

**Public Hearing Meeting
August 3, 2022**

The Hamlin Town Board held a Public Hearing meeting at St. John Lutheran Church, 1107 Lake Road West Fork, Hamlin, New York. The meeting was called to order at 6:02 pm by Supervisor Baase. Everyone was invited to participate in the Pledge of Allegiance and a moment of silence for the deceased residents of Hamlin.

Present: Councilperson Jennifer Voelkl, Councilperson Phil Hurlbutt, Councilperson Joel Yager, Councilperson Angel Male, Supervisor Steve Baase.

Also present: Engineers J.P. Schepp & Emilio Moran, Town Clerk - Patty Jo Groenendaal, Town Attorney – Maureen Werner, Assessor - Liz Spencer, Lauren & Marty Foos, Mike & Kelly Koss, Jeff Carpenter, Bruce & Donna Proctor, Murray & Sharon Rosenthal, Gary & Debra Wahl, Tom Erin Corbett, Linda Baker, Suzee & Don Seipel, Karl (Marty) Carpenter, D. Moore, Mark Bessell, Richard Dorf, Tanja Anselm-Cooke, Scott Cortman, Mark, Penny Davison, Ron & Kathy Soule, Joseph J. Waters, Sue Ritzenthaler & JVM Camp, Leonard Carpenter, Nancy, Linda Howland, Pamela Chambless, Joeseeph Frederick, Mark Flannery, Jim Gillette, Betsy Henner, Kathleen Crandell, Wayne Healey, Patricia Young, Paul Berg, Roxanne Zambito, Andrea Tomaszewski, Paul & Christine Leuci, Alex & Linda Rasbach, Jill Sharping, Greg Newman, Honey & F. Delapa, Kara & Eric Hayward, Cheryl & Bob Stevens, Rick Francis, Kim Perry, Steve Cornell, Ted Sawyko, David Smith, Cheryl Kisicki, Richard Jensen, Rick & Sue Brennan, Sam & Julie Pecorino, Tony, Arieno, Kim,

BROADCASTED LIVE: <https://www.youtube.com/watch?v=pz6VwYQW60g&t=1743s>

HANDOUT:

TOWN OF HAMLIN

LAKESHORE SEWER DISTRICT - REVISED BOND RESOLUTION
PUBLIC HEARING AUGUST 3, 2022

Project Area

Brockport Water Treatment Plant to Parma Town Line
North of the Lake Ontario State Parkway
381 Parcels 313 Equivalent Dwelling Units (Estimated based on parcel mergers,
exemptions, etc.)
721 people

Project Summary

Project Origin

- Alternatives for a Lakeshore Sewer District reviewed since 2008.
- Preliminary Engineering Report was prepared by MRB Group in 2019 for REDI o Total project estimate: \$7,900,000
- REDI Grant was awarded in 2020 o Maximum grant amount: \$7,505,000 (95% of total cost) o Local share estimate was \$395,000 o Debt service per EDU/ year was estimated at \$75.21 (4.25% over 30 years)

Protect Status

- Approval to bid was provided by REDt May 2022.
 - o Bid opening was held July 7, 2022.
- Total project cost after bidding: \$8,250,000
 - o Budget increase: \$350,000 (4.2% increase) o ARPA Funds towards project: \$100/000
 - o New local share: \$645,000 o New Debt service per EDU/ year: \$147.30 (6% over 30 years, increase of \$72.09)
 - o Total estimated cost/ year for a typical homeowner w/ grinder pump (Includes cost of Town O&M, MCP W disposal, service fee, and electricity)
- \$303.09/ year (increase of \$72.09 from \$231 / year))
- Low bidders have agreed to hold their bids until the Town is able to bond additional funds for the local share of the project.
- Increased project costs are due to 3 primary factors
 - o Unanticipated inflation o COVID-19 related delays
 - o Rising interest rates for bonding (4.5% -> 6%)



PUBLIC FORUM:

Open Public meeting to consider the amendment to the bond amount to pay for the cost of the establishment of the Lakeshore Sewer District #1 in said Town of Hamlin.

Supervisor Baase – Pointed out that this is the cheapest price you will ever see. The Town is pitching in and giving \$100,000.00 from the ARPA. The Town Board decided it was the right thing to do.

JP Schepp – Town Engineer, has received your feedback for the last few years. Went over the handout. We are in better shape with this project compared to the many other projects he is working on.

Baase – the number of parcels for the bond was figured on 381 Parcels at a full EDU. 1 parcel pays ~\$121.01 per year. We are trying to be consistent with the waterlines. There is a possibility

to combine vacant lots at no charge. Zoning will change with sewers where smaller houses may be built on a property that wasn't possible before.

Mark Bessel, Benedict Beach Road – Number clarification on debt service from Legal notice and mailing.

JP Schepp – per parcel number varies and expectation of parcel number to change. Yes, you are correct the difference is in the parcel number changing. The lower \$210 number is correct.

Marty Carpenter, Newco Drive – If we merge properties will that be 1 payment?

Schepp- Yes, it would be 1 payment.

Carpenter – being an election year is it possible to get a grant?

Baase – We can look into that and try as a possibility. Another town nearby tried and was denied. Subdivision back in the 1800's was done and now would have to get a surveyor for that property.

Cheryl Kisicki, Newco Drive – doesn't think it is fair that if you cannot merge your property you shouldn't have to pay double. It should be an owner's choice and each property is different.

Minimum for a surveyor is \$3,000.

Baase – If the charge is full EDU you would not be paying the yearly maintenance fees. \$121.00

Tayna Anselm, Sandy Harbor - Timeline? After the bid accepted when would it begin, end?

When will I be able to flush?

Schepp - When the bid is awarded Oct. 4th maybe a month for the contractor's paperwork to be complete such as Insurance. Then they have 380 days to complete.

Anselm – What about unforeseen conditions such as flooding?

Schepp – There are some provisions for conditions that are not foreseen.

Kisicki – If parcels are added does that drop and how does that happen one year? 5 years?

Schepp – When construction is undergoing, they will make sure you get hooked up. Once contractors leave is when it is cut off. After the project you will have to go through for building permits, and pay higher hook up fees.

Kisicki – The price for the district cost?

Schepp – the figure presented is the 313 units when other units go in, they pay towards that 30 year debt. Numbers change all the time it can go up or down.

Kisicki – One proposal to the Board is consider if individuals do want to merge, work with a company to get a group rate.

Baase – We can look into that but we cannot guarantee. Also the interest rates can change.

Kisicki – State also has disaster relief grants and the Town should look into that as well.

Wayne Healey, Newco Drive – why do we have to wait until Oct 4th?

Baase – We do this because we have to wait for the permissive referendum. We have to wait 30 days after the Resolution was approved.

Schepp – This wait is for your protection. It gives you time to think about it and stop it if you wanted to.

Ken Schlecht, Tucker Lane– Can the Town get a list of Contractors to put in the electrical lines.

Schepp – The contractors will be knocking on your doors. I recommend you talk to your neighbors to get deals. The Town can not recommend for private work.

Baase – The price will drop if you can get a group together because they won't have to move the equipment.

Schlecht – Is there a timeline when they put stakes in to mark where the grinders go? Each homeowner is going to have to give feedback.

Schepp – You may remember a letter was sent out with instructions maybe 75% responded. Then they will knock on doors and it may come to the point where the stake is left on the front door. We set up an email at hamlin.sewer@mrbgroup.com we have been logging for two years now with individuals.

Schlecht – We will never get a deal like this again. We are getting 95% of this cost covered. With septic you have to replace every 25 – 30 years and that cost is not cheap. I am in favor of this.

Baase – if this is turned down now and later on down the road when the state says you will do this for clean water act or whatever. The cost would be \$1,800

David Moore, Sandy Harbor Drive – He gets his tax bill, but no one gets the mail. MRB needs to update mailing information.

Bessel – 2020 Covid doesn't stop engineering and design. I purchased a set of prints and I see the property lines are through peoples houses and sheds. Wants to make sure the step of residents getting final approval doesn't get skipped. Is worried that the map and where people can put in the grinder is hindered if decisions are made from that map.

Schepp – Yes, we did work with the county mapping we did not survey. Apologizing for everyone not getting the mail. We need your input. Regarding delays we where working with state agencies that were not working and struggled to keep things moving. I am not happy we are here also.

Alex Rasbach, W. Wautoma Beach – Where will it start and where will it end?

Schepp – We will have two contractors. One doing the main line pump station and the other contractor will start assuming along that line and going east and west.

Rasbach – This will be going through the winter and most do not stay during the winter. Do we have to be there?

Schepp – It would be nice to stay in contact. That is why we have an email and will work on a schedule.

Bruce Powell, Summer Haven Drive – Can we see the map and know exactly where the pump is going?

Baase – It is at the Town Hall.

Schepp – Please come and look at them and if there are instructions you have mark the map. Communicate with us we want your feedback.

Powell – I would like to take a picture of the map.

Schepp – We can not put it online it's too big. Drawings will be updated

Larry Foster, W. Wautoma Beach Drive – The distance to the lake and the front of the house varies. I could end up with a grinder pump by under my bedroom or by my kitchen window.

They are not the quietest and they do tend to smell. If residents have final say but are there setbacks so the neighbors pump is not so close to your own property.

Schepp – There are setbacks and regulations and folks have property rights.

Foster - regardless of the neighbors

Schepp – as long as it meets requirements

Linda Baker, Newco Dr. – For the 2nd didn't charge for water line, why charge for a pump you can't have?

Schepp – for water line doesn't have a debt service like now. Water line was not a burden.

Would like to go through your individual cases at a separate time. Charging EDU for vacant lot will be considered later with the board.

Shore Acres Resident – It was proposed that the full lots would be X dollars and the unimproved would be ½. I think that it is offensive that that has changed and there was never a vote by us.

Not everyone wants to merge their properties. When you put in the grinders what is the timeline someone has to connect?

Schepp – It was figured 381 parcel the board is considering 313. If you own lots it is your choice to merge. The policy we have to tie in while it is under construction. After construction they will pay the full price to hook up.

Andrea, Newco Drive – MRB is very helpful about the changes for the pump. Are the changes reflected on the map on the Town Hall?

Emilio Moran, Engineer - The maps at the office are live and constantly updated.

Andrea – biggest frustration is the lack of communication from the town. Propose that the Town on the website has a drop-down box. Put the timeline as it is in process on that dropdown box.

Lynn Stritzel, W. Wautoma Beach – All the fees, do they get added onto your taxes? And what do we pay upfront?

Schepp - Yes fees will go in your taxes. The only upfront fee is hooking up the water and electric to your home, filling in your septic and a customer set up fee with Monroe County Sewer.

Marty Foos, Greenwood Parkway – If we needed an additional grinder is that allowed and what is the cost?

Schepp – One grinder per property. Can do it and tie into your own lateral at your own expense. Take your grinder and pump it into the town's grinder. \$4,000.00 - \$5,000.00

Bessel – Suggest to make a policy for a time period to hook up. I would suggest 1 year. There will be a lot hooking up.

Schepp – We would like folks to identify where the grinder pump goes, We do not want the contractor to do all the work of putting it in and then the owner says they want the pump in a different location.

Schlecht – I've called MRB and they have been very helpful. I own vacant lot and have no problem with the number of 381. The Purpose is to keep Lake Ontario clean. General information and asked with a show of hands who was in favor (many hands went up) and who opposed (two hands went up)

Powell – When the power goes out how much power does it take to flush? Can we get a temporary generator to pump?

Schepp – There is a generator on every alarm panel 220 volt. There is a certain amount of storage.

Powell – When it flooded how many were going to Tops to use the bathroom? We were using sandbags, it was a complete mess.

Betsy Henner, Newco Drive – On the Debt service is the 30 year loan interest at 4.5% and the new dollar amount at the 6%? Will the debt service be a fixed rate?

Baase – not sure. We have already spent money for the engineers. Not sure will have to get back to you. The number will changed according to parcels hooking in.

Baase read the letter from

Jason Baxter, 5683 Wautoma Beach Rd.

I'm very confused by which excuse provided by the Town Board and some other Town Hall employees to believe. Some board members say it was waiting for the DEC permit, others say it was 19 easements, and some say both. What I'm not confused about is all of these excuses say one thing, the Town Board failed to do its job. That failure is not of the resident's fault because when I sat in one of those seats not all that long ago, I asked about the sewer project and I was told it was on track. Well since we're here tonight, I'd say that wasn't quite right. So to my point, since the Town Board failed us and caused the delays which have now put the project costs higher, it is their responsibility to fix this. It shouldn't come from the wallets of those in the district, especially since the town has received ARPA money totaling over \$900,000.00. The town needs to use some of this money to cover the increased costs and move the project forward without any further delay. If the town chooses not to do this, I can foresee this project being delayed for several reasons such as possible rescindment of easements, lawsuits, and/or residents not wanting to pay the increased cost of the project. We lost the sewers back in 1973 for various reasons, but if the shoreline residents lose the sewers in 2023, the responsibility will rest squarely on the current Town Board.

Baase – Baxter was a Town Board member as of Dec. 2021. Since Jan. the DEC still had not given all their permits. We did have to get easements; I have been going door to door to get signatures. I am not blaming COVID. The state has been the hold up, some are not even back to work yet. I am not blaming the town board. The Town is giving \$100,000 towards this that is very generous.

ADJOURNMENT:

Baase gave approval to close the public meeting at 7:33 pm.

Respectfully submitted,

Patty Jo Groenendaal
Hamlin Town Clerk