

MEMORANDUM

TO: Supervisor Richard White
FROM: Eric C. Wies, P.E., Vice President
DATE: November 26, 2024
RE: West Town Water District



The Livingston County Water & Sewer Authority (LCWSA) mailed a letter to the property owners on the western side of the Town in August to obtain feedback and understand the level of interest in public water. The letter provided a link to an on-line survey, with the results of the survey summarized below:

- A total of 149 survey responses were obtained. However, 35 of those survey responses were not applicable for the following reasons:
 - o 3 surveys were incomplete
 - o 6 responses were from properties already connected to public water
 - o 18 responses were duplicates, primarily due to multiple people from the same household filling out the survey.
 - o 1 respondent submitted a 2nd survey changing their mind from “no” to “yes”
 - o 2 respondents are located on Route 20 east of the Hamlet of Cuylerville and will be able to connect to the transmission main installed under the Regional Water Project
 - o 5 respondents are located east of River Road on Perry and Jones Bridge Roads in a very remote area of the Town
- Of the remaining 114 respondents:
 - o 81% indicated “yes” they would be in favor of public water
 - o 16% indicated “maybe”
 - o 4% indicated “no”

The attached color-coded map provides a graphical representation of the 114 respondents with green shaded parcels indicated “yes”, yellow indicating “maybe”, and red indicating “no”.

The map was then used to develop a potential alternative to provide public water to select areas of the Town. The proposed infrastructure, including water mains, water storage tank, and pump station, are depicted on the map. A summary of the alternative is as follows:

- Supply for the project would come from the proposed transmission main that will be installed along River Road in the Regional Water Project, through a proposed 12-inch water main along Perry Road to the 5-corners.
- A pump station will be installed on Perry Road, between Upper Mount Morris Road and the 5-corners. The pump station will be required to boost the pressure for higher elevations.
- A 125,000-gallon water storage tank is proposed to be installed on the western edge of the Town that will provide fire protection and maintain adequate pressure in the



system.

- A transmission main is being proposed in the Hamlet of Cuylerville to supply higher pressure from the proposed Regional main on Route 20A. The transmission main will run along Canandaigua Street to the site of the existing water storage tank.
- Distribution mains (6-inch and 8-inch) are proposed for the remaining roadways including New, Peoria, Covington, Coverdale, Cone, Bush, Dunkley, Leicester, Jones Bridge, and Gibsonville Roads. Note, a portion of the water main will be backlots between Dunkley and Bush Roads.

The attached cost summary provides an overview of the capital costs, funding considerations, and estimated impact to the typical single-family home. Note, these are estimates and will evolve over time, but the goal is to maintain a unit cost between \$1,000 and \$1,200 per year, which is in-line with other similar projects in Western NY. The ideal scenario is a cost below the NYS Comptroller threshold, set at \$1,083 per year in 2024. Staying below this level eliminates the need for NYS Comptroller approval.

A change in any of the variables may force other project changes. For example, should the actual AKZO contribution be less, the scope of the project may need to be reduced to bring the unit cost back within a reasonable amount.

Some of the key next steps and considerations include:

- Hold a public informational meeting with the impacted property owners to get additional feedback on the proposed alternative.
- Preparation of the Map, Plan, & Report, which will summarize the scope of the project, identify the total estimated capital cost and annual unit cost, and include a district map that will highlight the parcels in the district and are responsible for the project costs.
- Consideration of an income survey to ensure the project is receiving the most favorable funding package from the USDA-Rural Development.
- The target deadline for a key piece of funding (\$5,000,000 WIIA grant) is May 30th. To apply for the funding, the district must be formed, environmental review completed, and bond resolution passed. Note, meeting this deadline is feasible, but a strict schedule will need to be maintained. Also, missing the deadline would mean the project is delayed at least 1-year, or the scale of the project would need to be reduced.

TOWN OF LEICESTER
WEST TOWN WATER DISTRICT COST SUMMARY
November 26, 2025

Perry Road =	\$ 2,280,600
Jones Bridge Road =	\$ 711,900
Leicester Road =	\$ 928,410
Dunkley Road =	\$ 427,350
Gibsonville Road =	\$ 253,050
Covington & Coverdale Roads =	\$ 576,450
New Road =	\$ 299,250
Peoria Road =	\$ 219,450
Bush, Cone, & Coverdale Roads =	\$ 840,000
Cuylerville Transmission Main =	\$ 311,850
Water Tank & Pump Station =	\$ 1,275,000
Construction Subtotal =	\$ 8,123,310
Contingency (20%) =	\$ 1,624,662
Legal, Engineering, Administration (20%) =	\$ 1,624,662
Total =	\$ 11,372,634
Total Estimated Capital Cost =	\$11,373,000
WIIA Grant =	\$(5,000,000)
USDA Grant =	\$ (1,000,000)
AKZO Share =	\$(3,500,000)
USDA-RD Loan =	\$ 1,873,000
Estimated Debt Service for 38yrs =	\$ 83,273
Number of EDU's =	\$ 140
Estimated Debt Service/Unit/Year =	\$ 595
Base Charge (\$40 per Quarter)	\$ 160
Usage Charge (\$5.25 per 1,000 gallons, 60,000 gallons/year) =	\$ 315
Estimated Yearly Water Cost =	\$ 475
Total Unit Cost =	\$ 1,070
Total Estimated Unit Cost =	\$ 1,070