

Town of Byron Water District No. 8

November 2, 2016



Byron Town Board

Town Supervisor

Peter Yasses

Town Board Members

James Cudney

Sue Fuller

Fred Klycek

Jeff Thompson



Support to Town Board

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Barry Flansburg, Town Assessor

Paul Boylan, Town Attorney

Paul Chatfield, P.E., Town Engineer

Steve Savage, P.E. MCWA

Tod Ferguson, P.E, MCWA



Public Information Meeting Purpose

- Explain the Water District Formation process.
- Review the work completed to date.
- Review the steps to be taken.
- Answer residents questions.
- Determine interest from residents!



Goals and Objectives

- Provide affordable public water service.
- Maximize potential grants and low interest loans.
- Create a long-term plan for providing public water based upon need, requests and feasibility.



Water District Formation

- **How is a Water District Formed?** The residents may either petition the Town to Form the Water District or the Town may proceed with District Formation Under Article 12A Town Law.

Preliminary Study is initiated by the Town Board:

- **Service Areas are evaluated.**
- **Alternatives are considered.**
- **Feasibility of Project Area is determined.**
- **Preliminary Cost Estimates are made.**



Water District Formation Process

- **Boundary Map and Legal Description prepared.**
- **Preliminary Engineering Report prepared.**
- **Total Project Costs estimated.**
- **Annual Cost per average user estimated.**
- **Legal Public Hearing held.**
- **Permissive Referendum (if required)**
- **Application to Comptroller's office for approval of the District.**



Background Information

- 107 homes without public water in Water District No. 8.
- MCWA operates and maintains the Byron Water System under a "Retail Lease Agreement".
- Average Home utilizes 60,000 gal./year of water.



Overall Project Details

- 50,600 LF of water main to install to serve 107 homes.
- Fire hydrants located 600' apart.
- Water services provided to each existing home and business that elects to hook-up.
- Improvements generally installed within the Right-of-Way's.
- Water system to be operated by MCWA.



What Grants are Available?

- **USDA Rural Development (Likely source)**
- **NYS Office of Community Renewal (OCR)**
- **NYS EFC Drinking Water State Revolving Fund (DWSRF)**



What Loans are Available?

- **USDA Rural Development**
- **NYS EFC DWSRF**
- **Municipal Bonds**



How are Equivalent Dwelling Units (EDU's) Applied?

- **Residential Properties: 1 family = 1 unit; 2 family = 2 unit; etc.**
- **Commercial Properties: 1 Unit minimum; Additional EDU's based upon water usage.**
- **Vacant Lots: 0.5 unit.**
- **Landlocked Parcels: 0 unit (unless owner also owns an adjacent parcel with road frontage – then 0.5 EDU).**



Special Rules for Ag Parcels

- Parcels in agricultural production in an Ag District are totally exempt from special assessments for water *EXCEPT* for a house and 1 acre, and any farm buildings that connect to the public water.



Water District No. 8

Average **First** Year Cost to the Average Single Family Residence

Installation of Water Service (100 lf x \$10/lf)	\$1,000.00	
Internal Plumbing Changes	\$ 150.00	
MCWA Meter and Initial Account Fee	<u>\$ 240.00</u>	
Total Estimated Homeowner Costs		\$ 1,390.00
Estimated Debt Service Charge*		\$ 822.74
Water Purchase (60,000 gal/yr) + Base Charge	\$ 263.85	
Genesee County Water Charge (\$0.60/1,000 gal)	\$ 36.00	
Repair Reserve Account	<u>\$ 20.00</u>	
Total Estimated Water Cost		<u>\$ 319.85</u>
Total Estimated Average Cost (1st Year Only)		\$ 2,532.59

* Assumes USDA RD Intermediate Grant/Financing!

Water District No. 8

Average Cost to the Average Single Family Residence After Year 1

Estimated Debt Service Charge*		\$ 822.74
Water Purchase (60,000 gal/yr) + Base Charge	\$ 263.85	
Genesee County Water Charge (\$0.60/1,000 gal)	\$ 36.00	
Repair Reserve Account	<u>\$ 20.00</u>	
Total Estimated Water Cost		<u>\$ 319.85</u>
Total Estimated Average Cost		\$ 1,142.59

* Assumes USDA RD Intermediate Grant/Financing!

Water District No. 8

Average Cost to the Average Vacant Lot

Avg. Unit Charge (1/2 Unit Charge x \$822.74)

Total Debt Service Charge **\$ 411.37**

Water Purchase \$ 0.00

Base Charge \$ 0.00

Total Estimated Water Cost **\$ 0.00**

Total Estimated Average Cost/Year **\$ 411.37**

- Note: Buildable lot and NOT Ag. Exempt



Homeowners Responsibility

- **Install Water Service from ROW to house.**
- **Abandon wells or separate from well supply and Internal Plumbing Changes.**
- **MCWA Meter & Initial Account Fee (\$240 One time only).**
- **Homes > 500' from WM will require meter tile for meter (\$200).**
- **Purchase Water and comply with MCWA reqts.**



Can I keep my Private Well?

Yes, MCWA offers the following Options:

- **Option 1 Well Abandonment:** No Cost to Homeowner. (This is the preferred Option).
- **Option 2 Well Separation:** Easement Fee of \$500 + \$80 Inspection Fee every 5 years.
- **Option 3 Backflow Prevention Device:** Must be designed by a NYS Licensed Professional Engineer and must be tested annually. This option is the most costly.



Role of MCWA

- Provide technical assistance and review/approval of plans and specifications.
- Supply potable water meeting or exceeding State and Federal Standards.
- Operate and maintain water supply and distribution system.
- Coordinate new service installations and well abandonment's.
- Set up new customer accounts and perform all billing.



Monroe County Water Authority

Bringing you our most precious resource!

Advantages of a Public Water System

- **Consistent Quality and Quantity.**
- **Increased Fire Protection.**
- **Lower Homeowners (fire) Insurance Rate (average 5-15%).**
- **Increased Property Values w/o increasing assessment.**
- **Enhanced marketability of property when property is put up for sale.**



Advantages of a Public Water System

- Less worry about water supply.
- Eliminate costs associated with private wells, as follows:
 - Electricity
 - Replacement of Pumps
 - Replacement of Well
 - Replacement of water softeners, chemicals, appliances and fixtures



Water System Implementation

- **NYS Comptrollers Application**
- **Secure Grants and Loans**
- **Prepare Contract Plans and Specifications**
- **Approvals, Permits, Easements, etc.**
- **Bidding**
- **Construction**



Questions and Answers

- If I don't want water, will I have to pay for it?
 - You'll have to pay for the water district debt, but if you don't hook-up, you don't pay for water use.
- Will the project raise my assessment?
 - No, your assessment does not change, your tax bill will include a separate water district tax.
- If I don't hook-up immediately, can I hook-up later?
 - Yes, but you will have to pay a tap-in fee at a later date.



Questions and Answers (Cont.)

- **Will I get to vote on the Water District?**
 - **No, if the district is formed by a legal petition with the required number of signatures.**
 - **If, the district is formed by the Town, then it would be subject to permissive referendum and a vote would be held if 5% of the eligible voters petitioned to have a vote.**



Thank You

