

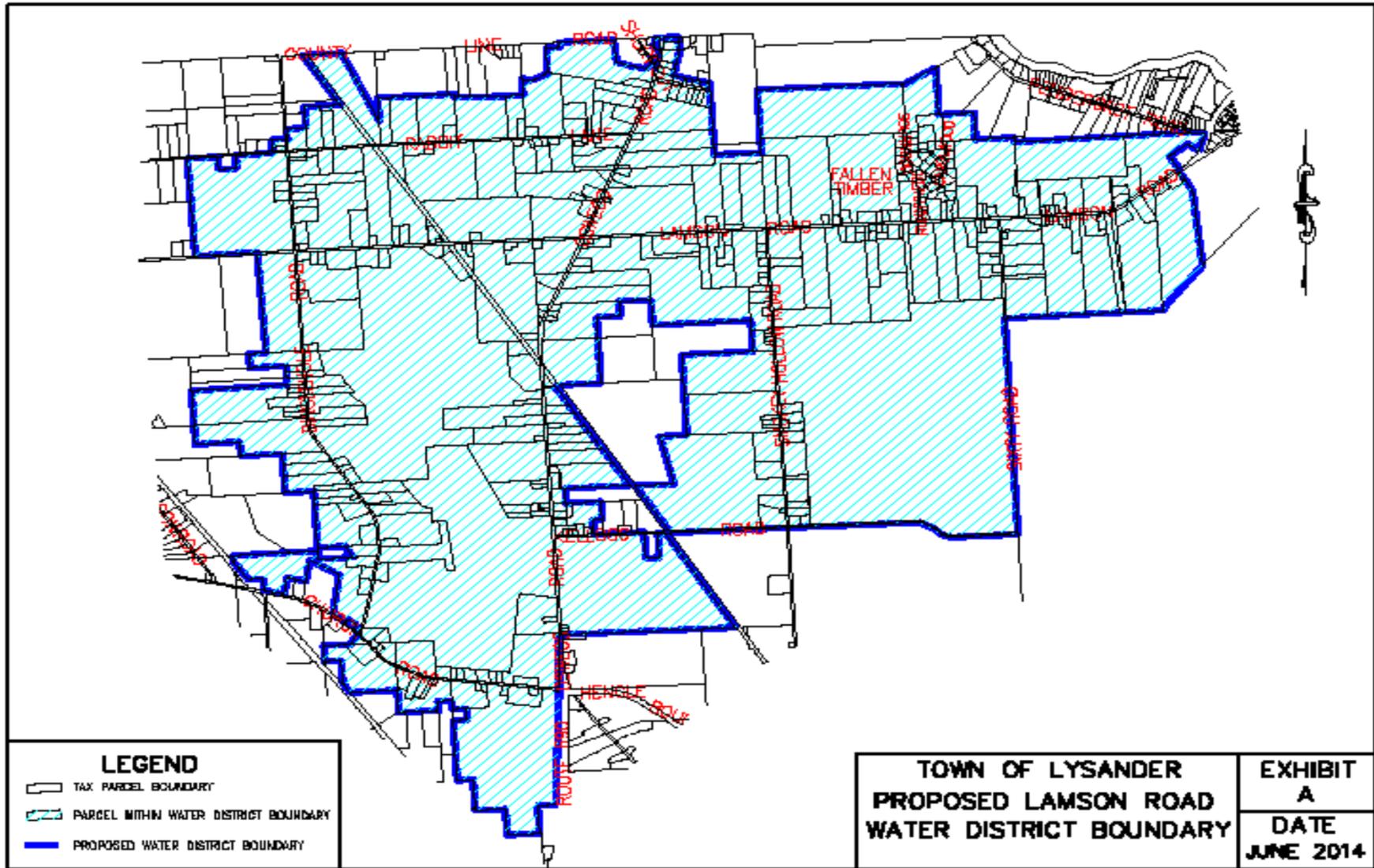
Lamson Road Water District Formation



Town of Lysander
8220 Loop Road

Baldwinsville, New York 13027

Proposed District Boundary



Preliminary Project Cost Estimate

Item DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
Lining (100%)	17,267	CY	\$19.00	\$328,073
Excavation Below Subgrade (100%)	3,926	CY	\$3.00	\$11,778
Special Backfill (10% Driveways & Town Roads)	3,730	CY	\$19.00	\$70,870
Furnish and Install 8-Inch D.I. Water Main (inc. poly wrap)	72,385	LF	\$31.50	\$2,280,128
Furnish and Install Hydrant Assembly (-600' spacing)	120	EA	\$2,000.00	\$240,000
Furnish and Install 8-Inch Gate Valves (-600' spacing)	120	EA	\$700.00	\$84,000
Furnish and Install 3/4-Inch Water Service	342	EA	\$400.00	\$136,800
Furnish and Install 3/4-Inch Copper Pipe Water Service	9,810	LF	\$10.00	\$98,100
County or State Road Crossings	8	EA	\$20,000.00	\$160,000
Railroad Crossings	4	EA	\$25,000.00	\$100,000
Stream Crossings	15	EA	\$5,000.00	\$75,000
Connection to Existing System	3	EA	\$5,000.00	\$15,000
Subtotal				\$3,599,749
Contingency (10%)				\$359,975
Subtotal				\$3,959,723
Survey, Legal, Administrative (5%)				\$197,986
Estimated Total Cost =				\$4,157,710

Equivalent Dwelling Unit Calculation

Total number of parcels =	487
Currently vacant parcels =	<u>-146</u>
Currently occupied parcels (1EDU) =	341

Currently vacant parcels =	146
Agricultural Distric & Public parcels =	<u>- 23</u>
Currently vacant developable parcels =	123

Vacant developable parcels will contribute ½ EDU toward the debt service annually (approximately \$318)

Estimated total number of EDU's = $(123/2)+341 = 402$ EDU

Estimated Annual User Cost

Preliminary Estimate of Project Cost	\$4,157,710.00
Annual Debt Service (Full Cost)	\$247,792.23
Estimated Total Number of Equivalent Dwelling Units	402
Annual Unit Charge for Debt Service (30 years) =	\$616.40
<u>Hydrant Charge</u>	
Annual Hydrant Charge (127 hydrants x \$59.67 each)	\$7,578.09
Total Number of Units	402
Annual Hydrant Charge Per Unit	\$18.85
Estimated First Year Town & County Tax Bill Charge =	\$635.25
<u>Water Usage Cost (4 person household)</u>	
Based Upon a Typical Annual Usage of 73,000 Gallons (18,250 Gallons Per Quarter)	
Base System Fee	\$34.50
First 10,000 gallons@ \$2.53/1000 gal	\$25.30
Next 13,000 gallons @ \$3.33/1,000 gallons	\$27.47
Typical Quarterly Water Bill	\$87.27
Typical Annual Water Bill	\$349.08
<u>Water Usage Cost (2 person household)</u>	
Based Upon a Typical Annual Usage of 73,000 Gallons (9,125 Gallons Per Quarter)	
Base System Fee	\$34.50
First 10,000 gallons@ \$2.53/1000 gal	\$23.08
Typical Quarterly Water Bill	\$57.58
Typical Annual Water Bill	\$230.32
Total Estimated First Year Charge For 2 Person Household =	\$865.57
Total Estimated First Year Charge For 4 Person Household =	\$984.33

Estimated Property Owner Connection Cost

Home Less Than 150' From Road

- Minimum $\frac{3}{4}$ " Copper Service continuous from home to curb stop.
- Actual cost will vary depending on the length of service required.
- Property owner will contract with licensed plumber for installation.
- Estimated cost = \$3,800

Home Greater Than 150' From Road

- Meter pit at the road ROW is required
- Minimum $\frac{3}{4}$ " Polyethylene water service allowed
- Actual cost will vary depending on length of service required.
- Property owner will contract with licensed plumber for installation.
- Estimated cost = \$5,000

2008 Public Interest Survey Results

374 Surveys Sent
234 Surveys Responded

Category	% Responded	% Total
1	45.3	28.3
2	7.7	4.8
3	1.3	0.8
4	5.1	3.2
5	35.9	22.5
6	4.7	2.9

<u>KEY</u>	
1	In Favor of District Formation: \$500-\$800
2	In Favor of District Formation: \$800-\$1100
3	In Favor of District Formation: \$1100-\$1400
4	In Favor of District Formation: >\$1400
5	Not In Favor of District Formation
6	In Favor of District Formation: < \$600

Potential for Public Assistance

- Community Development
 - Possible capital improvement project (Town would apply if funding is available in 2016)
 - Possible individual assistance for home connections (low income dependent) would only cover a portion of the service lateral installation cost.
 - Threshold for low income assistance in 2014
1-person = \$37,950, 2 people = \$43,350,
4 person = \$54,150

Potential for Public Assistance

- New York State Environmental Facilities Corporation (EFC)
 - Project is included in the current DWSRF Intended Use Fund (IUF) with a score of 45
 - The current score is under the funding threshold it is possible that the funding threshold will be lowered, but it is unlikely that projects with a score of 45 will be funded.
 - The Town will be reviewing the application with EFC and the DOH to determine if there is any way to raise the projects IUF funding score

Potential for Public Assistance

- USDA Rural Development
 - The town's current population makes us ineligible for Rural Development funding.
 - There was a line item in the USDA Farm Bill last year that would have raised the population level for RD project funding that was removed during negotiations in the House of Representatives.
 - Legislation would have to be passed by congress for the Town to become eligible for RD funding.

Special District Assessments

“Assessments are determined by market value or sale prices. The addition of public water would only change an assessment after the value is recognized by the market. Assessment would not automatically increase, and would remain unchanged until the public water value is recognized by the market. Assessments would be adjusted after an indicated value change, and review of neighborhood sales”

Theresa Golden, IAO

Assessor Town of Lysander

Potential Savings

- Homeowners insurance premiums would decrease.
- Fire district insurance premiums would decrease.
- Plumbing fixtures should have a longer service life.
- Water filtration and softening systems would no longer be required.