

Water and Sewer District Creation and Consolidation of Those Districts

WHAT YOU NEED TO KNOW



Presenters:

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Attorney, Tabner, Ryan & Keniry, LLP

A. MAP, PLAN & REPORT

- Prepared by a competent engineer
- Boundaries
- Maximum cost of project
- Cost to typical property
- Hook up fees

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Town of Moreau
Sewer District 1 – Ext. 5
May 2018

TOC-1

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F:\2017065\Reports\Laberge Map, Plan and Report\Final May 2018\Map, Plan and report 06-06-18.docx

Town of Moreau
Sewer District 1 – Ext. 5
May 2018

TOC-2

Town of Moreau

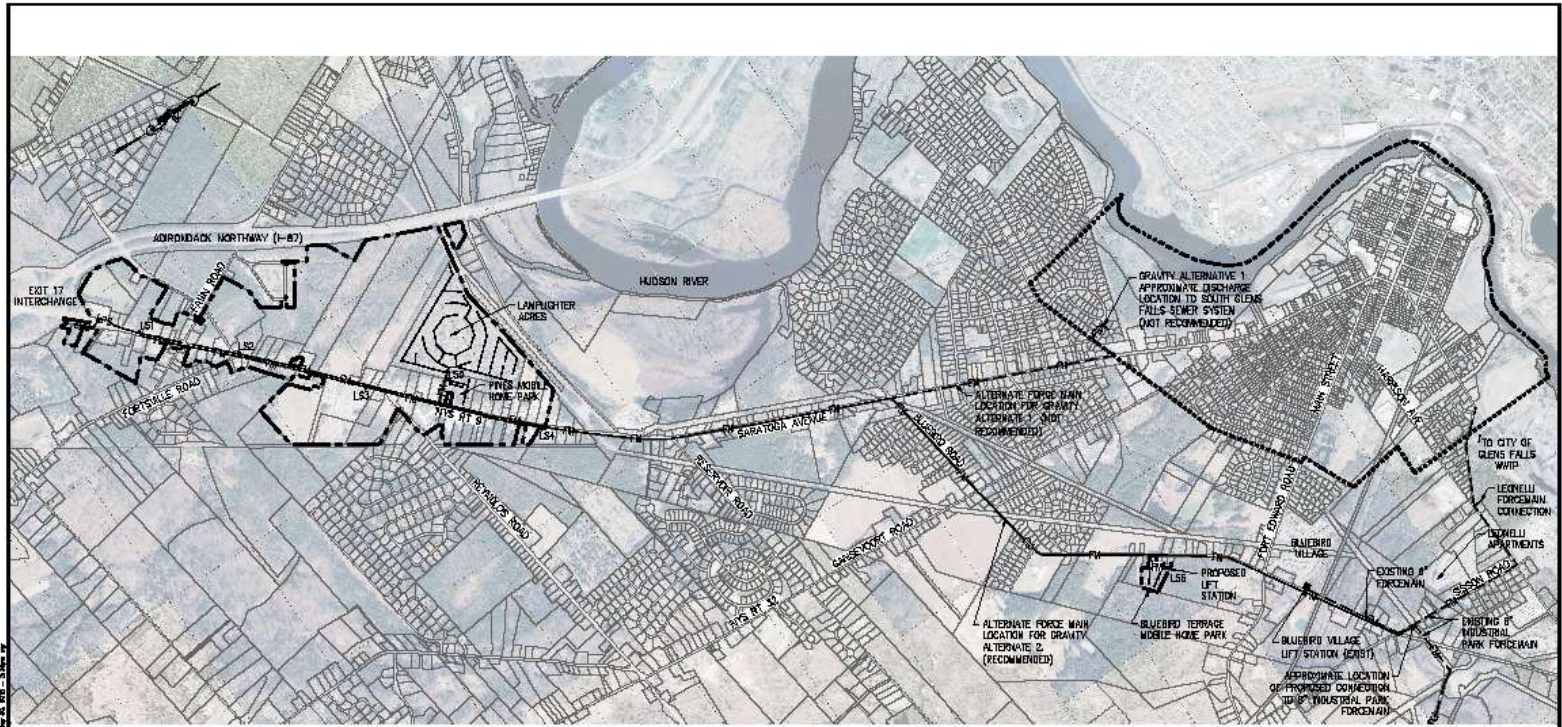
 Saratoga County, New York

 Sewer District 1 - Extension 5

 Preliminary Opinion of Probable Cost

 April 2018

ITEM	EST. QUAN.	UNIT	UNIT COST	TOTAL
8-Inch PCVC SDR35	31,000.00	LF	\$110	\$3,410,000
6-Inch HDPE Forcemain	5,500.00	LF	\$70	\$385,000
8-Inch HDPE Forcemain	2,000.00	LF	\$90	\$180,000
10-Inch HDPE Forcemain	20,000.00	LF	\$100	\$2,000,000
Gravity Manholes	100.00	EA	\$5,000	\$500,000
Air Release Manholes	6.00	EA	\$8,000	\$48,000
FM Junction Manholes	6.00	EA	\$8,000	\$48,000
Gravity Sewer Laterals				
Open Cut	8,150.00	LF	\$65	\$529,750
Directional Drill	38.00	EA	\$10,000	\$380,000
LPS Laterals	5.00	EA	\$4,000	\$20,000
Flushing Stations	19.00	EA	\$8,500	\$161,500
Lift Stations	6.00	EA	\$250,000	\$1,500,000
Emergency Generators	6.00	EA	\$50,000	\$300,000
SCADA Control System	1.00	LS	\$200,000	\$200,000
Grinder Pump Stations	3.00	EA	\$10,000	\$30,000
Select Backfill	19,000.00	CY	\$35	\$665,000
Subbase material	8,000.00	CY	\$50	\$400,000
Pavement - Binder	17,000.00	SY	\$20	\$340,000
Pavement - Top	17,000.00	SY	\$10	\$170,000
Misc Restorations	31,000.00	LF	\$20	\$620,000
Maint. & Protection of Traffic		LS	3%	<u>\$357,000</u>
Subtotal				\$12,244,250
Contingency	10%			\$1,225,000
Glens Falls WWTP Fee				\$500,000
Land Acquisition				\$120,000
Grant/Loan Administration				\$30,000
Geotechnical				\$75,000
Cultural Resource Survey/Ecological Review				\$65,000
Survey - Design Mapping				\$150,000
Survey -ROW/Easements				\$100,000
Engineering				\$940,000
Construction Observation				\$400,000
Permitting				\$15,000
Legal Counsel				\$50,000
Bond Counsel				<u>\$50,000</u>
			TOTAL	\$15,964,250
			SAY	\$16,000,000



Date: 06/30/18
 Project: WATER AND SEWER DISTRICT CREATION AND CONSOLIDATION (TOWN OF WIREDALE)
 Drawing: GENERAL PLAN - GRAVITY COLLECTION (SHEET 01 OF 02)

- LEGEND:**
- PROPOSED MAN-HOLE
 - LSI
 - LPS
 - FM — FN
 - PROPOSED DISTRICT BOUNDARY LINE
 - SOUTH GLENS FALLS BOUNDARY LINE
 - GRAVITY SEWER (ALL GRAVITY SEWERS TO BE 8 INCH)
 - PROPOSED LIFT STATION & NUMBER
 - LOW PRESSURE SEWER
 - FORCEMAIN
 - PROPOSED DISTRICT BOUNDARY LINE
 - SOUTH GLENS FALLS BOUNDARY LINE

NOTE:

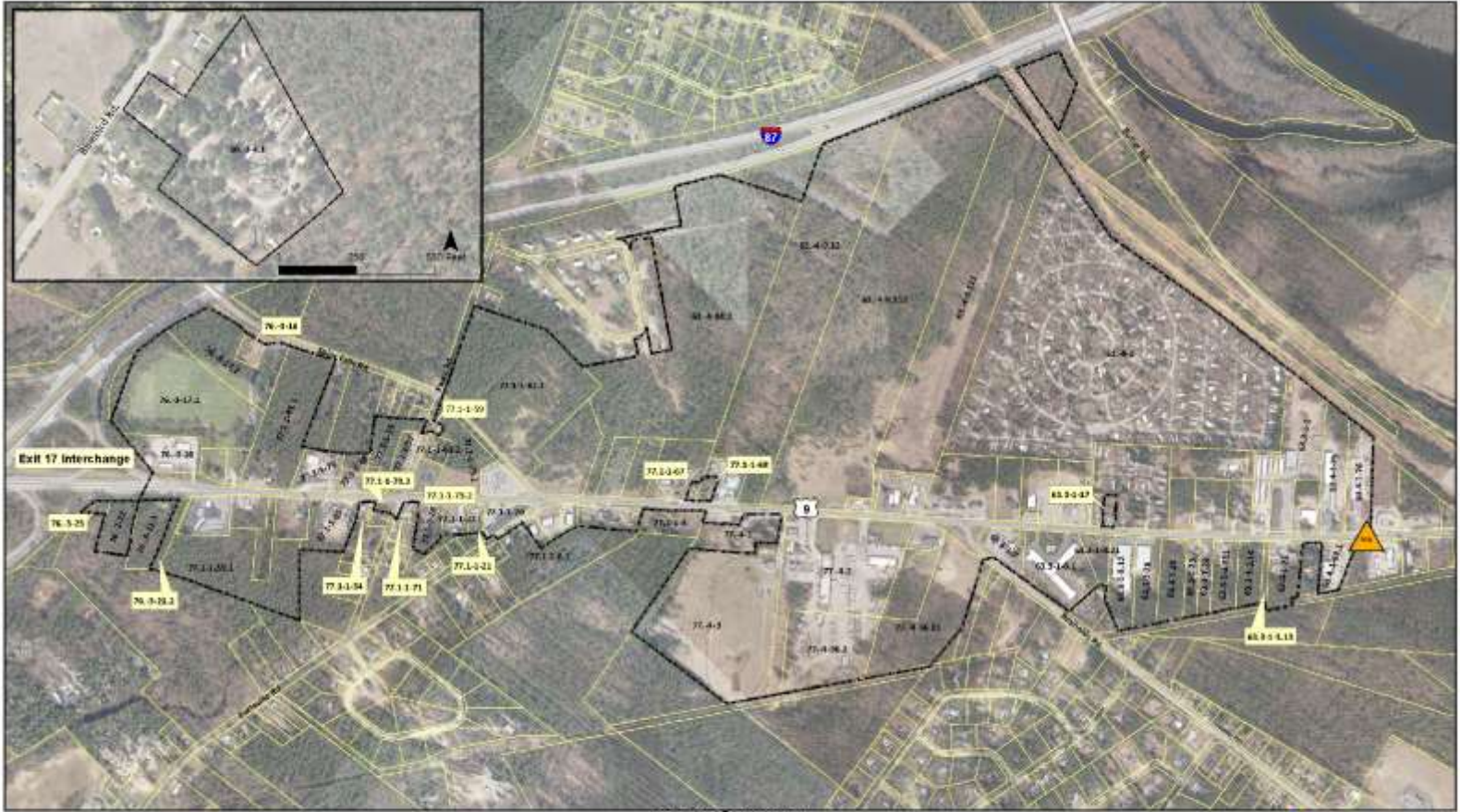
1. SEE MAP ENTITLED "GENERAL PLAN - GRAVITY COLLECTION" FOR ADDITIONAL DETAILS.

HALF SCALE

PRELIMINARY PLANS NOT FOR CONSTRUCTION	TOWN OF WIREDALE SARATOGA COUNTY, NEW YORK PROPOSED SEWER DISTRICT NO.1 - EXT.5 GENERAL PLAN GRAVITY ALTERNATES 1 AND 2		
	DESIGNED BY: RA DRAWN BY: SES REVIEWED BY:	 Laberge Group <small>INCORPORATED IN NEW YORK STATE</small> <small>1000 ROUTE 92, SUITE 200, ALBANY, NY 12208</small> <small>TEL: 518.263.1100 FAX: 518.263.1101</small>	DATE: 06/30/18 SCALE: 1"=100' SHEET: 1



WATER AND SEWER DISTRICT CREATION AND CONSOLIDATION



Proposed Sewer District Boundary
 Tax Parcel

Town of Moreau
Proposed Sewer District No. 1 - Ext. 5
Boundary Map
May 29, 2018

0 0.25 0.5
 Miles

Map data from ESRI, Mapbox, DeLorme, StreetView contributors, AeroMap, Geoportals, etc. All rights reserved. © 2018 Esri

A. MAP, PLAN & REPORT, CONT'D

The operation and maintenance cost of a sewer district includes personnel, equipment, fuel, electricity, materials, payroll benefits and many miscellaneous items. The estimated operation and maintenance cost for the proposed sewer district must be estimated and presented as shown in the table below.

OPERATION AND MAINTENANCE COSTS

Personnel	\$ 40,000 *
Electricity	\$ 42,000
Glens Falls Treatment	\$ 62,000
Materials	\$ 7,500
Reserve	\$ 10,000
Miscellaneous	\$ 7,500
Total	\$ 169,000

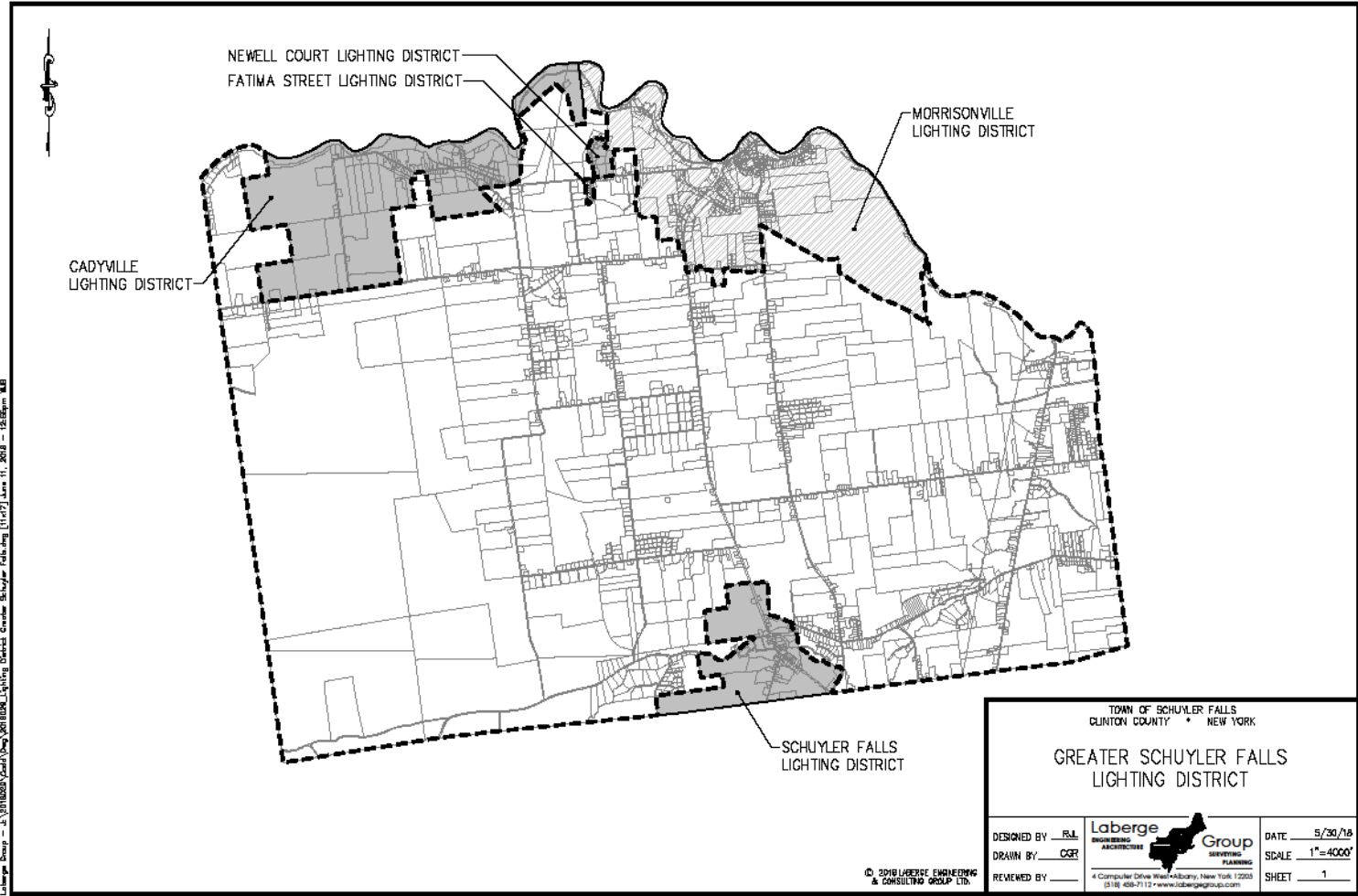
*Assumes shared personnel with other districts.

A. MAP, PLAN & REPORT, CONT'D

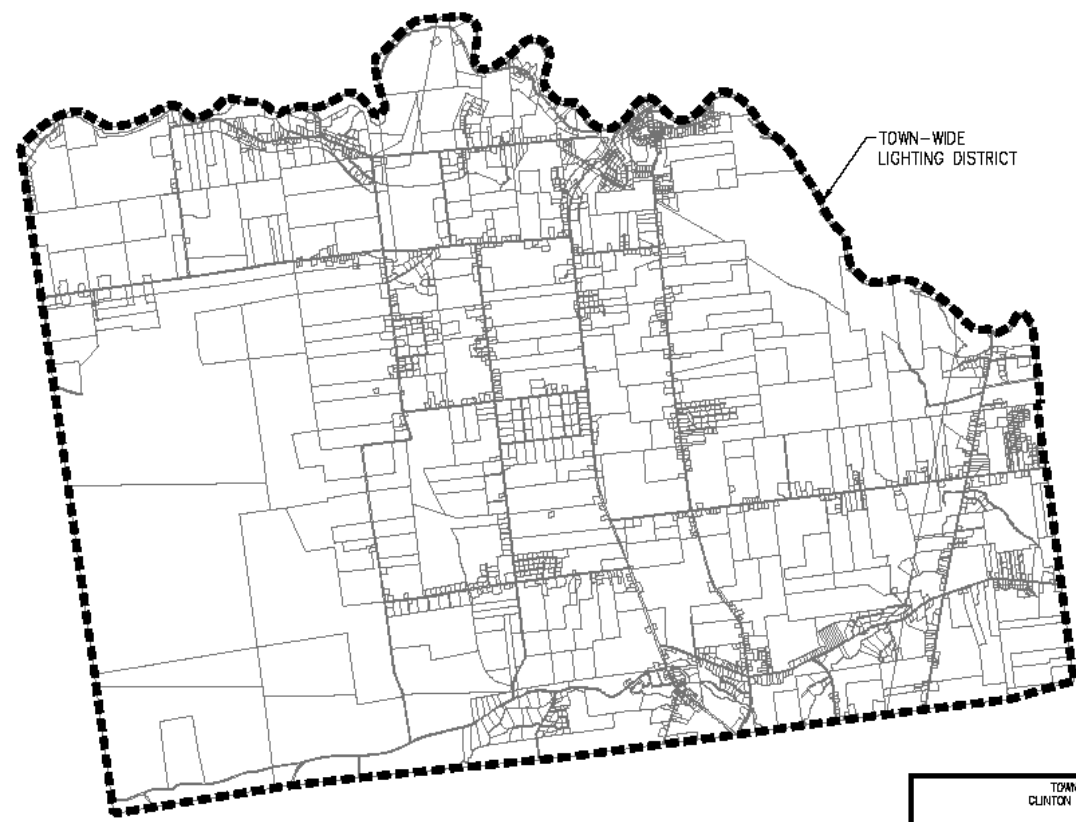
ESTIMATED ANNUAL COST ALL PROPERTIES

	Assessment	Debt Service	O & M	Total
Average Property	\$596,881	\$4,511	\$2,058	\$6,568
Median Property	\$300,000	\$2,306	\$ 462	\$3,336
Mode Property	N/A			

(Due to the large variation in values, there is no mode.)



Laberge Group - L:\2018\2018\2018\2018\Lighting Districts Town Meeting [11x17] June 11, 2018 - 10:55pm WAB



TOWN-WIDE
LIGHTING DISTRICT

TOWN OF SCHUYLER FALLS
CLINTON COUNTY • NEW YORK

TOWN-WIDE LIGHTING DISTRICT

DESIGNED BY R&L
DRAIN BY CGR
REVIEWED BY _____



DATE 5/30/18
SCALE 1"=4000'
SHEET 1

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WATER AND SEWER DISTRICT CREATION AND CONSOLIDATION

Town of Schuyler Falls
Clinton County, New York

Map, Plan and Report
Greater Schuyler Falls Lighting District
June 30, 2018

Purpose

The Town of Schuyler Falls currently has five (5) lighting Districts each with their own budget and tax rate. The lighting districts do not cover all areas of the Town that have street lighting. The cost for lighting is currently paid from the Town's general fund. This results in the existing lighting districts paying for lighting beyond the bounds of their individual district. To rectify this situation it is proposed to create a lighting district that covers all areas outside of existing lighting districts.

Existing Facilities

There are 58 street lights that are maintained by the Town in the proposed lighting district area. These lights are maintained via contract with New York State Electric and Gas on an annual fee basis.

Proposed Facilities

There are no proposed improvements being contemplated in the proposed district at this time and therefore no maximum cost for the improvements is included in this Map, Plan and Report.

District Boundary

The proposed district boundary is presented on the map entitled "Proposed Greater Schuyler Falls Lighting District" contained in Appendix A. A written description of the district is also contained in the Appendix.

Annual Cost

The cost to provide the required maintenance of the facilities within the proposed district is listed at \$8,000 in the Town's 2018 general Fund budget. A copy of the relevant budget section is included as Appendix B.

User Costs

The Town uses the ad valorem method to spread the annual cost out among properties within the existing lighting districts and will do the same for the proposed district.

The assessed value of properties in the proposed district is \$134,070,145 resulting in a tax rate of \$0.06 per \$1,000 of assessed value.

F:\2018029\Reports\Greater Schuyler Falls Lighting District\Town of Schuyler Falls Report.docx

Town of Schuyler Falls,
Clinton County, New York

Map, Plan and Report
Town Wide Lighting District
September 14, 2018

Purpose

The Town of Schuyler Falls currently has six lighting districts each with their own budget and tax rate. The six districts cover the entire area of the Town. Since the districts have no debt, the Town is seeking to consolidate the six existing districts into a single district to be named the Town Wide Lighting District. The consolidation will eliminate the need for multiple tax rates and administration of the six districts.

Existing Facilities

Between all six districts, there are a total of 238 street lighting fixtures ranging from 70 to 250 watts. These fixtures are leased from New York State Electric and Gas on an annual basis.

Proposed Facilities

There are no proposed improvements being contemplated in the proposed consolidated district at this time and therefore no maximum cost for the improvements is included in this Map, Plan and Report.

District Boundary

The proposed district boundary is presented on the map entitled "Town Wide Lighting District" contained in Appendix A. The boundary of the proposed district is coterminous with the boundary of the Town of Schuyler Falls.

Existing Districts

The following table presents the existing six districts 2018 budget, tax rate and assessed values.

District	Budget (2)	Tax Rate (\$/\$1,000)	Assessed Value
Cadyville Lighting District	\$ 4,200	0.07 (1)	\$ 37,796,493
Fatma Street Lighting District	\$ 750	0.43	\$ 1,040,799
Morrisville Lighting District	\$15,000	0.25	\$ 47,799,836
Newell Court Lighting District	\$ 373	0.66	\$ 862,547
Schuyler Falls Lighting District	\$ 4,300	0.44	\$ 7,595,740
Greater Schuyler Falls Lighting District	\$ 8,000	0.06	\$134,070,145
Totals	\$32,823		\$229,165,580

(1) The tax rate of \$0.07/\$1,000 is as listed in the information provided by the Town for special district tax rates. Based upon the listed budget amount and assessed value within the district the tax rate should be \$0.11/\$1,000. The discrepancy may be due to a surplus from 2017.

(2) Copies of the individual district budgets are contained in Appendix B. Note that the budget for the Greater Schuyler Falls Lighting District is the 2018 General Fund Street Lighting Budget.

Annual Cost

Since the costs paid by each district are simply the annual lease charge paid to New York State Electric and Gas, the proposed Town Wide Lighting District budget will be the total of the budgets for the existing districts which is \$32,823.

Use Costs

The Town uses the ad valorem method to spread the annual cost amongst the properties within the existing lighting districts and will do the same for the proposed Town Wide Lighting District.

The assessed value of properties in the proposed Town Wide Lighting District is \$229,165,580 resulting in a tax rate of \$0.14 per \$1,000 of assessed value.





Thank you!