

Redman-Cook Road Water District
Informational Meeting
July 6, 2010

The Hamlin Town Board held an Informational meeting on the Redman-Cook Road Proposed Water District on July 6th, 2010 at 7 pm at the Hamlin Town Court Building, 1650 Lake Road, Hamlin, NY.

Present were: Supervisor Peter P. Terry
Councilperson Thomas Breslawski
Councilperson Craig Goodrich
Councilperson Paul S. Rath
Councilperson David G. Rose

Also Present were: Attorney Ken Licht, JP Schepp, Chatfield Engineers, Steven Baase, Highway Superintendent, Mr. & Mrs. Ezrow, Mr. & Mrs. Lapinski, Mr. & Mrs. Yockel, Mr. & Mrs. Callari, Keith Butterfield, Craig Murphy, Lorraine Haight, Dwight Diltz, Mr. & Mrs. Nichols, Mr. & Mrs. D'Agostino, Mr. & Mrs. DeVault, Ted Habgood, Dan Mattle and Mr. & Mrs. Grimm.

Supervisor Terry opened the meeting stating the purpose of the meeting. The meeting was then turned over to J. P. Schepp, Town Engineer.

JP went through the handout and presented the process for forming a water district. There are two ways form a district legally. The first is by legal petition presented by majority of the district. The other way is formation by the Town Board, and they need a certain number of people to bring it to a vote. The way to do it would be by petition, and your signature on the petition would be your vote.

What we have done to date is the preliminary study to determine the feasibility of the project and cost estimates. Tonight we are having our public information meeting to present the findings, discuss the process of forming a district and review the schedule. In order to form a district, we needed to prepare a Water District Boundary Map and a description. These are going to be available with the petition. The boundary map shows every parcel in the districts and the boundaries. We also prepared an Engineering Report which details the private costs, the number of billable units and what the alternatives are. After that is all done, the petitions will be turned back into us and we will hold a public hearing for final formation of the district. There are numerous approvals we will need to get, and compliance with the environmental SEQRA regulations. The project would also require the State Comptroller approval if the average annual cost to homeowners will exceed \$677 per year, including water use. The process is very time consuming.

Common questions and answers:

If I don't want the water, will I have to pay for it? You will have to pay for the water district debt, but if you don't hook up, you will not have to pay for water.

Will the project raise my assessment? No, your assessment will not change. Property value may increase, but assessment is based upon sales, not sole due to water supply. Your tax bill will include separate water district tax.

If I don't hook up immediately, can I hook in later? Yes, but you will have to pay a tap-in fee.

Will I have an opportunity to vote on creation of the water district? No, not if the district was formed by a legal petition. However, if the district is formed by the Town Board, a petition by at least 5% of the property owners could bring the district to a vote. It would then take a majority (51% voters and 51% assessed value) to form the water district.

The last thing is the cost estimate. I tallied the construction related items on here. Construction costs will be \$413,490.00 and a 5% contingency of \$20,674.50. The legal and administrative costs are \$20,674.50 and engineering costs \$28,944.30. The total project cost would be \$483,783.30. Construction costs are based upon the work being completed by the Hamlin Highway Department. Costs do not include cost for water service from house to road right-of-way or Monroe County Water Authority one-time charge of \$210.00. Average Annual Cost per EDU at 4.25% for thirty years is \$789.94. There are 36.5 Equivalent Dwelling Units; if dwelling units increase, the annual debt decreases. Typical costs to homeowners are annual debt of \$789.94, meter fee of \$43.80, and water use average of \$199.20 taking the annual cost to \$1,032.94 which is over the Comptrollers threshold of \$667.00. The homeowner's responsibility would be to run the service line from the road right-of-way. That cost would vary on distance to house. The average is approximately \$10.00 to \$15.00 per foot. One time meter fee is \$210.00. Separating your well and any plumbing modifications would also be the homeowner's responsibility. He went on to discuss the advantages of a public water system.

Questions from the public:

Are the hydrants set in stone already? It's too early to say. They can be moved a little bit either way; we are flexible. They should be no greater than 600' apart and we like to put them on property corners.

Paul Lapinski – Do I understand correctly that we just have to separate our well from the public water supply? Yes you have to separate it, but Monroe County Water Authority makes it difficult. You have to have it inspected every other year at a cost of approximately \$200 for the inspection fee. Most people just pay MCWA to do it.

What is the time difference between hooking up to the water and when you disconnect your well? You would run the line from the street to the house when the water line is ready to be used.

Questions were asked about adding water lines in additional areas (from Redman Road between Morton and Moscow).

Does the Water Authority have some grant money available? The Town used it already.

How do I find out if I will have to pay 1 1/2 times the yearly water fee? You will need to check with the Assessor. The equivalent billing unit numbers change as more subdivisions occur and/or new homes are built in this area, and the cost will go down.

There are two farmers who work the land; do they pay part of this project? Agricultural District does not pay.

Tony Callari - Are the farmers going to be allowed to tap into the fire hydrants to use for irrigation and who would pay for that? Yes, Monroe County Water Authority will put a meter on it and they would pay for their usage.

Mr. Callari also commented on his homeowners insurance, appliances and his well.

Why did they include us in it? The original petition was for Redman Road at Moscow going north around to Cook Road. Councilperson Paul Rath asked them to extend it up to where the three houses are and then decided to go all the way down to Cook Road in order to bring the cost down by \$200.

What is the distance of the town right-of-way? It varies from road to road. Usually it is 60'.

Does the town always do the work? We have done it both ways, but we have found that the price is cheaper having the town do the work rather than bidding it out for contractors because we don't have overhead and profit. We also don't have to have full time inspectors on the job.

Supervisor Terry let everyone know there was a petition there if they would like to sign it. He then closed the informational meeting at 7:55 pm.

Respectfully submitted,

Kathi A. Rickman, MMC
Hamlin Town Clerk