

Draft- not yet approved **SPECIAL TOWN BOARD MEETING**

Town of Ulysses

May 31, 2023

The meeting was held in person at the Town Hall at 10 Elm St., Trumansburg NY as well as via Zoom videoconference. Notice of Town Board meetings are posted on the Town's website and Clerk's board.

*Video recordings of meetings are available on Youtube at
<https://www.youtube.com/channel/UCWVIs--q9CpHlxdk9YxZyPw>.*

CALL TO ORDER:

Ms. Olson called the meeting to order at 6:01pm

ATTENDANCE:

TOWN OFFICIALS

Supervisor- Katelin Olson
Board members- Liz Weatherby, Mary Bouchard
Town Clerk- Carissa Parlato
Second Deputy Supervisor- Michelle E. Wright

OTHERS:

In-person:

Matt McKenna and Ryan (MRB Group), Nancy Zahler, Geri Keil, Carolyn & Ed Koppel, Terri Gruber-Hine, Lora Gruber-Hine, Rebecca Hicks, Larry Hicks, Ed Schilling, Joyce Garzon, Francesco Garzon, Hillary & Corey Elmore, Kathryn Bushley, Carl Whittaker, Karyn Marion, Ravi Meel

Via Zoom:

Aklose, Joe Katz, Grassroots Festical, Clarissa Farrell, 16075462436, Linda Liddle, Cora Fellows, Jane's iPhone

APPROVAL OF AGENDA:

Motion: Ms. Weatherby moved to approve the agenda as presented at 6:02pm. This was seconded by Ms. Bouchard and passed unanimously.

PRIVILEGE OF THE FLOOR: (3 minute limit)

None

PUBLIC INFORMATION SESSION – Presentation by MRB Group on Potential Extension of Public Water Along Route 96

Ms. Olson noted that the town is currently exploring the feasibility of connecting the Village of Trumansburg water line to the Water District 3 line (end at Cold Springs Rd.) along Route 96. She further noted that water districts must be approved and paid for by those within the district.

Mr. McKenna shared the 3 segment options for the project:

- Cemetery Rd. to Taughannock Park Rd.

- Cemetery Rd. to Cold Springs Rd.
- Cold Springs Rd. to Smartstart Daycare (1954 Trumansburg Rd.)

Property owners in each area would be responsible for the following costs:

- Connecting from the town's water main to their property (about \$25-30/linear ft)
- The cost of laying the entire water main
- On-going operation and maintenance costs
- The cost of water usage

Other considerations:

- Geography:
 - Whether water flows up or down hill (would determine whether a pump house is needed)
 - Streams to cross
 - Bedrock to drill through
- NYS thresholds for how much a property owner can spend on water/year- set at \$1040 (includes usage, debt, operation & maintenance (O&M)). If cost estimates exceed this, NYS Comptroller approval is needed.
- O&M + debt service costs can be added as a flat fee/base charge to water bills (Village of Trumansburg uses this model), or as an added charge on tax bills (like Ulysses water districts).
- Equivalent Dwelling Units (EDUs) are assessed on each property in the district to make sure O&M + debt service costs are fairly spread. Larger users will have higher costs.
- NYS DOT has many rules for building around state roads- this may drive up the cost.
- Higher density areas will have a larger pool to share district costs .

Estimated costs for each option: (See MRB presentation attached)

Option #1- Village to Cold Springs Rd. along Route 96

- \$3,500,000

Option #2- Cemetery Rd. to Taughannock Park Rd.

- \$750,000

Option #3- Cold Springs Rd. to Smart Start (1966 Trumansburg)

- \$540,000

Mr. McKenna also shared the following in his presentation:

- General construction timeframes for each option
- Water quality
- Source interconnections
- Supply cost and availability is based on market conditions
- Potential grant opportunities for low income areas
- Possible next steps:
 - Buy-in by 50% of owners and/or assessed land value
 - Creation of a map, plan, and report
 - State Comptroller approval
 - A negative environment declaration (SEQR)

QUESTIONS FROM THOSE IN ATTENDANCE & ANSWERS FROM TOWN SUPERVISOR & MR.

McKENNA:

Can our area hook into the Village's water line that is right near us?

- No, a formal water district must be formed before this could happen

How is a district formed?

- A threshold of interest from potential users must be met
- The Town Board can vote to move forward, subject to a petition or permissive referendum
 - Ulysses Town Board can set threshold- probably for 75%

How do you extend a district?

- The same way that a district is formed

How can Rabbit Run residents connect to water?

- The Town Board will vote on a policy on how residents can push the process further
- Residents would need to bore the costs from the Village's line on Falls Rd and south down Route 96 to Taughannock Park Rd, and then down RR Rd.

What is the Comptroller process?

- Mr. McKenna will look into it

Ms. Bouchard was excused at this time (7:21pm).

Which side of Route 96 would the line go down; under/over the creek?

- West side of 96, under creek

What is the water pressure standard?

- 30lbs

ADJOURN

The meeting ended at 8:38pm.

Respectfully submitted by Carissa Parlato, Town Clerk

6/9/23

APPENDIX:

T/O Ulysses Route 96 Watermain Extension Feasibility Evaluation

May 31, 2023

Presented by: Matthew McKenna & Ryan McMullan

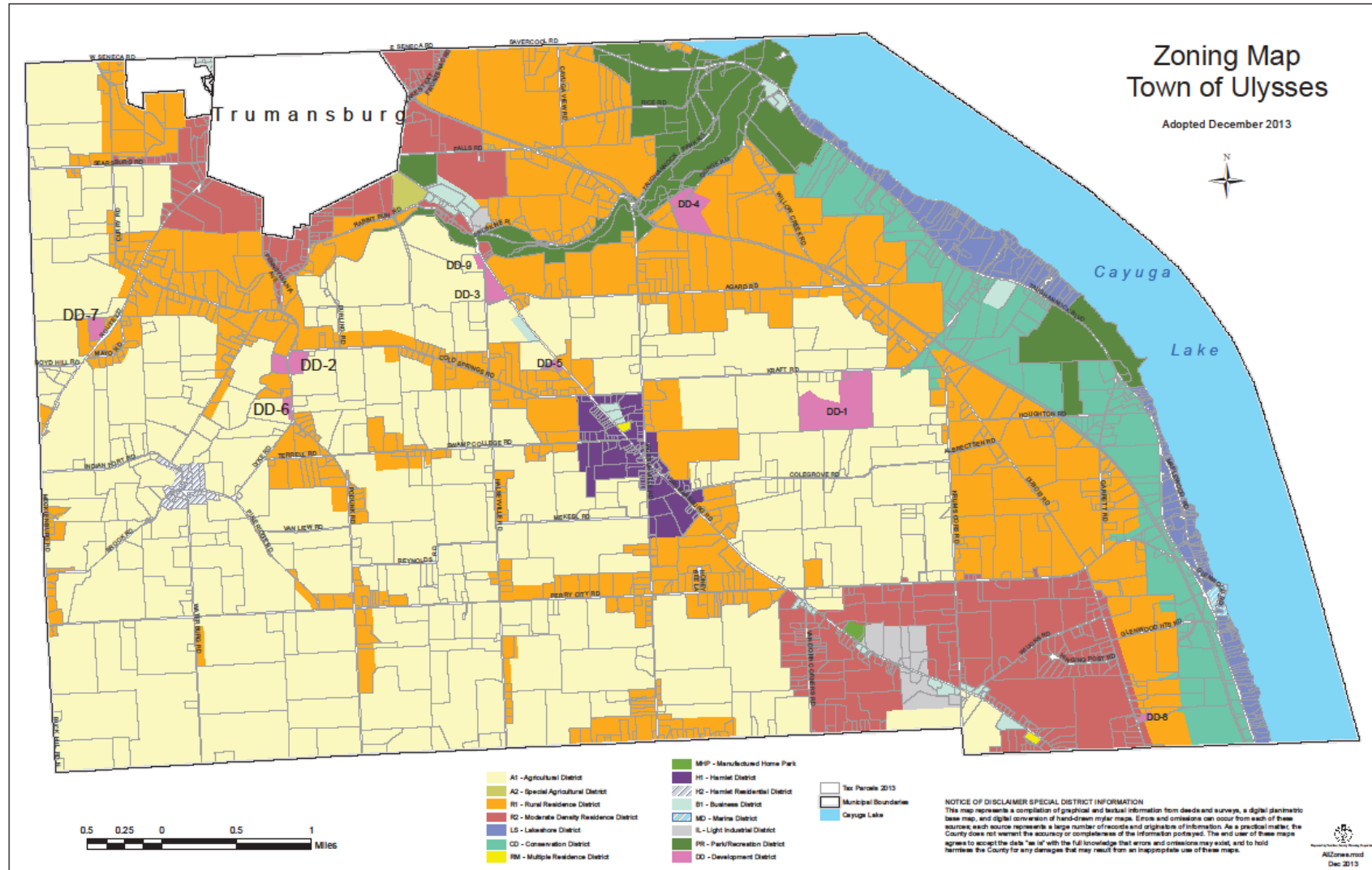
Background

- MRB Group is the Town of Ulysses Engineer and has been involved in ongoing Engineering Reports and District Formation evaluations for various water utility aspects of the Town
- MRB Group was tasked with evaluating the feasibility of an interconnection with the Village of Trumansburg along Route 96 from the Fairgrounds to Cold Springs Road, watermain extension along Route 96 to Taughannock Park Road and watermain extension from Cold Springs Road to Smart Start Daycare Facility

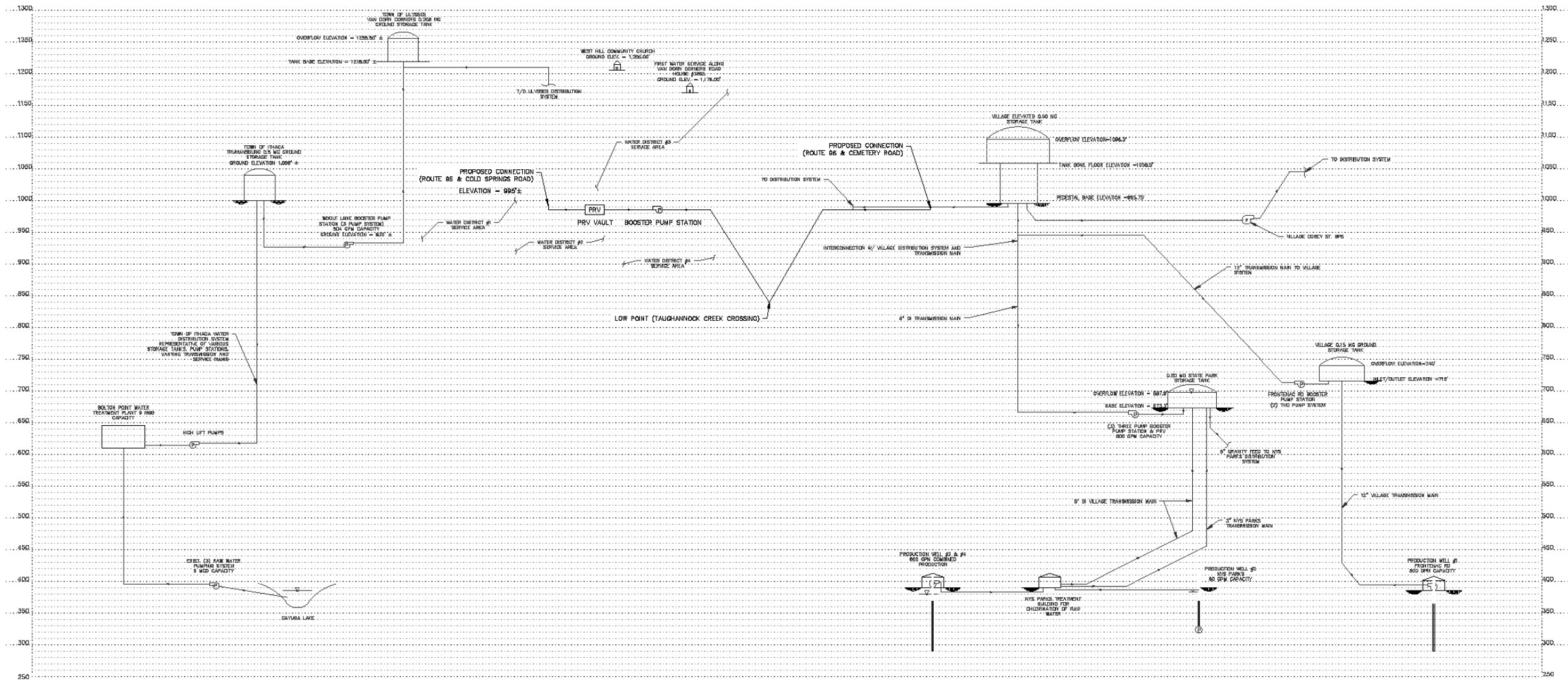
Study Area

- MRB Group evaluated the potential extension of water from the Village of Trumansburg to Cold Springs Road and Route 96 intersection. Three options were evaluated:
 - Option 1 – Extension from Village of Trumansburg near intersection of Cemetery Road and Route 96 to Cold Springs Road for an interconnection with Water District #3
 - Option 2 - Extension from Village of Trumansburg near intersection of Cemetery Road and Route 96 to Taughannock Park Road
 - Option 3 – Extension from Water District #3 along Route 96 from Cold Springs Road to end of parcel of Smart Start Daycare
- Evaluations looked at feasibility of extending water, the sources of water to be provided, cost estimate for the Total Project (public bid) and cost per water service connection.
- Generally, desire for water along Route 96 for various residential/commercial properties is desired as conveyed by various Town staff.
- Smart Start Day Care Facility has documented well water quality issues/concerns and a petition for users south of Smart Start Day Care initially provided input on desire for water.

Town of Ulysses Zoning Map



Water System Cross Section



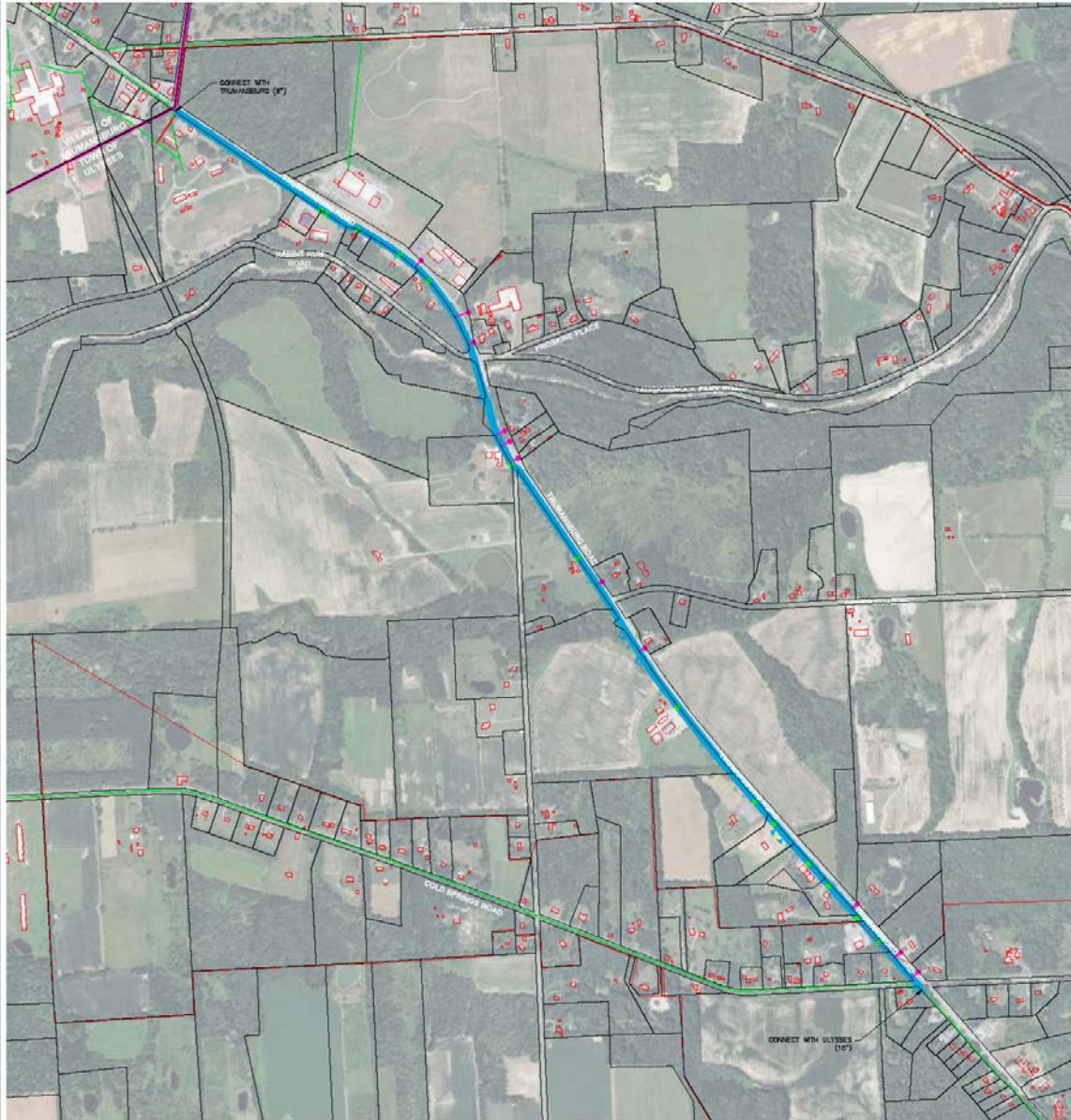
WATER SYSTEM CROSS SECTION
N.T.S.

OPTION #1: INTERCONNECT TRUMANSBURG AND ULYSSES

Evaluation Considerations

- New York State Comptroller's Office 2023 Low Cost Threshold set at \$1,040/year
 - Threshold includes cost for debt service, operation and maintenance cost and other charges (i.e. cost of water).
 - Threshold does not include the cost for hook-up fees
- Cost of water from T/O Ithaca and V/O Trumansburg varies
 - Town of Ithaca Water District #3 Cost = \$10.05/1,000 gallons
 - Assume 50,000 gallons per year (\$502.50/year)
 - Cost for Operation and Maintenance (by Ulysses) not included in T/O Ithaca Water Rate
 - Village of Trumansburg = \$56.25 Base Charge + \$23 capital Charge + \$10.50/1,000 gallons
 - Base charge and Capital Charge billed bimonthly
 - Assume 50,000 gallons per year (\$937.50/year)
- T/O Ulysses Water District #3 has a 30-year Water Service Agreement with Town of Ithaca commencing 30th day of October, 2003.
- Water District #3 recently installed a Total Trihalomethane (TTHM) Removal System in Water District #3 to deal with MCL exceedances
- Water consumption to assess # of Equivalent Dwelling Units (EDU's) not included in evaluation.
- Construction within NYS Department of Transportation Right-of-Way generally increases costs and duration of project development
- Ultimately, density is critical in maintaining reasonable cost per individual users

Option 1 - Site Plan



- 8" Ductile Iron Pipe Watermain
- 10,125 Linear Feet +/-
- 575 Linear Feet +/- Directional Drill
- Booster Pump Station including building, pumps, pipes/valves, electrical power and control wiring and Pressure Reducing Valve structure to enable bidirectional flow of water

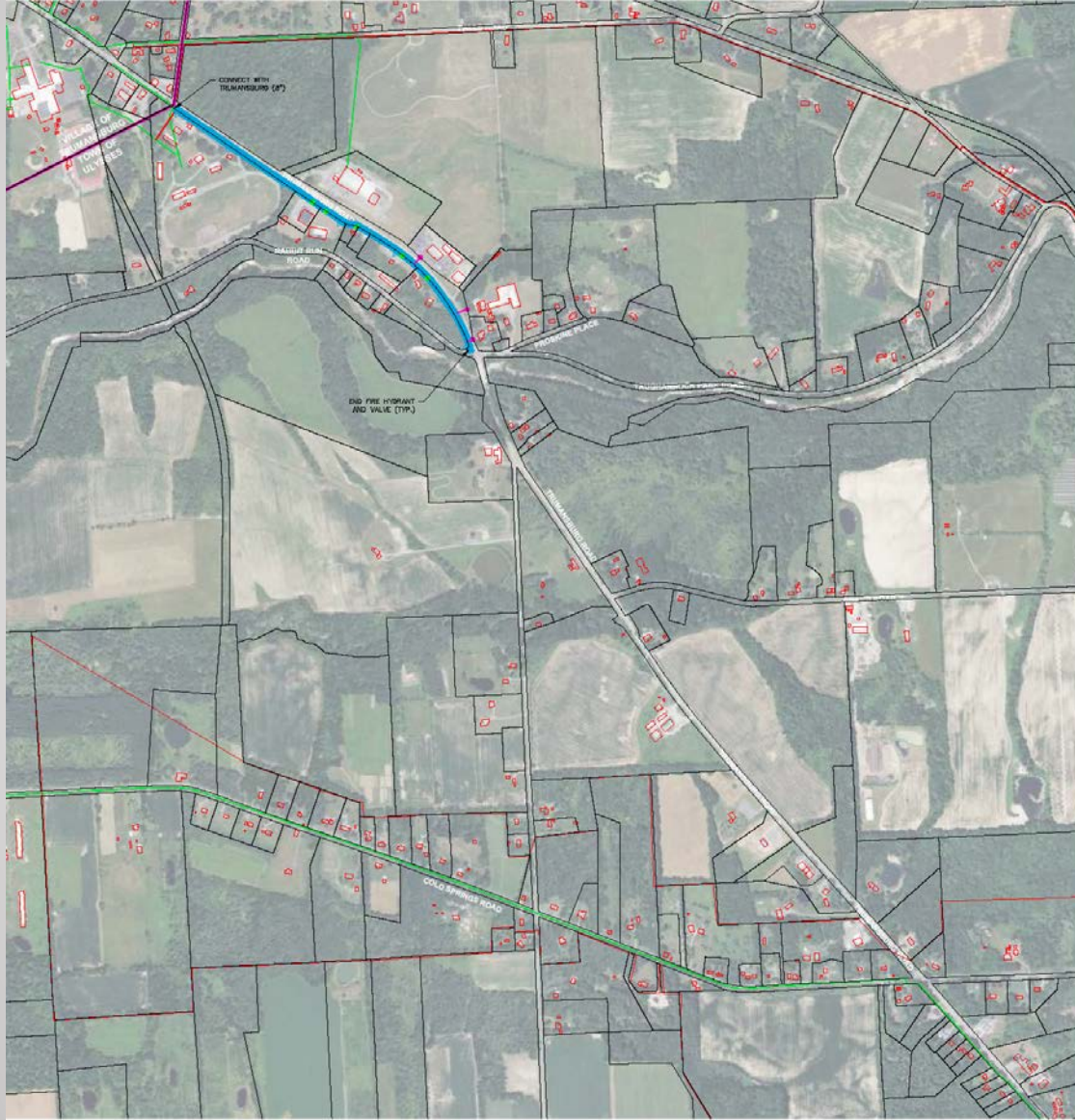
Option 1 Details

- Design Considerations:
 - Interconnection from Village of Trumansburg near Fairgrounds to Cold Springs Road.
 - Multiple directional drills under stream crossings adding cost to the project when compared to open-cut or trenching the installation of watermain.
 - Taughannock Creek
 - Culvert crossing south of Agard road
 - Source of supply from Trumansburg to Water District #3 was evaluated which requires the inclusion of a Booster Pump Station to convey water to Water District #3 Elevated Storage Tank
 - Several Development Districts (DD9, DD3 and DD5) along the route.
 - Trumansburg Water Supply is Well Water with supply wells in Taughannock Falls State Park and Camp Barton.

Option 1 Financial Summary

- Total Project Cost = \$3,500,000
 - 30 Water Service Connections
 - 30 year loan with an assumed 3.0% loan rate
 - Debt Service = \$5,800 per connection per year
 - Cost of Water (50K gallons) + O&M = \$937.50
 - Total Cost per Connection/Year = \$6,737.50
 - Total Cost per Connection/Year does not include the cost of a water service 'hook-up' which is the responsibility of each property owner.

Option 2 - Site Plan



- 8" Ductile Iron Pipe Watermain
- 3,550 Linear Feet +/-
- Construction means/methods for installation of watermain appears generally straight forward

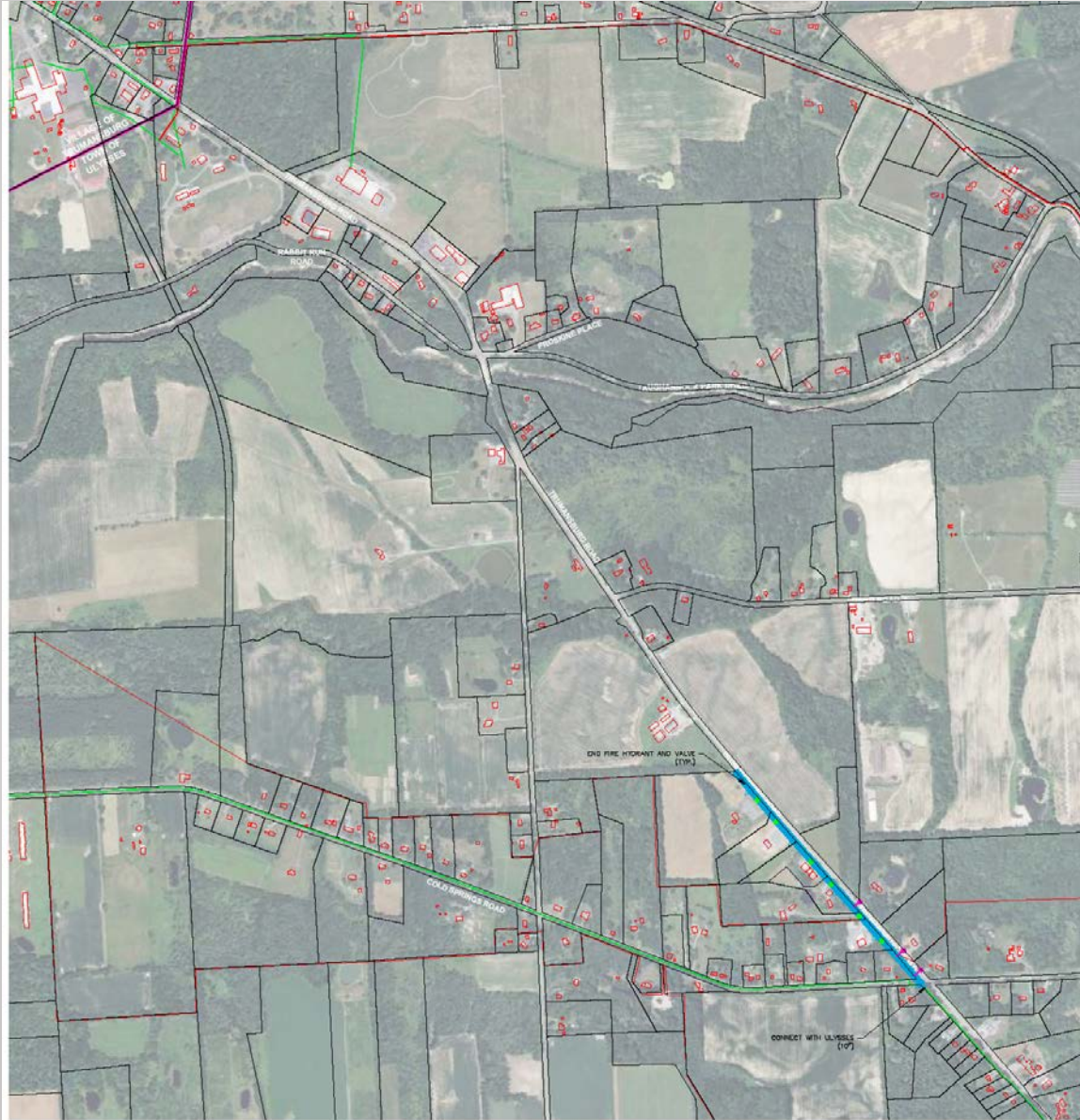
Option 2 Details

- Design Considerations:
 - Extension from Trumansburg near Fairgrounds to intersection of Route 96 and Proskine Place.
 - Evaluation does not include extension of water along Proskine Place but including Proskine Place may make option cheaper per \$/connection with increase in density
 - Terminating watermain extension before Taughannock Park Road eliminates directional drills which increase cost of watermain installation. This would result in a 'dead-end' watermain that may require periodic flushing of water
 - Would serve the Business Zone along Route 96 and portions of the Residential Zone (R1)
 - Source of Supply from Village of Trumansburg and would not require any supplemental Pump Stations or pressure reducing valves given information known to date.
 - Trumansburg Water Supply is Well Water with supply wells in Taughannock Falls State Park and Camp Barton.

Option 2 Financial Summary

- Total Project Cost = \$750,000
 - 10 Water Service Connections
 - 30 year loan with an assumed 3.0% loan rate
 - Debt Service = \$3,775 per connection per year
 - Cost of Water (50K gallons) + O&M = \$937.50
 - Total Cost per Connection/year = \$4,712.50
 - Total Cost per Connection/Year does not include the cost of a water service 'hook-up' which is the responsibility of each property owner.

Option 3 - Site Plan



- 8" Ductile Iron Pipe Watermain
- 2,400 Linear Feet +/-
- Construction means/methods for installation of watermain appears generally straight forward

Option 3 Details

- Design Considerations:
 - Extension from Cold Springs Road to end of 1966 Trumansburg Road property
 - Would serve Development District DD5
 - Source of Supply from Town of Ulysses Water District #3 (Source Water Town of Ithaca Bolton Point Water Treatment Plant)
 - Would result in a 'dead-end' watermain and periodic flushing may be required.

Option 3 Financial Summary

- Total Project Cost = \$540,000
 - 10 Water Service Connections
 - 30 year loan with an assumed 3.0% loan rate
 - Debt Service = \$2,725 per connection per year
 - Operations and Maintenance Cost = \$164.00 per connection per year
 - Cost of Water (50K gallons) = \$502.50
 - Total Cost per Connection/year = \$3,391.50
 - Total Cost per Connection/Year does not include the cost of a water service 'hook-up' which is the responsibility of each property owner.

Considerations and Typical Schedule

- Option 2 and 3 provide feasible solutions to extending water to areas within Town with desire for water. However, both options result in significant user costs when compared to the State Comptrollers Targeted Threshold
- Option 1 is most involved project and would require hydraulic modeling, booster pump station and pressure reducing valve station(s). Engineering and construction means/methods the most difficult but could provide a redundant supply interconnection for Town of Ulysses Water District(s).
- Option 1 will provide an interconnection between Trumansburg and Ithaca. The benefit of the interconnection could extend to other areas above and beyond the service area of Route 96 corridor (i.e. redundancy of supply, cost of water negotiations, larger service area, water quality, etc.)
- General Timeframe for a Project:
 - Map, Plan and Report to approval = 6 months (min.)
 - Coordinate and Secure Funding Agreements = 6 – 12 months
 - Option 2 and Option 3 Design = 3 – 6 months
 - Option 1 Design = 12 Months
 - Option 2 and Option 3 Construction Duration = 8 months
 - Option 1 Construction Duration = 12 - 18 months

Next Steps

- Informational Public Presentation on Potential Costs of Watermain Extension
 - Gather public interest (Yes/No) based on varying costs
 - Evaluate responses and interest in further pursuing district formation
- Map, Plan and Report (MP&R) followed by an Article 12 petition to meet the two (2) 50% tests followed by Public Informational meeting
- State Comptrollers approval
- SEQR and Negative Declaration (District Formation)

Key Notes and Conclusion

- The total project cost are estimates, based on the preliminary information available at this time, and past experience with projects of similar scope. However, the cost is highly dependent upon the market conditions and unknown environmental parameters (i.e. bedrock) currently unknown at this time.
- The residents within the potential district will decide if public water is extended to the area(s) of the Town
- The cost of public water has generally increased over the years:
 - “affordable” water district in 2009 was \$603
 - “affordable” water district in 2017 was \$966
 - “affordable” water district in 2023 is \$1,040
 - 2009 to 2023 has shown a 72% increase in cost of water
- Property owners are required to pay for the installation of their own water service from Highway Right-of-Way to their property. Costs vary pending site conditions but may be upwards of \$25 - \$30 per Linear Foot.
- Water Infrastructure Improvement Act (WIIA) 60% Grant

Questions

- Contact Information:

Matthew McKenna

MRB Group

mmckenna@mrbgroup.com

(585)381-9250