

July 30, 2021

Town Board Public Hearing on Water Dist. #7

Presents: Supervisor Edward Bender, Councilman Dan Wiley, Councilman Alan Wood, Councilman Paul Aubertine, Councilman Marty Mason, Matt Cooper, and 37 visitors.

Supervisor Bender opened the Water District #7 Public Hearing at 5pm with the pledge of allegiance.

Councilman Mason address the visitors stating that all comments will be addressed to the board, those wishing to speak must state name and address, and to be considerate to the Town Clerk who will be taking the minutes. Councilman Mason introduced the engineer for the project, Matt Cooper from Barton and Loguidice.

Matt reviewed the legal process in forming the water district. He told the visitors that part of the legal process is holding a public hearing to here concerns.

Matt reviewed the history of the district and he went over the funding process. He said that the district is to be formed with specific user costs and explained that the town board set the amount needed for funding. When grants are applied for, part of the process is to satisfy specific conditions.

Matt said that after the vote last year, the town board decided to address the district again because the results of the vote did not coincide with the interest survey results. He went on to say that when the correct facts were made available to the residents in the district the results of the interest survey showed 64% of residents were in favor.

Matt explained that the board listened to concerns, and the biggest concern was the cost of the service laterals. He said that he board asked to have the district revamped and to include the service laterals to the home.

Matt said that they did work on a new plan and map and to keep the price for the project the same, they took out a main, which took out some properties that were included in the district previously. He also said that they needed to bump up the funding and will be applying for a WIIA grant.

Matt explained that the project will costs 3.3 million dollars with a 38-year loan. He said that a 1.4-million-dollar loan will be secured through Rural Development, and a 2.9 million grant through WIIA will be applied for. He gave the timeline for the project, stating it could be completed by spring of 2023.

Privilege of the Floor

Fred Lang, 2303 Kelly Street – Mr. Lang said that there is a right of way from Bates Rd to Rock Bed Road. He said that it is private property and wondered if that had been addressed.

Matt said that easements would have to be obtained to cross the properties.

Fred asked if the homeowner has any say on where the laterals will be connected to the home, and he does not want a hydrant in his yard. Matt said that the homeowner will have a say on where the laterals are placed.

Dave Wojtas, 2308 Kelly Street – Mr. Wojtas asked about the placement of the water lines and if they would be placed through the middle of his property.

Matt said that this issue will be addressed before project is started with every resident.

Glenn Fritz, 2414 Pond Shores – Mr. Fritz said that the project had 205 EDU's and the last project had a total of 211 EDU's. Matt said that vacant parcels are considered ½ EDU and with the reworking of the district it lowered the number of EDU's.

Mr. Fritz said that the project last year included the RV sites, and wondered if the RV's were not considered an EDU. Matt said that RV's are counted as a standard EDU. Mr. Fritz wondered why the parcel with the RV Park was taken out if the town was awarded 1.4 million. Matt said that they need 3 million to satisfy funding, and the award of the 1.4 million was a surprise. He also said that the parcel's road frontage is included in the district, but not where the RV's are as part of the reformation to allow for the laterals.

Joe Sobeleski, 27723 Baird Point – Mr. Sobeleski asked about burying the lines, he said that there is a lot of rock in the area. He also asked about the timing to have the water turned on and turned off. He also said he would like to know how many voted last year on the district in the areas that were left out. Matt told him that when residents leave for the fall they call the water department to have the town's portion shut off and the homeowner would be responsible to have it winterized. He also said that they would have to contact the water department when they wanted the water turned on in the spring. Matt told him he does not know the number of residents who voted in the areas left out.

Mike Nebbia, 2078 Rod Smith Lane – Mr. Nebbia said that he owns Rod Smith Lane and he will not give the town a variance for the water line to come down that road. He said that the cost is \$600.00 minimum, and he pays nothing now.

Brian Russell, 2155 Kelly St. – Mr. Russell asked if the lines would be put on the north or south side of the road. He said that there is buried power lines in the area.

Matt told him that it is very important they meet with the residents to collect the information. He said that they will ask residents if there are hidden dog fences, cables, fuel lines, etc.

Mr. Russel also asked about driveway repairs. Matt told them when the project is completed, driveways will be fixed.

Fred Russell, 2183 Rock Bed Road – Mr. Russel said that his questions have been answered.

Connie Hrabchak, 27568 Lisa Dr. – Mrs. Hrabchak said that her questions have been answered.

Barry Ludwick, 27960 Lisa Dr. – Mr. Ludwick said he guesses from his address that the board knows he is not in the district. Mr. Ludwick said that he wanted to attend to find out if they anticipated creating a water district on the north side of Mud Bay. He said that the residents there are very interested in getting water.

Matt told him that the board looked into this and explained that they would have a higher user costs, making it not affordable at this time.

Mike Kempisty, 1900 Barracks Lane – Mr. Kempisty asked about the loan. He also said that the EDU costs last year were \$800.00, now it is \$600.00. Matt explained the loan amount and the amount needed in grant funding. Matt said that there was a lot of misinformation last year.

Mr. Kempisty asked if Maggie Jolliff, who now has property that is not included in the district, wants water. Matt explained that she is still in, and will have water.

Mr. Kempisty asked the amount saved by eliminating the Jolliff property. Matt told him that the parcels eliminated in the district reformation saved \$400,000.00 and that allowed for the town to include the install of the laterals.

Mr. Kempisty asked if when they figure costs, do they consider the potential for other grants. Matt explained the process, that the costs are based on the loan and grant funding applied for. He said that this is all subject to the Comptrollers approval.

Councilman Aubertine explained the formation of water district #6, and their users dept amount.

Mr. Kempisty asked if it would hold true that the residents would pay $\frac{1}{2}$ EDU for vacant land and $\frac{1}{4}$ EDU for those who have no curb stop. The board told him this is what they are proposing.

Sally Strough, 2775 Baird Point Dr. – Mrs. Strough said that she tried to review the project information on line and couldn't find it. She said that she would like to know if the EDU (debt) costs would change if the number of EDU's went down.

Matt explained that it would change, but they take into consideration that some residents will combine parcels so that they are not charged double. Matt said that it works both ways though, that the debt charge would go down if more users come on.

Richard Lock, 3174 Bedford Corners Road – Mr. Lock asked if his property is included in the district and Matt told him yes.

David Reed, 2974 Wooden Dr. – Mr. Reed said that he is using lake water now, and asked if he is hearing this right, that there will be no connection costs, and that the laterals will be included.

Matt told him yes, the laterals are part of the project.

Fred Lang, 2303 Kelly Street – Mr. Lang said that there are private roads in his area and the property owners own the right of way. He said that they pay a tax bill on the right of way and that they have created an association. He said that they will be charged a \$600.00 debt fee on the right of way, and for their residence. He said it is a double charge. Mr. Lang said the right of way is not a buildable lot. Matt explained that there could be a charge for a right of way, that the parcels can't be merged because they are not joining. Councilman Mason said that they would be charged $\frac{1}{4}$ EDU for the right of way.

Brian Russell, 2155 Kelly Street – Mr. Russell asked what the next step is if the right of way is not in the district, do they go back to make sure the project is affordable.

Matt explained that the town could seek emanate domain on parcels that don't give an easement, so that they can get water to those who live down the road who want it.

Mr. Russell asked if they would pay a fee for their front lot and back lot, stating that the right of way is grass from Kelly to Rock Bed. Matt said the worst-case scenario would be a $\frac{1}{4}$ EDU.

Mr. Russell said that he is concerned about the price going up if EDU's go down.

Mike Kempisty, 1900 Barracks Lane – Mr. Kempisty said that the map looks like they are going around Ontario Shores. Matt explained that they are not going through the property, but along the road.

There being no further comments, Councilman Mason thanked everyone for their attendance.

Councilman Wood made a motion to close the public hearing at 5:58pm, seconded by Councilman Wiley. All members voted AYE.

Michelle Bouchard, RMC – Town Clerk