

# Town of Parma Water Improvement Benefit Area No. 1

April 17, 2024



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1

## Public Information Meeting Purpose

- Review the work completed to date.
- Review the Project Scope.
- Review the Total Project Cost.
- Review the Property Owner Estimated Costs.
- Review the steps to be taken and Project Schedule.
- Receive resident's comments and answer questions.
- Determine interest from the property owners.

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2

## Goals and Objectives

- Provide affordable public water service.
- Maximize potential grants and low interest loans.
- Create a long-term plan for providing public water based upon need, requests and feasibility.

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3

## Water District Formation

**How is a Water District Formed?** The residents may either petition the Town to form the Water District or the Town may proceed with District Formation Under Article 12A Town Law.

**Preliminary Study is initiated by the Town Board:**

- Service Area is evaluated.
- Alternatives are considered.
- Feasibility of Project Area is determined.
- Preliminary Cost Estimates are made.

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4

## Water District Formation Process

- *Map, Plan and Report is prepared.*
- *Total Project Costs are estimated and Annual Cost to the typical single-family home is estimated.*
- *Legal Public Hearing. (We are here)*
- *District Formation by Town Board action.*
- *Application to Comptroller's office for District approval.*

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5

## Background Information

- *MCWA operates and maintains the Parma Water System under a "Retail Lease Agreement".*
- *Average Home utilizes 50,000-60,000 gal./year of water.*
- *Town is planning to apply for a WIIA Grant and EFC Financing.*

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6

## Overall Project Details

- *30,000 LF of water main to install to serve approximately 99 homes.*
- *Fire hydrants located 600' apart & at intersections.*
- *Water services provided to each existing home and business that signs up to receive a water service.*
- *Improvements generally installed within the highway Right-of-Way's.*
- *Temporary and Permanent Easements may be necessary depending upon the water main location and obstacles within the project area.*

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7

## Project Location Map



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8

## What Grants are Available?

- **Water Infrastructure Improvement (WIIA):** The Town is in the process of applying for grant funding via this program. Maximum grant amounts are 60% of project costs.

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9

## What Loans are Available?

- **Drinking Water State Revolving Fund (DWSRF):** Loans offered via this program would be at a "market rate" over a 30 year period.
- **Municipal Bonds**

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10

## How much will this cost?

a. Construction	\$	2,396,000
b. Contingency (15%)	\$	359,000
c. Engineering	\$	480,000
d. Legal and Administrative	\$	167,000
<b>Total Project Costs</b>	<b>\$</b>	<b>3,402,000</b>
Less Anticipated WIIA Grant	\$	(2,041,200)
<b>Net Local Share</b>	<b>\$</b>	<b>1,360,800</b>
Total Number of EDUs in Proposed WD		103.5
Annual debt service with Grant (Based upon 4.25% loan for 30 years)	\$	81,101
Annual debt service (for 30 years) Per EDU	\$	783.59
Approximate cost of water	\$	299.05
<b>Average Annual Costs per EDU</b>	<b>\$</b>	<b>1,082.64</b>

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11

## How are Equivalent Dwelling Units (EDU's) Applied?

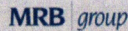
- **Residential Properties:**  
*1 family = 1 EDU;*  
*2 family = 2 EDU; etc.*
- **Commercial Properties:** *1 EDU minimum;*  
*Additional EDU's based upon water usage.*
- **Vacant Buildable Lots:** *0.5 EDU.*
- **Landlocked Parcels:** *0 unit (unless owner also owns an adjacent parcel with road frontage - then 0.5 EDU).*

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12

## Homeowners Responsibility

- *Install Water Service from ROW to house.*
- *Abandon wells or separate from well supply and Internal Plumbing Changes.*
- *MCWA Meter & Initial Account Fee (\$250 One time only).*
- *Homes > 500' from WM will require meter tile for meter (\$1,000 +/-).*
- *Purchase Water and comply with MCWA requirements.*



13

## Can I keep my Private Well?

MCWA offers the following Options:

- **Option 1 Well Abandonment:** *Homeowner is responsible for the cost associated with well abandonment. (This is the preferred Option).*
- **Option 2 Well Separation:** *One-time Easement Fee of \$1,000 + \$80 Inspection Fee every 5 years.*
- **Option 3 Backflow Prevention Device:** *Must be designed by a NYS Licensed Professional Engineer and must be tested annually. This option is the most costly.*

**Note:** *The availability of Options 2 & 3 are up to the MCWA based upon groundwater conditions in the area.*



14

## Role of MCWA

- *Provide technical assistance and review/approval of plans and specifications.*
- *Supply potable water meeting or exceeding State and Federal Standards.*
- *Operate and maintain water supply and distribution system.*
- *Coordinate new service installations and well abandonment's.*
- *Set up new customer accounts and perform all billing.*



15

## Advantages of a Public Water System

- *Consistent Quality and Quantity.*
- *Increased Fire Protection.*
- *Lower Homeowners (fire) Insurance Rate (average 5-15%).*
- *Increased Property Values w/o automatically increasing assessment. Re-assessments DO NOT automatically take place because of a Water District being created.*
- *Enhanced marketability of property in the future.*
- *Less worry about water supply.*
- *Eliminate costs associated with private wells.*



16

## Water System Implementation

- Seek funding opportunities **(4-6 Months)**
- Map, Plan and Report to be prepared
- Secure Grants and Loans **(10-12 Months)**
- NYS Comptrollers Application **(if applicable)**

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17

## Water System Implementation

- Prepare Contract Plans and Specifications **(4-6 Months)**
- Approvals, Permits, Easements, etc. **(4-6 Months)**
- Bidding and Award of Contract **(1-2 Months)**
- Construction **(9-12 Months)**
- **Total time between now and completion of project will be 20-32 months.**

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18

## Next Steps for Residents

- **Letters of Support:** Residents may sign pre-drafted letters of support, or write individual letters of support to the Town to include with the Grant Application.
- **Well Sampling:** MRB will coordinate to take well samples from residences within the project area and submit to a lab for health testing.

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19

## Questions and Answers

- **If I don't want water, will I have to pay for it?**
  - You'll have to pay for the water district debt, but if you don't hook-up, you don't pay for water use.
- **Will the project raise my assessment?**
  - No, your assessment does not change, your tax bill will include a separate water district tax.
- **If I don't hook-up immediately, can I hook-up later?**
  - Yes, but you will have to pay a tap-in fee at a later date.
- **Will I get to vote on the Water District?**
  - Because the district is being formed by Town Board Action, the district is subject to a Permissive Referendum.

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20

**Thank You**

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