

Informational Interest Meeting For
~ PUBLIC SEWER EXTENSION ~

ALEXANDER ROAD
PEARL STREET ROAD

February 22, 2017

Introductions

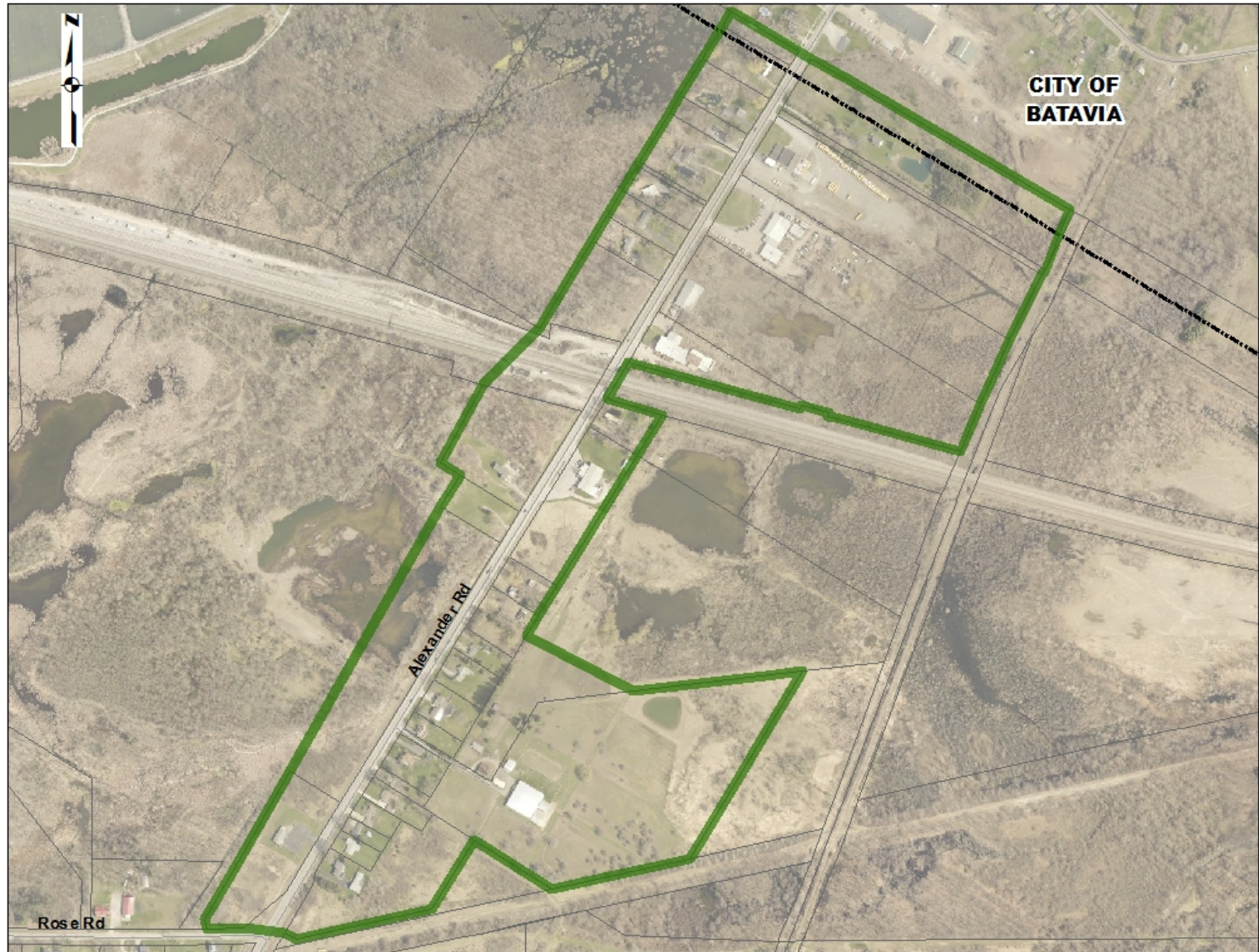
Purpose of Meeting

1. To inform property owners of the:
 - a. *Benefits* of extending public sewer
 - b. *Cost* of extending public sewer
 - c. *Process* of extending public sewer
2. To gauge the interest in public sewer



What are the
Areas of Consideration and
Why?

Alexander Road



Pearl Street Road



Why Public Sewer?

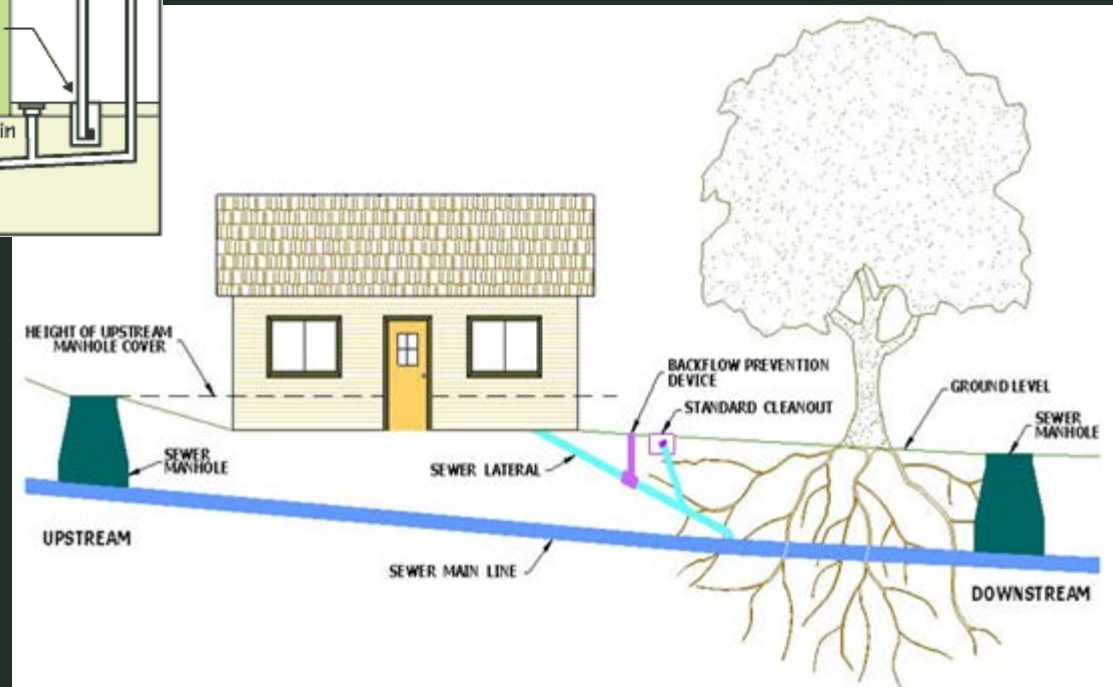
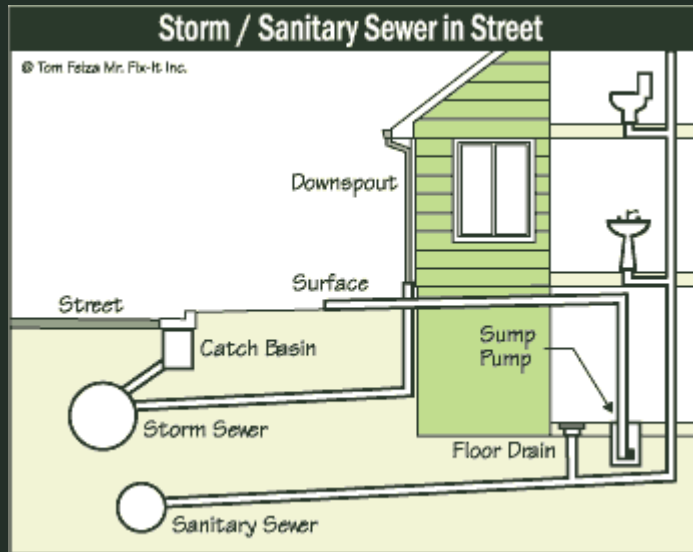
- Benefit to local businesses who need larger, and more expensive private systems to manage their flow
- Benefit to residents who endure the cost to pump out septic tank and fix or replace failing septic system
- Increase salability of property
- Reduce health risks due to failing private systems
- Reduce the risk of violations by contributing to storm/surface/ground water contamination

What are the Common Signs of a Failing Septic System?

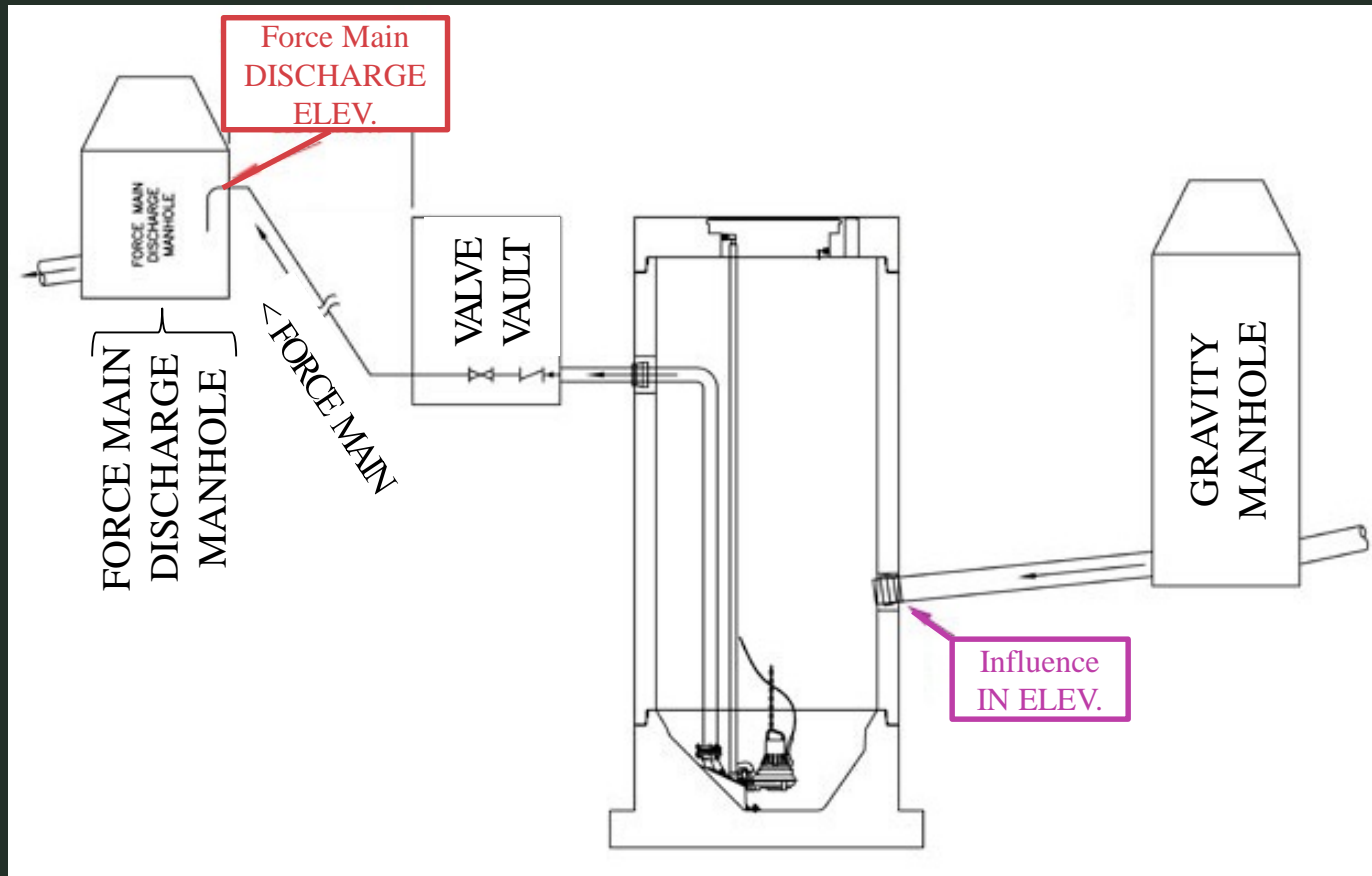
- Foul odors in your home or yard
- Slow drains caused by clogs in the house, septic tank, or drain-field
- Wet, spongy ground or lush-plant growth that appears near the septic tank or drain-field
- A visual “wave” above your septic system where soil has settled between the leach lines
- Accumulation of algae in adjacent ponds & streams
- Septic system is 20 years old or older (less if it was not designed or maintained properly)

How Does Public Sewer Work?

Wastewater Collection



Wastewater Transmission



What is a Sewer 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; Town Board acts as administrator
 - Assigned Functions: conveying public wastewater
 - *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

How Much will it Cost?

Cost Breakdown

(1) Project Cost

– Annual “Debt Service” Payments (Mortgage)

(2) Cost of Sewer Usage

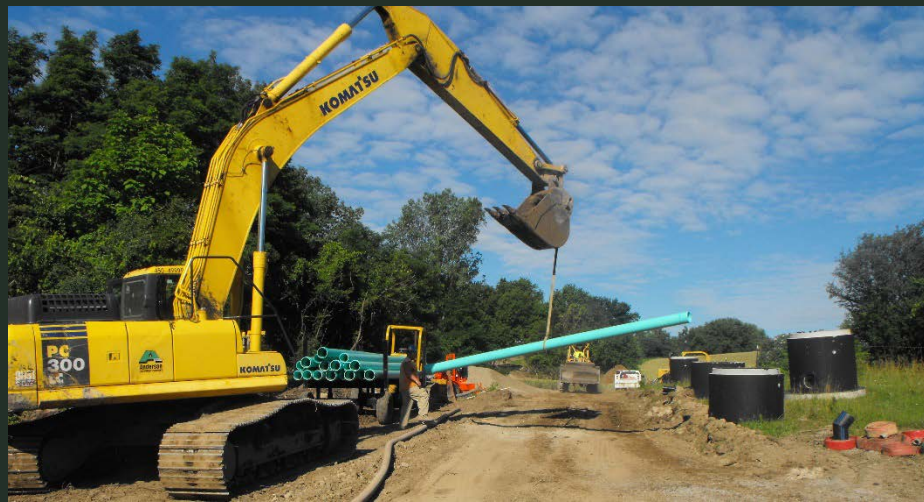
a. City of Batavia Wastewater Treatment
(based on water usage)

b. Operation & Maintenance Costs



(1) - Annual Debt Service

- Debt Service = Cost of Project
- Distributed among property owners over a 30-38 year period
- Typical Residential = \$250 - \$450 per year
- Typical Commercial = \$8-\$16/\$1,000 assessed value per year



(2) – Treatment and Operation & Maintenance Cost

- Based on water usage
- Current cost is \$6.13/1,000 gallons
- The estimated annual sewer usage per residential unit (typical user) is 61,000 gals.
- The annual operation & maintenance cost per “typical” residential unit is:

$$\$6.13/1,000 \text{ gallons} \times 61,000 \text{ gallons} = \$374$$



Total Cost (Typical Residential)

- (1) Project Cost
- (2) Cost of Sewer Usage

\$250 - \$450 per year

+

\$374 per year

=

\$624 - \$824 per year

(1) (2)

Funding Opportunities

- USDA – Rural Development



- NYS Office of Community Renewal



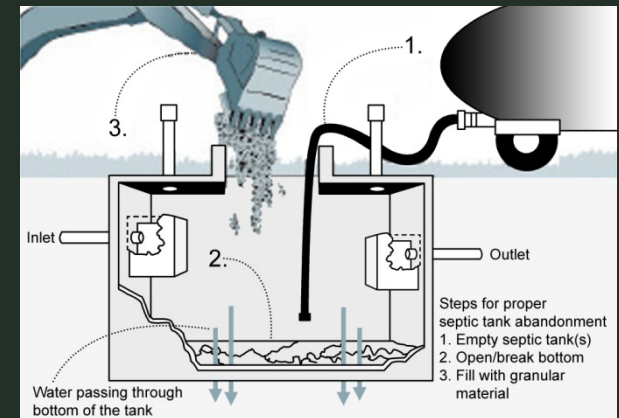
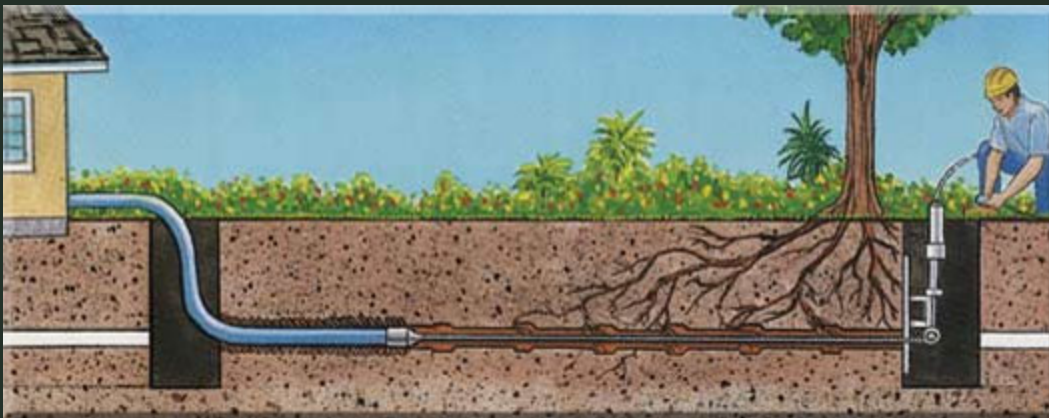
- NYS Environmental Facilities Corporation
State Revolving Fund Program



- Environmental Protection Fund (EPF) Bond Act
- Self Funded

Other Costs

- Service lateral from property line to house/structure estimated cost \$20-40/LF
- Septic System abandonment estimated cost \$400-800



Frequent Cost Questions

- Can the cost change?
 - The annual debt cost is an estimate based on other sewer districts who have received funding
 - An increase in developed units will lower all unit costs
 - Sewer 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
 - Sewer is billed quarterly based on quarterly water readings

Frequent Cost Questions

- Do I still have to pay even if I don't hook up to the sewer?
 - You would not receive a quarterly sewer bill
 - You would still be charged the annual debt service
 - According to state law, all properties within an established sewer district that are receiving a benefit must share equally in that benefit whether using the sewer or not

What Else Do I Need to
Know?

Miscellaneous Questions

- Do I have to connect to the sewer main?
 - Only if, due to a septic system violation, you are mandated by...
 - The Genesee County Health Department; or
 - The New York State Dept. of Env. Conservation
- If I do not connect right away, can I still connect sometime in the future?
 - Yes
 - A service lateral will be installed to the property line of all existing residents and businesses
 - There will be no future connection charge for existing residents that do not connect right away
 - Lateral lines will not be installed to undeveloped lots and a future connection fee would be required

Miscellaneous Questions

- How much will public sewer raise my assessment?
 - The existence of a sewer main or the connection to a sewer main does not in itself raise assessment values. Assessment values are based on the sale price of comparable houses in the area.
- What do I do with my septic tank?
 - The septic tank must be abandoned in accordance with the Town Code

Thoughts? Interest?



How Do We Proceed Forward?

1. If interested, be sure to fill out the postcard survey.

This **DOES NOT obligate you to form a Sewer District!**

2. With an informal petition, the Town will:
 - a. Develop a preliminary design
 - b. Calculate a tighter cost estimate
 - c. Work to determine actual funding amount
3. After #2 is complete, a detailed informational meeting will be held regarding:
 - a. The circulation of a legal petition
 - b. The establishment of a sewer district

In Closing

- Target Residential Annual Debt Service Range:
 - \$250 - \$450
- Target Business Annual Debt Service Range:
 - \$8-\$16/\$1,000 assessed value per year
- Annual Average O&M Cost per unit: ~\$374
- 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 ~