

Informational Meeting
Anderson Road Water District
October 5, 2017

Present: Supervisor Gerald L. Deming, CouncilMembers: Lynn Parnell, Amos Smith, and Norman Gates

Absent: Frank Rose Jr.

Others: Richard Henry (Clark Patterson Lee), James Campbell (Town Attorney), George Worden Jr (Highway Supt), and residents that signed in: Jerry and Francis Dykstra, Frank Troglauer, Larry and Cheryl Parker, Jack Ellis, Brian and Linda Kent, Wayne Garrett, Roger Amburgey, Linda Grant, Lynn and Donna Katter, Jeffrey Beardsley, Denis Musshafen, Anne Roth Blizzard and Earl Blizzard, David Jones, Richard Fitzsimmons and Sheila Russell, Bill and Jane Fitzsimmons, Tammy Kelch, Frank Arena, Shirley Walton, Ken and Debbie Foster, Steven Lyness, Lori Andrews, Laurie Amorese, Bradley Schneider, Henry Fuller, Helen and Vernon Finch, Gordon Loscombe, Justin and Heather Grant, Mark and Debbie Connolly, Linda and Jerry Lapp, Becky Roffe, Jean and Greg Donnan and Kirk Richenberg

Supervisor Deming opened the Informational Meeting at 6:00 p.m. and thanked everyone for attending. He then turned the meeting over to Clark Patterson Lee, Engineer Rick Henry to present the latest details regarding potential water to Anderson, Federal, Cowan, Limerick and Rt. 36.

Mr. Henry began by outlining several topics he will be covering this evening.

- How did we get here?
- Proposed Public Water System
- What is a Water District?
- How much will it cost?
 - Funding opportunities
 - Capital Project Cost
 - Supply, operational and Maintenance Cost
 - Typical user cost
- What do I pay for water now?
- Cost comparison
- Next Steps
 - Water District formation process
 - Petition process
- Frequently asked questions

Mr. Henry asked that the residents please hold all questions until completion of the presentation.

Mr. Henry stated as to “How did we get here”? For over 10+ years, he and the Town have tried multiple ways, through different service areas, to get water to the Anderson Road Area. Residents have indicated over the years that they would like a more comprehensive water system, and recently through the DFA Western NY Cheese project’s construction, some elements have already been put in place to assist us proceeding forward.

“Proposed Water Service Area” (benefits of a proposed system):

- Reliable Service
- Water quality (which we test regularly along with reporting)
- Water storage (service during power outages)
- Fire protection (hydrants)

“What is a Water District”? Mr. Henry stated that a water district is a Special District, which is an area with a governing body that accomplishes assigned functions.

Area: All land with the district boundaries

Governing Body: The owners of property within the district boundaries

Assigned functions: Supplying public water

As residents of the water district: You petition to form the district

You agree to pay the cost of the water

You own the utilities

You pay for the operation and maintenance

Mr. Henry, through his power point presentation explained each of the roads in the proposed water service area, outlining where the line would begin and end.

“How much will it cost”? Mr. Henry commented with any water district there are costs involved, Capital Projects Costs and Cost of Water. Capital Cost is the annual debt service amount that appears on your yearly County & Town tax bill. The Cost of water or commonly referred to as: Operation and Maintenance is the amount the homeowner or business will be responsible for on their quarterly water bill. The combination of the two is the total yearly cost for water.

Mr. Henry stated the last time we met and through the recent surveys conducted, a number of the Anderson and Federal Road residents conveyed that they did not wish to be part of the water district, so we re-vamped the boundaries by removing those areas from the district. At the very last informational meeting when we discussed in detail potential grant funding available, those residents expressed their desire to be once again put back into the district, which is where we are at this evening. Mr. Henry stated that there are several funding opportunities:

- USDA-Rural Development
- NYS Drinking Water State Revolving Fund

- NYS Office of Community Renewal
- Self-Funded
- Private Contributions

Mr. Henry stated that through USDA-Rural Development we have a very good chance of obtaining a \$750,000 grant. Part of the requirement was to resurvey the potential district boundaries/homeowners to ensure that the residents still wanted municipal water before applying for funds. The total service area is estimated at 72.5 equivalent dwelling units within the system, but may be closer to 75-80, but did not want to overestimate the numbers.

Mr. Henry wanted to express further what a water district is. A water district is a special use area of the Town, where property owners in that district benefit and pay for such benefit. If you are a homeowner OUTSIDE of that district, you do not pay. The town may provide information, but the residents decide whether or not they wish to proceed, and if they decide that they DO want municipal water, the Town then facilitates the process thereafter. If tonight the residents state that they want to proceed, the Town will then ask Clark Patterson Lee to prepare a Map, Plan and Report to create a District, which outlines the project boundaries and the costs involved. Such resolution must be done at a regular Town Board Meeting.

Mr. Henry outlined the project costs:
 Total Estimated Cost: \$1,938,000

<u>Total Estimated Project Cost</u>	Assume a 38 Yr. Loan <u>@3.50%</u>	w/\$750,000 grant <u>38 yrs @2.125%</u>
\$1,938,000		
Debt Service Cost	\$93,000/year	\$46,000/year
Debt Service Cost per Dwelling (72.5 units)	\$ 1,283/year	\$ 634/year

Typical user costs:

<u>Debt Service</u>		<u>O & M</u>	
634.00(per user per year)	+	\$316.00/year	=\$950.00/year
\$1,283.00(per user per year)		\$316.00/year	=\$1,599/year

*A typical single family residential home uses 65,000 gallons of water per year. Based on the current town water rates, the average annual cost for 2017 for a single family residential home is \$316.00.

*Other estimated costs:

- Service line from property line to structure- \$10-\$20.00 per foot (homeowner's responsibility)
- Well abandonment or separation-\$200-\$600.00

You can keep your well if you desire, but must separate it from the public water system, per NYS Health Department regulations.

Mr. Henry added, as discussed earlier there are several funding opportunities, but recommends that the Town Board proceed with USDA Rural Development for the \$750,000 grant. The maximum amount we can obtain is \$750,000, we cannot seek additional.

Mr. Henry stated regardless of where the water line is installed (either side of road) the contractor will put a tap on your side in order for the owner to connect to the main.

Mr. Henry reviewed with the audience a summary of well costs (electricity, chemical treatment, pump repairs and potential replacement costs of appliances) monthly and annually as a cost comparison and potential savings if connected to municipal water.

Mr. Henry asked the residents after hearing the information given this evening, are you still interested in proceeding forward with water. By a show of hands with exception of 5 residents, the majority of the audience wish to proceed.

“Next Steps”: Mr. Henry reported, now that the residents have expressed once again their intention to proceed with the new information, the number we will be proceeding with will be the \$950.00 figure per year (which will be the yearly cost for water if grant funding is obtained). We have determined community interest for public water, and will now need to create/form a water district and secure funding. Mr. Henry stated that there are two options for District Formation:

1. Legal Petition by the property owners, which allow them to voice Yes or No to this project. If you sign the petition, you are in essence casting a Yes vote to proceed, if you decide not to sign, will be considered a No vote. With the petition method there must be greater than 51% signed by property owners AND greater than 51% of the assessed value of the area.

2. Town proposes creation of District on your behalf.

Once an option has been determined, then a Map, Plan & Report is prepared by the Engineering Firm. Town Board then sets a Public Hearing to come once again before the residents, if still wishing to proceed, after the hearing the Town Board then determines by Board resolution whether or not to establish the district. We are subject

to NYS Comptroller's approval if we exceed the yearly cost as set by the State, which we are under.

Mr. Henry briefly reviewed how to complete a petition. A resident(s) from the proposed district will need to circulate a legal petition (which is prepared by the Town). As discussed earlier, 51% of signatures and assessed value is required.

Mr. Henry clarified each property owner within the District boundary will be required to pay the Capital cost each year, whether you connect to the system or not. If you decide not to connect, you will not be billed for the quarterly charges. Mr. Henry stated that by having water, it will not actually raise your assessment, but will increase the value of your property, in the event you ever wish to sell it.

PROCESS TIME TABLE

- District Formation: 2-4 months
- Funding Agency Application/Approval: 3-4 months
- NYS Comptroller Approval (if required): 2-4 months
- Design & Regulatory Approval: 4-6 months
- Bidding & Construction: 6-9 months
- Total: 18-24 months

Mr. Henry now asked for any questions...

1. Jerry Lapp: The contractors installing the main line, do they do lines to the residence as well?

*Mr. Henry: At times homeowners have contracted with those individuals to install their line. You may want to verify best price and in many cases if several neighbors have the same person do the install, it could work well for all.

2. Gordon Loscombe: How far exactly are you proposing to go up Federal Rd.?

*Mr. Henry: We are proposing 500 ft. up Federal Rd.

3. Larry Parker: Is there a tapping fee for this project?

*Mr. Henry: There is no tap fee for this new construction. Mr. Henry added the Board may set a time line as to when a homeowner must connect to the district, but nothing is set in stone currently, in some cases it could be up to 6 months.

4. Larry Parker: How far will the line go before we need to connect?

*Mr. Henry: The contractor will install the line in the Right of Way to the property line and then the homeowner will be responsible from the main line to the residence. A stake marking the desired location by the homeowner will reflect where they want the tap to be placed.

5. Roger Amburgey: Have you done anything about the pressure issues?

*Mr. Henry: This is a very good question...with the WNY Cheese Plant project underway, the pressure issues have been addressed and dealt with.

6. Brian Kent: Will there be 100 pounds of pressure at the residence?

*Mr. Henry: Yes, there will be substantial pressure, but we have built into the project cost PRV's (pressure reducing valves) for that purpose to assist with higher pressures.

7. Richard Fitzsimmons: How far down Anderson on Federal are you proposing, because I want water, and my neighbor and parents are beyond me?

William Fitzsimmons: I am the 4th house on the line, but right now not in the district and want to be, we still have to pay debt?

*Mr. Henry: If you are not in the district, you do not pay debt service or quarterly charges.

*Supervisor Deming: Mr. Fitzsimmons you want to be included? Mr. Fitzsimmons replied he would. Mr. Henry stated he would review the map with them further after the meeting, but stated if we are adding, now is the time to do so.

8. Laurie Amorese: Can you explain a bit further on charges for vacant lots?

*Mr. Henry: If a vacant lot is developable a charge can be assessed, but if a lot is in an agricultural district, we cannot charge. The State is discouraging taking land out of the ag district for residential purposes.

9. Kirk Richenberg: This proposed district will benefit from the ongoing existing project, will they be required to pay the additional consolidated charge?

*Mr. Henry: Yes, this proposed district would also pay the same charge as others within the consolidated water district, it is built into the project cost.

Mr. Henry asked once again if they want the Town to move forward, which the audience replied, Yes !

ADJOURNMENT

RESOLUTION offered by Mrs. Parnell and seconded by Mr. Smith to adjourn the Informational Meeting. Voted on and approved, Yes-4. No-0

Informational Meeting closed at 6:55 p.m.

Respectfully Submitted,

Christine M. Harris, Clerk