

Informational Meeting For

NEW BATAVIA NORTHWEST
WATER DISTRICT
&
WATER DISTRICT
CONSOLIDATION

August 12, 2026

Introductions

Agenda - Part I



I. Batavia Northwest Water District

- What is the Project Area?
- How was the Project Area Determined?
- What is a Water District?
- How Much Will it Cost?
- How is a District Formed?
- When will this Happen?
- Miscellaneous Info
- Part I Summary
- Questions

Agenda - Part II

II. Water District Consolidation

- What is a District Consolidation?
- Which Areas are Proposed to be in the Consolidated District?
- Why Consolidate?
- How Much Will it Cost?
- How are Water Districts Consolidated?
- When will this Happen?
- Part II Summary
- Questions



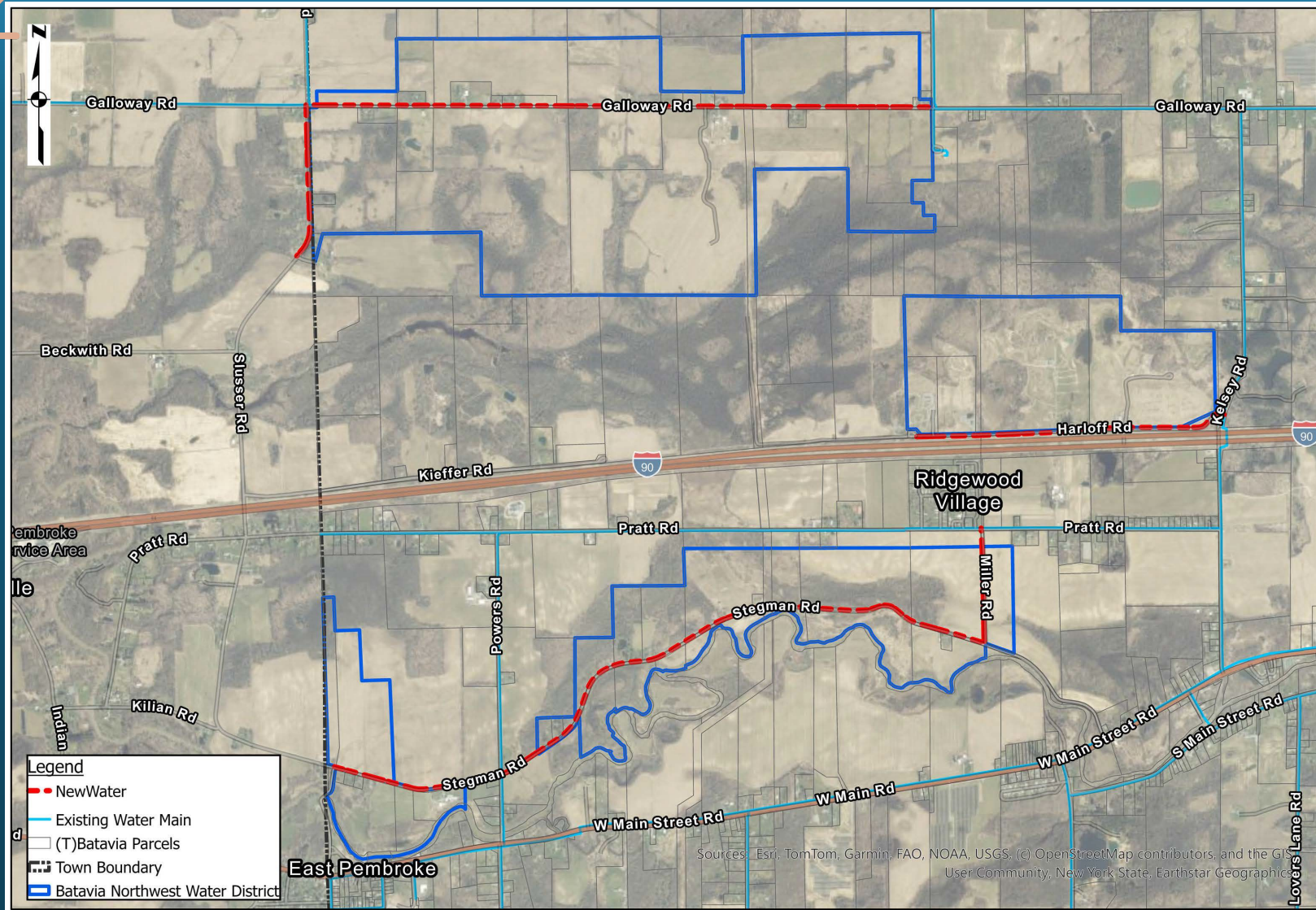


Part I

Batavia Northwest Water District



What is the Project Area?





How was the Project Area Determined?

- Individual property owners in these areas have expressed interest in public water
- Areas remaining unserved by public water were mapped out in comparison to public interest
- Availability to existing water facilities and systemwide hydraulics were analyzed



What is a Water District?

- Special District: an *area* with a *governing body* that accomplishes *assigned functions*
 - Area: all land within the District Boundaries
 - Governing Body: Town Board
 - Assigned Functions: supplying public water
 - *YOU* agree to form the district
 - *YOU* agree to pay the cost of the project
 - *YOU* own the utilities
 - *YOU* pay for the operation and maintenance



How Much Will it Cost?



Cost Breakdown

- Project Cost
 - Annual “Debt Service” Payments (Mortgage)
- Cost of Water
 - Supply of Water
 - Operation & Maintenance Costs





Cost of Project

Construction Cost with Contingency	\$4,464,601
Legal & Administration	\$267,876
Engineering	\$312,522
Construction Observation	\$446,460
Total Project Cost (mortgage)	\$5,491,460

- This cost will likely be:
 - Lowered with up to 60-75% grant funding
 - Financed over 30-40 years at 3% interest
 - Combined with and distributed among all other districts, explained in Part II of this presentation



Funding Opportunities

- USDA – Rural Development
- NYS – Office of Community Renewal
- NYS Drinking Water State Revolving Fund
 - Water Infrastructure Improvement Grants
- Self Funded
- Private Contributions





Project Debt Distribution

(with consolidation)

- Annual Debt Service: \$1,454,498
- 2026 Total Assessed Value: \$1,071,994,346
- \$1.357/\$1,000 of Assessed Value

** Typical User – A Single Family Property at the Median Assessed Value*

- 2026 Median Value for a Typical User*: \$246,000
- The Annual Debt for the Typical User* is:

$$\$1.357/\$1,000 \text{ assessed value} \times \$246,000/1,000 = \$334$$



Supply and Operation & Maintenance Cost

- Based on actual water usage
- Current cost is \$7.23/1,000 gallons
- The average annual water usage per single family property is 62,000 gallons
- The average annual supply and operation & maintenance cost per single family property is:

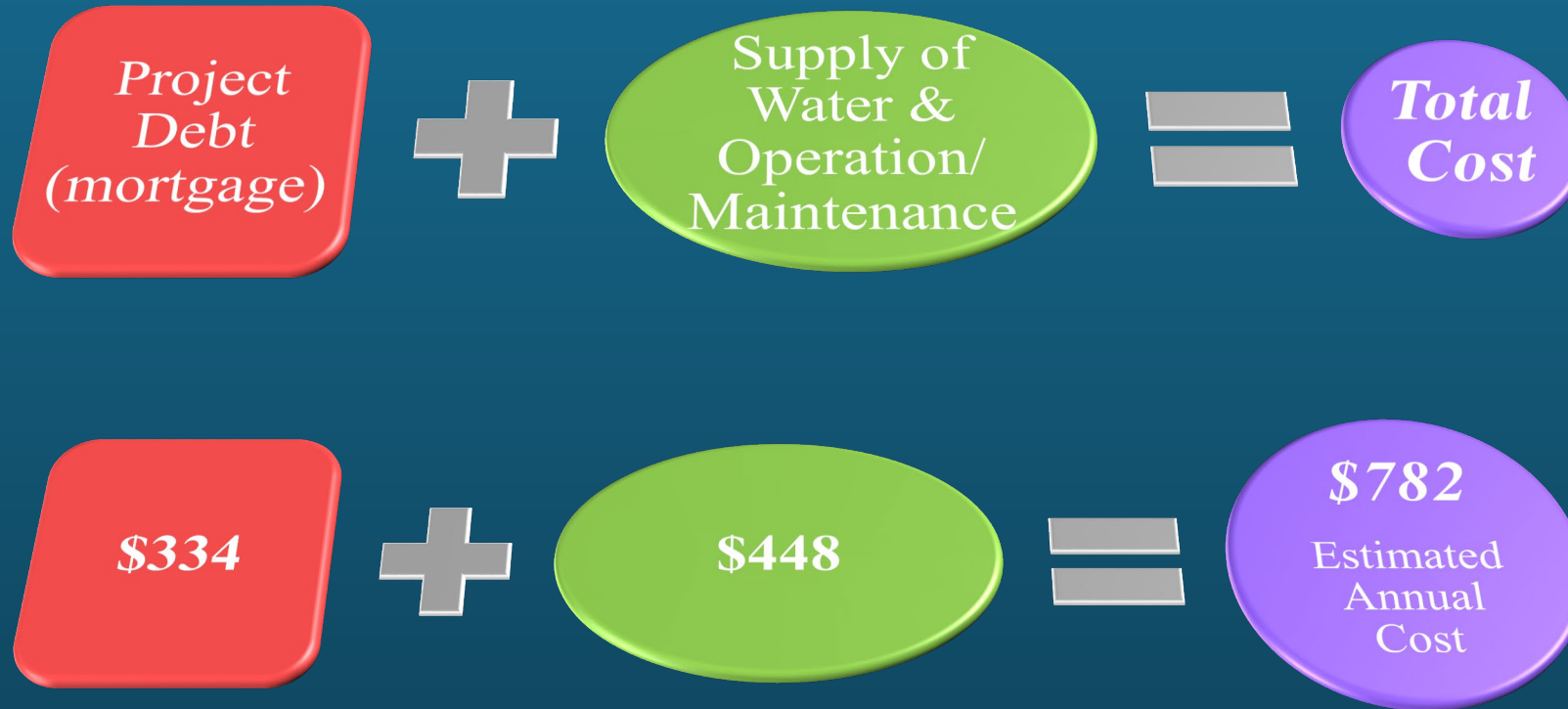
$$\$7.23/1,000 \text{ gallons} \times 62,000 \text{ gallons} = \$448$$



62,000 gals.



Water District Annual Cost per Typical User





Other Costs

- Meter Pit & Meter Charge – 5/8” \$0
- Service line from property line to house/structure estimated cost \$15-20/LF
- Well abandonment or separation estimated cost \$200-600

~ There is no yearly inspection fee ~



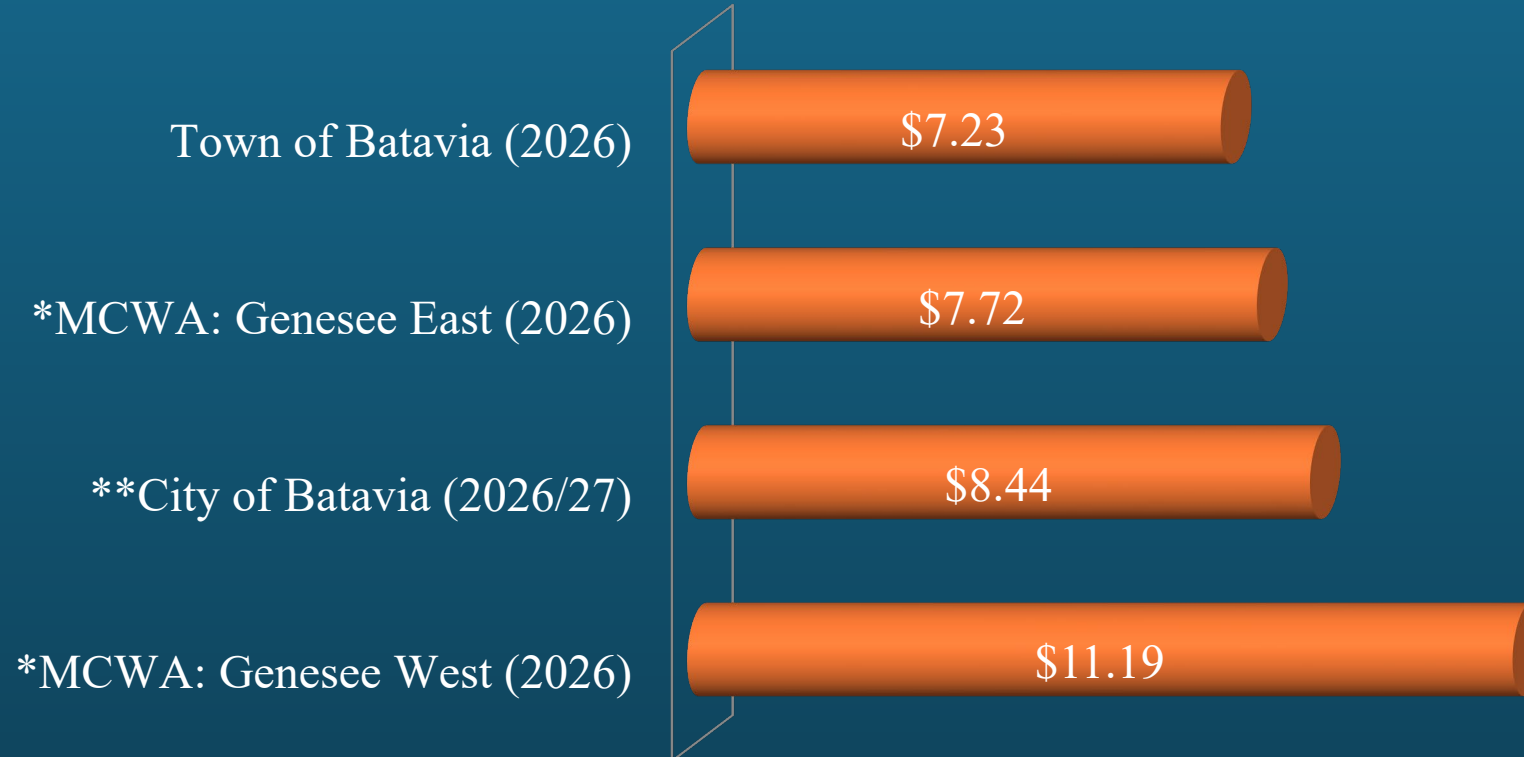
Is this Cost Reasonable?

- Annual Cost - The proposed total cost of debt and water usage is below NYS Comptroller threshold for the typical user in 2026
 - Debt Cost: \$334
 - Water Cost: \$448
 - **Total Annual Cost: \$782**
 - **Comptroller Limit: \$1,218**



Is this Cost Reasonable?

- Water Rate – Cost/1,000 gallons comparison



** MCWA rates shown include a \$0.29/day meter charge for 365 days and the average 62,000 gallons/year. It also includes the \$1.20/1,000 gallons charge by Genesee Co. that is put on the tax bills.*

*** City of Batavia rate shown includes a \$17.45/quarter meter charge for 4 quarters and the average 62,000 gallons/year. It also includes the \$0.60/1,000 gallons charge by Genesee Co. that is put on the tax bills.*



What do I Pay for Water Now?



Summary of Well Costs

- Ideal Scenario -

Item	Annual Cost	Monthly Cost	Notes
Electricity	\$50.00	\$4.17	
Treatment Chemicals	-	-	Not Necessary
Bottled Water	-	-	Not Necessary
Replace Towels and Linens	-	-	No Damage Due to Water Quality
Laundromat	-	-	Not Necessary
Fixture Replacement	-	-	No Damage Due to Water Quality
Replace Washing Machine	-	-	No Damage Due to Water Quality
Replace Water Heater	-	-	No Damage Due to Water Quality
Pump Replacement	\$75.00	\$6.25	Est. Replacement Every 14 Years
Replace Treatment System	-	-	Not Necessary
Well Re-Development	\$75.00	\$6.25	Est. Replacement Every 40 Years
Total =	\$200.00	\$16.67	



Summary of Well Costs

- Worst Case Scenario -

Item	Annual Cost	Monthly Cost	Notes
Electricity	\$50.00	\$4.17	
Treatment Chemicals	\$500.00	\$41.67	Salt, Chlorine, Filters
Bottled Water	\$500.00	\$41.67	3 Member Family
Replace Towels and Linens	\$50.00	\$4.17	
Laundromat	\$600.00	\$50.00	
Fixture Replacement	\$110.00	\$9.17	
Replace Washing Machine	\$100.00	\$8.33	Est. Replacement Every 7 Years
Replace Water Heater	\$190.00	\$15.83	Est. Replacement Every 7 Years
Pump Replacement	\$150.00	\$12.50	Est. Replacement Every 7 Years
Replace Treatment System	\$750.00	\$62.50	Est. Replacement Every 10 Years
Well Re-Development	\$100.00	\$8.33	Est. Replacement Every 30 Years
Total =	\$3,100.00	\$258.33	



Other Considerations

- How much do I pay for non-necessities?
 - *cable or streaming services; cell phone data plan; others*
- How much value do I put on additional fire protection?
- How often am I out of power or have poor quality drinking water?
- How much time do I spend maintaining my current system?
- Am I prepared to replace my system if it suddenly fails?



Frequent Cost Questions

- Can the cost change?
 - Project costs are estimates
 - The numbers shown are maximum costs
 - The numbers shown are based on the median single family user
 - Water rates are re-evaluated annually as supply and operation & maintenance costs change
- How would I be billed?
 - The annual debt service will be applied to your Town & County Tax Bill
 - Water usage is read and billed quarterly



How is a District Formed?

Two Options for District Formation

Option 1: Legal Petition by property owners

Option 2: Town proposes creation of District on its own

Town Board sets a Public Hearing

Public Hearing is held

Town Board determines by resolution whether or not to establish the District

Subject to NYS Comptroller's Approval (2-4 months)



When will this Happen?

- The Town Board plans to choose option 2, and propose to form the District on its own
- District Formation: Goal of September 2026
 - Potentially in conjunction with District Consolidation, explained in Part II of this presentation
- Funding Agency Approval: 1-3 years
- NYS Comptroller Approval: N/A
- Bidding and Construction: 4-6 months





Miscellaneous Info

- How much will public water raise my assessment?
 - The existence of a water main or the connection to a water main does not in itself raise assessment values. Assessment values are based on the sale price of comparable houses in the area.
- What can I do with my well?
 1. Abandon the well
 2. Keep the well but separate it from public water plumbing
 3. Keep the well and install backflow prevention (RPZ)



Miscellaneous Info

- Do I have to connect to the water main right away?
 - NO
 - A service line will be installed to the property line of all existing residents
 - There will be no future hook up charge for existing residents that do not connect right away
 - Service lines will not be installed to undeveloped lots and a future hook up fee would be required
- Am I guaranteed the ability to connect to water?
 - Existing homes or parcels with approved building permits* – YES
 - Undeveloped parcels – subject to Smart Growth Review for determination
- When will be my first debt payment?
 - AFTER water is in service & ready for connection

**approved prior to
district formation*



Part I Summary

- Debt collected annually based on assessed value
 - Annual Debt for Median Value Single Family Home: \$334
- Water usage billed quarterly based on actual usage
 - Average Annual Water Cost for a Single Family Home: \$448
- Order of Events: Form the district, potentially consolidate with other districts, construct new water mains, payments begin
- Presentation to be posted online at: www.townofbatavia.gov
- Questions can be directed to: Joey Neth, Eng. Tech.
 - 585-343-1729 x215 ~or~ jneth@townofbatavia.gov



Questions





Part II

Water District Consolidation

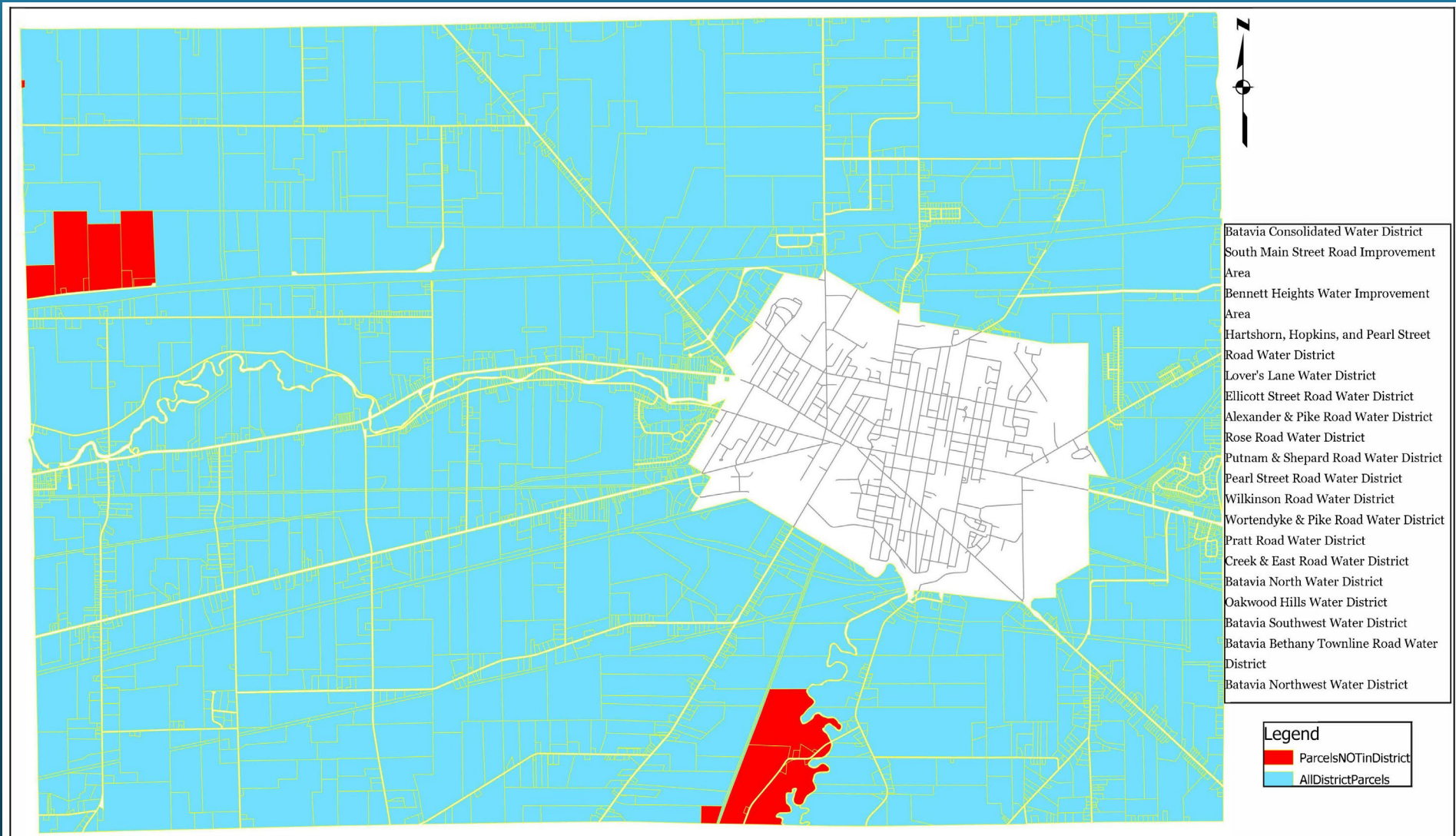


What is a District Consolidation?

- In short, individual water districts become one water district
 - Sharing debts
 - Distributed and collected using a common method
 - Sharing operation and maintenance costs
 - Assuming the agreements made by any one district



Which Areas are Proposed to be in the Consolidated District?





Why Consolidate?

- Three main reasons:

1. Most reasonably meet NYS Comptroller Requirements

- Cited for not maintaining separate operation & maintenance costs on each individual district, which would be unreasonably costly

2. Affordability for Imminent System Upgrades

- Older facilities are reaching/have reached the end of their life
 - Park Road was replaced in 2021
 - A portion of Pearl Street Road has received funding and is in final design
 - Additional projects are on the list
- Areas such as Batavia Northwest could not afford public water on their own

3. Hydraulically it is ONE Water System

- Improvements and operation & maintenance on one part of the system benefits the entire system



Why Consolidate?

- In short, for the same reason that the Town Board chose to do so in 1983...

LIBER 76 PAGE 408

Resolution No. 30 - 1983

Dated: June 22, 1983

CONSOLIDATION OF WATER DISTRICTS

WHEREAS the Town of Batavia desires to provide water service in a more efficient and equitable manner; and,

WHEREAS the Town Boards review of the costs and benefits of the proposed consolidated water districts has shown this consolidated district to be the most efficient and equitable manner of providing water service;

BE IT RESOLVED that the existing Town Water Districts and their respective extensions be consolidated into one (1) water district; that all property and debt presently attributed to the existing districts and extensions become the property and debt of the consolidated water district and that all future operations, maintenance and improvement costs incurred by the Town of Batavia while providing water service, be borne by this consolidated district in its present form.

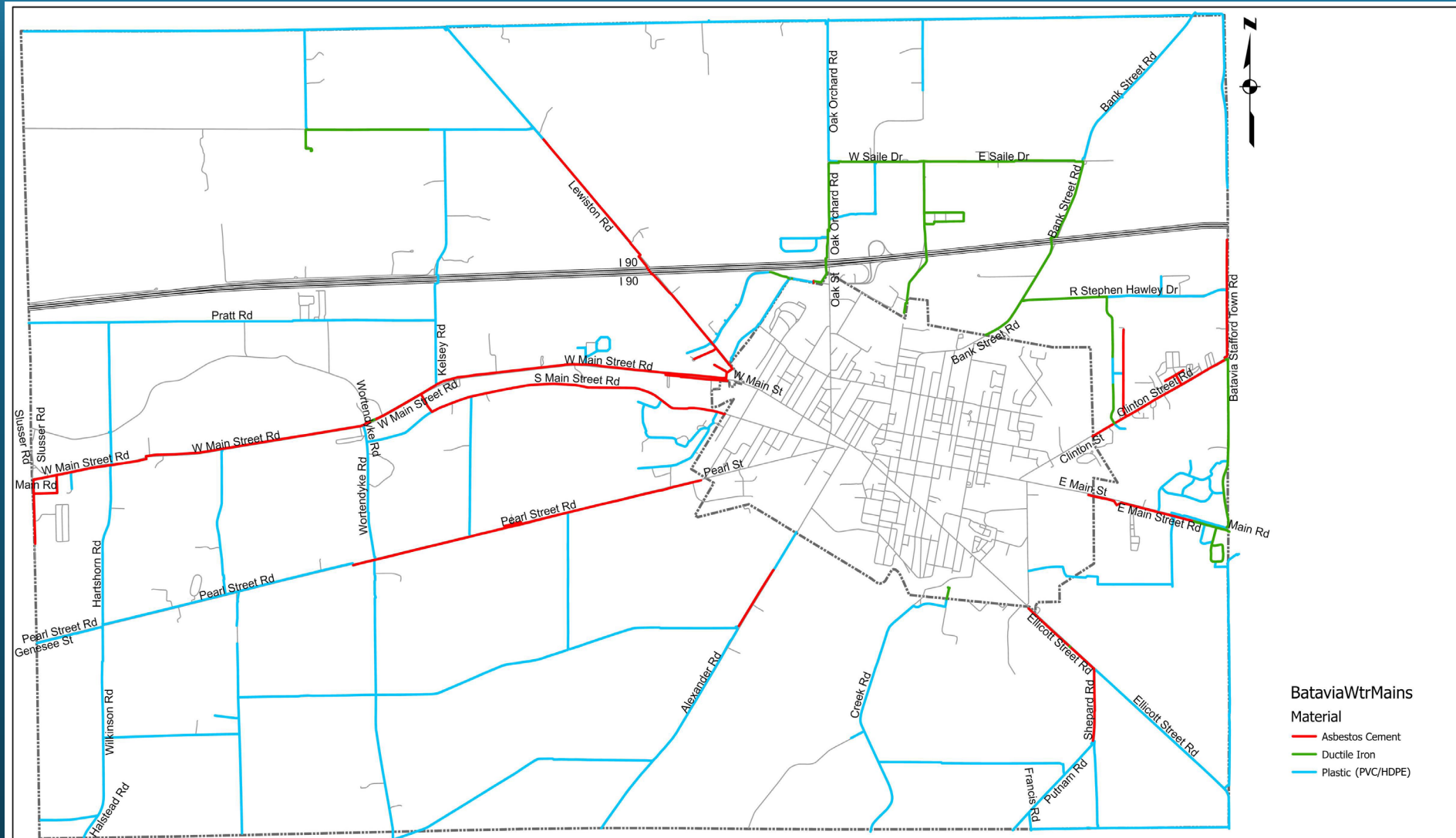
Offered by Councilman Penepent

Second by Councilman Call

Carried unanimously.

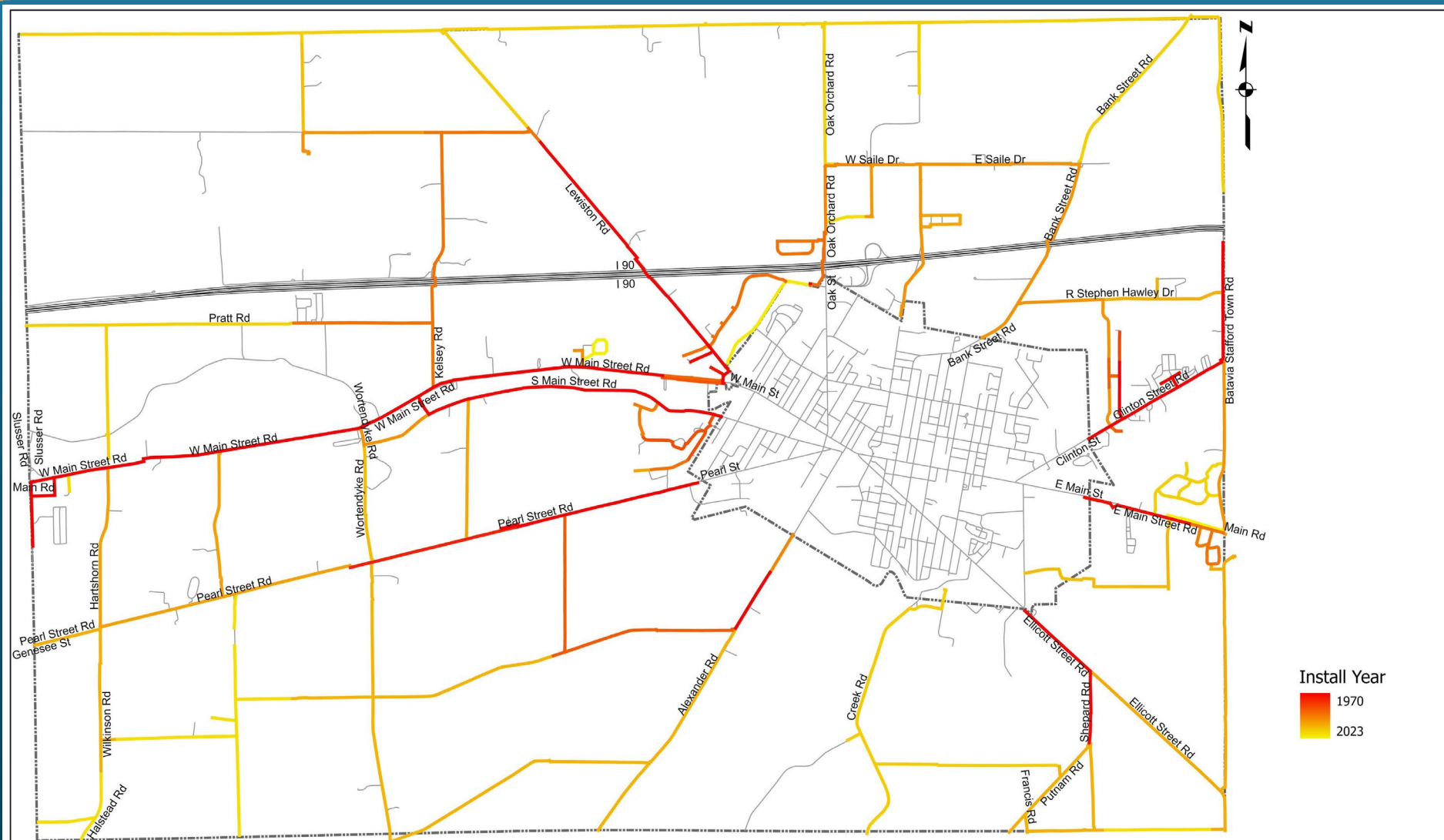


Pipe Material





Pipe Age





How Much Will it Cost?



Cost Breakdown

- Existing Debts (Project Costs)
 - Existing debts from the individual water districts will be re-distributed
- Future Debts (Project Costs)
 - Anticipated projects will incur new debt that will be distributed as those projects occur



- Cost of Water
 - This is the same as your current usage. See Part 1 for typical costs of a single-family home.



Existing Debt

- Total Existing Annual Debt Payments: \$459,086
- Total Assessed Value: \$1,071,994,346
- \$0.428/\$1,000 of Assessed Value

** Typical User – A Single Family Property at the Median Assessed Value*

- Median Value for a Typical User*: \$246,000
- The Annual Debt for the Typical User* is:

$$\$0.428/\$1,000 \text{ assessed value} \times \$246,000/1,000 = \$105$$



Future Debt

Project	Estimated Annual Debt Service
Batavia Northwest Water Project	\$56,799
Asbestos Cement Pipe Replacement Projects	\$800,628
Contingency Project <i>(potential)</i>	\$13,561
Town Facility Upgrades <i>(portion attributed to water)</i>	\$124,424
Total Estimated Annual Future Debt	\$995,412



Future Debt

- Total Estimated Future Annual Debt Payments: \$995,412
- Total Assessed Value: \$1,071,994,346
- \$0.929/\$1,000 of Assessed Value

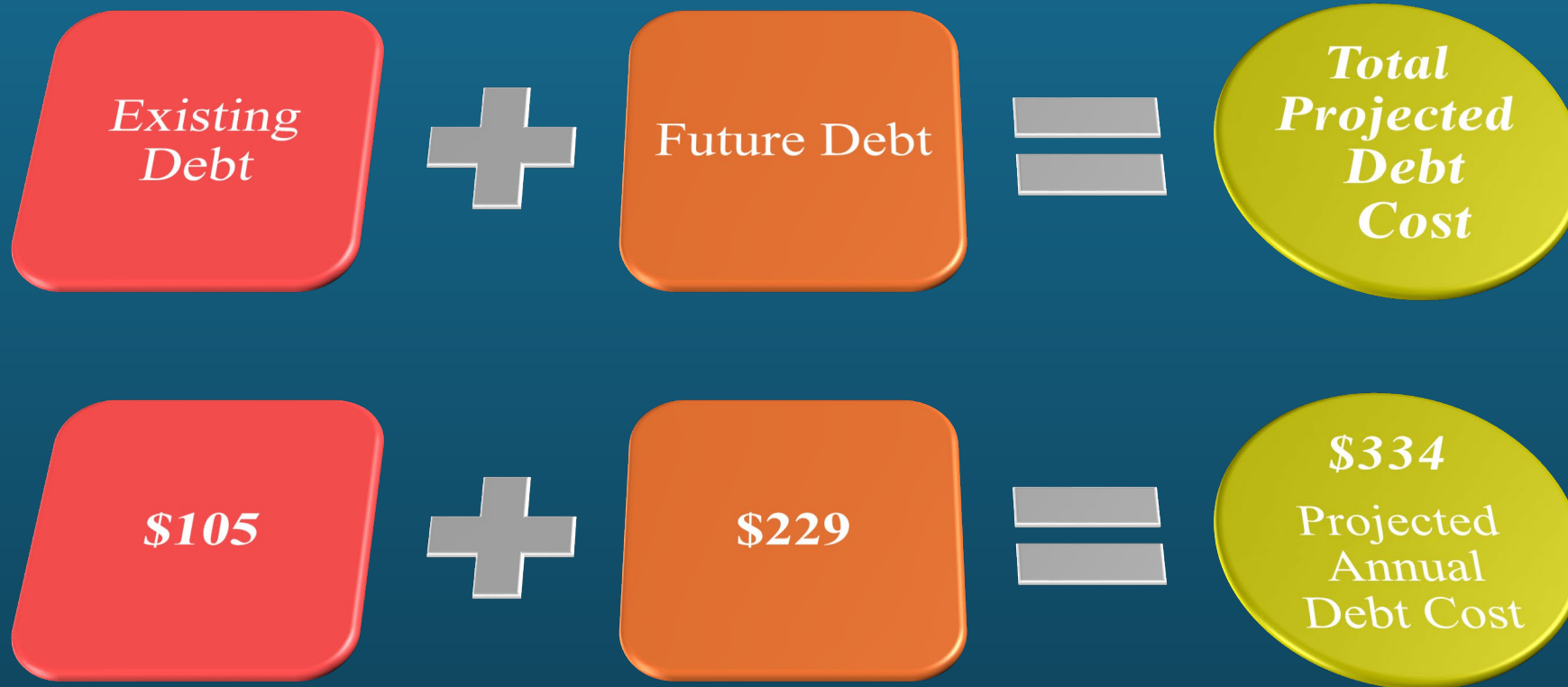
** Typical User – A Single Family Property at the Median Assessed Value*

- Median Value for a Typical User*: \$246,000
- The Annual Debt for the Typical User* is:

$$\$0.929/\$1,000 \text{ assessed value} \times \$246,000/1,000 = \$229$$

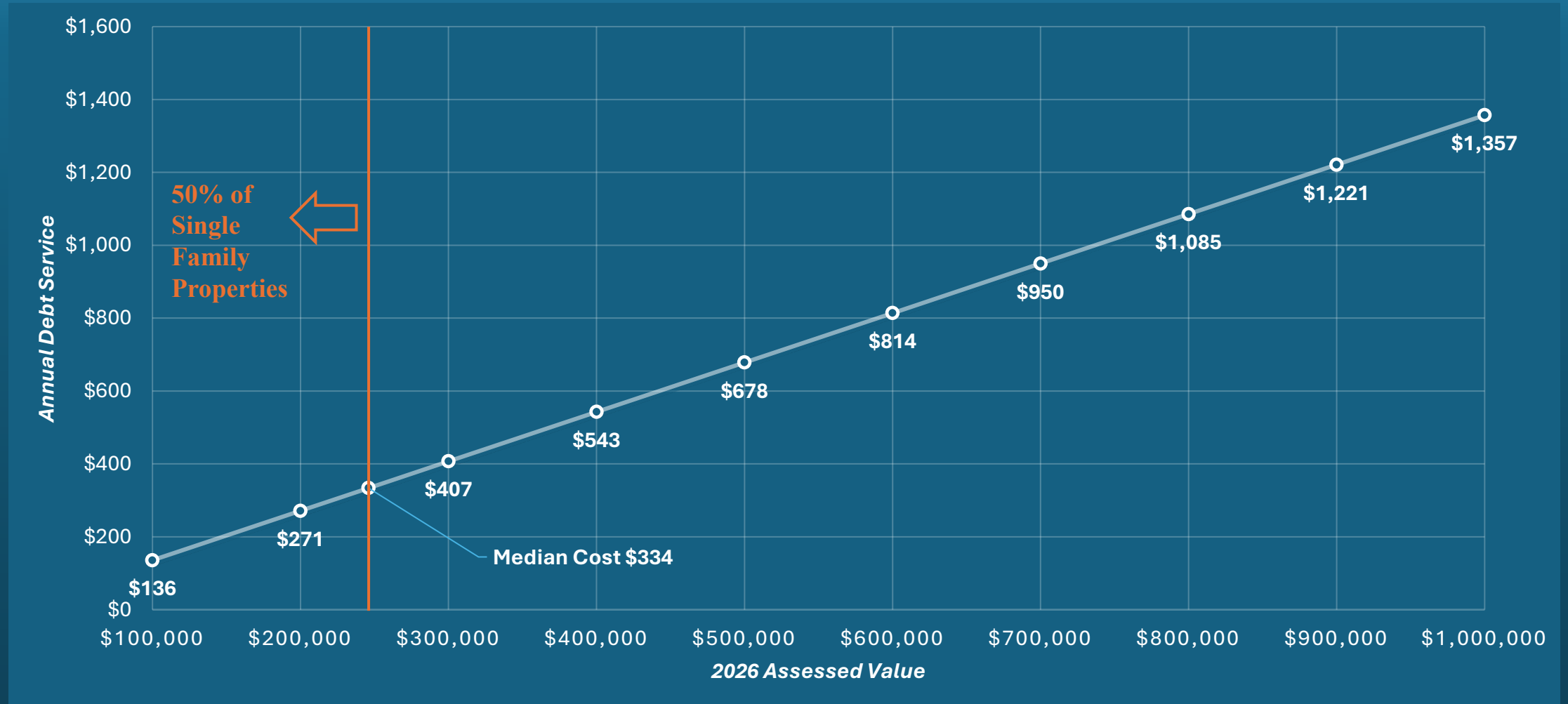


Estimated Future Annual Cost per Typical User





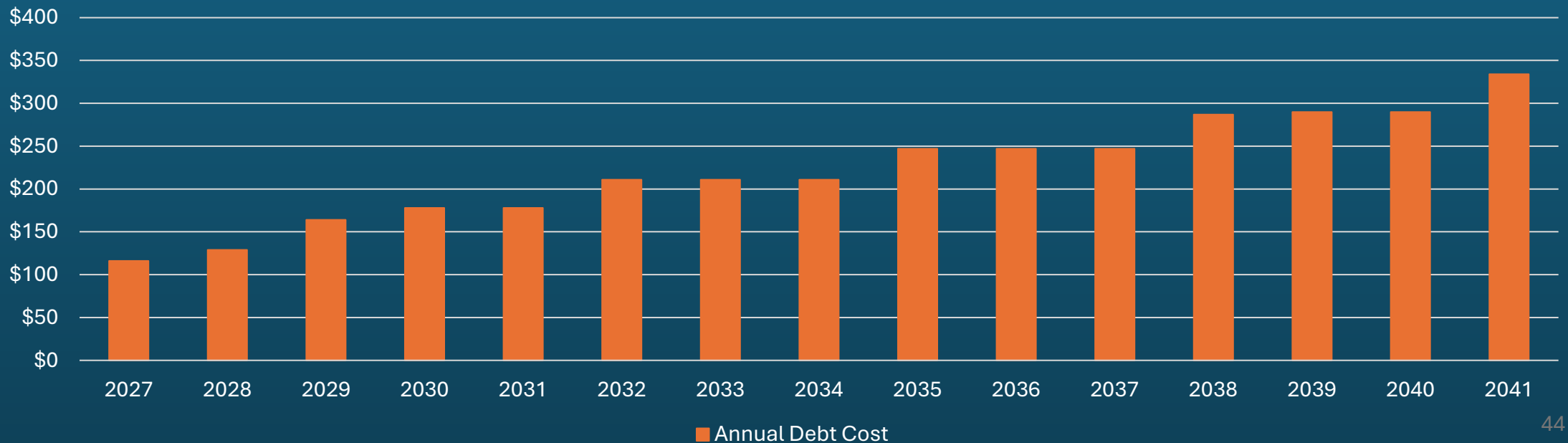
Debt Service For Different Assessments





Will I Have to Pay That Much This Year?

- No - below is a *rough* representation, for a typical user, that shows debt being added as the projected projects are completed
 - The last identified project is projected to be completed in 2041
 - The first existing debt payoff is also projected for 2041





What Difference Can I Expect Year 1?

- If you are currently paying \$400/year for debt service, a \$246,000 home will pay \$105 the first year after consolidation.
- If you are currently paying \$0/year for debt service, a \$246,000 home will pay \$105 the first year after consolidation.



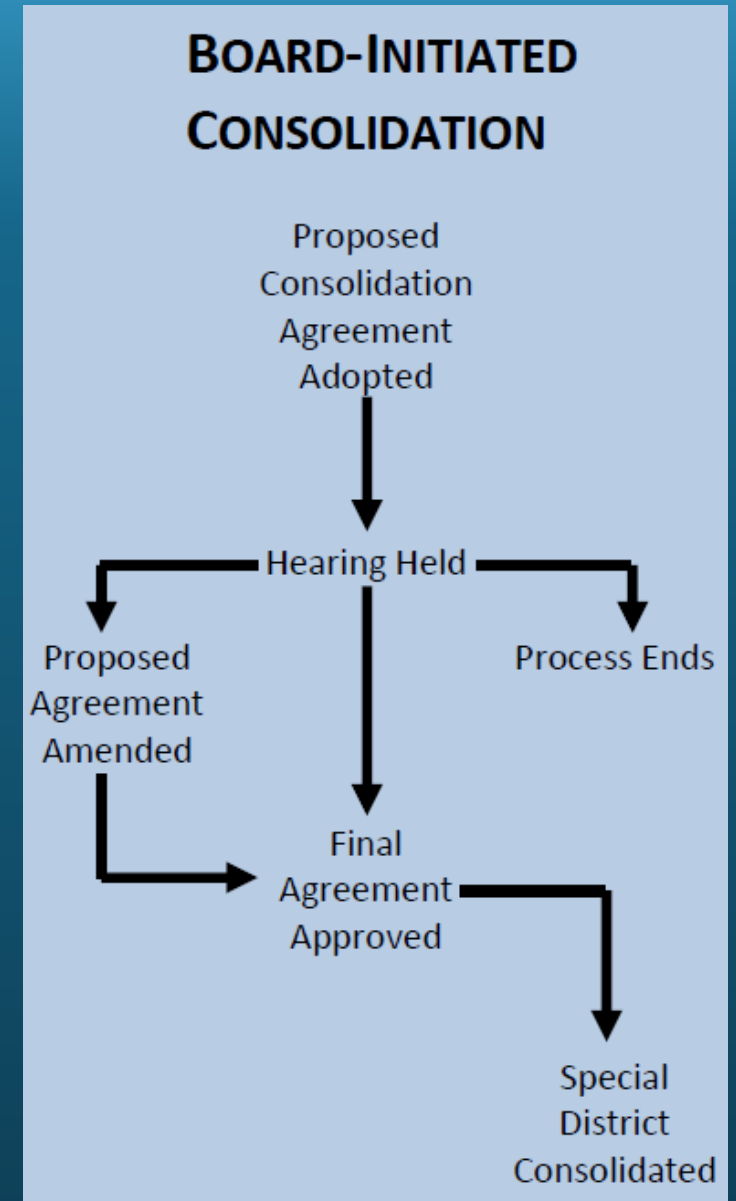
What Is the Cost to Not Consolidate?

- Debt: Will increase for specific districts for future projects.
- Water Cost: Administrative costs to manage 19 different budgets may be an additional \$80-\$100/year for the typical single-family home.



How are Water Districts Consolidated?

- The N.Y. Government Reorganization and Citizen Empowerment Act
 - An updated and streamlined process passed in 2010 “for the consolidation and dissolution of towns, villages, fire districts, fire protection districts, fire alarm districts, *special improvement districts* or other improvement districts, library districts, and other districts created by law.”





When will this Happen?

- The Town Board Initiates Consolidation on its own
- Consolidation Agreement Endorsement: goal of August 2026
 - Already drafted but potentially modified based on tonight's feedback
- Consolidation Advertisement: Four consecutive weeks following Endorsement
 - Daily News paper, Saturdays
- Public Hearing: 35 – 90 days from Endorsement
 - Goal of September 2026
- Joint Consolidation Agreement Final Approval: Goal of October 2026
- First Debt Payment under the newly formed consolidated district: January 2028





Part II Summary

- Districts merge, sharing debt among all
- Debt to be distributed based on assessed value
- Debt to increase over time as projects are completed
 - First Year Annual Debt for Median Value Single Family Home: \$105
 - 2041 Future Projected Annual Debt for Median Value Single Family Home: \$334
- Order of Events: Endorse Consolidation Agreement, Advertise, Hold Public Hearing, Consolidate
- Presentation to be posted online at: www.townofbatavia.gov
- Questions can be directed to: Joey Neth, Eng. Tech.
 - 585-343-1729 x215 ~or~ jneth@townofbatavia.gov



Questions

