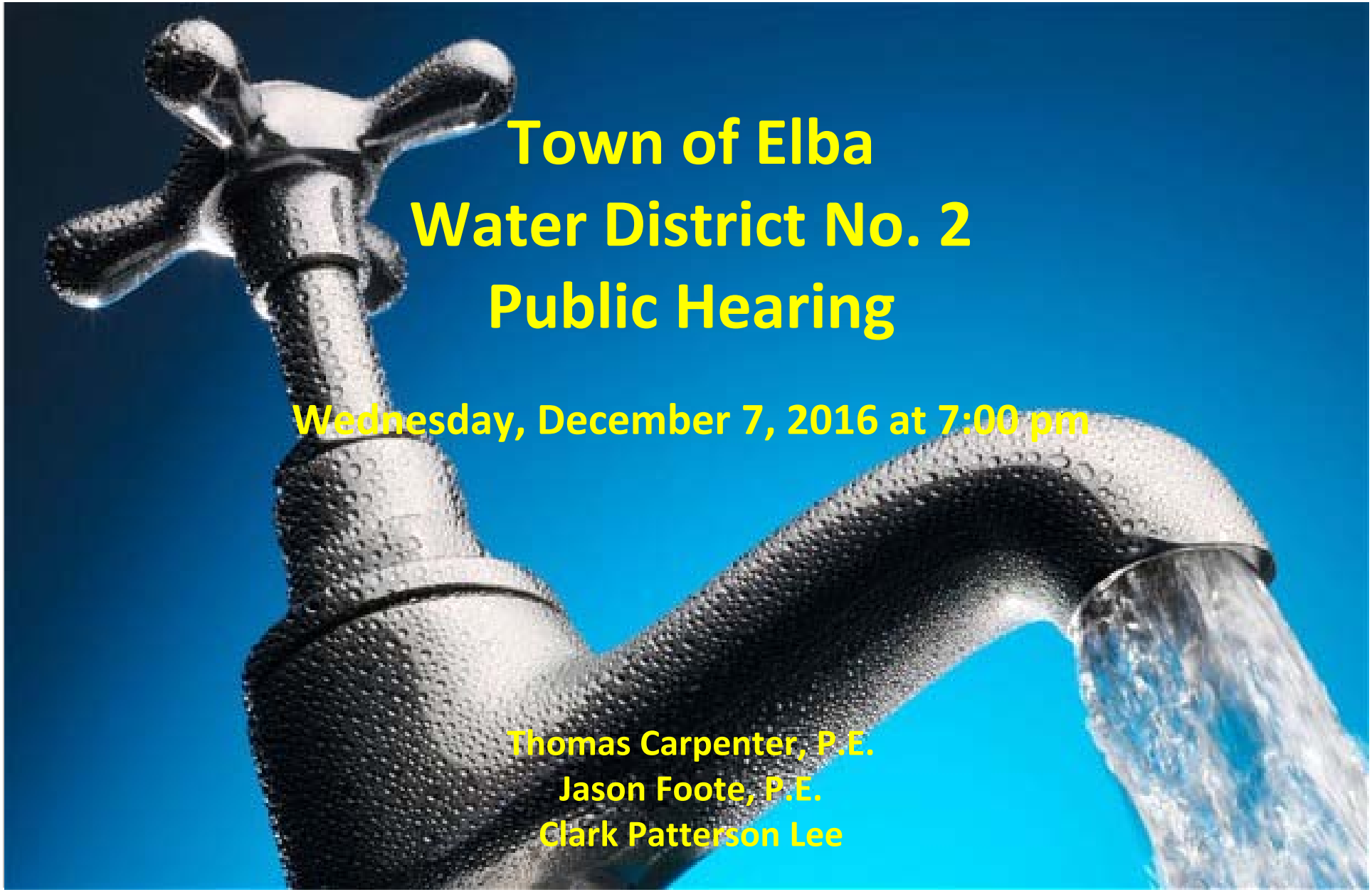

Town of Elba
Water District No. 2
Public Hearing

Wednesday, December 7, 2016 at 7:00 pm

Thomas Carpenter, P.E.
Jason Foote, P.E.
Clark Patterson Lee

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Introductions

Elba Town Board

Supervisor Donna Hynes

Council Member Wade Chamberlain

Council Member Dan Coughlin

Council Member Maureen Marshall

Council Member Chantal Zambito

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Water District

- A water district is a special use district required by Town Law where a specific area of the Town receives a specific benefit.
- Costs for this benefit are borne solely by the property owners in that specific area who directly receive the benefit

Background

- Public Informational Meeting – August 4, 2016
  - Desire for public water identified in the Town's Comprehensive Plan (2007)
  - Identified multiple areas of interest / need throughout Town
  - Water quality / quantity concerns with existing wells / advantages of Public Water
  - Income Survey completed (MHI - $45,000/yr)
  - Considerations:
    - Multiple Water Districts (up to 7) => 10 – 15 years to complete
    - One Water District? Financing? Water Source?
  - Selected Alternative / Proposed Project: One large Water District (WD #2), Genesee County Water Supply

Advantages & Benefits of Public Water

- Consistent quality and quantity
- Fire protection and lower insurance rates
- Increased property values and marketability
- Eliminates substantial private well costs: electricity, pump and well maintenance, softeners, chemicals, appliance damage.
- Ease of mind
- Available during power outages

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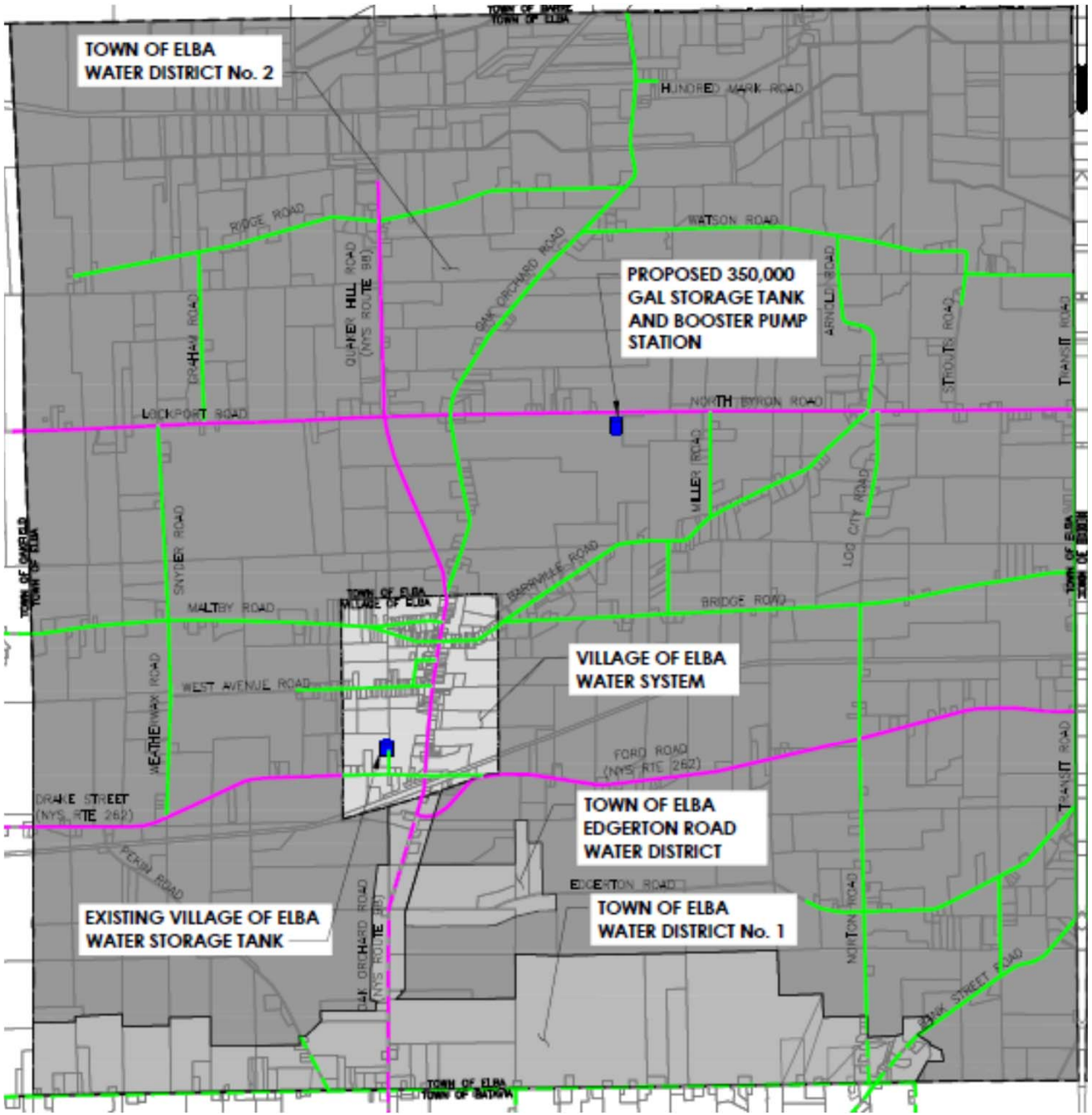
Proposed Project

- Installation of approximately 247,000 LF of 8” and 12” PVC water main, hydrants, valves and water services along the following roads:
  - NYS Route 98
  - NYS Route 262
  - Lockport Road
  - Norton Road
  - Bank Street Road
  - Transit Road
  - Bridge Road
  - Log City Road (portion)
  - Barrville Road
  - Miller Road
  - North Byron Road
  - Luddington Road
  - Oak Orchard Road
  - Hundred Mark Road (portion)
  - Ridge Road
  - Graham Road
  - Snyder Road
  - Weatherwax Road
  - Edgerton Road (portion)
  - Watson Road
  - Maltby Road
  - West Avenue (portion)
  - Strouts Road
  - Whitney Mill Road



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Proposed Project (cont'd)

- 350,000 gallon water storage tank
- Booster pump station
- Multiple meter & PRV vaults
- Connections to Oakfield, WD#1
- Restoration of roads, driveways, lawns
- Water service connections (from WM to ROW, meter pit)

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Overall Project Costs

Construction	$14,091,000
Soft Costs (Cont., Eng., Legal, Admin)	+ $3,678,000
Total Estimated Capital Cost	**$ 17,769,000**

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Funding & Financing

- Application sent to USDA Rural Development for funding (grant & low interest loan)
- Town of Elba was successful!!!!!

USDA RD Grant	**$3,854,000**
USDA RD Loan	**$13,658,000**
(1.375% for 38 years)	

- Largest project funded by USDA RD State Office
- Lowest interest rate ever

Proposed EDUs

- Debt service based on Equivalent Dwelling Units (EDUs)
- How were EDUs determined??
  - Single Family Home = 1 EDU
  - Multi-Family Homes = 1 EDU + 0.5 EDU per addt'l living space
    (i.e. Duplex = 1.5 EDUs, Triple = 2 EDUs)
  - Vacant Parcel (Not in Ag District) = 0.5 EDU
  - Vacant Parcel (In Ag District) = 0 EDU
  - Non-Residential/Commercial/Industrial = Estimated Daily Average Water Usage / 164 GPD
  - Dairy Farms (8) = 1 EDU for house (base charge) + Supplemental EDU (water usage)

Proposed EDUs (cont'd)

Residential	481
Commercial/Business	36
Vacant (non-Ag)	39.5
Vacant (Ag)	0
Dairy/Non-Dairy Farms	+ 72

Total EDUs (rounded) = 629

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Estimated Unit Cost

Construction	$14,091,000
Soft Costs (Cont., Eng., Legal, Admin)	+ $3,678,000
Total Estimated Capital Cost	**$ 17,769,000**
Less Village Tank Contribution	($ 250,000)
Less Town Contribution	+ ($7,000)
Net Total Project Cost	$ 17,512,000
Less USDA RD Grant	($ 3,854,000)
Net Local Project Costs/USDA RD Loan Amount	$ 13,658,000
Annual Debt Service (38 years @ 1.375%)	$ 463,871
Estimated Debt Service/Unit (629 units)	$ 738
Estimated Yearly Water Cost (60,000 gpy x $4.95/1,000 gal)	$ 297
Total Estimated Unit Cost (Rounded)	**$ 1,035/yr**
	($86.25/mo)

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Additional One Time User Costs

• Installation of Service Line from ROW to House ($8-$20/FT)	$1,000
• Well Separation/Plumbing Modifications	$200
• Water Service Inspection Fee	+ $75
	$1,275

Note: One time costs to be included within project budget to minimize upfront costs to the residents:

Meter Charge $150

Meter Radio Transmitter $175

Water Pressure Regulator $100

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Comparative Costs

- WD #2 originally estimated at $1,050/yr
- Similar Water Projects:
  - T Elba WD#1 (Townline's Water) - $1,000/yr
  - T Oakfield WD#2 - $973/yr
  - T Oakfield WD#3 - $974/yr
  - T Oakfield WD#4 - $1,194/yr
  - T Stafford WD#8 - $1,071/yr
- Cable TV / Cellphone - $1,000/yr
- Potential unit cost reduction => ~ $1,000/yr?
  - Additional Town of Elba users (Pekin, Rt 98 north, Edgerton)
  - Additional outside users (Town of Byron)

Residential Well Comparative Costs

	Average Well Scenario			Worst Case Scenario		
Item	Annual Cost	Monthly Cost	Notes	Annual Cost	Monthly Cost	Notes
Electricity	$50.00	$4.17		$50.00	$4.17	
Treatment Chemicals	$150.00	$12.50	Salt, Chlorine, Filters	$300.00	$25.00	Salt, Chlorine, Filters
Bottled Water	-	-	3 Member family	$400.00	$33.34	3 Member family
Replace Towels & Linen	-	-	No Damage due to Water Quality	$20.00	$1.67	
Laundromat	-	-	Not Necessary	$120.00	$10.00	
Fixture Replacement	$14.29	$1.20	Est. Replacement every 7 years	$20.00	$1.67	Est. Replacement every 5 years
Replace Washing Machine	$15.00	$1.25	Est. Replacement every 14 years	$30.00	$2.50	Est. Replacement every 7 years
Replace Water Heater	$42.00	$3.50	Est. Replacement every 10 years	$60.00	$5.00	Est. Replacement every 7 years
Replace Well Pump	$70.00	$5.84	Est. Replacement every 10 years	$100.00	$8.34	Est. Replacement every 7 years
Replace Treatment System	$375.00	$31.25	Est. Replacement every 20 years	$750.00	$62.50	Est. Replacement every 10 years
Well Re-Development	$75.00	$6.25	Est. Replacement every 40 years	$100.00	$8.34	Est. Replacement every 30 years
Total =	**$791.29**	**$65.96**		**$1,950.00**	**$162.53**	

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Anticipated Schedule & Next Steps

Public Hearing	December 7, 2016
Town Board form Water District	
(subject to permissive referendum)	December 8, 2016
NYS Comptroller Approval (>$902)	February 2017
Bond Resolution (subject to permissive referendum)	April 2017
Design, Permitting*	Winter 2017 – Fall 2018
Bidding & Construction*	Summer 2017 – 2019

(Approximately 3 year project once started)

* Due to size of overall project, it will be designed and constructed in multiple phases.

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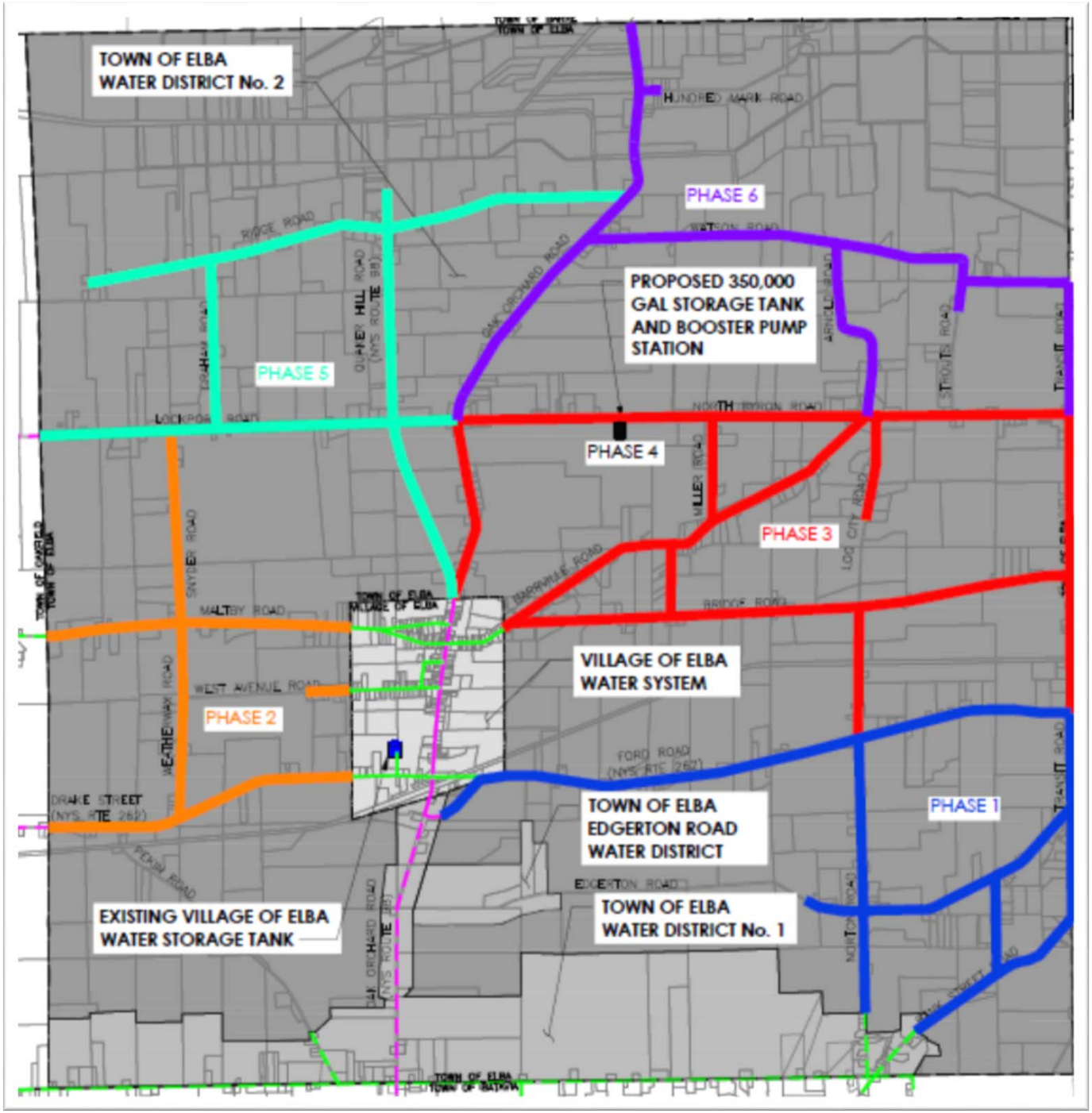
Overall Project Phasing

- Pump Station & Tank => 1 Contract
- Water Main Installation => 5 Contracts
- Water Main Phasing Considerations:
  - Availability of a water connection / feed source
  - Providing adequate pressures & fire flow under all conditions during phasing
  - Construct pump station & tank at ½ water main build out


TOWN OF ELBA
WATER DISTRICT No. 2
PHASE 6
PROPOSED 350,000
GAL STORAGE TANK
AND BOOSTER PUMP
STATION
PHASE 5
PHASE 4
PHASE 3
VILLAGE OF ELBA
WATER SYSTEM
PHASE 2
TOWN OF ELBA
EDGERTON ROAD
WATER DISTRICT
PHASE 1
TOWN OF ELBA
WATER DISTRICT No. 1
EXISTING VILLAGE OF ELBA
WATER STORAGE TANK
HUNDRED MARK ROAD
RIDGE ROAD
QUAKER HILL ROAD
(NYS ROUTE 98)
OAK ORCHARD ROAD
LOCKPORT ROAD
NORTH BYRON ROAD
SNYDER ROAD
MALTBY ROAD
WEST AVENUE ROAD
DRAKE STREET
(NYS RTE 262)
FORD ROAD
(NYS RTE 262)
EDGERTON ROAD
TOWN OF ELBA
VILLAGE OF ELBA
TOWN OF BATAVIA

Frequently Asked Questions

1. What can I do with my well?

    - Abandon the well.
    - Keep well but separate it from public water plumbing.
    - Keep well and install backflow prevention (RPZ)

2. Do I have to connect to the water main right away?

    - No
    - A service line will be installed to the property line of all existing residents.
    - There will be no future hook up charge for existing residents that do not connect right away.
    - Service lines will not be installed to undeveloped lots and a future hookup fee would be required.

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Frequently Asked Questions

3. Do I have to pay a debt service cost even if I don't hook up to the water?

    - According to state law, all properties within an established water district that are receiving a benefit must share equally in that benefit whether using the water or not.

4. How much will public water raise my assessment?

    - The existence of a water main or the connection to a water main does not in itself raise assessment values.
    - Assessment values are based on the sale price of comparable houses in the area.

Frequently Asked Questions

5. What happens if the district is not formed?

    - Public Water can not be extended until a District is Formed.

6. Will the annual cost change?

    - Cost of water has the potential to change annually as costs of maintaining the system changes.
    - The debt service is set at a maximum level and that is the most you can be expected to pay.
    - If more units develop in the district or outside users are added, the annual debt cost per service will go down.

Questions?

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