

Town of Stillwater



TOWN OF STILLWATER – SARATOGA COUNTY WATER AUTHORITY (SCWA) CONNECTION PROJECT

Workshop #1: December 1, 2011

Supervisor
Deputy Supervisor
Councilwoman
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Overview



- **Project Introduction**
- **Project Route**
- **New Service Area**
- **Costs**
- **Summary**



Project Introduction



- **Project Inception – Replace current supply with a regional supply.**
- **Provide new service; safe and regulated public water supply; increases property market values.**
- **Fire protection provided along main route, reduces insurance premiums.**
- **County water supply; larger purveyor provides better O&M rates over time.**
- **Emergency service connections provided to City of Mechanicville and Village of Stillwater, future potential for permanent connection to City system.**



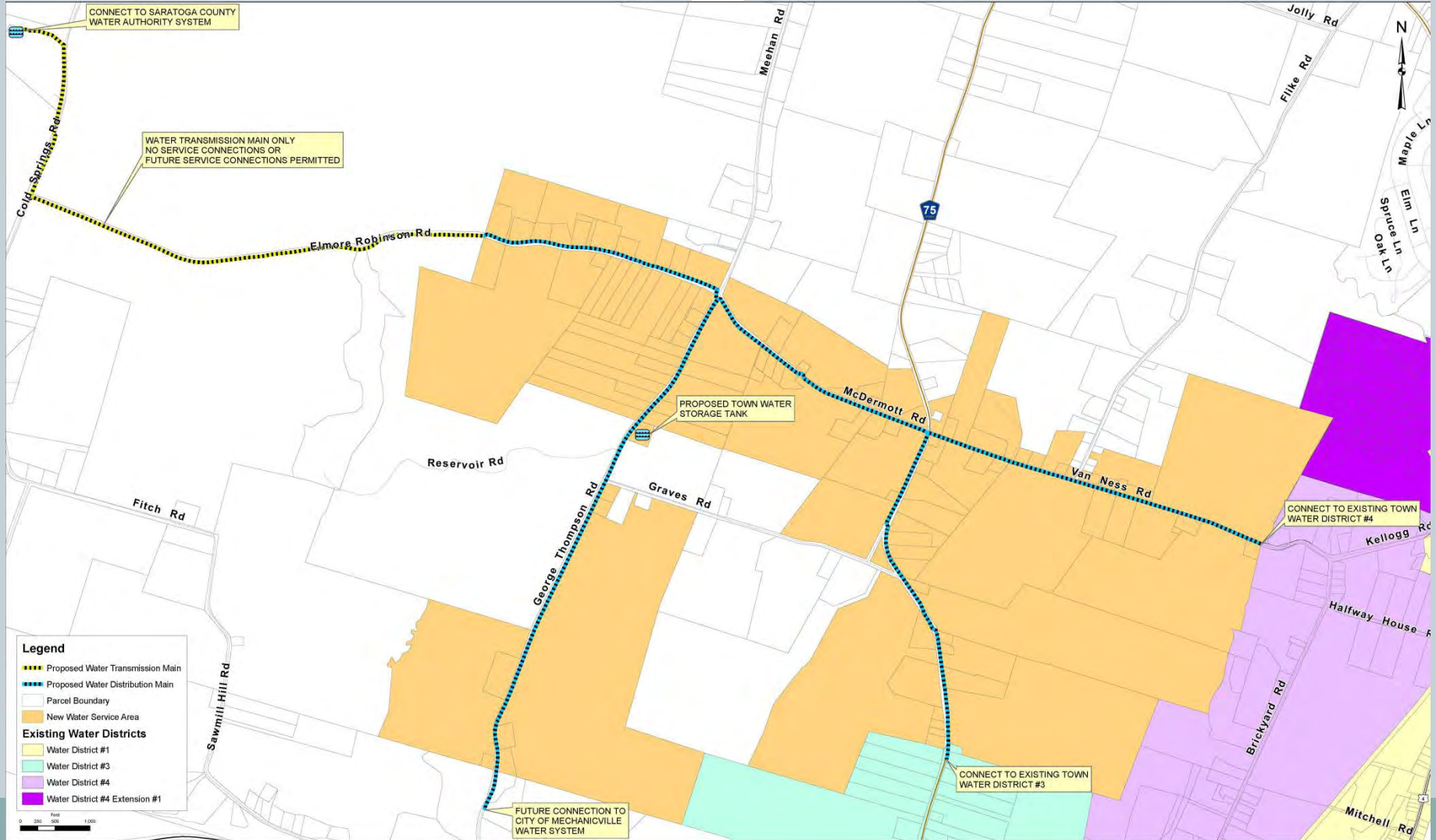
Project Infrastructure



- **Make connection at SCWA's system on Cordero Blvd.**
- **Install mains on:**
 - Cold Springs Road
 - Elmore Robinson Road
 - George Thompson Road
 - McDermott Road
 - County Route 75
 - Van Ness Road
- **Make Connection to Water Districts #3 and #4.**
- **Supply water to Water District #1.**



A Closer Look



New Service Area



- New water service will be available to properties along the main route with district formation.
- District formation will encompass the properties adjacent to the main route.
- Easements will be needed along the route, primarily on George Thompson Road, McDermott Road, Van Ness Road and CR75.
- Water service connection fees (typically \$1,500) will be waived in exchange for granting Town easements.



Estimated Project Costs



- The current estimated project cost is \$6.475M
- Town will finance the cost of the project - rates are attractive.
- How will the cost be shared?
 - All new service area parcels will be assigned a benefit unit(s).
 - Benefit units are generated based upon land use methodology and are proportional to the benefit received.
 - Yearly costs will be based on consumption and debt retirement
 - Cost of the project will be spread amongst all water users in the Town Districts served.



How are Benefit Units assigned?



- **Benefit units (BU's) are assessed based on a widely accepted land use formula.**

○ Single-Family Home (2 acres or less)	1.0 BU
○ Apartments / Mobile Homes / Multi-Family Residence	1.0 BU / unit
○ Vacant Residential Land (2 acres or less)	1.0 BU
○ Residential Land (in excess of 2 acres)	0.3 BU / acre
○ Agriculture (per Zoning code)	1.0 BU for 1 st 2-acres and 0.05 BU / acre greater
○ Undeveloped Non-Residential Land	0.7 BU / acre (min. 1.0 BU)
○ Vacant Rural Land	0.7 BU / acre
○ Conservation Easements (in excess of 2 acres)	0.1 BU / acre
○ Cemetery/Utility Substation/Municipal Land	0.0 BU



What will my cost be?



- **Estimated project cost is \$6.475M**
- **Typical Single Family Home (1 BU):**
 - 30-year loan at 4.5% - \$545 per year
 - 30-year loan at 3.0% - \$516 per year
- **Other examples are:**
 - A Single-Family Home on 5 acres: \$650-\$700; 10 acres:\$870-\$970
 - Vacant Residential Land (2 acres or less): \$150-\$175
 - 10 Acres of Agriculture (per land use code): \$200-\$245
 - 10 Acres of Undeveloped Non-Residential Land or Vacant Rural Land: \$1,000-\$1,200
- **Potential to reduce assigned BU via conservation easements (i.e. wetlands on property).**



Next Steps



- **Additional workshops to receive public input.**
- **Public hearing in accordance with EDPL acceptance process.**
- **Water district formation by the Town Board.**
- **Entitlement and Construction Phases for installation of water main.**



Summary



- Project will provide benefit to property owners along route.
- Project will provide health department regulated regional water supply.
- Property market values will increase.
- Fire protection will be provided.
- Home owner's insurance rates reduction.
- Improved water district emergency service provisions.



Questions?



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