed to each homeowner in the proposed area, asking about current water quantity/quality, how much they are willing to pay for water and most importantly if they want the Town to proceed any further.

The Public agreed this format would be beneficial and very willing to complete.

Mr. Campbell commented the first survey will allow the Town to document if the residents truly want to move forward, and if the numbers come back favorable, a second survey will be mailed out, which is the income survey to see if we can qualify for grant funding.

Comment: Mr. Henry discussed three options, if the income surveys come back favorable what direction would we proceed with?

Mr. Campbell stated option 2, is the way to proceed with, needing 51% of people in the district plus 51% of the assessed value to be on board.

Supervisor Deming stated if the district residents want to proceed, he recommends creating the District in order to begin the process. If we do move forward we would be creating the district based on the \$900.00 debt service figure.

Comment: This homeowner has spent a lot of money on having good water at the residence, but is not opposed to municipal water if we can get the numbers down to \$500-\$600 per year. The figures right now plus installing to the residence are too expensive for most, they will not be able to afford the \$1,200-\$1,500 range.

Comment: I am not against anyone getting water, but not at the proposed amount. Many of the residents are well under the \$56,000 average, and can't afford it. I sympathize with the residents without water, but the price is too high.

Comment: We must look at all factors involved in the cost.

Mr. Henry stated there are many ways to create water districts, and if the residents feel strongly on particular restrictions, the district can place specifics on an area or in

the project itself. Mr. Campbell commented additional users certainly help with the cost of the project.

Question: If many homes were to be built do they pay the debt?

Supervisor Deming and Mr. Henry responded all owners in the district, current and new would pay the debt service. The reason the debt is spread out is to allow potential new customers to assist in paying for the project as well.

Supervisor Deming stated when discussing farm related questions, he wanted the residents to be aware, if a property is located in an Agriculture District, the homeowner cannot connect to municipal water until the property (or a portion) has been removed from the district.

Question: Are there any other options available...Pavilion or Caledonia?

Mr. Henry replied obtaining water from Pavilion would be too costly and Caledonia is too far in distance to connect.

Question: Why do we have to be our own water district?

Mr. Campbell stated current consolidated water customers should not have to incur additional costs in order for this proposed district to receive water. The existing customers have continued to pay their debt service over the years, and the potential upcoming benefited property owners will have to pay for their benefit.

Question: Would we have to pay for improvements to be done?

Mr. Henry replied improvements are made regularly. The residents in the districts pay on things that benefit the entire district.

Question: How many districts exist right now?

Supervisor Deming replied we have one Consolidated Water District. Several years ago we were able to consolidate five separate water districts and numerous extensions, to create what's existing now. Mr. Henry added once a district has been formed and approved, over time the district may be able to refinance.

Mr. Henry stated he will prepare a survey for the Town to mail directly to the residents, to include capital costs (debt service), potential annual cost of water and specifics on their existing well. There will also be a section for written comments.

Question: If the district is approved and people want to connect to town water, do we have to disconnect from our well?

Mr. Henry replied the two water sources cannot interconnect, but you do not have to abandon your well. Over the years many residents have used their well for other purposes, while using municipal water to the house. All you have to do is separate the two lines.

Supervisor Deming stated if anyone here tonight feels they were affected by the Salt Mine collapse, please approach the table this evening or let us know at some point, in order to be documented.

Mr. Campbell reiterated Mr. Deming's suggestion, stating additional information is always compelling.

Comment: A suggestion was made for the survey to include "Are you having a problem with water...with quality or quantity?"

Mr. Henry agreed the suggestion made will be very helpful in determining how or if to proceed, and depending on the results, income surveys would then follow.

Question: How do we know whether or not the issues we have are Salt Mine related? Supervisor Deming answered if a resident feels their well has been affected due to the mine collapse, we will have the well tested, then proceed to County officials for assistance.

Mr. Campbell added unfortunately they have probably 70 million dollars in requests for the actual 20 million.

Comment: A resident commented that he had lost water after the collapse but it did eventually return.

Mr. Deming also asked the residents if their wells have been affected by liquid manure to please inform the Town as well in order for us to then speak with DEC.

Supervisor Deming thanked the residents for attending tonight and closed the Informational Meeting at 8:28 p.m.

Respectfully Submitted,

Christine M. Harris, Clerk