

Town of Byron Water District No. 7

February 24, 2016



Byron Town Board

Town Supervisor

Peter Yasses

Town Board Members

James Cudney

Sue Fuller

Fred Klycek

Jeff Thompson



Support to Town Board

Debra Buck-Leaton, Town Clerk

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

- **56 homes without public water in Water District No. 7.**
- **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

- **38,200 LF of water main to install to serve 56 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. 7

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*		\$ 732.29
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)		\$ 2,442.14

* Assumes USDA RD Poverty Grant/Financing!

Water District No. 7

Average Cost to the Average Single Family Residence After Year 1

Estimated Debt Service Charge*		\$ 732.29
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		\$ 1,052.14

* Assumes USDA RD Poverty Grant/Financing!

Water District No. 7

Average Cost to the Average Vacant Lot

Avg. Unit Charge (1/2 Unit Charge x \$732.29)

Total Debt Service Charge **\$ 366.15**

Water Purchase \$ 0.00

Base Charge \$ 0.00

Total Estimated Water Cost **\$ 0.00**

Total Estimated Average Cost/Year **\$ 366.15**

- Note: Buildable lot and NOT Ag. Exempt



Homeowners Responsibility

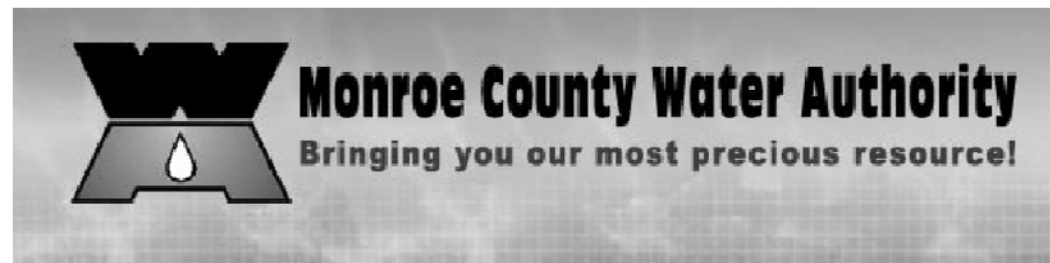
- **Install Water Service from ROW to house.**
- **Abandon wells or separate from well supply and Internal Plumbing Changes.**
- **MCWA Meter & Initial Account Fee (\$240 One time only).**
- **Homes > 500' from WM will require meter tile for meter (\$200).**
- **Purchase Water and comply with MCWA reqts.**



Can I keep my Private Well?

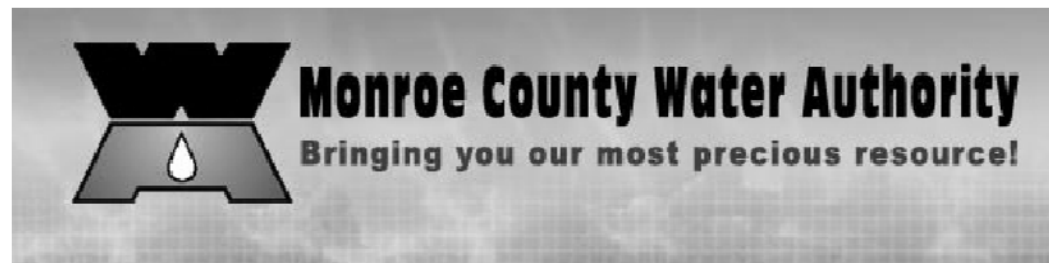
Yes, MCWA offers the following Options:

- **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.**



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

