

TOWN OF RIDGEWAY  
PUBLIC HEARING-7:00 P.M.  
FEBRUARY 18, 2014.

SPECIAL EVENT: PROPOSED ESTABLISHMENT OF TOWN OF RIDGEWAY  
WATER DISTRICT NO.13

Those Officers Present:

|                   |              |
|-------------------|--------------|
| Brian Napoli      | Supervisor   |
| Jeffrey Toussaint | Councilman   |
| Paul Blajszczak   | Councilman   |
| David Stalker     | Councilman   |
| Mary Woodruff     | Councilwoman |

Others:

|                    |                          |
|--------------------|--------------------------|
| Mark Goheen        | Highway Superintendent   |
| Katherine Bogan    | Attorney                 |
| Patricia Laszewski | Assessor                 |
| Dan Wolfe          | Code Enforcement Officer |
| Karen Kaiser       | Deputy Town Clerk        |
| Barbara J. Klatt   | Town Clerk (Excused)     |

|                  |                           |
|------------------|---------------------------|
| Thomas Fenton    | (Planning Board Chairman) |
| Timothy Rouse    | (Chatfield Engineers)     |
| Francis Woodward | (Ridgeway Fire chief)     |
| Howard Balaban   | (Journal Register)        |
| Jack Buckner     |                           |

The Public Hearing was called to order at 7:00 P.M. by Supervisor Napoli and the following legal notice was explained by Tim Rouse, Chatfield Engineers:



of Ridgeway, in the County of Orleans, New York, was held at the Town Hall, in said Town, on January 21, 2014.

**PRESENT:**

Hon. Brian P. Napoli, Supervisor  
David M. Stalker, Councilperson  
Mary Woodruff, Councilperson  
Paul Blajszczak, Councilperson  
Jeffrey Toussaint, Councilperson

In the Matter  
of the Establishment of the Town of Ridgeway  
Water District No. 13 in the Town  
of Ridgeway, County of Orleans, New York,  
pursuant to article 12 of the Town Law.

**ORDER CALLING FOR A PUBLIC HEARING TO BE HELD ON  
FEBRUARY 18, 2014  
REGARDING THE PROPOSED  
ESTABLISHMENT OF THE TOWN OF RIDGWAY  
WATER DISTRICT NO. 13**

WHEREAS, the Town Board of the Town of Ridgeway (herein called "Town Board" and "Town", respectively), in the County of Orleans, New York, has received a petition, pursuant to Section 191 of the Town Law, for the establishment of Water District No. 13 (the "District") as more specifically described in a report prepared by Chatfield Engineers, P.C., such petition was signed by the owners, aggregating at least one-half of the assessed valuation of all the taxable real property of said proposed district, as shown upon the latest completed assessment roll of the Town, and including resident owners in said proposed district owning taxable real property aggregating at least one-half of the assessed valuation of all the taxable real property of said proposed district owned by resident owners, according to the latest completed assessment roll of the Town; and

WHEREAS, such petition was accompanied by a map, plan and report, dated September 5, 2013, prepared by Chatfield Engineers, P.C., a competent engineer duly licensed by the State of New York; and

WHEREAS, such map, plan and report is on file at the office of the office of the Town Clerk, and available for public inspection at said location; and

WHEREAS, such project shall generally include the installation of approximately 17,100 linear feet of 8-inch water main along various roads in the Town including, but not limited to, Bates Road and East Scott Road, as well as other such improvements as more fully identified in such map, plan and report referred to above, including all related right-of-way costs, site work and other ancillary work and including hydrants, valves, appurtenances and preliminary costs and other improvements and costs incidental thereto (collectively, referred to herein as the "Water Improvement" or the "Project"); and

WHEREAS, the proposed water District will connect to existing water mains in the Town of Ridgeway Water District Nos. 2 and 8; and

WHEREAS, the proposed District is bounded and described as follows:

Beginning at a point, said point being the intersection of the centerline of Bates Road (49.5' R.O.W.) with a line parallel to and 500 feet northerly of the centerline of Portage Road (49.5' R.O.W.), said point also being along a northerly boundary line of the Town of Ridgeway Water District No. 8; thence

1. Westerly, 500 feet more or less, along a line parallel to and 500 feet northerly of the centerline of Portage Road to a point, said point being the intersection with a line parallel to and 500 feet westerly of the centerline of Bates Road; thence
2. Northerly, 7,991 feet more or less, along a line parallel to and 500 feet westerly of the centerline of Bates Road to a point, said point being the intersection with a southerly property line of Tax Account No. 58-1-14.121 and also being a southerly boundary line of the Town of Ridgeway Water District No. 2; thence
3. Easterly, 1,160 feet more or less, along a southerly property line of Tax Account No. 58-1-14.121 to a point, said point being the intersection with a line parallel to and 500 feet easterly of the centerline of Bates Road; thence
4. Southerly, 2,472 feet more or less, along a line parallel to and 500 feet easterly of the centerline of Bates Road to a point, said point being the intersection with a line parallel to and 500 feet northerly of the centerline of East Scott Road (49.5' R.O.W.); thence



East Scott Road to a point, said point being the intersection with the centerline of Culvert Road (49.5' R.O.W.); thence

6. southerly, 1,386 feet more or less, along the centerline of Culvert Road to a point, said point being the intersection with a line parallel to and 500 feet southerly of the centerline East Scott Road; thence

7. Westerly, 7,445 feet more or less, along a line parallel to and 500 feet southerly of the centerline East Scott road to a point, said point being the intersection with a line parallel to and 500 feet easterly of the centerline of Bates Road; thence

8. Southerly, 4,206 feet more or less, along a line parallel to and 500 feet easterly of the centerline of Bates Road to a point, said point being intersection with a southerly property line of Tax Account No. 69-1-11.12; thence

9. Westerly, 500 feet more or less, along a southerly property line of Tax Account No. 69-1-11.12 to a point, said point being the intersection with the centerline of Bates Road; thence

10. Northerly, 146 feet more or less, along the centerline of Bates Road to a point, said point being the Point of Beginning.

WHEREAS, as stated in such map, plan and report, the Project has an estimated maximum cost of \$800,000, which amount is to be financed b the issuance of serial bonds in an aggregate amount not to exceed \$800,000, such amount to be offset by any federal, state, county and/or local funds received, including, but not limited to, anticipated grant funds in an approximate amount of \$410,000 anticipated to be received from the united States of America Rural Development Agency, and unless paid from other sources or charges, the cost of the water improvement will be paid by the assessment, levy and collection of special assessments from the several lots and parcels of land within the proposed District which the Town Board shall determine and specify to be especially benefited thereby, so much upon and from each as shall be in just proportion to the amount of the benefit conferred upon the same, to pa the principal of and interest on said bonds as the same shall become due and payable, except as provided b law; and

WHEREAS, The Town Board proposes to assess the properties in the proposed District on a benefit assessment basis; and

WHEREAS, the expected average annual cost to the Typical property ( as defined by Town Law) in the proposed District (which is a single family home) during the fires year will be approximately \$678.60 (such amount includes construction financing costs (debt service), estimated annual water usage costs and hydrant fees) and each property will also have to provide for service from their home to the property line and internal plumbing modifications to set a meter and valves at an estimated one-time cost of approximately of \$750.

NOW, THEREFORE BE IT

ORDERED, that a meeting of the Town Board of the Town be held at the Ridgeway Town Hall, Medina, new York, on February 18, 2014, at 7:00 o'clock p.m. (Prevailing time) to hear all persons interested in the Establishment of the Town of Ridgeway Water District No. 13, and for such other action on the part of the Town Board with relation thereto as may be required by law; and be it

FURTHER ORDERED, that the Town clerk publish at least once in the newspapers designated as the official newspapers of the Town for such publication, and post on the sign board of the Town maintained pursuant to subdivision 6 of Section 30 of the Town Law, a copy of this Order, certified by said Town Clerk, the first publication thereof and said posting to be not less than ten (10) nor more than twenty (20) days before the date of such public hearing , and be it

FURTHER ORDERED, that the Town Clerk mail by first class mail to each owner of the taxable real property in the proposed District, a copy of this Order, or a summary thereof; and be it

FURTHER ORDERED, that the Town Clerk shall file a certified coy of this Order with the Office of the state Comptroller, on or about the date of publication of this Order.

Dated: January 21, 2014

TOWN BOARD OF THE  
TOWN OF RIDGEWAY

2/5  
#100521



## GENERAL PROCESS FOR CREATION OF WATER DISTRICTS: FORMATION TO COMPLETION

The Residents may either petition the Town to Form the Water District or the Town may proceed with District Formation under Article 12A of Town Law or proceed with formation of a Water Improvement Benefit Area under Article 12C of Town Law. The general steps to be followed are summarized as follows:

### **Preliminary Study:**

- Evaluate potential service areas.
- Review alternatives.
- Determine feasibility of project.
- Preparation of preliminary cost estimates.

### **Public Information Meeting:**

- Present the Findings/Costs.
- Discussion of the water district formation process.
- Review of the projected schedule.
- Determine the support of the residents.

### **Form Water District:**

- Prepare Water District Boundary Map & Description.
- Prepare Engineering Report and cost estimate.
- Determine billable units, hardships, exemptions and maximum annual cost.
- Public Hearing for Water District or Benefit Area creation.

### **NYS Comptrollers Approval:**

- Threshold \$685/year including water use (2013).
- Higher annual cost requires approval for NYS.
- Application Process is time consuming.

### **Grants:**

- NYS Office of Small Cities Grant Program (Formerly HUD Grants).
- USDA Rural Development.
- NYS EFC Drinking Water State Revolving Fund (DWSRF).

### **Low Interest Loans:**

- USDA Rural Development.
- NYS EFC Drinking Water State Revolving Fund (DWSRF).
- Municipal Bonds.

### **Contract Documents:**

- Prepare Plans & Specifications for completion of the Project.

### **Approvals & Easements:**

- Local Health Department
- NYS DEC - Wetlands, environmentally sensitive areas, streams.
- NYS DEC - Water Supply Permit.
- State Environmental Quality Review - SEQR Process.
- State Office of Parks and Historic Preservation. (If Applicable)
- US Dept. of Army - Streams, erosion, water protection. (If Applicable)
- NYS Agriculture & Markets (Notices of Intent).
- NYS DOT and County Highway Departments.
- Water Supply Agreements with supplier (If Applicable).
- Obtain Easements from Property Owners.





## Bidding Phase

## Construction Phase

## Project Closeout

### Homeowners Responsibility:

Install Water Service.

- From road R.O.W. to house
- Varies based upon site, length, etc.
- Approx \$10-15 per foot (\$500-1,000)

Separate from well supply and Internal Plumbing Changes.

Purchase Water (average single family home use 60,000 – 80,000 gallons/yr).

### Advantages of a Public Water System:

- Consistent Quality.
- Consistent Quantity.
- Increased Fire Protection.
- Lower Homeowners (fire) Insurance Rate (average 5-15%).
- Increased Property Values.
- Enhanced marketability of property when property is put up for sale.
- No automatic increase in property taxes.
- Less worry about water supply.
- Eliminate costs associated with private wells, as follows:
  - Electricity
  - Replacement of Pumps
  - Replacement of Well
  - Replacement of water softeners, chemicals, appliances and fixtures

### Common Questions & Answers:

#### Q. If I don't want the water, will I have to pay for it?

- A. You will have to pay for water district or benefit area debt, but if you don't hook-up you will not have to pay for water.

#### Q. Will the Project raise my assessment?

- A. No, your assessment does not change. Your tax bill will include a separate water district or benefit area tax. Property value may increase, but assessment is based upon sales, not due to water supply.

#### Q. If I don't hook-up immediately, can I hook in later?

- A. Yes, but you will have to pay a tap-in fee.

#### Q. Will I have an opportunity to vote on Creation of the Water District?

- A. If the district or benefit area was formed by a legal petition, then no vote would be held since the legal petition would essentially serve as the vote.
- A. However, if the district or benefit area is formed by the Town Board, a petition by at least 5% of the property owners could bring the district or benefit area to a vote. It would then take a majority (51% voters and 51% assessed value) to form the water district or benefit area.





**Table 3**

**TOWN OF RIDGEWAY  
WATER DISTRICT No. 13  
PRELIMINARY COST ESTIMATE  
9/5/2013**

| <b>Description</b>                | <b>Quantity</b> | <b>Units</b> | <b>Unit Price</b> | <b>Amount</b> |
|-----------------------------------|-----------------|--------------|-------------------|---------------|
| Rock Excavation                   | 100             | Cubic Yard   | \$100.00          | \$10,000.00   |
| Select Fill                       | 50              | Cubic Yard   | \$10.00           | \$500.00      |
| Creek Crossing                    | 1               | Lump Sum     | \$60,000.00       | \$60,000.00   |
| 8" PVC DR-18 Water Main           | 17,100          | Linear Feet  | \$23.40           | \$400,140.00  |
| Sand Bedding                      | 17,100          | Linear Feet  | \$1.00            | \$17,100.00   |
| 1" Corp & Tap                     | 31              | Each         | \$300.00          | \$9,300.00    |
| 1" Copper Service Tubing          | 1,235           | Linear Feet  | \$12.00           | \$14,820.00   |
| 1" Curb Stop & Box                | 31              | Each         | \$300.00          | \$9,300.00    |
| Hydrant Assembly                  | 29              | Each         | \$3,500.00        | \$101,500.00  |
| 6" Hydrant Extension              | 1               | Each         | \$250.00          | \$250.00      |
| 12" Hydrant Extension             | 1               | Each         | \$275.00          | \$275.00      |
| 18" Hydrant Extension             | 1               | Each         | \$300.00          | \$300.00      |
| Connection To Existing            | 2               | Each         | \$1,700.00        | \$3,400.00    |
| Water Sampling Station            | 2               | Each         | \$800.00          | \$1,600.00    |
| 8" Gate Valve                     | 17              | Each         | \$1,000.00        | \$17,000.00   |
| Asphalt Road Crossing Restoration | 135             | Linear Feet  | \$25.00           | \$3,375.00    |
| Asphalt Driveway Restoration      | 200             | Linear Feet  | \$20.00           | \$4,000.00    |
| Crusher Run Driveway Restoration  | 298             | Linear Feet  | \$10.00           | \$2,980.00    |

|  |                     |
|--|---------------------|
| <b>Sub-Total Amount =</b>                                    | <b>\$655,840.00</b> |
| Plus Contingency =   | \$32,792.00         |
| Plus Design and Construction Phase Engineering =             | \$72,142.00         |
| Plus Legal and Administration =                              | \$39,226.00         |
| <b>Total Capital Cost =</b>                                  | <b>\$800,000.00</b> |
| Less USDA Grant (Anticipated) =                              | -\$410,000.00       |
| <b>Town of Ridgeway Water District #13 Net Local Share =</b> | <b>\$390,000.00</b> |

Total Number of Parcels in Ridgeway Water District #13= 41.0

5 Agricultural Exempt Parcels @ 0.0 EDU/Parcel = 0.0  
 31 Residential Parcels @ 1.0 EDU/Parcel = 31.0  
 5 Vacant Parcels @ 0.5 EDU/Parcel = 2.5

**Total Number of Equivalent Dwelling Units  
in Ridgeway Water District #13 = 33.5**

Yearly Debt Service with Grant (2.125% for 38 Years) = \$15,061.62

**Town of Ridgeway Water District #13**  
**Yearly Debt Service/Parcel with Grant = \$449.60**  
 Plus cost of water = \$229.00  
**Total Estimated Cost per year = \$678.60**



1. Information was presented by Timothy Rouse of Chatfield Engineers regarding how a water district is formed, costs associated with the project, funding and grant options and the proposed district boundaries.

2. Upon completion of the explanation period Mr. Rouse asked if there were any questions from residents, as there were no questions, Mr. Rouse turned the meeting back over to the Town Board.

As there was no further discussion on the establishment of Water District #13 The Public Hearing was closed at 7:12 P.M.

Respectfully Submitted,

Karen L. Kaiser  
Deputy Town Clerk