Salt Springs Road
Potential Water Service Area
Feasibility
March 7, 2018

# Agenda

Welcome & Introduction..... Ed Theobald, Supervisor, Town of Manlius

Preliminary Engineering Report..... Douglas Miller, PE, Miller Engineers

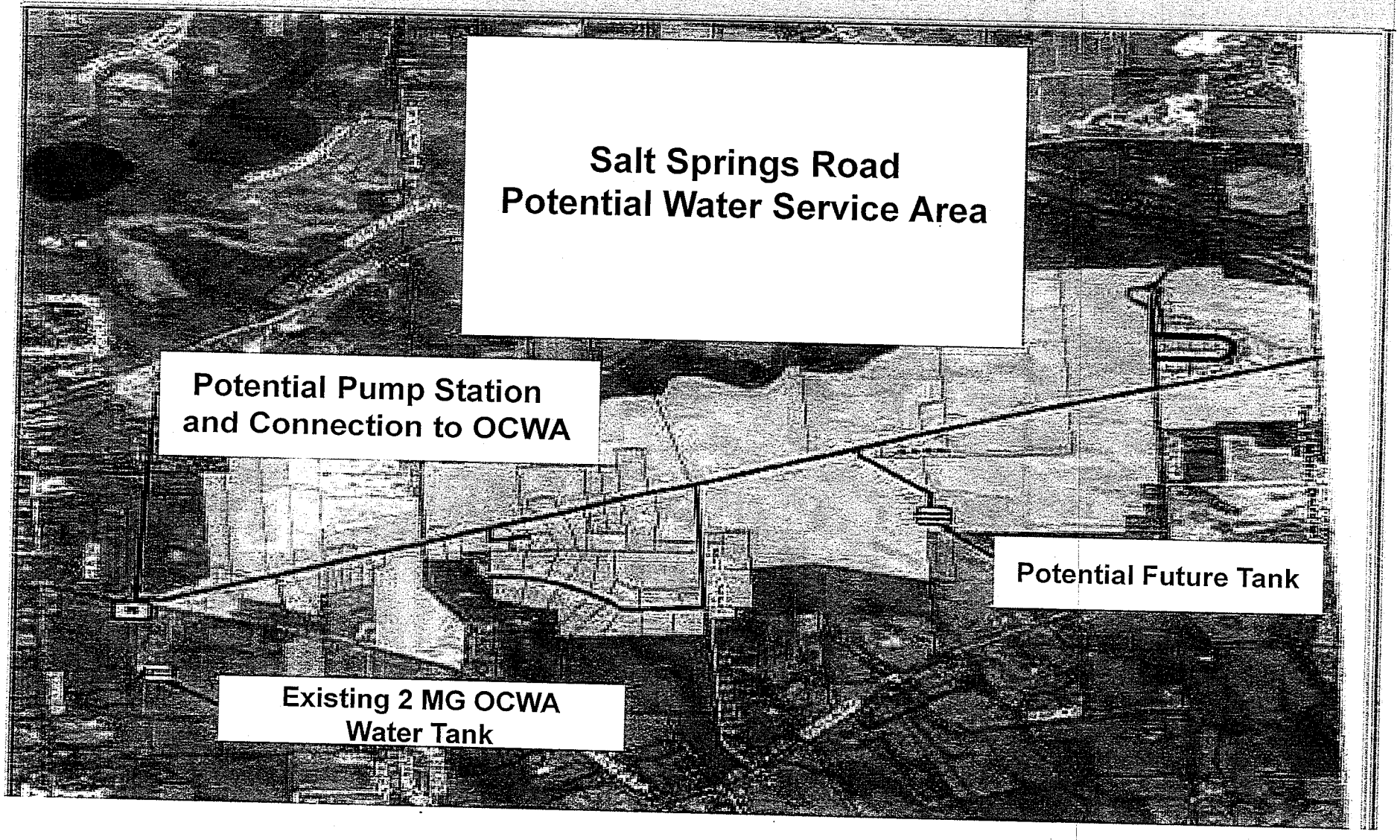
Survey..... Kristy LaManche, KL Consulting

Funding Resources..... David Phillips, PE, NYS Dept. of Health
Bureau of Water Supply Protection

Water Rate Information..... Tavia Gilbert, OCWA

Questions and Comments..... Audience

# Proposed Project



# Topics of Discussion

* **Average Water Usage for family of 4:** An assumed amount of 60,000 gallons per year – design basis required by the State
* **Debt Service Cost:** Amount charged to each parcel in Water District to cover the debt service cost.
* **DWSRF:** Drinking Water State Revolving Fund
* **EDU:** Equivalent Dwelling Units (EDU's) are used by funding agencies to compare communities. The debt cost for installation of a water system plus the cost of operation and maintenance is divided by the number of EDU's in the water district to determine the yearly cost to customers
* **ISO:** Insurance Services Office – Insurance companies use ISO determinations to develop costs for house insurance. Proximity of water system, hydrants, fire department equipment and 911 are part of rating system.
* **MHI** – Median Household Income – funding agencies determine what they feel a community can afford for a project based on the year 2010 Census Data.
* **NYSDOH/OCDOH:** New York State Department of Health/Onondaga County Department of Health
* **OCWA** – Onondaga County Water Authority – the agency supplying the water for the proposed project
* **Water Usage Cost:** The amount of your bill for the actual amount of water you use,

# Proposed Project

* The Proposed Project:
  * Connect to an existing water main system in the Town of Manlius currently operated by Onondaga County Water Authority OCWA
  * System would be operated and supplied water from Onondaga County Water Authority (OCWA)
  * Approximately 26,600 linear feet of 8-inch diameter water main, valves, fire hydrants, water services and appurtenances installed (in addition to shared infrastructure with the Town of Sullivan including a water storage tank, pump station and 16,400 LF of transmission main along Salt Springs Rd)
    * **16,400 LF Salt Springs Rd**
    * **1,000 LF Strawberry Ln**
    * **1,300 LF Gulf Rd**
    * **2,400 LF Horseshoe Ln**
    * **2,600 LF MacClenthen Rd**
    * **2,900 LF Brae Leure Rd**

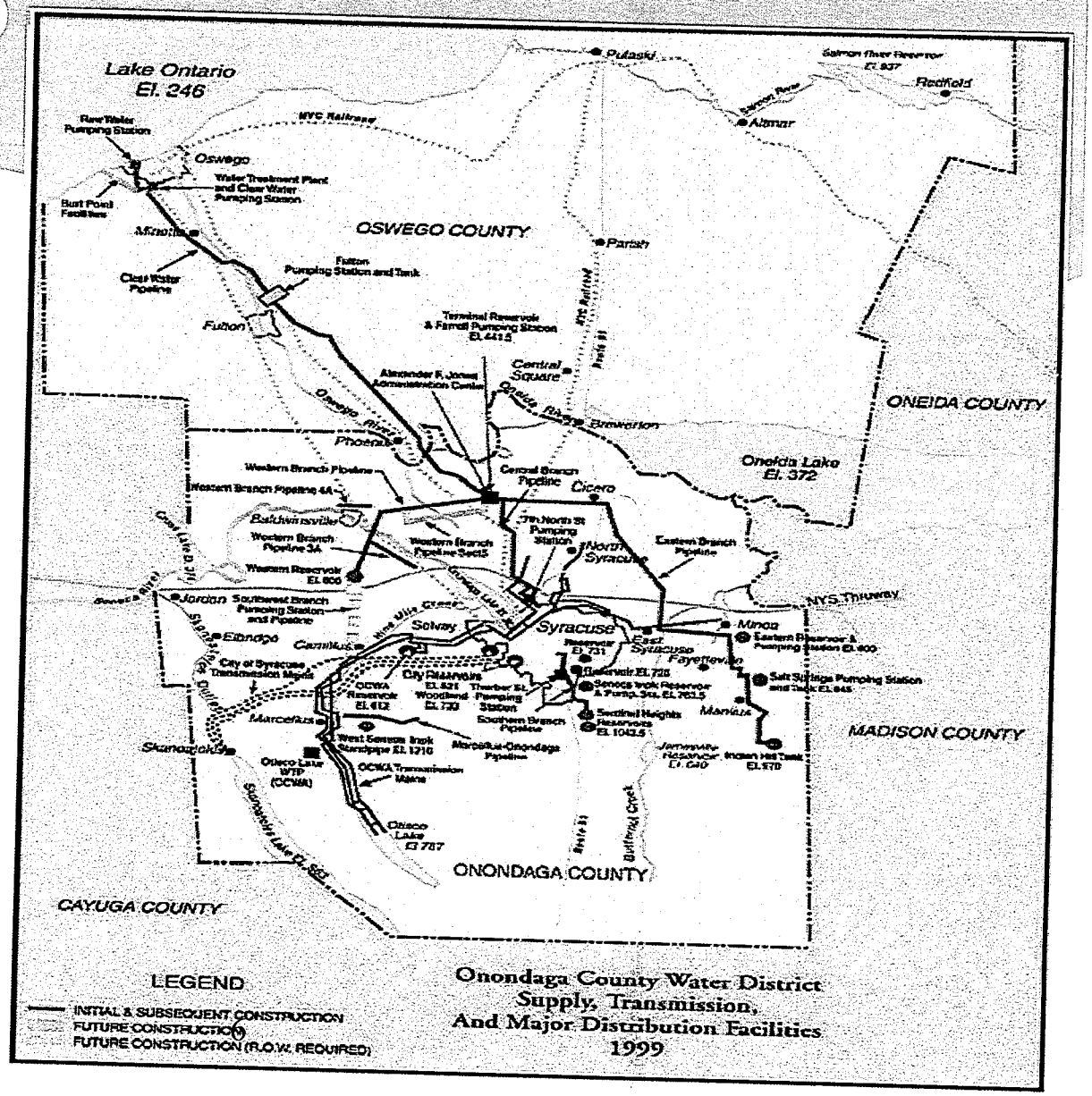
# Basis of Design for Proposed Water Project Scope

- 8" ductile iron distribution pipes
- Hydrants installed every 500 +/- feet
- New pump station
- 250,000 gallon tank
- Water service lines with taps, curb stops, water-tight wall penetrations and a radio read meter

# Proposed District Water Source, Operation & Maintenance

* Project requires an agreement with OCWA:
  * Provide safe and sufficient drinking water that meets State and Federal standards.
  * Maintain and repair all the water main, valves and hydrants in the roadways.
  * Water source is Lake Ontario

# System Map



Lake Ontario
El. 246
Oswego
OSWEGO COUNTY
Fulton
Central Square
Brewerton
Phoenix
Cicero
Onondaga Lake
El. 372
ONEIDA COUNTY
Jordan
Elbridge
Camillus
Solvay
Syracuse
East Syracuse
Fayetteville
Minoa
Manlius
Marcellus
Skaneateles
Otisco Lake
El. 787
ONONDAGA COUNTY
CAYUGA COUNTY
MADISON COUNTY
Redfield
Altmar
Pulaski
Parish
NYS Thruway
LEGEND
INITIAL & SUBSEQUENT CONSTRUCTION
FUTURE CONSTRUCTION
FUTURE CONSTRUCTION (R.O.W. REQUIRED)
Onondaga County Water District
Supply, Transmission,
And Major Distribution Facilities
1999

# Current Water Access: Residents

* There are a total of 143 parcels within the proposed water district boundaries
  * 114 parcels rely on water from individual wells
  * 29 parcels rely on existing public water currently operated and maintained by OCWA

# Project Demographics

* A total of 143 properties are located within the boundaries of the potential new water district
* A total of 126 Equivalent Dwelling Units (EDUS's) are located within the boundaries of the proposed district
  * Agricultural land – 0 EDU
  * Vacant land – 0.5 EDU
  * Parcel with single family home- 1.0 EDU
  * Parcel with multi family home – 1.0 EDU
* From the 2010 Census, for Grant purposes, the Town of Manlius' population was 32,394; Median Household Income (MHI) was $78,716; Average Household Income was $105,961; Average House Value was $250,840

# Water Project Funding & Financing

Targeted debt service cost and water usage cost combined for the Project is $904/year required to comply with New York State Comptroller's office (2018)

# Estimate of Probable Cost Using 2.15% DWSRF Financing for 30 Years

* Project Estimate of Probable Cost $6,000,000
* No Cost sharing with Sullivan $0
* No Grant $0
* Project Cost $6,000,000
* Est. debt service cost per EDU $2,155 per year
* Est. water usage cost per home 60,000 gallons $325 per year
* 30 Year debt service cost & water usage cost **$2,480 per year**
* State Comptroller threshold 2017 $904 per year
    * *Costs developed using full build out of 126 EDU's*
    * *No ROW costs included at this time*
    * *2.15% @ 30 years financing from DWSRF*

# Estimate of Probable Cost including Cost Sharing with Sullivan

* Project Estimate of Probable Cost $6,000,000
* Cost sharing with Sullivan $2,000,000
* No Grant $0
* Project Cost $4,000,000
* Est. debt service cost per EDU $1,437 per year
* Est. water usage cost per home 60,000 gallons $325 per year
* 30 Year debt service cost & water usage cost **$1,762 per year**
* State Comptroller threshold 2017 $904 per year
    * *Costs developed using full build out of 126 EDU's*
    * *No ROW costs included at this time*
    * *2.15% @ 30 years financing from DWSRF*

# Estimate of Probable Costs
# Cost Sharing w/ Sullivan & $2.6 Million Grant

* Project Estimate of Probable Cost $6,000,000
* Cost sharing with Sullivan $2,000,000
* Possible WIIA Grant (60% of $4 million) $2,400,000
* Project Cost $1,600,000
* Est. debt service cost per EDU $575 per year
* Est. water usage cost per home 60,000 gallons $325 per year
* 30 Year debt service cost & water usage cost **$900 per year**
* State Comptroller threshold 2017 $904 per year
    * *Costs developed using full build out of 126 EDU's*
    * *No ROW costs included at this time*
    * *2.15% @ 30 years financing from DWSRF*

# Water Project Funding & Financing

**Probable Annual Debt Service Cost Per Non-Connected EDU**

Vacant land/no tap: 1/2 EDU = Debt Service Cost divided by 2

**NYS Department of Ag & Markets requirements**

Vacant Productive Agricultural Land in an agricultural district with no home/no tap: Total Cost - $0/year

# Public Water Can Save Money & Headaches

**ENJOY:**

- Water supply, even during power outages;
- Continuous safe, monitored water, regulated by NYSDOH;
- Good water pressure;
- Enhanced fire protection;
- Potential reduction in insurance costs; AND
- Property sale advantages.

# Frequently Asked Questions

* **Do I have to hook up? If I don't how much do I pay?**
  * No, each resident will have that choice.
  * You would be required to pay the debt service cost, but no water usage cost if you did connect to the system.
* **If I don't hook up, why do I have to pay anything?**
  * If approved by residents, it would be a general benefit public service, like road maintenance or public schooling. You have to pay these even if you don't drive or have any children in school.
* **What are projected connection costs for service connections?**
  * The exact figure would be dependent each specific property – but it could be in the range of $1500 - $2200 that each individual homeowner would need to budget for the private connection. Additionally there could be internal plumbing costs at each house.

# Frequently Asked Questions

* **Will there be water meters? How would they be read?**
  * There would be water meters installed to be read electronically.
  * Radio read system used so they will not need to enter your home.

* **Who would I be paying?**
  * Annual payments to the District for the debt service cost
  * Quarterly payments to OCWA based on your actual water usage cost

* **Will I be able to shut off water to a residence (*seasonally or in case of emergencies*)?**
  * Yes, Curb stops are included in the project costs. They are typically installed at the property line.

# Frequently Asked Questions

* **Who would have control of the water district?**
  * The Town has ultimate responsibility for administering all water districts within the municipal boundaries.
  * The Town would plan to enter into agreement with OCWA, on behalf of the district to oversee maintenance of the water line.

* **Who will supply our water?**
  * OCWA distributes treated water from Lake Ontario.

# Frequently Asked Questions

* **How often are rates re-evaluated and changed?**
  * Annual reviews are undertaken by OCWA, and adjusted as needed as part of the community budget process. The EPA and other national and state agency's promoting sustainable infrastructure recommend doing this yearly so as not to hit people with a large sudden increase in water bills.

* **How long are the funding offers good for?**
  * The funding agency requires a complete application to be submitted. After establishment of the districts there is a fair amount of work required to prepare a complete application.

# Frequently Asked Questions

* **What effect will public water have on my taxes?**
  * There are no immediate effects since it is assumed that you already have usable water.
  * Property values are based on an analysis of property sales in your neighborhood for the past 3 years.
  * Any increase in property values will not be known until a market value has been established as sales are analyzed after the water district becomes a reality.
  * Debt Service Costs will be assigned to Special Use District Costs shown on your tax bill

# Frequently Asked Questions

* **If District is approved, where do we go then?**
  * Create the finalized design
  * Complete the application for funding.
  * Complete environmental work, obtain necessary agency approvals and permits.
  * Develop Intermunicaple Agreement with Town of Sullivan
  * Complete District formation
  * Finalize designs
  * Get contractor bids and begin construction
* **Will the rates go down after the 30 year loans are paid up?**
  * Yes and OCWA will manage the system going forward.
* **Who do I call if I have a problem with water service in my home?**
  * You should first call OCWA to see if they are aware of a problem in the area. They can discuss the problem you're experiencing and guide you. If it seems to be something with your water lateral , you will need to call a plumber to help you.

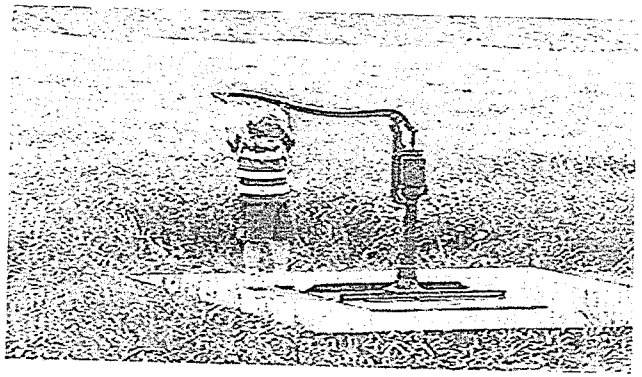
# Frequently Asked Questions

* **What will my yard look like when the work is done?**
  * The contractor will be required to restore everything back to its original condition, including making sure grass grows back.

* **What happens if there is a problem in my yard or home after construction is done?**
  * The contractor must provide a one-year warranty for all their work and materials used on the project.

# In Conclusion

* District Voting Rules By Town Attorney
* Town will reflect and schedule future public hearing.
* If project supported by residents and district created Town needs to complete application for possibility of successful Water Infrastructure Improvement Act (WIIA) grant; project can not meet Comptrollers threshold without WIIA grant . Project does not adhere to Comptrollers threshold without participation from Town of Sullivan and successfully securing a WIIA Grant
* If successfully supported, construction could start late 2019 or early 2020.



# Drinking Water Survey

* Survey developed by Town of Manlius with assistance from KL Consulting Services and Miller Engineers
* Initial packets (126) mailed 2/10/18
* Second notice packets (67) mailed on 2/26/18
* Town established targets:
  * Response rate 75%
  * > 50% in favor of public water for project to move forward

* As of 03/07/18 a total of 83 surveys have been returned
  * 65.9% response rate! (Thank You)

# Survey Results to Date

* Question 1: Where do you get your water from?
  * Drilled well - 93%
  * Shallow well - 1%
  * Other – 6% (Horseshoe Lane District)

* Question 2: Do you drink your well water?
  * Yes – 82%
  * No – 18%

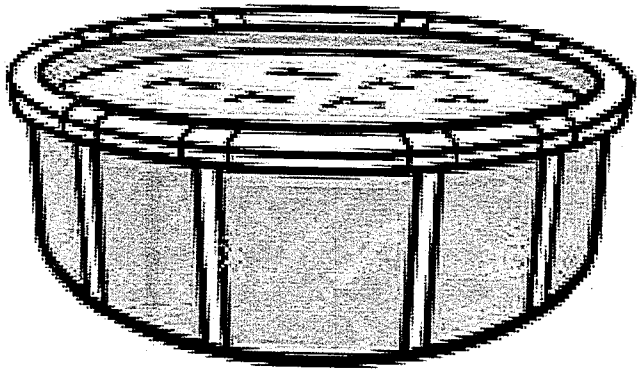
* Question 3: How does your water taste?
  * Good – 81%
  * Bad – 19%

http://www.clipartbest.com/cute-animated-boy-pic

# Survey Results to Date

* Question 4: Do you use a filtration or softener system?
  * Yes – 83%
  * No – 17%

* Question 5: Have you ever run out of water?
  * Yes – 20%
  * No – 80%



https://www.dreamstime.com/stock-illustration-above-ground-swimming-pool-cartoon-illustration-image53401199

* Question 6: Have you ever had a bulk delivery of water?
  * Yes – 14%
  * No – 86%

# Survey Results to Date

* Question 7: Has your well ever been contaminated?
  * Yes – 14% (ground runoff, lead, debris, brown sometimes, coliform, sediment, bacteria, due to being empty for a long time)
  * No – 86%

* Question 8: Are you concerned about fire protection?
  * Yes – 68%
  * No – 32%

* Question 9: Are you in favor of public water if the annual cost was $900 to $1,200?
  * Yes – 62%
  * No – 38%

***Surveys due by March 9, 2018***

**David S. Phillips, P.E.**
Bureau of Water Supply Protection

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NEW YORK STATE OF OPPORTUNITY. | Department of Health | Environmental Facilities Corporation

# NYS Water Infrastructure Improvement Act

* The Clean Water Infrastructure Act of 2017 invests $2.5 billion in clean and drinking water infrastructure projects and water quality protection across New York. It provides at least an additional $1 billion for the New York State Water Infrastructure Improvement Act of 2017 (WIIA), which authorizes the New York State Environmental Facilities Corporation (EFC) to provide grants to assist municipalities in funding water quality infrastructure.

* WIIA grants are available for both drinking water and sewage treatment works projects that protect or improve water quality and/or protect public health. In 2017 EFC offered $225 million in WIIA grants for clean and drinking water projects. EFC provided $112.5 million to selected municipalities with eligible drinking water projects. The amount of available WIIA grants may not be sufficient to offer grants to all eligible applicants.

* EFC and DOH will evaluate all projects for which applications have been received by the due date based on factors including protection of water quality, financial need, community impacts, and the readiness of the project to proceed expeditiously.

# NYS Water Infrastructure Improvement Act

* Applicants with eligible drinking water projects may receive a WIIA grant award as described below:
  * Projects, including phases of projects, are limited to the lesser of $3 million or 60% of net eligible project costs.
  * Municipalities are limited to $3 million of combined Drinking Water State Revolving Fund (DWSRF) grant1 and WIIA grants over a five-year period.

**ELIGIBLE PROJECTS**

Consistent with WIIA, water quality infrastructure projects funded through the WIIA grant program will be awarded to municipally-owned public water system projects for:

* replacement or repair of infrastructure; or
* compliance with environmental and public health laws and regulations related to water quality.

# NYS Water Infrastructure Improvement Act

**PROJECT CRITERIA**

* Be a municipally-owned public water system;
* Include construction services;
* Have not closed on a DWSRF financing OR short-term financing was closed on or after October 1, 2015 (applicants that submitted an acceptable application in previous rounds of the WIIA 2015 grant program are grandfathered); and
* Construction cannot have been completed before October 1, 2016.

Only those types of infrastructure projects defined as eligible by the DWSRF program may compete for WIIA grant funds. Projects eligible for WIIA grant funding include investments to upgrade or replace drinking water infrastructure, address noncompliance with federal or state drinking water health standards, prevent future violations of such standards, and provide the public with safe drinking water.

# NYS Water Infrastructure Improvement Act

* Funds made available through the WIIA grant program can be used for costs associated with project planning, design, and construction services as long as those costs result in a completed eligible drinking water infrastructure improvement project.

* All awardees must comply with MWBE, Smart Growth and environmental review requirements. The MWBE participation goal for projects funded with a WIIA grant and DWSRF financial assistance is 26% combined MBE/WBE participation.

* For projects awarded a WIIA grant but not seeking DWSRF financing, the MWBE goal is 30% combined participation.

**Tavia Gilbert**

**Water Systems Construction Engineer**

**Onondaga County Water Authority**

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