

DRAFT

The Benton Town Board held a Special Informational Meeting for Water District # 7 5/14/25 @ 6:00 P.M. in the Benton Town Hall Conference Room, 1000 Route 14A, Penn Yan, NY 14527.

Board Present:	Supervisor	John E Prendergast
	Councilmen	Richard Harper, Deputy
		Alan Tomion
		Glenn Quackenbush
		Thomas Davie

Also Present: Jayson Hoover-Water/Highway, Thomas Fulkrod – Zoning/Watershed, Bobbi Wolfe – Town Clerk, Jeremy Delyser/CPL.

Public Present: Attendance Sheet Attached

Supervisor Prendergast opened the “Informational Meeting” at 6:00 P.M.

Supervisor Prendergast welcomed residents that attended. Mr Prendergast continued to explain that the town requested a grant but was turned down due to the fact of multiple residents owning two properties. Claudia Tenney was also contacted for any help with a grant which was also turned down. He explained at this point the Town of Benton has spent \$22,328.68 on this project.

Mr Prendergast made it very clear, if this district is “Created” and fails down the road, residents of this district will be liable for any money spent which will be to reimbursed to the town ie; engineering – attorney etc.

Supervisor Prendergast turned the meeting over to Jeremy Delyser, Engineer for Clark, Patterson & Lee.

Mr Delyser reviewed the (attached) informational sheet. He continued, after discussion with the Benton Highway Superintendent, Jayson Hoover about performing the construction instead of hiring out a contractor, there would be a cost savings. With the town doing the construction the capital cost as it stands is \$1841.00/Annual cost, water per year approximately \$398.00 which is variable per household.

Audience Questions:

If the town is going to do the construction, can they also hook up the water line to the house ?
No, that would be your own contractor or do a self install (by town specs).

How long will this take?

Jeremy: State Comptroller could take 6 months to a year for approval. Plus dealing with the railroad, you are looking at end of 2026 or 2027.

(Threshold for no approval is at \$1083.00) So we will need approval.)

One other resident stated: We are screwed if our wells go bad.

The residents were asked if they were in favor of this project and all that attended were in agreement to go forward.

Next step is to prepare a new Map, Plan and Report and the required petition proving that 50% of the residents want to go forward. Jeremy also asked the residents to supply a deed of their property to the town, this will make the project go a bit faster.

The meeting was adjourned at 6:55 P.M.

Dated: May 15, 2025

Bobbi Wolfe

Benton Town Clerk, RMC

MEETING ATTENDANCE SIGN-IN

Meeting Date: May 14, 2025
Committee/Board: Water District # 7

Please PRINT your name clearly to assure the correct spelling in the minutes of this meeting.

- | | |
|---------------------------|-----------|
| 1. <u>Timothy Devey</u> | 21. _____ |
| 2. <u>Paul Harrington</u> | 22. _____ |
| 3. <u>Xavier D.</u> | 23. _____ |
| 4. <u>James Decker</u> | 24. _____ |
| 5. <u>Riley Kralley</u> | 25. _____ |
| 6. <u>Heidi Kralley</u> | 26. _____ |
| 7. <u>Isa Maslyn</u> | 27. _____ |
| 8. <u>Roanne Dalton</u> | 28. _____ |
| 9. <u>Emily Dalton</u> | 29. _____ |
| 10. _____ | 30. _____ |
| 11. _____ | 31. _____ |
| 12. _____ | 32. _____ |
| 13. _____ | 33. _____ |
| 14. _____ | 34. _____ |
| 15. _____ | 35. _____ |
| 16. _____ | 36. _____ |
| 17. _____ | 37. _____ |
| 18. _____ | 38. _____ |
| 19. _____ | 39. _____ |
| 20. _____ | 40. _____ |

TOWN OF BENTON WATER DISTRICT NO. 7

MAY 14, 2025 PUBLIC INFORMATION MEETING

What is a Water District? A water district is a special use district required by Town Law where a specific area of the Town receives a specific benefit; the costs for this are borne solely by the property owners who directly receive the benefit.

How is a Service Area Determined? Residents petition Town Board to form district. Alternatively, the Town Board may evaluate and select an area it feels best serves the Town residents' interest.

Project Area and Description

- Angus Point Road *See attached map.*
- Area identified based on public interest. Project costs borne by district users on a unit basis.
- Approximately 1,640 linear feet of 8 water main.
- Water produced by Town of Geneva and purchased from the Town of Seneca.
- Water services for each home or business, to ROW.
- Hydrants with a minimum of 500 gpm flow.

Public Water Advantages

- Consistent quality and quantity.
- Fire protection and lower insurance rates.
- Increased property values and marketability.
- Eliminates substantial private well costs: electricity, pump and well maintenance, softeners, chemicals, appliance damage.

Estimated Costs

- Potential USDA Rural Development loan: Max. of \$744,000.00 for 38 years @ 3.250% (LOC 3/14/25).
- **Maximum total capital cost = approximately \$750,000 by Contractor or \$489,000 by Town**
- **Maximum unit cost per year = approximately \$3,017/year by Contractor or \$2,239.00/year by Town**
- Yearly unit cost = \$2,239/year = water cost \$398 + debt service \$1,841.
- Yearly water cost = \$398/year (\$50/quarter [6,000 gal included] + \$5.50/1,000 gal, 60,000 gpy)
- NYS Comptrollers threshold of \$1101/yr for automatic approval in 2025.
- Town of Benton WD1, Extension 1 (Water District #4) - \$700/yr (initial 3-5 yr costs, rise to approximately \$900/yr over 38 years).
- Town of Torrey WD1 - \$1,442/yr
- Many new water districts \$900/yr to \$1,600/yr.
- Cable or Satellite TV can be \$1,000/yr (\$84/month).
- Additional **one time** user connection costs estimated at **\$1,500** [Connecting from right-of-way to interior plumbing is \$21/foot of water service (\$1,080 average), \$220 Meter & Transponder fee, and \$200 for internal plumbing modifications].

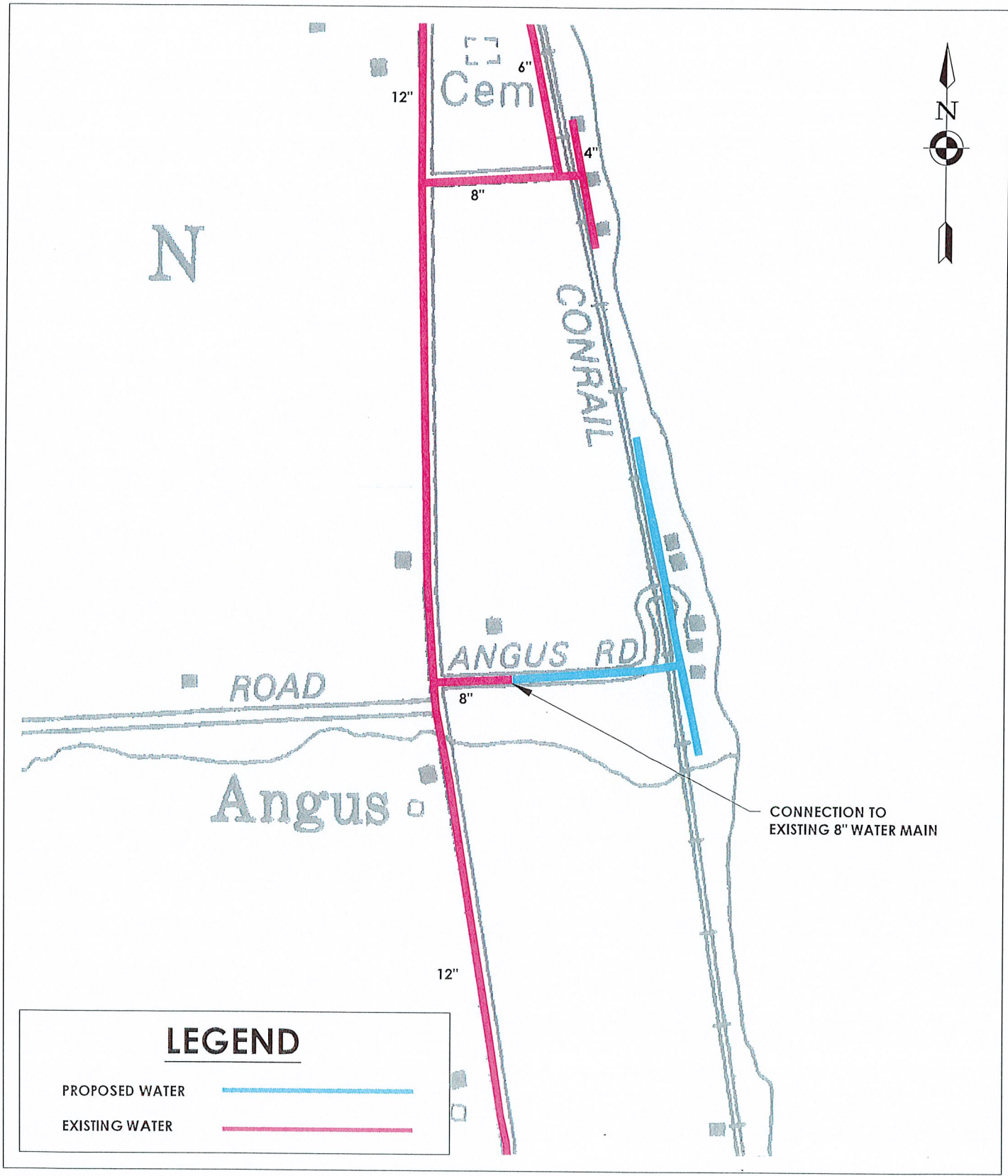
Next Steps

- Evaluate public interest.
- Residents of proposed District pass petition (created by Town Attorney) for signatures.
- Form Water District.
- NYS Comptroller Approval
- Project Design and Construction.

Typical Questions

- **If don't want water, do I still have to pay?** Vacant non-agricultural district parcels will pay 0.5 units. Vacant agricultural parcels will not pay debt service.
- **Will my tax assessment increase?** No. Tax bill will have separate water district tax, which is also tax deductible.
- **Can I hook up later?** Yes, additional charges may apply.
- **Will unit costs go up?** Water use charges can go up (like other utilities: electric, phone), but debt service cannot.
- **Can I keep my well?** Well supplied plumbing must be physically separate from the public water system.

Sheet size: 8.5x11
Drawing Name: S:\Projects\Benton\General\WD\Ext - Angus Point Rd\Project Location Map.dwg
Date last accessed: 5/10/2023 5:01 PM
Date last plotted: 5/10/2023 5:02 PM
Plotted By: Jeremy Dalyer



LEGEND

PROPOSED WATER



EXISTING WATER



CPL | Architecture Engineering Planning

255 Woodcliff Drive - Suite 200
Fairport, NY 14450

CPLteam.com

Project Number
P23.00414.00

Drawn By
CSH

Checked By
JED

Scale
1"=500'

Issued
5/10/2023

Client Name

TOWN OF BENTON

Project Name

WATER DISTRICT No. 7
ANGUS POINT ROAD

Drawing Title

FIGURE 1 - LOCATION MAP

**TOWN OF BENTON
WATER DISTRICT NO. 7
PRELIMINARY COST ESTIMATE
March 10, 2025**

Project Area Description:
Angus Point Road: From the WD#4 to Seneca Lake (North & South)
Town Highway Installation

ITEM	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ESTIMATED TOTAL
1	Mobilization	LS	1	\$ 2,000.00	\$ 2,000.00
2	Maintenance and Protection of Traffic Including Signs and Flagmen Meeting NYSDOT Requirements	LS	1	\$ 2,000.00	\$ 2,000.00
3	8-inch PVC Water Main	LF	1,500	\$ 22.00	\$ 33,000.00
4	Tracer Wire	LF	1500	\$ 0.20	\$ 300.00
5	Warning Tape (3"x1,000'/roll)	EA	2	\$ 18.00	\$ 36.00
6	Backfill & Bedding Material	CY	200	\$ 15.00	\$ 3,000.00
7	Hydrant, Mueller 5.5' Bury	EA	4	\$ 4,600.00	\$ 18,400.00
8	6-inch Guard Valve	EA	4	\$ 1,300.00	\$ 5,200.00
9	8-inch Gate Valves	EA	4	\$ 2,500.00	\$ 10,000.00
10	Valve Box	EA	8	\$ 400.00	\$ 3,200.00
11	6"x18" MJ Anchor Pipe	EA	4	\$ 300.00	\$ 1,200.00
12	8"x6" MJ x Swivel Tee	EA	4	\$ 500.00	\$ 2,000.00
13	Hydrant Marker, Hydralinder	EA	4	\$ 35.00	\$ 140.00
14	8"x8" MJ Solid Sleeve Coupling	EA	2	\$ 250.00	\$ 500.00
15	8" MJ Tee	EA	1	\$ 450.00	\$ 450.00
16	8" MJ Cap	EA	0	\$ -	\$ -
17	8" MJ Plug	EA	2	\$ 175.00	\$ 350.00
18	3/4"x4" Floro Coat T-head Bolts & Nuts	EA	400	\$ 6.50	\$ 2,600.00
19	6" MJ Gasket	EA	16	\$ 6.50	\$ 104.00
20	8" MJ Gasket	EA	26	\$ 7.50	\$ 195.00
21	8" MJ Restraint Gland, PVC	EA	26	\$ 90.00	\$ 2,340.00
22	8"x1" Bronze Saddle	EA	15	\$ 220.00	\$ 3,300.00
23	1" Curb Stop, Mueller Oriseal II	EA	15	\$ 240.00	\$ 3,600.00
24	1" Corp Stop, Mueller	EA	15	\$ 210.00	\$ 3,150.00
25	Curb Box w/ Rod, 2 hole lid, 5' depth	EA	17	\$ 110.00	\$ 1,870.00
26	1" Water Service Tubing, 200 psi CTS Poly	LF	200	\$ 1.00	\$ 200.00
27	1" SS Inserts	EA	45	\$ 3.50	\$ 157.50
28	8"x2" Bronze Saddle	EA	2	\$ 260.00	\$ 520.00
29	2" Curb Stop, Mueller Oriseal II	EA	2	\$ 700.00	\$ 1,400.00
30	2" Corp Stop, Mueller	EA	2	\$ 700.00	\$ 1,400.00
31	2"x1" Brass Tee & Couplings	EA	4	\$ 525.00	\$ 2,100.00
32	2" Water Service Tubing, 200 psi CTS Poly	LF	100	\$ 3.75	\$ 375.00
33	2" SS Inserts	EA	12	\$ 4.50	\$ 54.00
34	Connection to Existing Water Mains	EA	1	\$ 3,000.00	\$ 3,000.00
35	Rock Excavation	CY	25	\$ 75.00	\$ 1,875.00
36	24" Steel Casing Pipe	LF	120	\$ 225.00	\$ 27,000.00
37	Steel Pipe Freight Charge	EA	1	\$ 650.00	\$ 650.00
38	8" RJ DIP Class 51	LF	140	\$ 65.00	\$ 9,100.00
39	8" Casing Spacer	EA	21	\$ 215.00	\$ 4,515.00
40	8"x24" Wrap Around End Seal	EA	2	\$ 120.00	\$ 240.00
41	Bore Contractor Installation Labor	LS	1	\$ 48,000.00	\$ 48,000.00
42	Town Highway Labor/Equipment Rentals	LS	1	\$ 20,000.00	\$ 20,000.00
43	Large Excavator Rental w/ Operator	LS	1	\$ 20,000.00	\$ 20,000.00
44	Labor (Highway & Water Dept) for Installation	LS	1	\$ 7,000.00	\$ 7,000.00
45	Highway Equipment Rental	LS	1	\$ 8,000.00	\$ 8,000.00
46	Crew to Clean up/Restore after Install	LS	1	\$ 15,000.00	\$ 15,000.00
47	Sand & Stone for Install & Roadways	LS	1	\$ 5,000.00	\$ 5,000.00
48	Crew to Install Services	LS	1	\$ 5,000.00	\$ 5,000.00
49	Trucking for Sand/Stone	LS	1	\$ 5,000.00	\$ 5,000.00
49	Asphalt for Restoration of Roadway/Driveway	LS	1	\$ 10,000.00	\$ 10,000.00

Construction Subtotal = \$ 289,521.50

Contingency (15%) = \$ 43,428.23
Railroad Permitting & Occupancy/Risk Fees = \$ 30,000.00
Railroad Inspection/Flagging Fees = \$ 10,000.00
Legal & Administration = \$ 38,000.00
Engineering & Technical = \$ 78,000.00

Total = \$ 488,949.73

Total Estimated Capital Cost = \$ 489,000.00

Less Grant = \$ -

Net Local Project Cost = \$ 489,000.00

Estimated Debt Service with Bank Loan at 5.000% for 30yrs = \$ 31,811.00
Estimated Debt Service with USDA Loan at 3.250% for 38yrs = \$ 25,762.00
Estimated Debt Service with USDA Loan at 4.250% for 38yrs = \$ 29,144.00

Number of EDUs = 14.0 14.0 14.0

Estimated Debt Service/Unit/Year = \$ 2,273.00 \$ 1,841.00 \$ 2,082.00

Estimated Yearly Water Cost (\$50/g + 6,000 gal, \$5.50/1,000 gal, 60,000 gpy) = \$ 398.00 \$ 398.00 \$ 398.00

Total Unit Cost = \$ 2,671.00 \$ 2,239.00 \$ 2,480.00

Total Estimated Unit Cost = \$ 2,671.00 \$ 2,239.00 \$ 2,480.00

Notes:

1. Estimated costs based on Town Forces installing the water main & services.
2. NYS Comptroller Limit for first year costs at Formation of Water Districts in 2025 is \$1,101.
3. 2023 Census Data: Town of Benton MHI: \$68,242. Poverty below \$58,620; Intermediate below \$73,275.
4. USDA Interest Rate 2nd Quarter FY 2025 = 4.125% Market/3.250% Intermediate/2.500% Poverty Rate. 3.25% & 4.25% used for Estimates
5. Assumed that 1 EDU = 300 gpd, typical residential/commercial user.
6. Vacant Lot EDU = 2 Buildable Vacant Lots x 0.5 EDU/Vacant Lot = 1.0 EDU
7. Residential EDU = 13 Residential Lots = 13.0 EDU
8. Total EDUs = 1.0 Vacant + 13 Residential = 14.0 EDU