

**The special meeting of the Groveland Town Board was held on Thursday September 23, 2021 at the Town Hall.**

**Present:** Bill Devine, Acting Supervisor; Steve Atterbury, Councilmember; Ron Niedermaier, Councilmember; Amy Phelps, Councilmember

**Other Attendees:** David DiMatteo, Town Attorney; Eric Weis, CPL; Jason Molino, Director LCWSA and members of the potential water district

**Acting Supervisor Devine called the meeting to order @ 7:00 p.m.**

**Old/New Business:**

PUBLIC HEARING POTENTIAL WATER DISTRICT #1 RESOLUTION-49-2021- Acting Supervisor Devine read aloud the hearing with opening the hearing at 7:00 p.m. Acting Supervisor Devine introduced Eric Weis with Clarke Patterson Lee. Mr. Weis has helped with the formation of the potential district area along with cost. Mr. Weis gave a presentation to open the public hearing for their comments, questions and or concerns.

**PUBLIC COMMENTS:**

- Question received regarding installation of privates side & meter readings. Mr. Weis answered yes the installation is private side cost however they have tried to include in final cost of this project. Meter reading happen remotely through LCWSA.
- Question received if you don't need or want water do you still pay? Answer- yes, the debt service.
- Question regarding legality of petition as a way of district formation. – Attorney DiMatteo answered legal reason as approved authorization
- Question regarding right of way access to install water. Attorney DiMatteo answered legal issues as it pertains to installation in right of way
- Question if there is a concern with LCWSA who does the property owner speak with? Answer- Town Board or Attorney General
- Question how did the district areas get chosen? Answer- Late Supervisor Carman requested interest in newsletters to residents following the installation of the DOCCS line.
- Question regarding Hill Top Drive- This will require an easement/ property owner to sign off to allow water line access the area
- Question in regards to meter pits are included in the application cost private side. Answer- yes this was included.
- Question regarding how billing is done. Answer- debt service is on your Town tax bill and usage is will be mailed to you on a quarterly basis from LCWSA
- Question regarding pressure issues located in the area of Groveland Hill and Aten Road. Answer- most will not have an issue. LCWSA are aware of pressure issues in area this issue

and would need to be done on a case by case basis with a potential for a pressure/ booster pump in house approx. cost \$1,000.

- Question regarding the average usage- Answer- 180 gallons/ day
- Question on next step if board approves the district formation. Attorney DiMatteo answered then Town Clerk Burgess and I spend a lot of time doing paperwork in preparation to send to the comptroller's office for their review.
- Question the comptroller reviews all paperwork even the petitions. Attorney DiMatteo answered yes the entire case as it pertains to the formation of the district.

Acting Supervisor stated if there are no more questions the board would move forward with closing the public hearing.

A motion by Councilmember Phelps and seconded by Councilmember Atterbury to close the public hearing. All aye. Motion carried.  
Hearing closed at 8:24 p.m.

Acting Supervisor discussed with the board the need to either table resolution 49-2021 to the next meeting 10/14/2021 to give the board members time to think on the district or continue tonight, all agreed to move forward with the resolution.

**WHEREAS**, all Board Members, having due notice of said meetings, and that pursuant to Article 7, Section 104 of the Public Officers Law, said meetings were open to the general public and due and proper notice of the time and place whereof was given as required by law; and

**WHEREAS**, a "Petition to Request Water District" was filed in the Groveland Town Clerk's Office on April 28, 2021, signed by the required number of property owners within the proposed district, namely, pursuant to the latest completed assessment roll of the Town of Groveland, the owners of taxable real property located in the proposed Town of Groveland Water District No. 1 (also referred to herein as "Water District") owning in the aggregate at least one-half (½) of the assessed valuation of all of the taxable real property of the proposed Water District; and also constituting the signatures of resident owners who own taxable real property aggregating at least one-half (½) of the assessed valuation of all of the taxable real property of the proposed Water District owned by residents, and

**WHEREAS**, the project will generally consist of installing approximately 80,000 linear feet of 4" and 6" and 12" PVC water main along various roads in the Town including, but not limited to, Barber Hill Road, Hunt Hill Road, Lee Road, Geneseo Road, Morris Road, Gamble Road, Adamson Road, Logan Road, Turner Road, Dantz Road, Baily Road, NYS Route 36, and Groveland State Road. The water main will serve approximately 161.2 units; and

**WHEREAS**, the Town Board of the Town of Groveland adopted an order calling for a public hearing thereon and caused a notice of such hearing to be published and posted in the matter provided within Town Law Section 193; and

**WHEREAS**, a public hearing was held on the 23<sup>rd</sup> day of September, 2021 at the Groveland Town Hall, located at 4955 Aten Road, Groveland, New York, in the matter described herein, at which all persons interested in the subject matter were given an opportunity to be heard.

**WHEREAS**, pursuant to Town Law Section 194 (2) and upon the evidence given at the public hearing described herein, the Town Board of the Town of Groveland has considered the following:

1. Whether the petition is signed, and acknowledged or proved, or authenticated, as required by law and is otherwise sufficient;
2. Whether all the property and property owners within the proposed district or extension are benefitted thereby;
3. Whether all the property and property owners benefitted are included within the limits of the proposed district or extension;
4. Whether it is in the public interest to grant in whole or in part the relief sought.

**NOW ON MOTION OF** Councilmember Phelps which has been duly seconded by Councilmember Niedermaier, now therefore be it

**RESOLVED**, the Town Board of the Town of Groveland and upon evidence given at the public hearing described herein, it has hereby been determined that the following statements are true and accurate:

1. The petition is signed, and acknowledged or proved, or authenticated as required by law and is otherwise sufficient;
2. All property and property owners within the proposed district or extension are benefitted thereby;
3. All the property and property owners benefitted are included within the limits of the proposed district or extension;
4. It is in the public interest to grant in whole or in part the relief sought.

Ayes 4

Nays 0

Quorum Present:  Yes  No

Dated: September 23, 2021

A motion by Councilmember Niedermaier and seconded by Councilmember Atterbury to adjourn the meeting. Motion carried. Meeting adjourned 8:29 p.m. The next meeting will be the regular meeting October 14, 2021 @ 9:00 a.m. at the town hall and is open to the public. Motion carried.

Kimberly D. Burgess, Town Clerk

Town of Groveland

Dated: September 23, 2021

DRAFT

**NOTICE OF PUBLIC HEARING  
TOWN OF GROVELAND**

**NOTICE IS HEREBY GIVEN** that a public hearing pursuant to Town Law § 193 will be held by the Town Board of the Town of Groveland at the Town Hall located at 4955 Aten Road, Groveland, New York on the 23<sup>rd</sup> day of September, 2021, commencing at 7:00 p.m. to give citizens the opportunity to discuss the proposed Town of Groveland Water District No. 1 project.

Specific discussion will be relative to approval of the project to add a water main, which will connect to an existing pump station owned and operate by the LCWSA, located on Maple Beach Road, which provides the main supply to the Town of Groveland. The project will require the installation of one (1) new pump station to serve a portion of the proposed District. The proposed Water District No. 1 will include a total of approximately 80,000 linear feet of 4-inch, 6-inch, 8-inch, and 12-inch water main. The water main will be installed along portions of Barber Hill Road, Hunt Hill Road, Lee Road, Geneseo Road, Morris Road, Gamble Road, Adamson Road, Logan Road, Turner Road, Dantz Road, Bailey Road, NYS Route 36, and Groveland Station Road. The water main will serve approximately 136 residential and commercial units.

The projected cost for the project is \$6,405,000.00 and will be financed in part through a USDA Rural Development grant. The debt service is proposed to be spread out among approximately 136 users, which are referred to as units. The debt service, a loan through Rural Development, is \$826.51 per unit for 38 years. The total estimated cost for debt service and water per unit is \$1,190.00 per year. There are additional one-time expenses per unit for costs to hookup and connect the right-of-way to interior plumbing of approximately \$8.00 - \$20.00 per linear foot and well separation costs of approximately \$200.00 - \$600.00.

Business relative to bonding for said project may also be addressed at this meeting by the Town Board.

**ALL PERSONS INTERESTED IN THE SUBJECT MATTER OF THIS HEARING  
WILL BE ENTITLED TO BE HEARD AT THE TIME AND PLACE THEREOF**

A copy of the map, plan, and report describing such improvements is also available for review at the Town Clerk's Office during regular office hours.

By order of the Town Board,

Kimberly Burgess, Clerk  
Town of Groveland

# MEETING ATTENDANCE SIGN-IN

Meeting Date: September 23<sup>rd</sup> 2021  
Committee/Board: Town Board Public Hearing Water District #1 formation

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

- 1. Linda Shea
- 2. Francis Shea
- 3. JASON Morino
- 4. Jackie Lovre
- 5. David Love
- 6. Charles Bonner
- 7. MART TABAK
- 8. James Kirshel
- 9. Greg Rosolka
- 10. NOT ROSOLKA
- 11. Ken Nishimura
- 12. Ashley Gaddy
- 13. \_\_\_\_\_
- 14. \_\_\_\_\_
- 15. \_\_\_\_\_
- 16. \_\_\_\_\_
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- 20. \_\_\_\_\_

# MEETING ATTENDANCE SIGN-IN

Meeting Date: \_\_\_\_\_  
Committee/Board: \_\_\_\_\_

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

1. Sheila and Scott Cripps 5504 Groveland Rd
2. Bill and Cathy Graham 6519 Dantz Rd
3. Kern Kern / Momo Loren 5357 Banger Hill
4. Sandra Bean 1930 Bailey Rd Groveland
5. \_\_\_\_\_
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**Town of Groveland - Water District No. 1  
Fact Sheet**

***Project Description***

The proposed Water District No. 1 will include a total of approximately 80,000 linear feet of 4-inch, 6-inch, 8-inch, and 12-inch water main. The water main will be installed along portions of Barber Hill Road, Hunt Hill Road, Lee Road, Geneseo Road, Morris Road, Gamble Road, Adamson Road, Logan Road, Turner Road, Dantz Road, Baily Road, NYS Route 36, and Groveland Station Road.

Refer to the map on the back of this sheet for a depiction of the project.

***Project Costs***

The District will be responsible for the construction of the water main and service connections within the public right-of-way. The capital costs associated with the District are paid for by the property owners in the district. The annual payment per unit is based on the amount of grants received, interest rate, and term of the loan from the funding agency.

The estimated costs for the proposed project are summarized as follows:

Total Estimated Capital Cost	\$6,405,000
Estimated USDA Grant	\$2,500,000
Local Share	\$6,000
Net Project Costs	\$3,899,000
Annual Debt Service (38 years, 1.375%)	\$132,423
Estimated Debt Service/Unit (161.2 units)	\$821.48
<u>Estimated Yearly Water Cost</u>	<u>\$358</u>
<b>Total Estimated Unit Cost (Rounded)</b>	<b>\$1,180</b>

A service line will be installed to all residences, from the water main to your property line, for connection to the public water system.

The service line from your property line to your house or business will cost approximately \$10 per linear foot. Additional costs will include internal plumbing and well abandonment, estimated at \$500, along with a \$560 water permit fee.

The estimated average annual water cost was estimated based on a retail rate of \$3.50/1,000 gallons from the LCWSA and an average usage of 60,000 gallons per year, along with a base charge of \$37 per quarter.

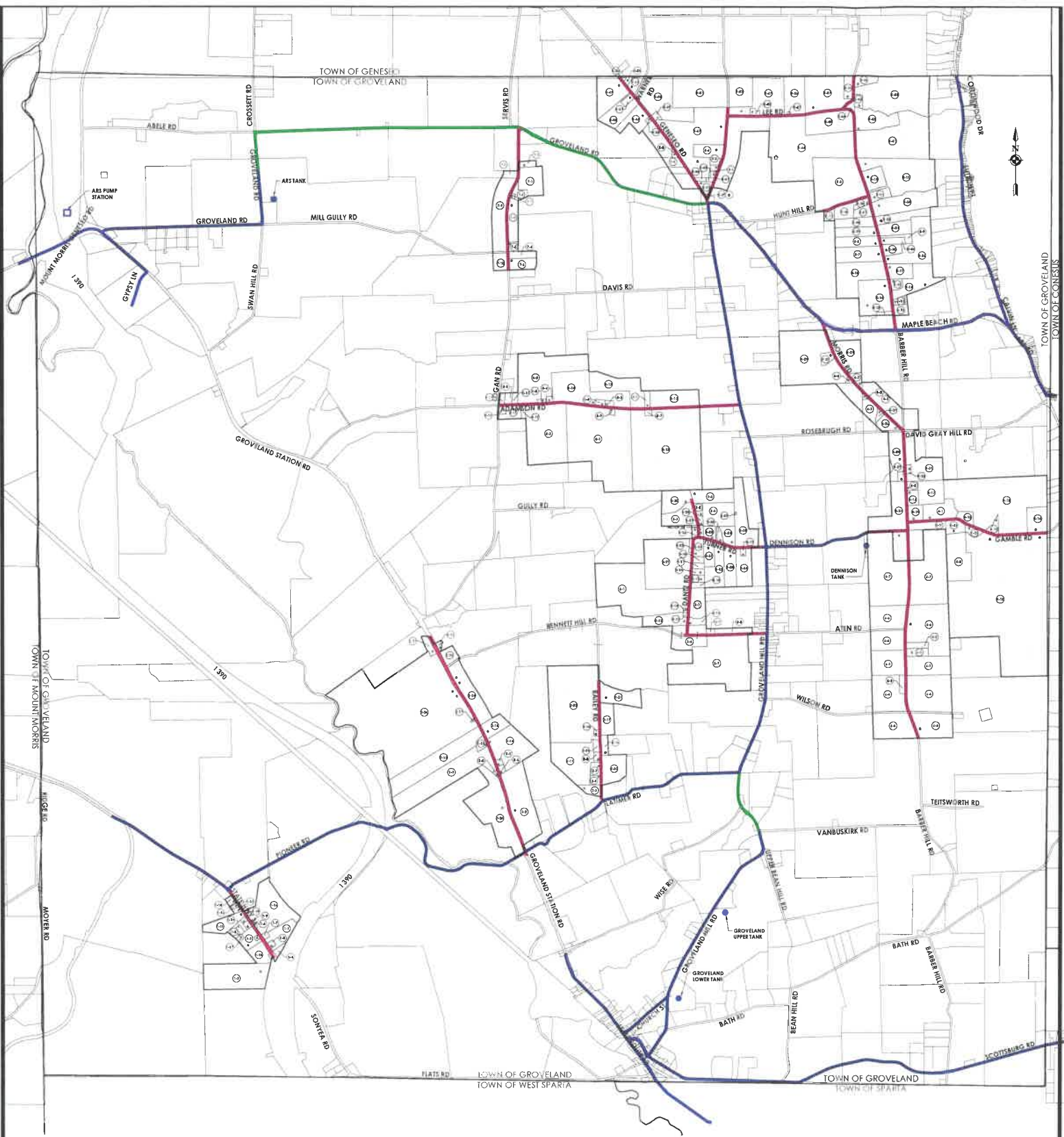
Debt service will be charged on property tax bill, regardless if you connect or not. If you choose not to connect, then you will not receive a quarterly bill from the LCWSA for usage.




***Project Schedule***

The Town does have an application for funding submitted to the USDA-RD, but once the project is funded and assuming the District is formed, we anticipate the following project schedule.

Design & Permitting	9 Months
Bidding & Award	3 Months
Construction	15 Months





LEGEND	
	EXISTING WATER MAINS
	PROPOSED GROVELAND WATER MAINS
	PROPOSED LCWSA WATER MAINS