

Public Hearing
May 18, 2021 6:00 p.m.
Formation of Rt. 20 Water Extension

Present: Supervisor Gerald L. Deming, Council Members: Lynn Parnell, Norman Gates and Frank Rose Jr.

Absent: Amos Smith

Others: Connie Burger, Eric Wies (Engineer, CPL), James Campbell (Town Attorney), George Ackley, Dale Hopkins, Jeff Hopkins, Henry Fuller, Dustin & Chris Geiger and Kirk Richenberg.

Online: Cortney Underwood and Greg Burm
Melissa (exited at 6:14pm)

Supervisor Deming opened the Public Hearing at 6:02 pm. and turned the meeting over to Attorney Campbell to read aloud the hearing notice:

NOTICE IS HEREBY GIVEN, that pursuant to Executive Order No. 202.1 issued by Governor Cuomo on March 12, 2020 (and subsequent Executive Orders), and advisories issued by Federal, State and Local officials related to the COVID-19 virus, the Town of York Town Board will convene a hybrid (in-person and remotely held) Public Hearing on Tuesday, May 18, 2021 at 6:00 p.m. for the purpose of considering public opinion and comment about or concerning the following:

The potential formation of the Town of York Consolidated Water District-NYS Route 20 Extension to include the property noted in the Map, Plan and Report filed in the York Town Clerk's Office and as more particularly described in the Map, Plan and Report on file the York Town Clerk's.

The Public Hearing will commence at 6:00 p.m. and shall be conducted at the Town of York Town Hall, located at 2668 Main Street, York, New York AND through the use of ZOOM, a remote video and/or telephone conferencing tool that will allow the public to participate remotely by telephone or video connection. Please note that due to social distancing constraints and the limitations on in-person capacity at the Town Hall, the Town Board is requesting that those members of the public that are comfortable attending remotely through ZOOM.

Supervisor Deming then asked CPL Engineer, Eric Wies to give an overview of the Rt. 20 Water Extension project leading up to tonight's Public Hearing.

Mr. Wies stated that originally a letter was mailed out on March 1st to a much larger area, northern portion of the Town (NYS Rt. 20, NYS Rt. 36, Ellicott Road portions of Federal, McPherson, MacIntyre and Casey Roads) asking opinion on their desire for municipal water,

requesting that they complete and return a survey. A total of 37 surveys were mailed out with 24 being returned. Of the 24 survey results, the responses were as follows:

- 1 - maybe interested in public water
- 6 - (25%) indicated they were not in favor of public water
- 17 - (71%) indicated they were in favor of public water

In order to accurately gauge the level of interest from the property owners, the survey consisted of a number of questions regarding their private water quality and their interest in municipal water at a cost of \$900.00 per year.

The results were then plotted on a map to determine the property owners that were “in favor” or “not in favor” of proceeding. Based on the survey information it was concluded that owners to the east of Rt. 36 would be included in the proposed project area, as only 1 of the 11 was not in favor. Mr. Wies stated from there, a Map, Plan and report was developed that summarized the project. Ultimately the total estimated Capital Cost is \$673,000. Projected grant funding is approximately \$363,000, leaving a net local project cost of approximately \$311,000. The Annual Debt Service (20 years, 2.25%) is \$19,500.00, which essentially gets divided up amongst the units. The Estimated Debt Service/Units would consist of 35 total units and is broken down accordingly:

Single Family Residential	15	15 total units
Growmark	16	16 total units
Commercial	4	4 total units

The commercial properties which include two vacant parcels at the corner of Rt. 20/36 have indicated that they also want public water. In addition, 16 units will be Growmark’s which were developed based on their water needs. The total of 35 units, will have an annual debt service of \$19,500. The typical single-family home would anticipate an estimated debt service of \$554.24 per year for the next 20 years with a \$35.02 charge related to the Consolidated Water District Debt. The estimated usage water cost would be \$298.00 (quarterly charge over the course of the year; 4 water billings provided from the Town). In total, the typical single-family house is looking at:

Yearly tax bill-	$\$554.24 + 35.00 = \589.24
Usage water cost-	<u>\$297.76</u>
	\$887.00 total per year

Mr. Wies added, these figures are the public portion of the project, there is also a private portion which is everything from the right of way into the residence. The Town will be responsible for providing a service lateral to the property line, from that point it will then be the owner’s responsibility. The cost to run the line from the right of way into the home is roughly \$10.00 per linear foot. Some residences may require internal plumbing modifications. Anticipated connection costs is an average, some will be less while others will be more than the average, but it really depends on how far away the house is from the right of way where the main line will be located. Property owners do have the option to retain their well if they

choose to. Ultimately the plumbing for the well must be completely separate from the public water supply which is a NYS Department of Health requirement. Many residents decide to keep their wells after connecting to town water, using it for a garden, flowers or to fill a swimming pool. Over time, usually within five years they realize that the cost of public water doesn't substantiate the need to keep the well long term.

COMMENTS/QUESTIONS:

1) Henry Fuller- How many people on Casey Road wanted water?

Supervisor Deming responded that Casey Rd. is in the district but is an area of non-service.

Mr. Fuller- Was there a health study done on the condition of the water or when it started to get bad?

Supervisor Deming replied that a study was not done, usually wells are tested at the homeowners' request.

Mr. Fuller- Before Agway started no one complained about their wells but once Agway was in business the quality of the wells changed.

Supervisor Deming commented that he is unaware of the situation when Agway owned it but Growmark has conveyed to him that their issue is with lack of consumption.

Mr. Fuller- It boils down to wells should be checked prior to putting in water lines to see if they are polluted. Growmark should have to pay if they are the cause.

2) Kirk Richenberg- What is the anticipated water consumption at Growmark?

Mr. Wies replied he does not have that documentation with him this evening.

Mr. Richenberg- Will there be a similar contract with them as was with DFA?

Mr. Wies answered that the Map, Plan and Report spells things out.

Mr. Deming added there is not a separate contract for Growmark.

Mr. Richenberg- Is there enough in the quota to serve them along with the other districts and Leicester?

Mr. Wies responded that there is enough in the allotment from Geneseo. We calculated roughly 2900 gallons per day.

3) Jeff Hopkins- The figure \$887.00, does it ever increase? For example, if a property goes offline, for example a fire to the residence?

Mr. Wies and Supervisor Deming both replied that if a house burns down, yes, the units will go down but for the most part the annual debt number will remain stable.

Mr. Wies stated that Cortney Underwood is joining us this evening via Zoom and asked if she had any questions or comments.

Greg Burm responded: No, we don't have any questions but we couldn't hear whatever the other people were saying.

4) George Ackley- If this passes what is the timetable?

Mr. Wies replied as far as the ultimate time frame of completion, design and permitting, it will be approximately 2-3 months, bidding process another month and then actual construction will really be dictated at the time of the contractor's availability. Currently there are contractors available but when we get ready to bid 5-6 months from now, that could change. Best case scenario, people may have water by the end of the year, worst case scenario spring of 2022 along with restoration thereafter.

5) Dale Hopkins – Can we hook up the water line to the existing line to the house?

Mr. Wies stated typically that would have to be evaluated by the water department. It really depends on what the line is. If it's a water line that was recently installed that complies with Town standards, then it may be a good possibility. If it's an older black plastic line, or sub-standard line likely not, it would then have to be replaced.

6) George Ackley- Will there be direction as to what meets Town standards?

Mr. Wies replied that the Town will give direction as to what is acceptable and what isn't. They will mail you a detailed packet that outlines exactly what type of material should be used if you want to connect to municipal water.

Supervisor Deming read aloud the following comments:

Received by CMH dated 5-10-2021

To the York Town Board and Planning Board

We recently received notice of a Public Hearing on Tuesday, May 18, 2021 at 6:00pm on the formation of the Town of York Consolidated Water District - NYS Route 20 Extension. Due to previous plans, we are uncertain as to whether we will be able to participate in the meeting. As property owners in the proposed extension, we want to send our comments.

We are very fortunate that we have a spring on our property that has and continues to supply us with water of high quality and volume. We have never requested/inquired about municipal water. We are aware that most of our neighbors have water issues, either volume or quality or both.

We are in favor of the extension. Although we will probably not connect at this time, we see this as an investment in the future. Also we would like to support our neighbors in their quest for a reliable, healthy water supply. (A utility that everyone has a right to.) We have no hesitancy in paying debt service to help our neighbors and community.

Respectfully,

David & Cecilia Deuel

5-18-21 10:50 am

To the York Town Board:

Town Clerk, Christine Harris received a telephone call this morning from Mary Lynne Seifert of 2981 Telephone Road stating that she and her husband Tom are unable to attend tonight's Public Hearing regarding water for Route 20, but wanted the Town Board to know they are in favor of municipal water.

After no further questions or comments....

Supervisor Deming stated that the Town Board will receive written comments until 4:00 p.m. on June 7th, 2021.

ADJOURNMENT:

RESOLUTION offered by Mrs. Parnell and seconded by Mr. Rose to adjourn the Public Hearing until June 8th regular Town Board Meeting. Voted on and approved, Yes-4, No-0.

Public Hearing closed at 6:25 p.m.

Respectfully Submitted,
Christine Harris,
Christine M. Harris, Clerk