

TOWN OF CANADICE - WATER DISTRICT NO. 1 PROJECT OVERVIEW

Funding Status

- Income Survey: The Town Board attempted to obtain additional income surveys following the August 2010 informational meeting. A sufficient number of surveys were not received, making the project not eligible to compete for a grant from the Office of Community Renewal.
- Rural Development: There have been changes in the funding program offered by Rural Development which results in any potential low interest loan being years away.
- Considering the time required to potentially secure a subsidized loan, the Town Board decided to pursue a single-phase project with conventional bonding.

Project Team

The Town has retained:

- Andrew Emborsky, of Kruk and Campbell, as legal counsel for the project
- Charles Bastian, Bernard P. Donegan Inc., as financial consultant

Service Area

The project will provide domestic water supply and fire protection to the development primarily located along:

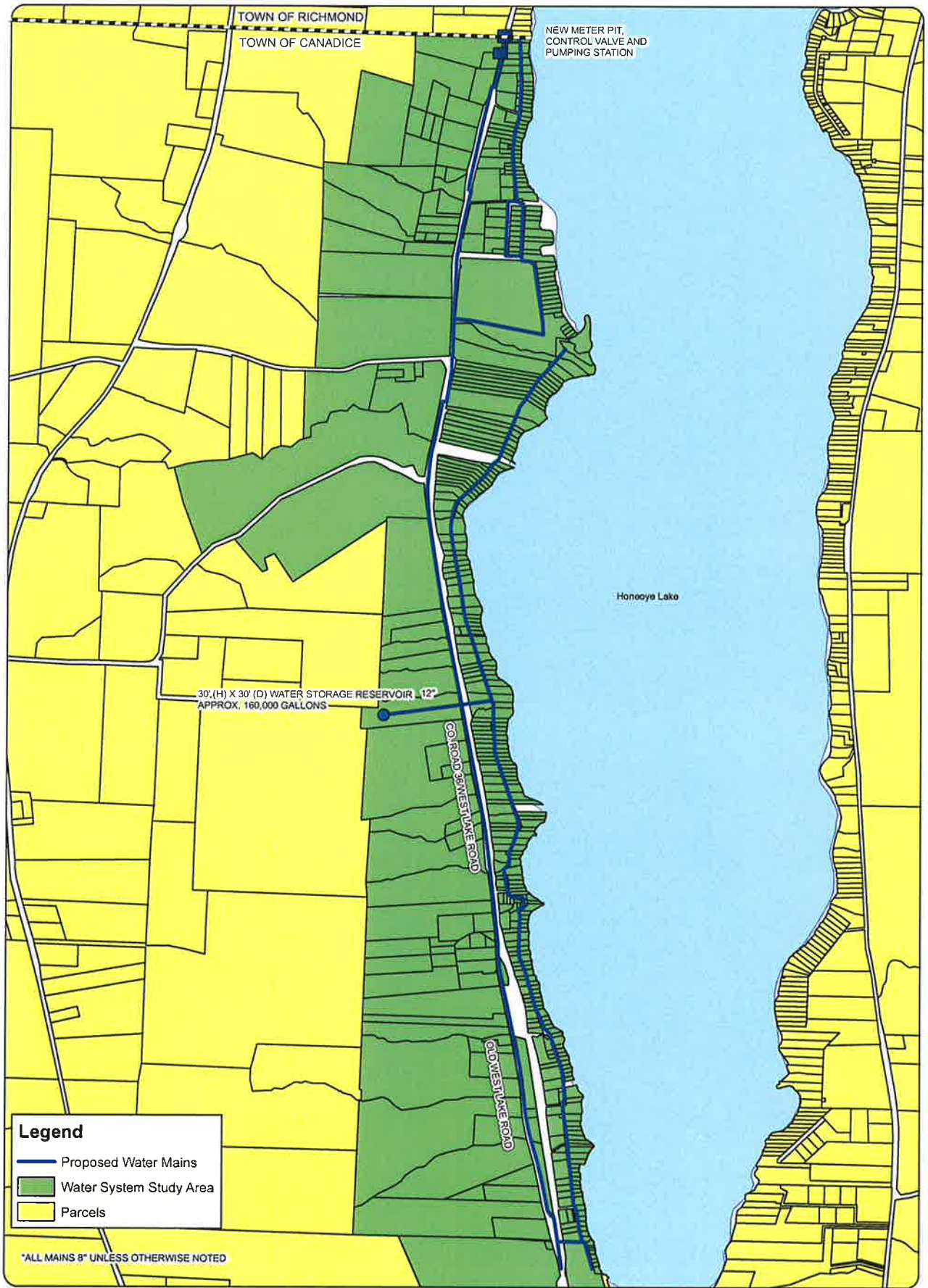
- West Lake Road (Co. Rd. 36),
- Old West Lake Road, and
- along the waterfront of Honeoye Lake,

from the Richmond town line southward to just south of Lakes End Lane. The proposed district boundary is depicted in Figure 1.

System Improvements

- Improvements will consist primarily of interconnected 8- and 12-inch water mains, a pump station, and a storage reservoir.
- Water services will be installed to parcels intending to connect to the system at the time improvements are constructed. Services lines will be installed to the right-of-way line or easement line.
- It will be the property owner's responsibility to extend the service to the structure.
- Improvements will be installed within public right-of-ways where they exist. The Town will need to obtain easements where public right-of-ways do not exist.
- Disturbed areas will be topsoiled and seeded. Hard surfaces (roads driveways, sidewalks) will be restored to pre-construction conditions using like materials.

A schematic drawing of the water system is depicted in Figure 2.



PROJECT/DRAWING NUMBER

PROJECT # 209465

FIGURE 1

DRAWING TITLE

PROPOSED IMPROVEMENTS

ISSUED FOR:

REVIEW

DESIGNED BY: MSH/KOC

DRAWN BY: ADC

REVIEWED BY: MMS

DATE: MAY 2011

PROJECT / CLIENT

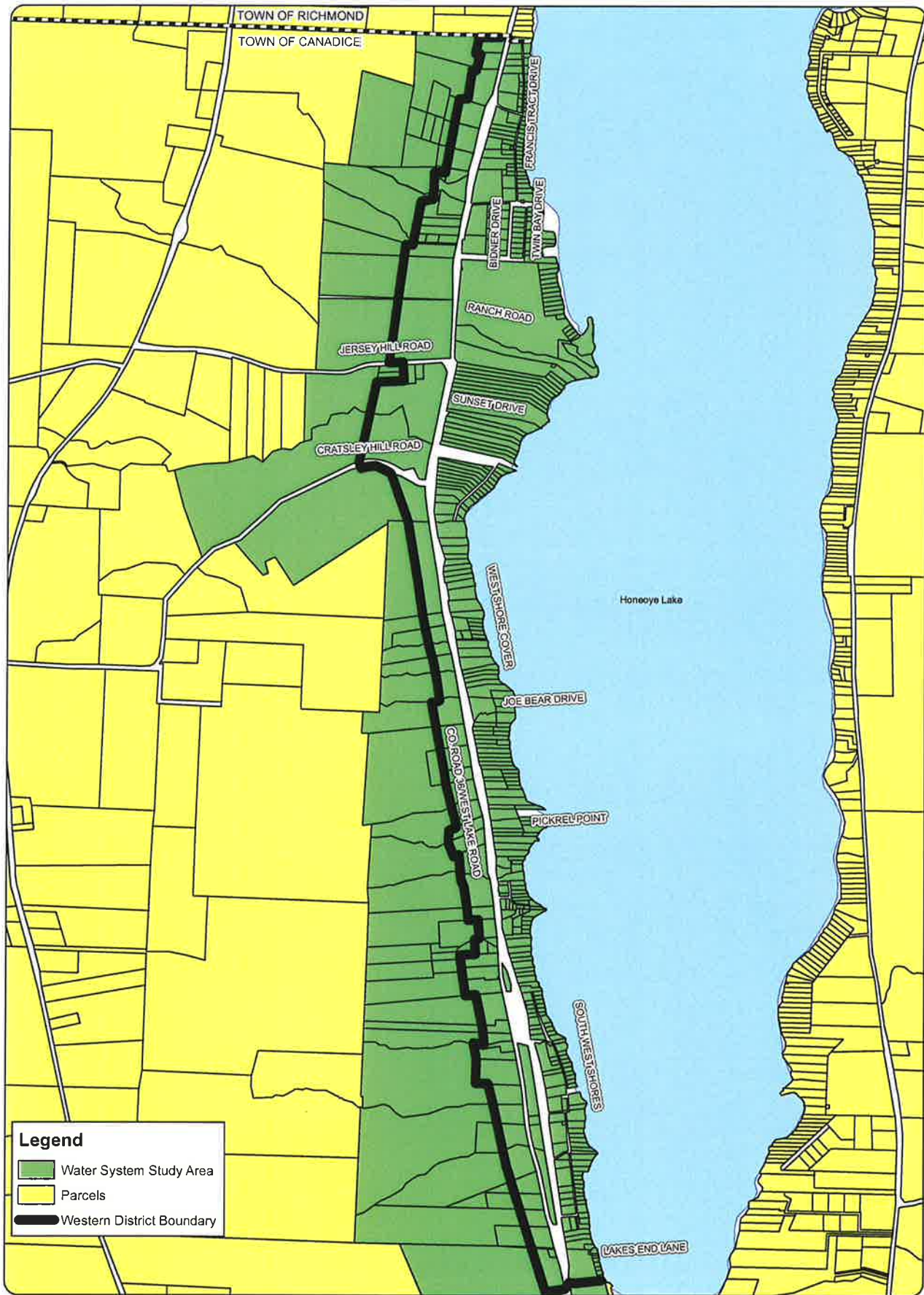
WATER DISTRICT NO 1
TOWN OF CANADICE

SCALE

0 312.5 625 1,250 1,875 2,500 Feet

LABELLA
Associates, P.C.

300 STATE STREET
ROCHESTER, NY 14614
P: (585) 424-6115
F: (585) 524-3008
www.labellapp.com



Legend

- Water System Study Area
- Parcels
- Western District Boundary

PROJECT/DRAWING NUMBER

PROJECT # 209465

FIGURE 2

DRAWING TITLE

DISTRICT BOUNDARY

ISSUED FOR:

REVIEW

DESIGNED BY: MSS/XDC

DRAWN BY: XDC

REVIEWED BY: MSS

DATE: MAY 2011

PROJECT / CLIENT

WATER DISTRICT NO. 1
TOWN OF CANADICE

SCALE

0 312.5 625 1,250 1,875 2,500 Feet

LABELLA
Associates, P.C.

300 STATE STREET
ROCHESTER, NY 14614
P (585) 454-6110
F (585) 454-2066
www.labela-arc.com

Supply of Water

- Water will be supplied by the Town of Richmond which receives its supply from the City of Rochester.
- The Town of Canadice has discussed water supply with both municipalities in anticipation of developing a formal inter-municipal agreement. Both parties indicated they have surplus water available and are willing to sell to the Town of Canadice.

System Ownership and Operation

- The improvements will be owned by the Town of Canadice, who will be responsible for the operation and maintenance of the system.
- The Town of Canadice intends to contract with the Town of Richmond to operate and maintain the system.

Projected Schedule

- | | |
|---|--------------------|
| • Informational meeting | May 7, 2011 |
| • Town initiates SEQR review | May 9, 2011 |
| • Town accepts Map, Plan and Report, set date of public hearing | May 9, 2011 |
| • Public hearing conducted (7:30 PM) | June 13, 2011 |
| • Town establishes District subject to referendum | June 13, 2011 |
| • Referendum (8 AM to 4 PM) | August 20, 2011 |
| • Comptroller submission | October 2011 |
| • Comptroller approval | October 2011 |
| • Initiate environmental review for the construction | October 2011 |
| • Complete SEQR, Town Board passes bond resolution | December 2011 |
| • Estoppels period end | January 2012 |
| • Design completed and approvals received | Summer 2012 |
| • Easements obtained | Summer-Fall 2012 |
| • Bid project | Winter 2012 - 2013 |
| • Construction begins | Spring 2013 |
| • Construction complete | Fall 2013 |

Note: Items in blue represent additions or changes from the information presented at the May 7th Informational Meeting

Project Costs

- Project costs are projected to be \$4.24 million based on a 2013 construction date.
- Project costs include construction cost; legal, administrative and engineering fees, land acquisition cost, interim interest and contingencies.

Financing

- All property owners in the water district will contribute to the cost of debt reduction for the initial improvements.
- It is anticipated the project will be bonded over a 30-year period.
- The financial consultant has recommended a rate of 6.50% be used for budgeting in consideration that the project will not be bonded until 2013. This is 1% higher than the current rate for “A-rated” communities.
- To retire the debt, the Town will assess, levy, and collect funds from property owners within the water district on a benefit formula basis.
- **The first dwelling unit on a parcel will be assessed 1 benefit unit. Any additional dwelling units on a parcel will be assessed 0.5 benefit units.** Vacant parcels with sufficient building area will be assessed 0.25 benefit units.
- There are an estimated 402.5 benefit units within the proposed district.
- A typical single-family residential parcel will be assessed about **\$826** annually.

Commodity Charges

Property owners who elect to connect to the system will be responsible for operation and maintenance costs. These charges are estimated to be \$283 per year based on:

- A quarterly charge of \$20 plus \$3.63 per 1,000 gallons of metered water and
- A typical single-family with year-round residency using 56,000 gallons per year.

Actual charges will vary based on number of persons in the household and their water usage habits.

Annual Cost of Typical Household

The annual cost to a typical household with year-round residency is the sum of the assessment for debt reduction plus the commodity charge and is projected to be **\$1,109**.

Dwelling Connections

In addition to the above charges, properties electing to connect to the system will be responsible for extending the water service from the right-of-way or easement lines to their homes. The cost of this work will vary based on site grades, soil conditions, and length and size of service required.

- A typical property owner can expect to pay in the order of \$600 for installation.
- Homes located on the hillsides west of West Lake Road will typically require longer and larger services, encounter steeper slopes and poor soil condition. These conditions will result in higher costs. If residents contract in groups, they should expect to receive more competitive pricing.