

Informational Meeting For

**PROPOSED  
STATE STREET ROAD  
SANITARY SEWER DISTRICT**

May 30, 2018

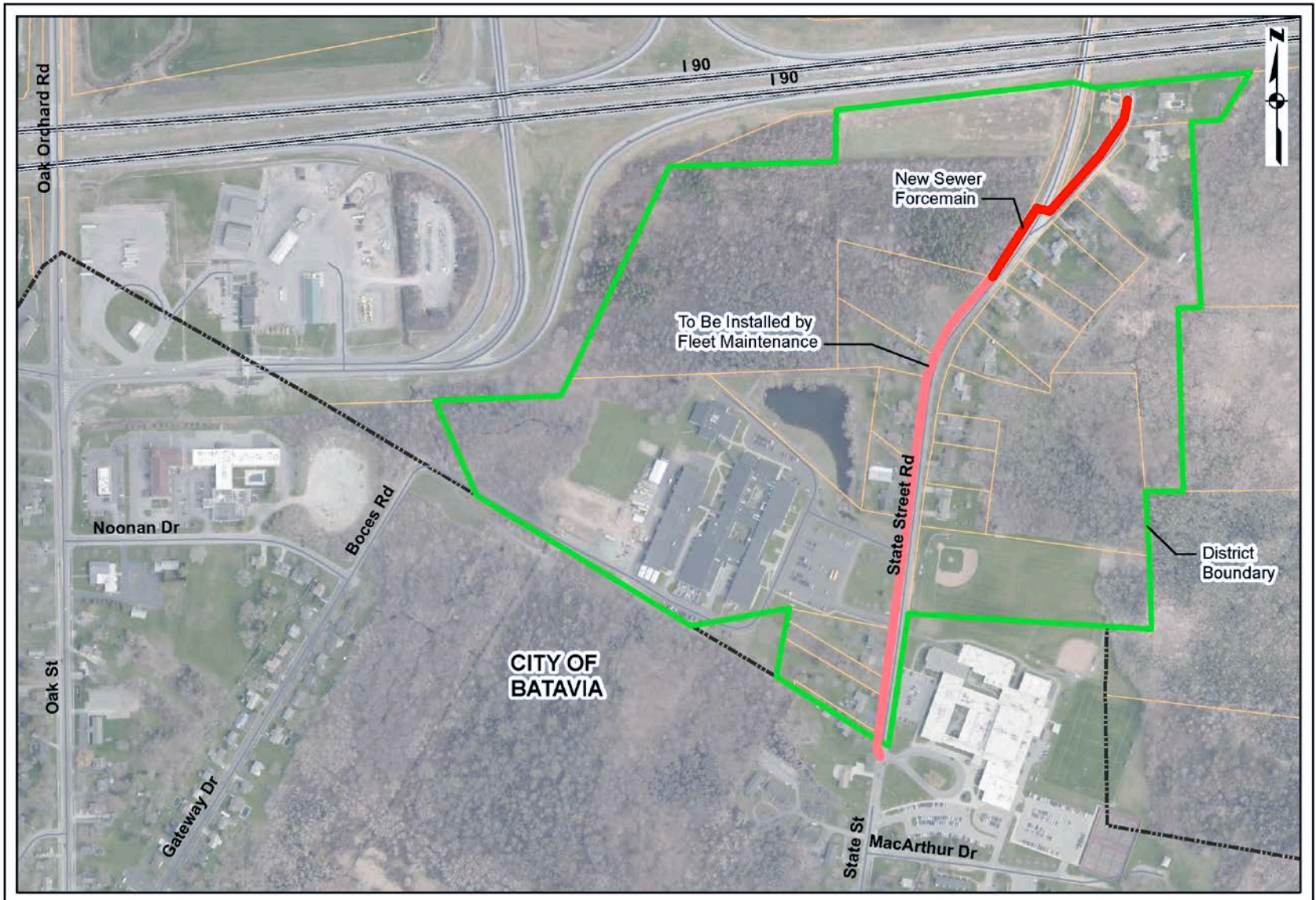
# Introductions

# Agenda

1. Proposed Project Area
2. Benefits of Public Sewer
3. What is a Sewer District
4. Options & Costs
5. Proceeding Forward
6. Questions



# What is the Project Area?



# Why Public Sewer?

- 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

# Why Now?

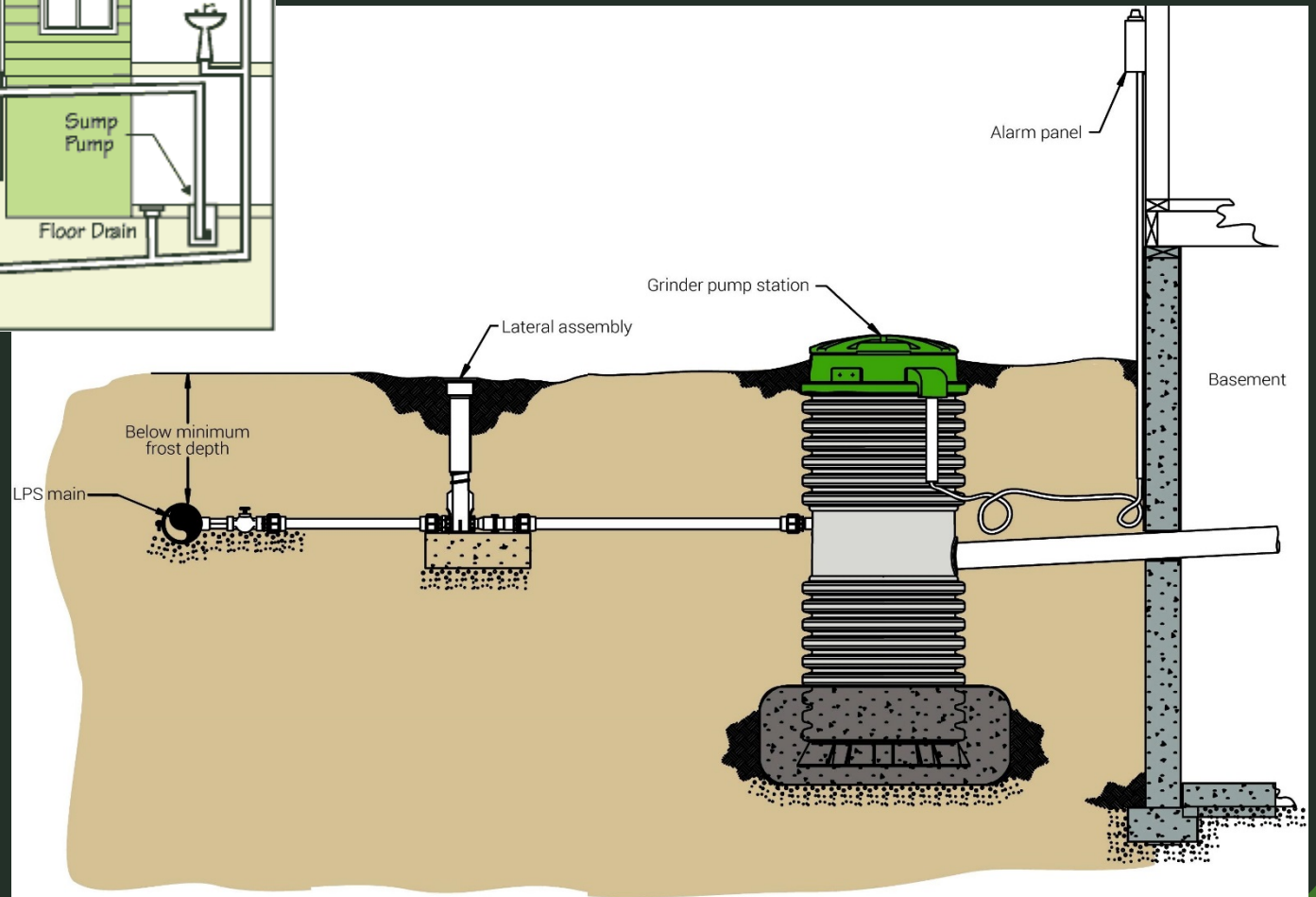
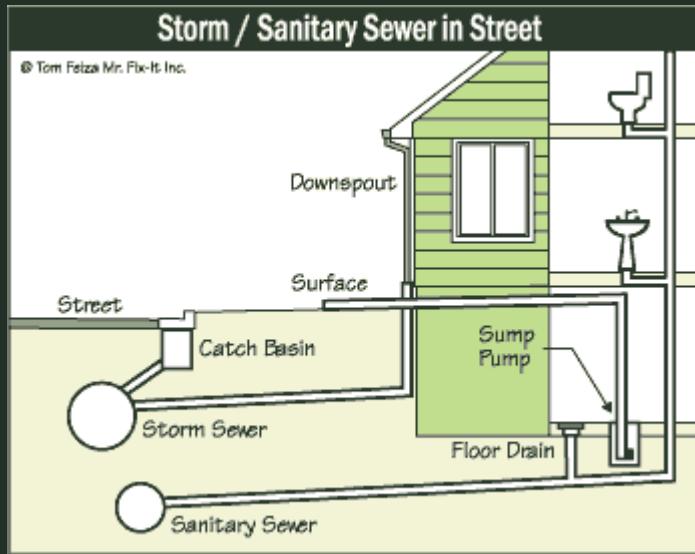
- A private sewer line is being installed. Cost to you will be lower if connections are made at the time of installation.
- Informal Petition for public sewer was submitted to the Town on April 24, 2018
- There is at least one private septic system in this area that is in failure that has been cited by the Genesee County Health Department.

# 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?





# 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. Wastewater Treatment (based on water usage)
- b. Operation & Maintenance Costs



# (1) – Project Cost

## *Option A – Grinder Pump Included (~\$7,500 EA)*

Construction Cost with Contingency	\$ 241,640
Legal and Administrative Costs	\$ 18,120
Engineering	\$ 18,120
Construction Observation	\$ 18,120
<b>Total Estimated Cost</b>	<b>\$ 296,000</b>

<b><i>Total Estimated Project Cost: \$296,000</i></b>	<b>Assuming 38 year loan @ 3.00%</b>	<b>Divided Among 22.6 Units</b>
Annual Cost (Debt Service) of Project	\$13,160	\$583

# (1) – Project Cost

## *Option B – Grinder Pump Excluded (~\$7,500 EA)*

Construction Cost with Contingency	\$ 66,600
Legal and Administrative Costs	\$ 5,000
Engineering	\$ 6,700
Construction Observation	\$ 5,000
<b>Total Estimated Cost</b>	<b>\$ 83,300</b>

<b><i>Total Estimated Project Cost: \$83,300</i></b>	<b>Assuming 38 year loan @ 3.00%</b>	<b>Divided Among 22.6 Units</b>
Annual Cost (Debt Service) of Project	\$3,703	\$164

# Project Debt Distribution

Residential Property – Single	1 Unit
Residential Property – Double	1.5 Units
Residential Property – Triple	2.0 Units
Developable Vacant Lot	0.1 Units
Developed Non-Residential	1 Unit (min.)

(Based on Actual Water Usage:  $\text{usage}/300\text{gpd} = \text{units}$ )

# Option Comparison

## Option A

- Yearly debt service = \$582
- Out-of-Pocket Costs:
  - Septic System Abandonment & Plumbing Connection to Grinder Pump (near house) = \$600-1,000
- Easy access when you decide to connect.
- Minimal out-of-pocket expense when decide to connect.

*\*Homeowners will be responsible for the electricity that the grinder pump uses in both options.*

## Option B

- Yearly debt service = \$164
- Out-of-Pocket Costs:
  - Septic System Abandonment & Plumbing Connection to Grinder Pump (near house) = \$600-1,000
  - Grinder Pump Purchase & Installation = ~ \$7,500
  - Lateral Line from ROW to Grinder Pump = \$20-40/LF
- Out-of-Pocket costs still lower than septic system replacement.
- Rural Development Funding opportunities for seniors to help with out-of-pocket costs.
- Home equity loan may be available.



## (2) – Treatment and Operation & Maintenance Cost

- Based on water usage
- Current cost is \$6.68/1,000 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:

$$\$6.68/1,000 \text{ gallons} \times 61,000 \text{ gallons} = \$407$$



# Annual Unit Costs

*Project  
Debt  
(mortgage)*



*Wastewater  
Treatment &  
Operation/  
Maintenance*



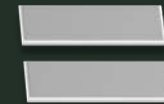
*Total  
Cost*

**(A)**

*\$583  
annual  
debt  
service*



*\$407 annual  
sewer usage*



*\$990*

**(B)**

*\$164  
annual  
debt  
service*



*\$407 annual  
sewer usage*



*\$571*

**(1)**

**(2)**

# Frequent Cost Questions

- Can the cost change?
  - Project costs are estimates
    - The numbers shown are maximum costs
    - 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

# How is a District Formed?

## Two Options for District Formation

Option 1: Legal Petition by property owners


Option 2: Town proposes creation of District on its own



Town Board sets a Public Hearing



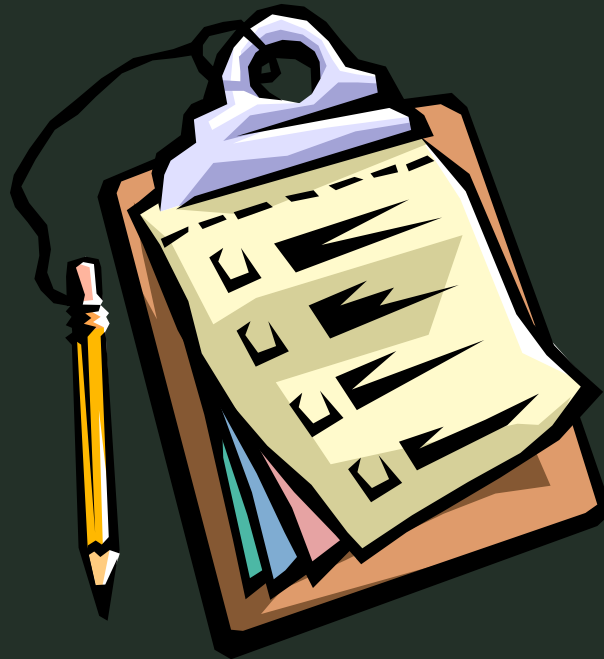
Public Hearing is held



Town Board determines by resolution whether or not to establish the District  
(This project is not subject to NYS Comptroller Approval)

# How do we Proceed Forward?

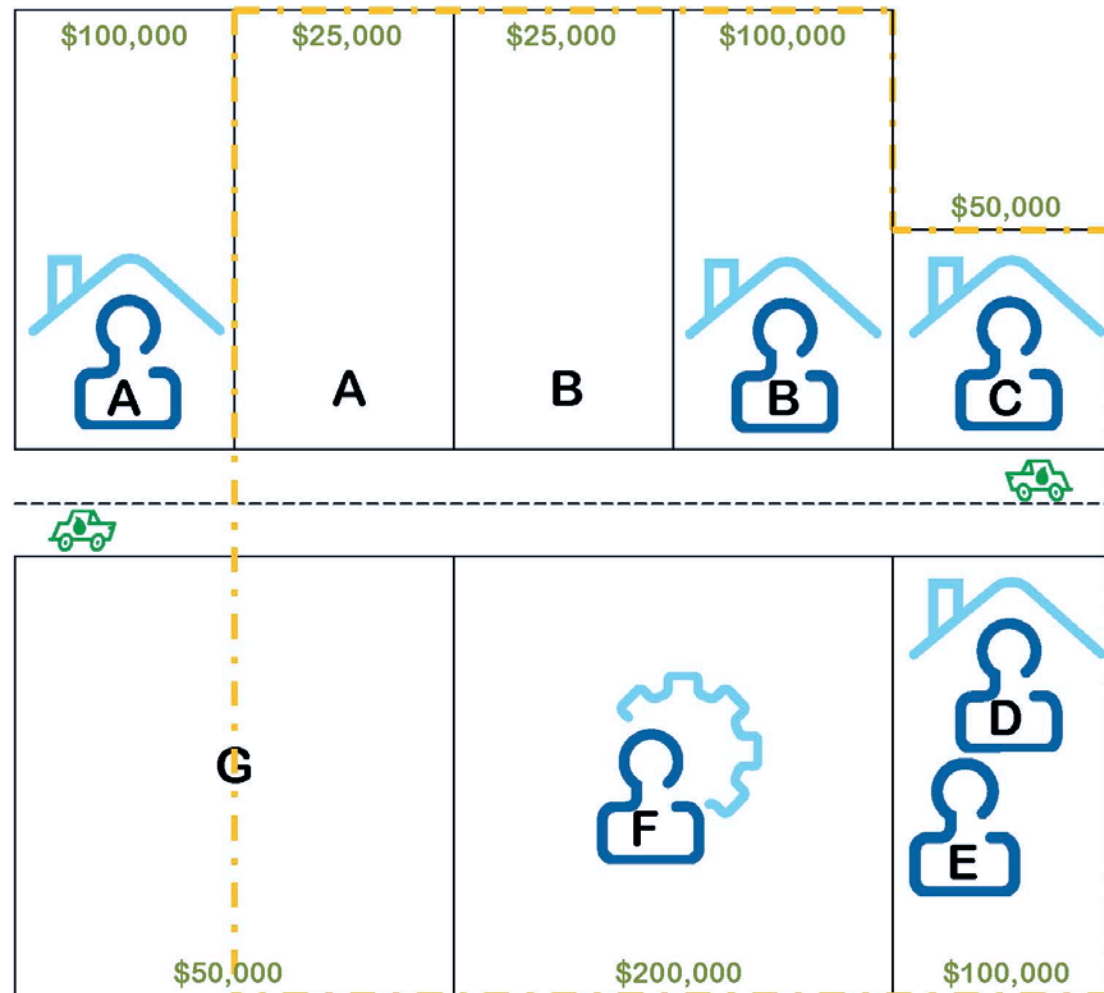
- A resident(s) from the proposed Sanitary Sewer District will need to circulate a legal petition (prepared by the Town).



# How Many Signatures are Required?

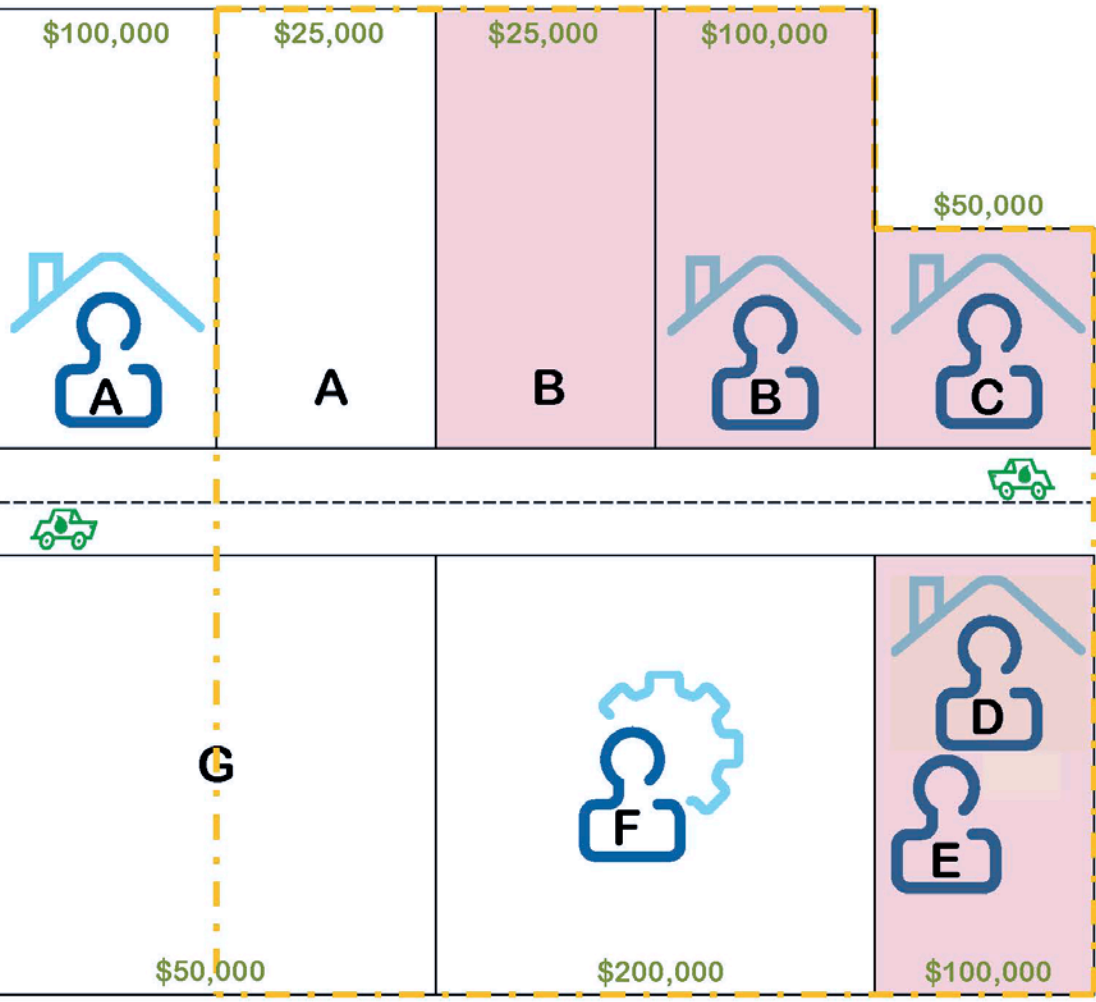
- The assessed value of each property in the district is divided among the number of owners
- Each signature is “worth” the proportioned assessed value
- Two conditions
  - Must have signatures for more than 50% of the assessed value for all owners
  - Must have signatures for more than 50% of the assessed value of resident owners





All Property Values	
A	\$25,000
B	\$125,000
C	\$50,000
D	\$50,000
E	\$50,000
F	\$200,000
G	\$25,000
<b>TOTAL</b>	<b>\$525,000</b>

Criteria #1: *Equivalent Signatures* >  $\frac{\$525,000}{2} = \$262,500$



Residential Values	
B	\$125,000
C	\$50,000
D	\$50,000
E	\$50,000
TOTAL	\$275,000

Criteria #2: *Equivalent Residential Signatures* >  $\frac{\$275,000}{2} = \$137,500$

# Petition Format

## PETITION TO REQUEST WATER DISTRICT

TO: The Town Board of the Town of Batavia, New York

We, the undersigned, pursuant to the latest completed assessment roll of the Town of Batavia, are owners of taxable real property located in the proposed Water District owning in the aggregate at least one-half of the assessed valuation of all of the taxable real property of the proposed Water District; and also constituting the signatures of resident owners who own taxable real property aggregating at least one-half of the assessed valuation of all of the taxable real property of the proposed Water District owned by residents.

The boundary of the proposed Water District is set forth in the map, plan and report annexed herto and made a part hereof as Exhibit A, and the maximum amount proposed to be expended for the Water District improvments is \$123,567 with an estimated average cost for each taxable property of \$987 per year, as set forth in Exhibit A.

First Name	Last Name	Address	Tax Map Number/ Location	2009 Assessed Value	Signature	Date
Keith	Abrams	XXXX Wortendyke Rd Batavia NY 14020	XX.-X.-XX XXXX Wortendyke Rd	\$118,900		
Susan	Burns	XXXX Pike Rd Batavia NY 14020	XX.-X.-XX.X XXXX Pike Rd	\$101,000		
James	Doctor	XXXX Wortendyke Rd Batavia NY 14020	XX.-X.-XX.X XXXX Wortendyke Rd	\$ 3,500		
Marie	Doctor	XXXX Wortendyke Rd Batavia NY 14020	XX.-X.-XX.X XXXX Wortendyke Rd	\$ 3,500		
Elizabeth	Kelly	XXXX Wortendyke Rd Batavia NY 14020	XX.-X.-XX XXXX Wortendyke Rd	\$134,700		
Cory	Mathews	XXXX Pike Rd Batavia NY 14020	XX.-X.-XX.X XXXX Pike Rd	\$118,900		
Ronald	McDonald	XXXX Pike Rd Batavia NY 14020	XX.-X.-XX XXXX Pike Rd	\$109,900		
Lisa	Neureuter	XXXX Wortendyke Rd Batavia NY 14020	XX.-X.-XX.X XXXX Wortendyke Rd	\$134,700		
Jenniefer	Reynolds	XXXX Wortendyke Rd Batavia NY 14020	XX.-X.-XX.X XXXX Wortendyke Rd	\$ 14,000		
Jack	Sparrow	XXXX Snipery Rd Corfu NY 14036	XX.-X.-X.X XXXX Wortendyke Rd	\$ 4,200		

### STATEMENT OF WITNESS

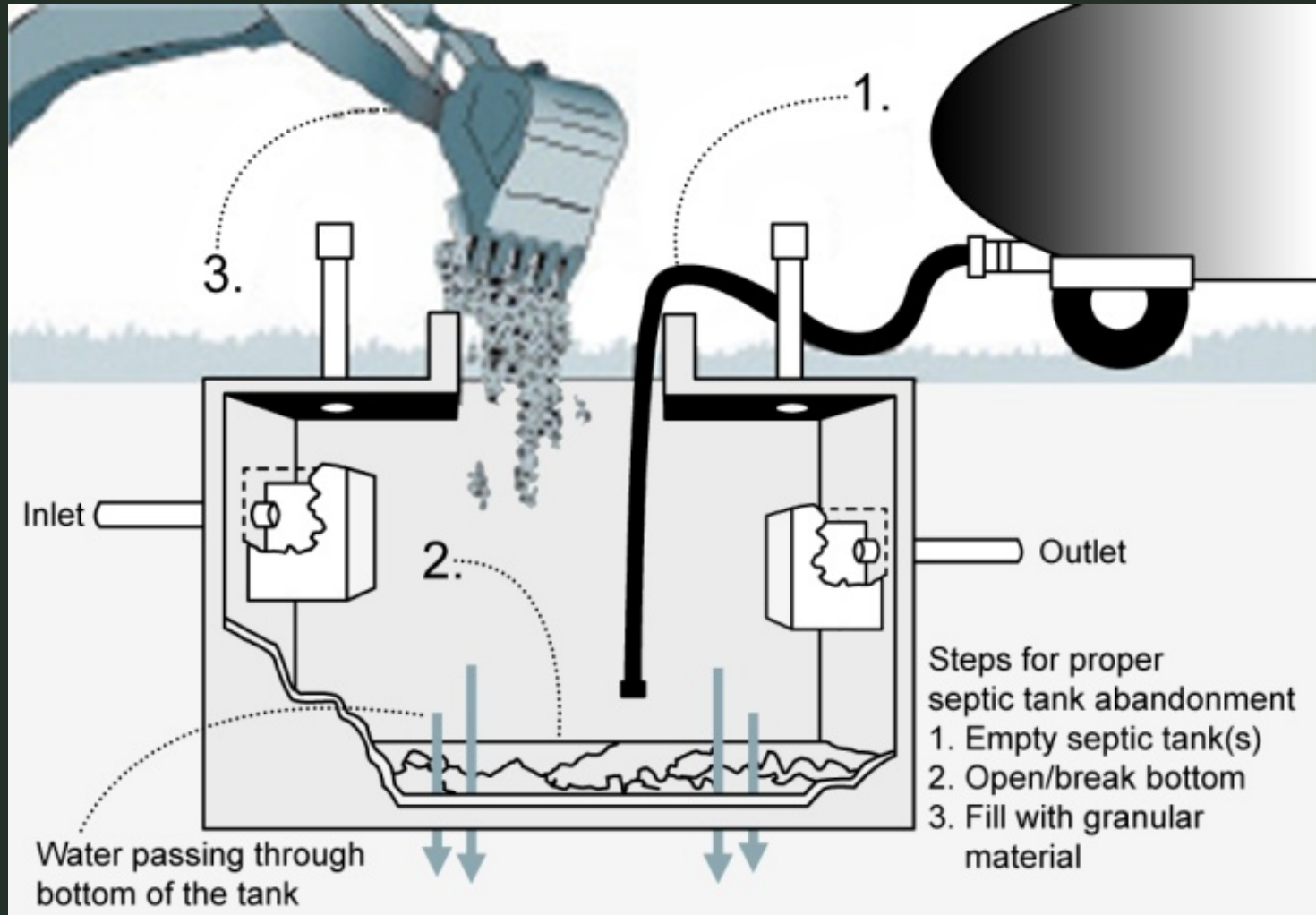
I, \_\_\_\_\_, state as follows: I am over the age of 18 years, and I now reside at \_\_\_\_\_ in the Town of Batavia, County of Genesee and State of New York, within the boundaries of the proposed Water District as set forth in the annexed Exhibit A. Each of the owners of taxable real property located within the boundaries of the proposed Water District, whose names are subscribed to this Petition sheet, containing \_\_\_\_\_ (#) signatures, subscribed his/her name in my presence.

I understand that this statement will be accepted for all purposes as the equivalent of an affidavit, and if it contains a material false statement, shall subject me to the same penalties as if I had been duly sworn.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

What Else Do I Need to  
Know?

# Septic Tank Abandonment



# 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



# What is the Time Schedule?

- District Formation
  - 2 months
- Bidding and Construction
  - 4-6 months



# In Closing

- Maximum Annual Debt Service per unit:
  - \$583 (option A)
  - \$164 (option B)
- Annual Average O&M Cost per unit: ~\$407
- This presentation will be posted at:
  - [www.townofbatavia.com](http://www.townofbatavia.com)
- Who to contact with questions:
  - Steve Mountain, Town Engineer
    - 585-343-1729 x220
    - [smountain@townofbatavia.com](mailto:smountain@townofbatavia.com)

**~ OPEN FORUM QUESTIONS ~**