

# Water District #1: Water System Upgrades

Prepared For:

### **Town of Amenia**

4988 Route 22 Amenia, NY 12051

**FEBRUARY 5, 2025** 

Prepared by:



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FIGURE 1 Map of the Town of Amenia Water District #1

**ATTACHMENT A: LIST OF WATER DISTRICT #1 PARCELS** 

### 1.0 Introduction

The Town of Amenia is located in Dutchess County, New York. The Town provides the public benefit of water service in Water District #1. Encompassed within the Water District is the Town's central business district. The Water District serves approximately 1,000 people through 302 service connections and has a typical water use of 60,000 gallons per day (GPD). The Town has been engaged in seeking grant funding for multiple improvements to the water system and caused an engineering report to be developed in support of applications for funding.

The need to upgrade the existing water infrastructure is evident in a letter received from the Department of Health following a sanitary inspection, indicating the need for multiple improvements. There are potential health concerns due to the Lavelle Well Field needing filtration for its two wells, cross-connections to old or abandoned water mains and need for rehabilitation of the 200,000-gallon water tank, built in 1975.

This MPR was prepared in accordance with the provisions for the Increase or Improvement of Facilities as described in the Town Law Article 202-b.

### 2.0 EXISTING DISTRICT

Water District #1 encompasses 15 miles of distribution system piping and appurtenances and includes four groundwater wells, two treatment systems, and a 200,000-gallon storage tank. This project involves infrastructure improvements within the existing boundaries of the Town of Amenia Water District #1. No changes to district boundaries or governance are proposed as part of this project.

### 3.0 GENERAL PLAN OF IMPROVEMENTS

Following an evaluation of the Town of Amenia's Water District #1 infrastructure, Delaware Engineering determined that significant upgrades are necessary to address aging infrastructure, improve water quality, and ensure reliable service to district users. The proposed improvements focus on the Lavelle Road Pump House, the water storage tank, well fields, and water mains. The total estimated cost of the proposed improvements is \$3,902,850, including construction, engineering, and contingencies.

### 3.1 LAVELLE ROAD PUMP HOUSE

The existing Lavelle Road Pump House will be replaced with a pre-packaged pump house designed to house the required treatment systems. Additionally, the deteriorating fence around the site will be replaced. The pre-packaged pump house will:

- Feature a cartridge filtration system to improve water quality by addressing the Ground Water Under the Direct Influence (GWUDI) designation for Wells 4 and 4A.
- Include upgraded flow monitoring and chemical feed systems.
- Provide a better layout that is less cramped, improving accessibility and maintenance operations.
- Replace corroded equipment currently housed in the pump house.
- Be positioned adjacent to the existing pump house to resolve the issue of having Well
   4 located inside of a structure.

The construction cost for this improvement in 2026 dollars is estimated at \$616,000, with an additional \$92,400 allocated for engineering and \$123,200 for contingencies, bringing the total project cost to \$831,600.

### **3.2 WATER STORAGE TANK REHABILITATION**

The district's water storage tank will undergo rehabilitation to extend its useful life and ensure safe, reliable service. Planned improvements include:

- Interior and exterior recoating to prevent corrosion.
- Structural repairs as needed.
- Replacement of the existing non-compliant ladder with one that meets OSHA safety standards.

The construction cost for the water storage tank rehabilitation in 2026 dollars is estimated at \$1,278,000, with an additional \$191,700 allocated for engineering and \$255,600 for contingencies, bringing the total project cost to \$1,725,300.

### **3.3 WELL FIELD UPGRADES**

Upgrades to the Washington Court and Lavelle Road Well Fields are planned to improve water quality, reliability, and compliance. Key improvements include:

### **Washington Court Well Field:**

- Replace pumps for Wells 5 and 6 to ensure reliability.
- Requalify Well 5, including water sampling and a treatment plan to address contamination issues.

#### Lavelle Road Well Field:

- Raise the casings for Wells 4 and 4A to meet regulatory requirements for flood protection in accordance with Ten State Standards, reducing contamination risks from surface water infiltration.
- Replace aging pumps to prevent failures and maintain performance.

The construction cost for the Washington Court upgrades in 2026 dollars is \$78,000, with an additional \$11,700 for engineering and \$15,600 for contingencies, totaling \$105,300. For the Lavelle Road upgrades, the construction cost is \$128,000, with \$19,200 for engineering and \$25,600 for contingencies, totaling \$172,800.

### **3.4 WATER MAIN REPLACEMENT**

Sections of the water distribution system with undersized and aging mains will be replaced to improve flow, pressure, and system reliability. The project will replace approximately 1,260 linear feet of water main on Birch Drive, Morton Place, and South Street, upgrading the existing mains to 8-inch diameter pipes. Additional improvements include:

- Replacing broken valves and hydrants.
- Cutting and capping approximately five connections to abandoned mains.

These upgrades will address flow and pressure deficiencies, improve fire suppression capabilities, and enhance the system's overall functionality.

The construction cost for the water main replacement in 2026 dollars is \$791,000, with an additional \$118,650 allocated for engineering and \$158,200 for contingencies, bringing the total project cost to \$1,067,850.

### 3.5 COMBINED CONSTRUCTION, ENGINEERING, AND CONTINGENCY COSTS

The total construction cost for all proposed upgrades, including the Lavelle Road Pump House replacement, water storage tank rehabilitation, well field upgrades, and water main replacement, is estimated at \$2,891,000 in 2026 dollars. Engineering costs, calculated at 15%

of the total project cost, are estimated at \$433,650, and contingencies, set at 20%, amount to \$578,200. This brings the total project cost for all improvements to \$3,902,850.

### 4.0 DISPOSITION OF FACILITIES

The proposed improvements to the water district do not involve any changes to the ownership, management, or operational control of the district's facilities. All infrastructure will remain under the ownership of the Town of Amenia and will be maintained and operated by the Town in accordance with applicable laws and regulations.

No changes to district boundaries or governance are proposed as part of this project. The improvements are intended solely to enhance the functionality, reliability, and compliance of the existing facilities, ensuring continued service to the benefitted parcels within the district.

### **4.1 EXISTING FACILITIES**

The water district includes approximately 15 miles of water mains for the distribution of water. Additional infrastructure includes:

TABLE 1: Existing facilities

Infrastructure	Type or Amount
Wells	Four active wells in two separate well fields
Water Treatment	Two treatment facilities in two separate well fields
Water Hydrants	Approximately 43
Pump Houses	Two pump houses, one in each well field
Water Storage Tank	One 200,000-gallon water storage tank

### **4.2 PROPOSED IMPROVEMENTS**

The existing Lavelle Road well-house will be replaced, improvements will be made at both Lavelle Road and Washington Court well fields, and the Washington Court water storage tank will be rehabilitated to extend its useful life. Additionally, approximately 1,260 linear feet of water main will be replaced, upgrading the existing mains to 8-inch diameter pipes, replacing broken valves and hydrants and cutting and capping approximately five connections to abandoned mains.

Water supply, treatment and distribution facilities existing in the current water district will remain part of the Water District.

### **5.0 Proposed District Operations**

The Town of Amenia Water District #1 will continue to operate in accordance with applicable laws and regulations, including the Town of Amenia Town Code. The Town will continue to maintenance existing infrastructure and the replaced or rehabilitated equipment. The district will continue to function as it has historically under the supervision of the Town of Amenia.

## 6.0 REGULATORY REVIEW AND APPROVAL PRIOR TO CONSTRUCTION

Design and construction of the proposed water system improvements will be performed in conformance with Recommended Standards for Water Works - Great Lakes Upper Mississippi River Board of State Public Health & Environmental Managers, dated 2012 and NYS Department of Health Part 5 standards as well as any other applicable regulatory standards including NYS Department of Environmental Conservation 6 NYCRR Part 601 standards for Water Supply Permits and 6 NYCRR Part 617, the State Environmental Quality Review Act (SEQRA).

### 7.0 MAXIMUM AMOUNT TO BE EXPENDED

Preliminary construction cost, including all material, labor, engineering, legal, and administration costs for upgrades to the water district is estimated to be approximately \$3,902,850, as summarized in the table below. This total includes construction, engineering, and contingency costs for each component of the project. The costs have been calculated using a 15% allowance for engineering and a 20% contingency applied to the estimated construction costs.

Table 2: Estimation of Costs

Upgrade	Construction Cost	Engineering Cost	Contingency	Total Cost
Lavelle Road Prepacked Pump House	\$616,000	\$92,400	\$123,200	\$831,600
Water Storage Tank Rehabilitation	\$1,278,000	\$191,700	\$255,600	\$1,725,300
Well Field Upgrades	\$206,000	\$30,900	\$41,200	\$278,100
Select Water Main Replacement	\$791,000	\$118,650	\$158,200	\$1,067,850
Total	\$2,891,000	\$433,650	\$578,200	\$3,902,850

American Rescue Plan Act funds of \$68,227.88 have been obligated toward the project. The Town of Amenia's Workforce Housing Trust Fund has also committed \$400,000 toward this project. The decision to allocate funding supports the Trust Fund's mission of facilitating capital improvements to water infrastructure that advance the Town's goal of expanding workforce housing opportunities. Applications for funding through the Dutchess County Community Development Block Grant (\$200,000); NYSC Water Infrastructure Improvement Act (WIIA) (potentially 60% of project); and Bipartisan Infrastructure Law (BIL) (potentially up to 50% of project) are also anticipated. Amounts not grant funded will be financed at market rates.

### 8.0 Cost of Hook Up Fees

The infrastructure upgrades will not result in the imposition of any hook-up fees.

### 9.0 DETAILED EXPLANATION OF COSTS

This section includes a description of the budget and customer charges in the district with the recommended improvements.

### 9.1 DEBT SERVICE

There is no debt in the existing water district. Debt service for any capital improvement financing, existing and future, will be divided among all parcels in the water district according to the benefit derived from receipt of water service. A single-family home receives the basic benefit of water service, allowing for daily living water use, while commercial entities receive a higher benefit due to the use of water in the provision of a commercial product for profit. Division of costs for the service of water supply and distribution should not be based upon assessed value as the assessed value of a parcel is not related to the benefit received by the service of water.

All parcels are assigned debt service points according to the basic land use types as indicated in the Schedule of Debt Points, Table 3. Vacant parcels will also be charged a portion of debts service costs as the existence of nearby water service is a benefit to the parcel.

Table 3: Schedule of Benefit Points for Debt Service charges

LICA CE TYPE	Duran auto Clara	DENIET HAUTC (DLI)
USAGE TYPE	Property Class	BENEFIT UNITS (BU)
Residential		
Single Family	210	1 per dwelling unit
Rural res	240	1 per dwelling unit
Mfg housing	270	1 per dwelling unit
Single Family + Apartment (ADU)	215	1 per dwelling unit
2-Family	220	1 per dwelling unit
3-Family	230	1 per dwelling unit
Multiple res	280	1 per dwelling unit
Apartments	411	1 per dwelling unit
Vacant residential land greater than 0.25 acres		0.5 per parcel
Commercial		
Auto Dealer/Repair	431, 433	1 per business plus 1 per 1,000 sq ft of building area
Bank	461, 462, 463	1 per business plus 1 per 1,000 sq ft of building area
Commercial uses not included elsewhere in this schedule	441, 480	1 per business plus 1 per 1,000 sq ft of building area
Dentist	465, 640, 642	1 per business plus 1 per chair
Doctor/Therapist/Vet	472, 640, 641, 642	1 per business plus 1 per practitioner
Fitness Studio, Gym	543, 544, 545, 546	1 per business plus 1 per 1,000 square feet of building area1 plus 1 per two shower stalls
Gas Station, Convenience Store/Mini Mart - no food preparation	432, 486	1 per business plus 1 per 1,000 sq ft of building area
+ Additional food preparation, up to 12 seats		2 per business
Hairdresser, Salon, Spa, Nails, Barbershop	450	1 per business plus 1 per station with sink plus 1 per 4 chairs without sink
Hotel, Motel, Inn, Bed & Breakfast	414, 415, 418	1 per establishment plus 1 per two rooms
Kennel/Groomers	472	1 per business plus 1 per two runs/cages/stations
Laundry Mat/Dry Cleaners	450	1 per business plus 1 per machine
Library, Museum, Cultural Building, Religious	611, 612, 614, 615, 620, 681	1 per business plus 1 per 2,000 sq ft of building area, add 1 for separate assembly hall
Municipal, Fire	650, 651, 652, 662	1 per building plus 1 per 1,000 sq ft of building area
Office	464	1 per business plus 1 per 1,000 sq ft of building area
Park, Cemetery	592, 682, 695	1 per parcel
+ Additional for Park facilities		1 per 1,000 square feet of building, 1 per each restroom facility, 1 per each two shower units
Restaurant, Deli, Café, Bar, Bakery	421, 422, 423,424, 425, 426	1 per establishment plus 1 per 6 seats

Retail	481, 482, 483,484, 485	1 per business plus 1 per 1,000 sq ft of building area
Supermarkets	451, 452, 454,	1 per business plus 1 per 1,000 sq ft of building area
Theater, Assembly Hall	511, 512, 514	1 per business plus 1 per 35 seats
Other Storage	442, 449	1 per business plus 1 per 4,000 sq ft of building area
Game preserve	190	1 per parcel
Vacant commercial lot greater than 0.25 acres, parking lot		1 per parcel

The building area of first BU includes all buildings up to 1,000 sq ft. Additional area is rounded. Ex: An office of 600 sq ft will have 2 BUs. An office of 1,499 sqft will have 2 BUs. An office of 1,501 sq ft will have 3 BUs. If more than one use is associated with an individual parcel, the Benefit Units will be aggregated.

Note: Apartments and Multiple Dwellings will be assigned 1 point per dwelling unit

### 9.2 OPERATION AND MAINTENANCE COST

Currently, customers are charged quarterly for metered water use with a Base Rate charge for the first 5,000 gallons according to land use type (single family home \$75, multiple dwelling \$110, Commercial \$135) and a water use charge of \$5.00 per additional 1,000 gallons. If revenue under this rate structure does not meet the water system budget, the shortfall is reassessed to taxes as a per \$1,000 assessed value based upon the shortfall. Therefore, the reassessed amount will vary year by year based upon the revenue shortfall. For example, if the revenue shortfall is \$61,131 (as in the 2024 budget), the shortfall divided by the total assessed value gives a re-assessment charge of \$0.57929 per \$1,000 assessed value. Therefore, the average single-family home parcel (average assessed value is \$255,573) would be charged \$148.05 in addition to the four quarterly water usage costs.

Division of costs for the service of water supply and distribution should not be based upon assessed value as the assessed value of a parcel is not related to the benefit received by the service of water.

A Facility Fee Rate Structure is the recommended rate structure for the water district as it is a transparent calculation and takes fixed costs into consideration. Calculations for new rates can be made for the fiscal year's budgets based on the previous four quarterly billing cycles water of use.

A facility fee, payable by all accounts, will be calculated to ensure fixed costs are covered independently of water use. This objective is similar to the minimum fee in the current rate structure but is a more explicit method of calculating the facility fee. Table 4 below indicates the points assignment for operation and maintenance (O&M). A standard portion of the operation and maintenance budget is selected to represent the fixed costs of operation, such as administrative costs, employee benefits, annual contract costs and power costs. The water use rate is then calculated from the remaining costs in the operation and maintenance budget by water consumed.

For example, the adopted 2025 water budget for the water district totals \$212,938.49. Administrative personnel, employee benefits, power expenses and reserve fund were budgeted at a total of \$93,938.49, representing fixed costs. Dividing this fixed cost by the total 462 assigned O&M Points in the water district results in a Facility Fee of \$203.33 per point annually, or \$50.83 quarterly. This is a charge paid by all water users to provide revenue that will not change with the amount of water produced and consumed.

Table 4: Schedule of O&M Points

Customer Type	O&M Points	Number of Parcels	Total O&M Points
Single-Family Residential	1	215	215
Two- or Three-Family, Multi Residential	2	50	100
Commercial / Municipal <sup>1</sup>	3	49	147
Total		314	462

<sup>&</sup>lt;sup>1</sup> Municipal properties were previously not charged base or usage fee.

The water use rate is then the annual operations budget minus the Fixed Costs or \$119,000.00. Dividing this amount by the total water use in four quarters (13,130,900 gallons) gives a water use rate of \$9.072 per thousand gallons. Modeling this rate with the quarterly Facility Fee of \$50.83 per point yields \$53,843.47 in revenue based on actual water use for one quarter.

Extrapolating to annual water use, based on the total water used in the water district multiplied by 4 quarters, and an annual Facility Fee of \$203.33 per O&M point yields annual revenue of \$215,373.87 which meets the 2025 budget for the water district.

The 2025 Budget and 2024 water use are utilized for example purposes only, numbers are rounded, and actual future costs will vary dependent on the adopted fiscal year budget and metered annual water use.

### 10.0 COST TO THE TYPICAL PROPERTY

The total annual water use cost for the typical single-family home will be composed of a Facility Fee for water administration and water consumption charges for O&M.

Examples of quarterly costs for average water use for the average single-family home and average commercial property are provided in the tables below, comparing the current to the recommended rate structure. The total cost will not change appreciatively; however, the cost of tax levy will not be necessary. These calculations are based upon the example in Section 9. The quarterly and annual water district costs are examples based upon the 2025 Budget and average water usage. The actual costs for any customer will differ based on water use and Water District budgets in the future.

Table 5: Quarterly Cost of Average Water Use with Facility Fee – Single-Family Home

Average Water Use per Quarter (gallons)	Current Base Rate	Current Average Use \$	Current Tax Levy	New Quarterly Fee	New Average Use \$
6,989	\$75.00	\$34.95	\$37.01	\$50.83	\$63.41
per Quarter:		\$146.96		\$11	4.24

Note: the new rate structure is more directly tied to water use (no minimum charge), therefore, the cost to average and lower water users may decrease, the cost to high water users will increase.

Table 6: Quarterly Cost of Average Water Use with Facility Fee - Commercial

Average Water Use per Quarter (gallons)	Current Base Rate	Current Average Use \$	Current Tax Levy	New Quarterly Fee	New Average Use \$
9,697	\$135.00	\$48.49	\$58.22	\$152.49	\$87.97
per Quarter:		\$241.70		\$24	0.46

Note: the new rate structure is more directly tied to water use (no minimum charge), therefore, the cost to average and lower water users may decrease, the cost to high water users will increase.

Capital Improvement costs for the water system are estimated at \$3,902,850. Existing funds toward this project (ARPA \$68,227.88) subtracted from this total estimated cost leaves an estimate of \$3,834,622 to be financed.

Assuming 30-year market rate financing of 5%, with bi-annual payments, total annual payment is estimated at \$248,126.10 to be added to the Water District annual budget. Debt service charges will then be assigned to all customers within the Water District, according to the Schedule of Benefit Points. The annual debt service cost divided by a total of 751 Benefit Points results in \$330.39 per point annually. Single-family home annual debt service charge will be \$330.39, two-family home charge is \$660.79, commercial charges vary by the amount of points assigned generally ranging from \$887.79 to \$8,877.90.

With grant funding, the amount of capital improvement to be financed is less and therefore debt service charges in total are lower. The table below illustrates potential annual debt service payments and a debt service charge per point, based upon three funding scenarios

Table 7: Financing Scenarios

Scenarios	Scenario 1: ARPA	Scenario 2: WHF + ARPA	Scenario 3: WHF, ARPA, CDBG, 60% WIIA Grant	Scenario 4: WHF, CDBG, ARPA, 50% BIL 60% WIIA Grant
Financed \$	\$3,834,622	\$3,434,622	\$1,293,849	\$523,931
Rate	5%	5%	5%	5%
Term (years)	30	30	30	30
Annual Payment =	\$248,126.10	\$222,243.38	\$83,720.81	\$33,901.87
Benefit Points ÷	751	751	751	751
Charge per Point	\$330.39	\$295.93	\$111.48	\$45.14

Assuming only ARPA funding and no other grant funding (Scenario #1 below), the total annual cost to the average Single-Family home is estimated to be \$456.96 for Facility Fee and Water Usage and \$330.39 for Debt Service totaling \$787.26 annually. Grant funding would considerably lower this annual debt service cost as shown in Table 8.

Table 8: Single-Family Home Average Annual Cost

Scenarios	Facility Fee	Water Usage	Debt Service	Total Annual Cost
Scenario #1	\$203.32	\$253.64	\$330.39	\$787.26
Scenario #2	\$203.32	\$253.64	\$295.93	\$752.89
Scenario #3	\$203.32	\$253.64	\$111.48	\$568.44
Scenario #4	\$203.32	\$253.64	\$45.14	\$502.10

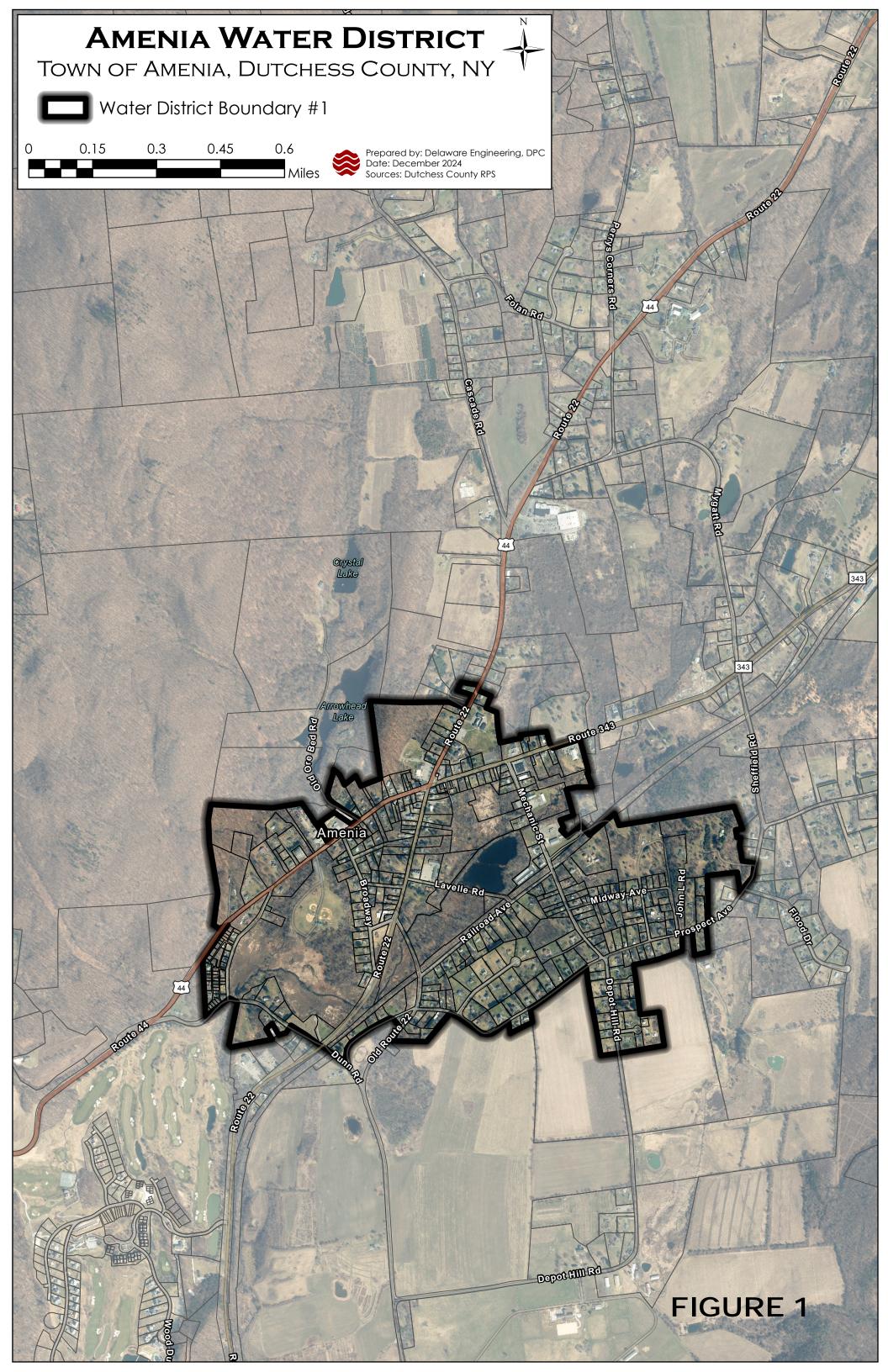
The Office of the State Comptroller publishes the average estimated costs for County and Town Special Improvement Districts annually. The 2025 average annual cost per single-family home for water is \$1,101. The estimated annual cost to the average Single-family home under rate restructure and capital improvement plans in Scenario 1, is substantially lower than the average annual cost for water.

### 11.0 METHOD OF FINANCE

The Town has secured ARPA funds of \$68,277.88 to be applied to the Water District improvement project. The Town intends to finance the remaining \$3,834,622 of capital improvement costs. Workforce Housing Trust Funding in the amount of \$400,000 is expected in the coming year. New York State Water Infrastructure Improvement Act (WIIA), Dutchess County Community Development Block Grant (CDBG), and Bipartisan Infrastructure Law (BIL) funding is also being sought.

### 12.0 STATEMENT AS TO THE BENEFIT ASSESSMENT

As required by Town Law, the costs associated with debt service and operation and maintenance of the Town of Amenia Water District #1 will be charged on a benefit basis.



# ATTACHMENT A WATER DISTRICT #1PARCELS LIST

Parcels	7067-20-860248-0000	7167-00-462279-0000
7067-00-840207-0000	7067-20-861211-0000	7167-00-466326-0000
7067-00-840297-0000	7067-20-861225-0000	7167-00-470350-0000
7067-00-890328-0000	7067-20-861237-0000	7167-00-490340-0000
7067-00-913117-0000	7067-20-864199-0000	7167-00-514552-0000
7067-00-920425-0000	7067-20-866202-0000	7167-00-530417-0000
7067-00-939485-0000	7067-20-869205-0000	7167-09-105536-0000
7067-00-940420-0000	7067-20-870218-0000	7167-09-141511-0000
7067-00-974260-0000	7067-20-870226-0000	7167-09-142534-0000
7067-00-980425-0000	7067-20-870230-0000	7167-09-147522-0000
7067-16-859257-0000	7067-20-870233-0000	7167-09-152544-0000
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7067-16-884265-0000	7067-20-879247-0000	7167-10-252527-0000
7067-16-885273-0000	7067-20-917181-0000	7167-10-262505-0000
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7067-16-888296-0000	7067-20-932218-0000	7167-10-278532-0000
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7067-16-893286-0000	7067-20-935186-0000	7167-13-022397-0000
7067-16-897293-0000	7067-20-951161-0000	7167-13-027459-0000
7067-16-905305-0000	7067-20-952171-0000	7167-13-030372-0000
7067-16-910382-0000	7067-20-955193-0000	7167-13-030386-0000
7067-16-934312-0000	7067-20-962156-0000	7167-13-031382-0000
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7067-16-960376-0000	7167-00-252184-0000	7167-13-047335-0000
7067-16-965400-0000	7167-00-300556-0000	7167-13-048324-0000
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7167-13-053455-0000	7167-13-107476-0000	7167-13-185256-0000
7167-13-053488-0000	7167-13-109412-0000	7167-13-186479-0000
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