

Informational Meeting For

**PROPOSED
BATAVIA SOUTH WEST
WATER DISTRICT**

February 10, 2016

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Introductions

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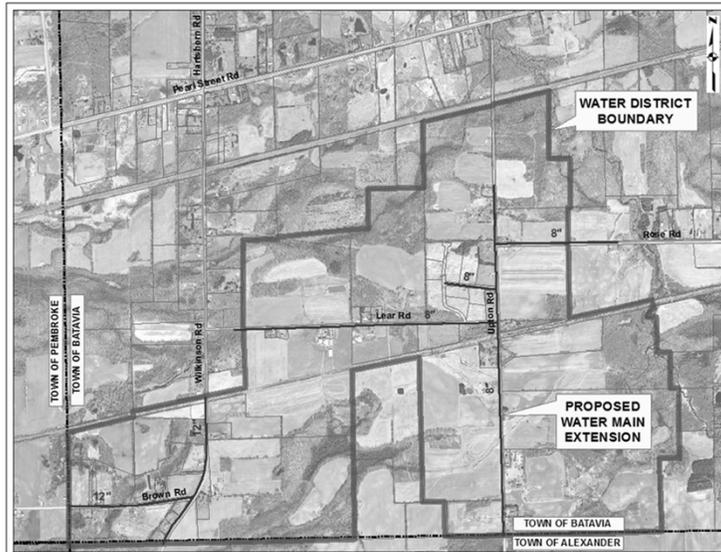
Agenda

1. Proposed Project Area
2. What is a Water District
3. Costs
4. Water District Formation Process
5. How to Proceed Forward
6. Questions



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What is the Project Area?



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What is a Water District?

- Special District: an *area* with a *governing body* that accomplishes *assigned functions*
 - Area: all land within the District Boundaries
 - Governing Body: the owners of property within the District Boundaries
 - Assigned Functions: supplying public water
 - *YOU* petition to form the district
 - *YOU* agree to pay the cost of the project
 - *YOU* own the utilities
 - *YOU* pay for the operation and maintenance

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How was the Project Area Determined?

- Informal petition submitted to Town on February 2014, expressing interest in public water
- Signatures mapped to create an area of interest
- Existing water locations were compared to the area of interest
- Hydraulics were analyzed
- Project cost divided among property owners was optimized

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How Much will it Cost?

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Cost Breakdown

- Project Cost
 - Annual “Debt Service” Payments (Mortgage)
- Cost of Water
 - Supply of Water
 - Operation & Maintenance Costs



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Cost of Project

Construction Cost with Contingency	\$ 990,000
Legal and Administrative Costs	\$ 50,000
Engineering	\$ 70,000
Construction Observation	\$ 100,000
Total Estimated Cost	\$ 1,210,000

<i>Total Estimated Project Cost: \$1,210,000</i>	<u>Without Grants</u> Assumes 30 year loan @ 3.75%	<u>With \$500,000 in Grants</u> Assumes 38 year loan @ 3.00%
Annual Cost (Debt Service) of Project	\$1,696	\$789

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Funding Opportunities

- USDA – Rural Development



- NYS Office of Community Renewal



- NYS Drinking Water State Revolving Fund



- Self Funded

- Private Contributions

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Project Debt Distribution

Residential Property – Single	1 Unit
Residential Property – Double	1.5 Units
Residential Property – Triple	2.0 Units

Developable Vacant Lot 0.1 Units

(does not include land in Agricultural Districts or outside of Smart Growth area; these parcels assessed \$10/year)

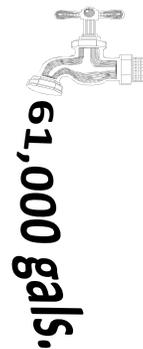
Developed Non-Residential 1 Unit (min.)

(Based on Req'd/Actual Water Usage: usage/300gpd = units)

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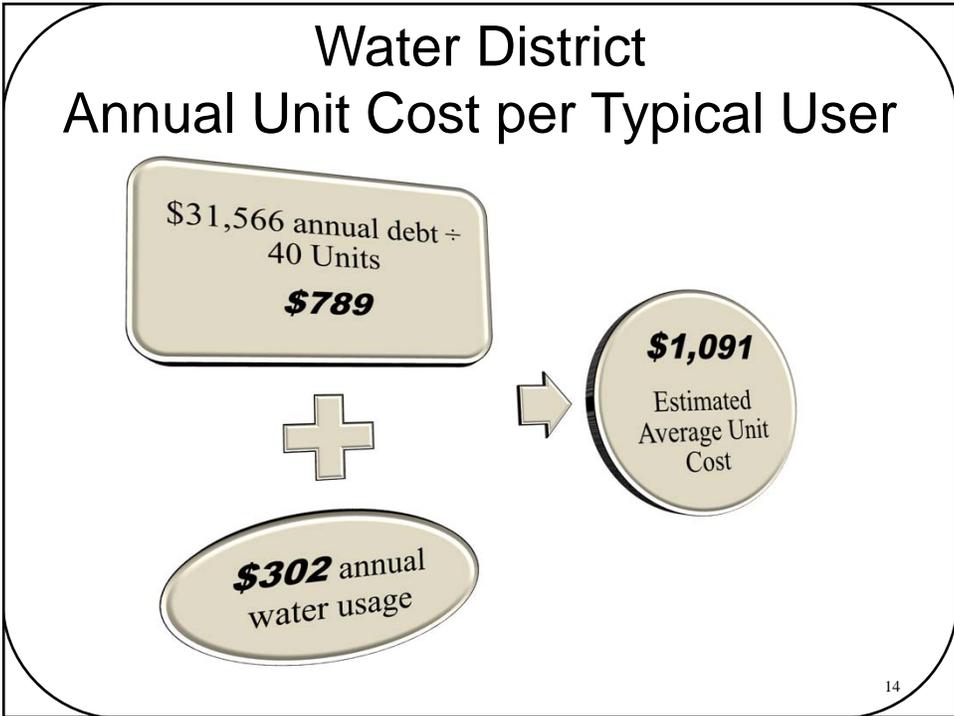
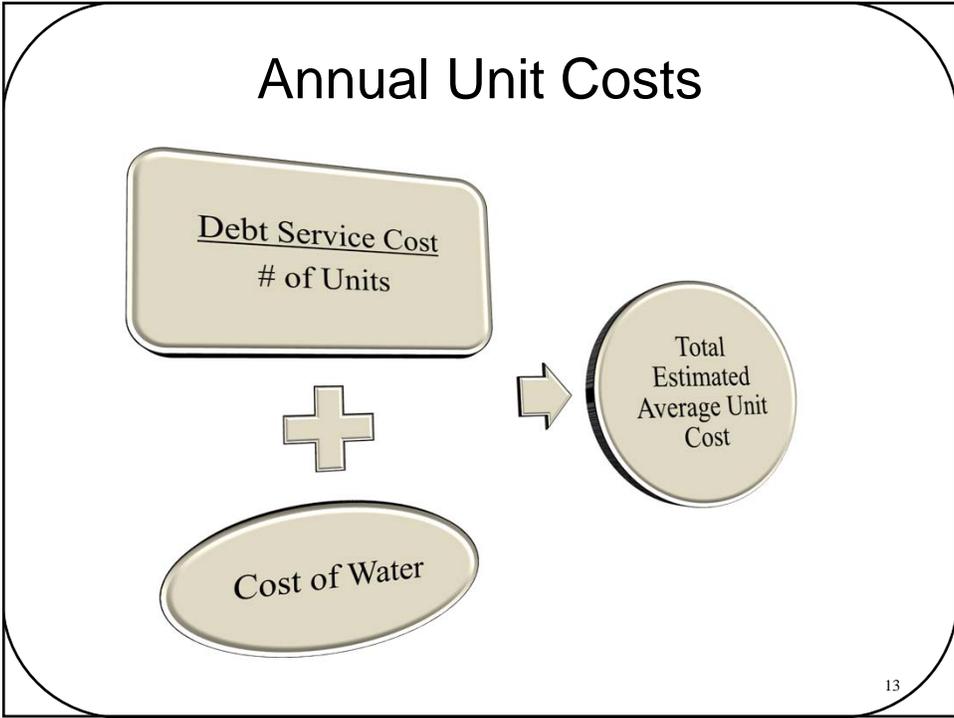
Supply and Operation & Maintenance Cost

- Based on actual water flow to household or business
- Current cost is \$4.95/1,000 gallons
- The estimated annual water usage per residential unit (typical user) is 61,000 gals.
- The annual operation & maintenance cost per “typical” residential unit is:



$$\$4.95/1,000 \text{ gallons} \times 61,000 \text{ gallons} = \$302$$

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Other Costs

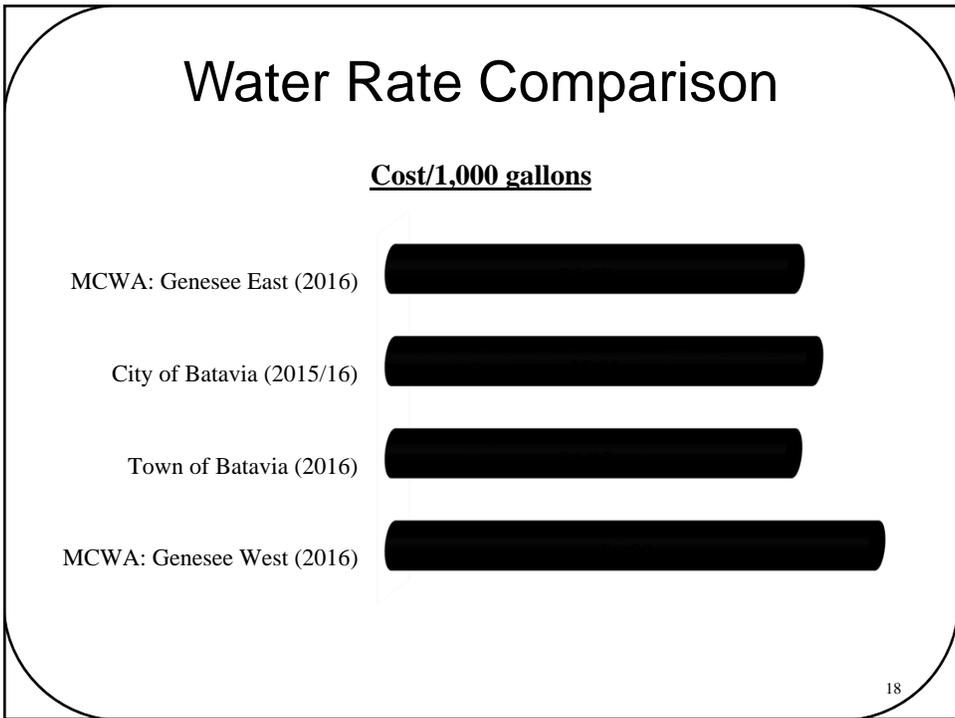
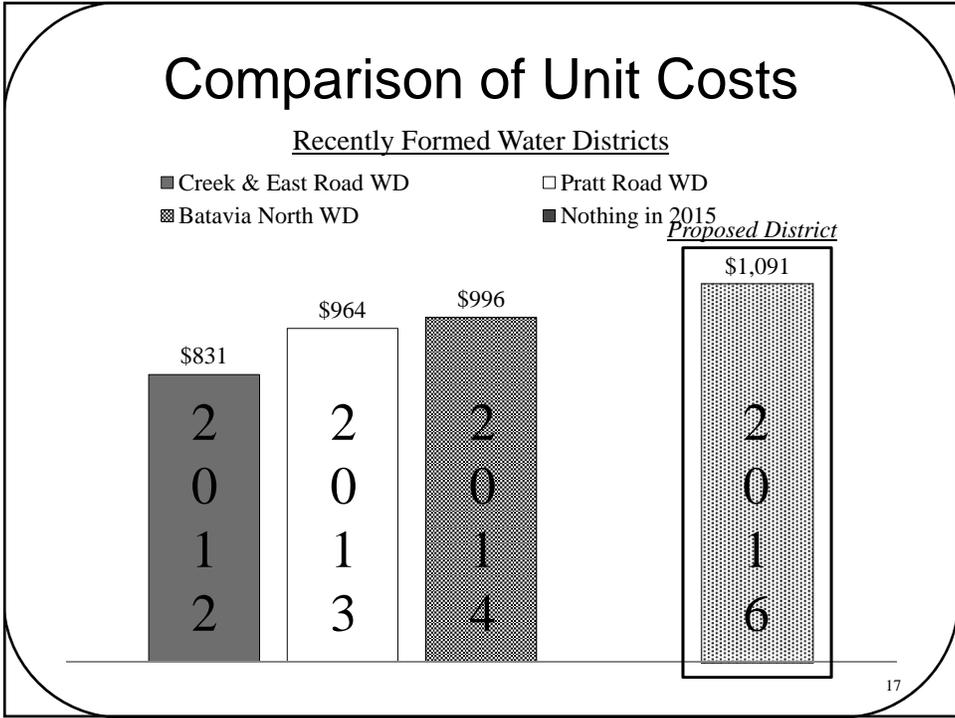
- Meter Pit & Meter Charge – 5/8” \$0
- Service line from property line to house/structure estimated cost \$8-20/LF
- Well abandonment or separation estimated cost \$200-600

~ There is no yearly inspection fee ~

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Is this Cost Reasonable?

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What Do I Pay for Water Now?

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Summary of Well Costs - Ideal Scenario -

Item	Annual Cost	Monthly Cost	Notes
Electricity	\$50.00	\$4.17	
Treatment Chemicals	-	-	Not Necessary
Bottled Water	-	-	Not Necessary
Replace Towels and Linen	-	-	No Damage Due to Water Quality
Laundromat	-	-	Not Necessary
Fixture Replacement	-	-	No Damage Due to Water Quality
Replace Washing Machine	-	-	No Damage Due to Water Quality
Replace Water Heater	-	-	No Damage Due to Water Quality
Pump Replacement	\$50.00	\$4.17	Est. Replacement Every 14 Years
Replace Treatment System	-	-	Not Necessary
Well Re-Development	\$75.00	\$6.25	Est. Replacement Every 40 Years
Total =	\$175.00	\$14.59	

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Summary of Well Costs - Worst Case Scenario -

Item	Annual Cost	Monthly Cost	Notes
Electricity	\$50.00	\$4.17	
Treatment Chemicals	\$300.00	\$25.00	Salt, Chlorine, Filters
Bottled Water	\$400.00	\$33.33	3 Member Family
Replace Towels and Linen	\$20.00	\$1.67	
Laundromat	\$120.00	\$10.00	
Fixture Replacement	\$20.00	\$1.67	
Replace Washing Machine	\$30.00	\$2.50	Est. Replacement Every 7 Years
Replace Water Heater	\$60.00	\$5.00	Est. Replacement Every 7 Years
Pump Replacement	\$100.00	\$8.33	Est. Replacement Every 7 Years
Replace Treatment System	\$750.00	\$62.50	Est. Replacement Every 10 Years
Well Re-Development	\$100.00	\$8.33	Est. Replacement Every 30 Years
Total =	\$1,950.00	\$162.50	

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Other Considerations

- How much do I pay for non-necessities?
 - cable; cell phone data plan; others
- How much value do I put on additional fire protection?
- How often am I out of power or have poor quality drinking water?
- How much time do I spend maintaining my current system?
- Am I prepared to replace my system if it suddenly fails?

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Frequent Cost Questions

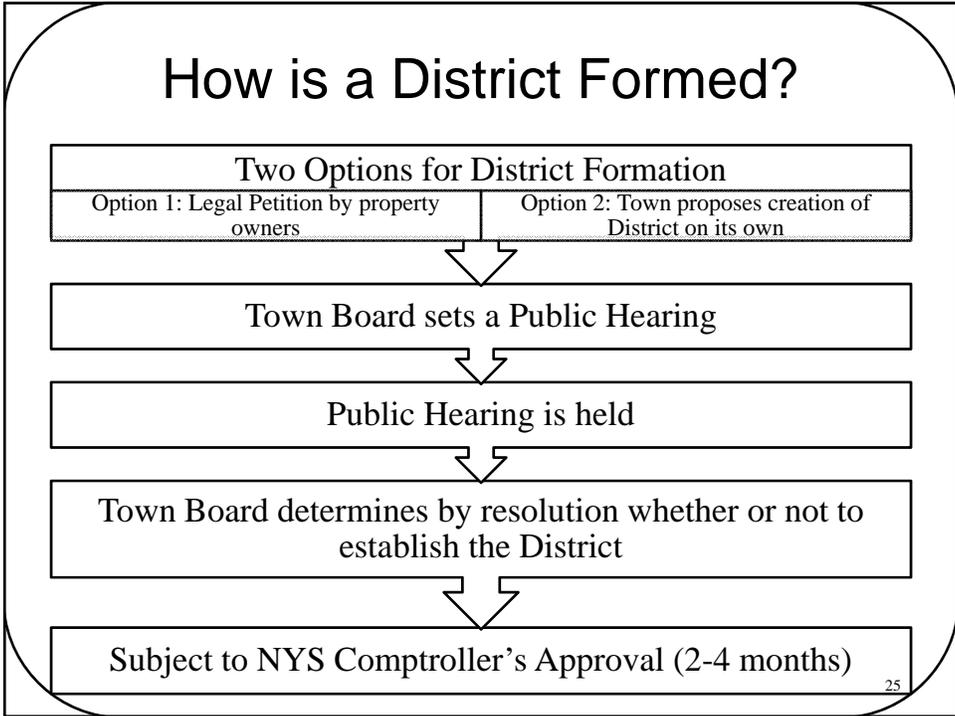
- Can the cost change?
 - Project costs are estimates
 - The numbers shown are maximum costs
 - An increase in developed units will lower all unit costs
 - Water rate has the potential to change annually as operation and maintenance costs change
- How would I be billed?
 - The annual debt service will be applied to your County Tax Bill
 - Water usage is read and billed quarterly

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Frequent Cost Questions

- Do I still have to pay even if I don't hook up to the water?
 - You would not receive a quarterly water bill
 - You would still be charge the annual debt service
 - 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
 - Agricultural properties only must share if using the water – unless by special agreement

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How do we Proceed Forward?

- A resident(s) from the proposed Water District will need to circulate a legal petition (prepared by the Town).



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How Many Signatures are Required?

- The assessed value of each property in the district is divided among the number of owners
- Each signature is “worth” the proportioned assessed value
- Two conditions
 - Must have signatures for more than 50% of the assessed value for all owners
 - Must have signatures for more than 50% of the assessed value of resident owners

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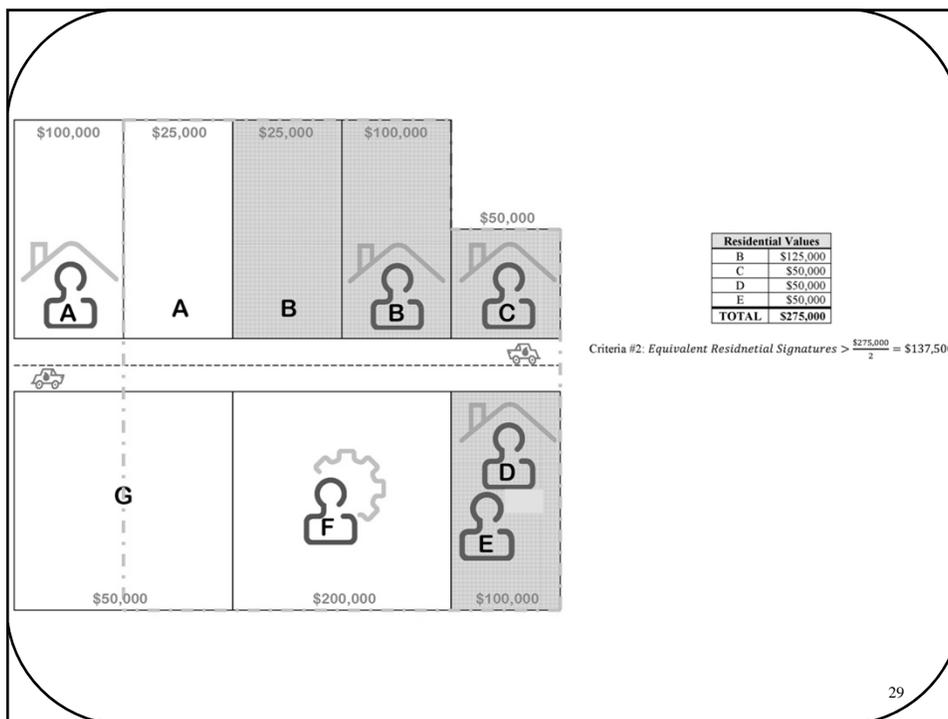
\$100,000	\$25,000	\$25,000	\$100,000
	A	B	
			
			\$50,000

G		
\$50,000	\$200,000	\$100,000

All Property Values	
A	\$25,000
B	\$125,000
C	\$50,000
D	\$50,000
E	\$50,000
F	\$200,000
G	\$25,000
TOTAL	\$525,000

Criteria #1: Equivalent Signatures > $\frac{\$525,000}{2} = \$262,500$

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Petition Format

PETITION TO REQUEST WATER DISTRICT

TO: The Town Board of the Town of Batavia, New York

We, the undersigned, pursuant to the latest completed assessment roll of the Town of Batavia, are owners of taxable real property located in the proposed Water District owning in the aggregate at least one-half of the assessed valuation of all of the taxable real property of the proposed Water District; and also constituting the signatures of resident owners who own taxable real property aggregating at least one-half of the assessed valuation of all of the taxable real property of the proposed Water District owned by residents.

The boundary of the proposed Water District is set forth in the map, plan and report annexed hereto and made a part hereof as **Exhibit A**, and the maximum amount proposed to be expended for the Water District improvements is \$123,567 with an estimated average cost for each taxable property of \$987 per year, as set forth in **Exhibit A**.

First Name	Last Name	Address	Tax Map Number/ Location	2009 Assessed Value	Signature	Date
Keith	Abrams	XXXX Wortendyke Rd Batavia NY 14020	XX -X-XX XXXX Wortendyke Rd	\$118,900		
Susan	Burns	XXXX Pike Rd Batavia NY 14020	XX -X-XXX XXXX Pike Rd	\$101,000		
James	Doctor	XXXX Wortendyke Rd Batavia NY 14020	XX -X-XXX XXXX Wortendyke Rd	\$ 3,500		
Marie	Doctor	XXXX Wortendyke Rd Batavia NY 14020	XX -X-XXX XXXX Wortendyke Rd	\$ 3,500		
Elizabeth	Kelly	XXXX Wortendyke Rd Batavia NY 14020	XX -X-XX XXXX Wortendyke Rd	\$134,700		
Cory	Mathews	XXXX Pike Rd Batavia NY 14020	XX -X-XXX XXXX Pike Rd	\$118,900		
Ronald	McDonald	XXXX Pike Rd Batavia NY 14020	XX -X-XX XXXX Pike Rd	\$109,900		
Lisa	Neureuter	XXXX Wortendyke Rd Batavia NY 14020	XX -X-XXX XXXX Wortendyke Rd	\$134,700		
Jennifer	Reynolds	XXXX Wortendyke Rd Batavia NY 14020	XX -X-XXX XXXX Wortendyke Rd	\$ 14,000		
Jack	Sparrow	XXXX Snappy Rd Corfu NY 14036	XX -X-XX XXXX Wortendyke Rd	\$ 4,200		

I, _____, state as follows: I am over the age of 18 years, and I now reside at _____ in the Town of Batavia, County of Genesee and State of New York, within the boundaries of the proposed Water District as set forth in the annexed **Exhibit A**. Each of the owners of taxable real property located within the boundaries of the proposed Water District, whose names are subscribed to this Petition sheet, containing _____ (f) signatures, subscribed his/her name in my presence.

I understand that this statement will be accepted for all purposes as the equivalent of an affidavit, and if it contains a material false statement, shall subject me to the same penalties as if I had been duly sworn.

Signature: _____ Date: _____

How Long Does the Process Take?

- District Formation
 - 2 months
- Funding Agency Approval of Full Application
 - 1-3 months
- NYS Comptroller Approval
 - 2-4 months
- Bidding and Construction
 - 4-6 months



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Miscellaneous Questions

- 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.
- What can I do with my well?
 1. Abandon the well
 2. Keep well but separate it from public water plumbing
 3. Keep well and install backflow prevention (RPZ)

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Miscellaneous Questions

- 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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In Closing

- Maximum Annual Debt Service per unit: \$789
- Annual Average Water Cost per unit: \$302
- This presentation will be posted at:
 - www.townofbatavia.com
- Who to contact with questions:
 - Steve Mountain, Town Engineer
 - 585-343-1729 x220
 - smountain@townofbatavia.com

~ OPEN FORUM QUESTIONS ~

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