

# **TOWN OF WAWAYANDA WATER DISTRICT CONSOLIDATION**

*Presented by*

**DELAWARE ENGINEERING, DPC**

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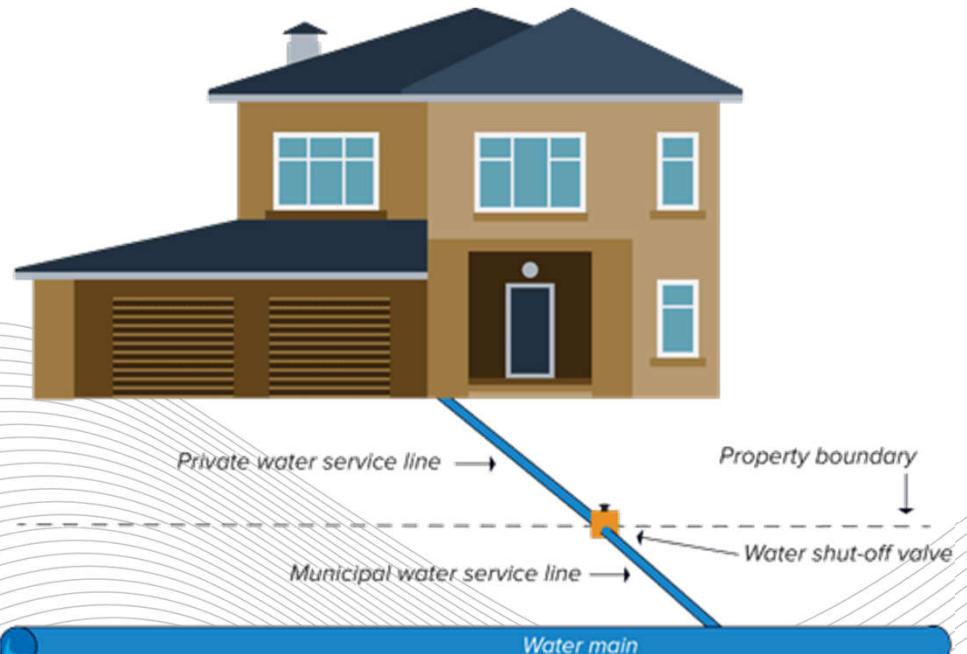
# WHAT IS A WATER DISTRICT?

The town board of any town may establish or extend in said town a water district, and provide improvements or services, or both, in the district, wholly at the expense of the district.

Once a water district is established, the town board may construct, maintain, extend, repair and regulate the water system to supply the inhabitants of any water district with potable water for domestic and commercial uses.

Supply pipes connecting with district water mains shall be installed and repaired at the property owner's expense under the direction of the town after a permit has been granted.

Consolidated Laws of New York, Chapter 62 Town Article 12 District and Special Improvements, Section 190 & 198



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# TOWN WATER DISTRICTS

## Arluck (1959)

- 2 Wells, 45 connections
- Approx. 0.85 miles water main

## Denton Hills (1957)

- 2 Wells, 69 connections
- Approx. 1.43 miles water main

## Ridgebury Lake (1973)

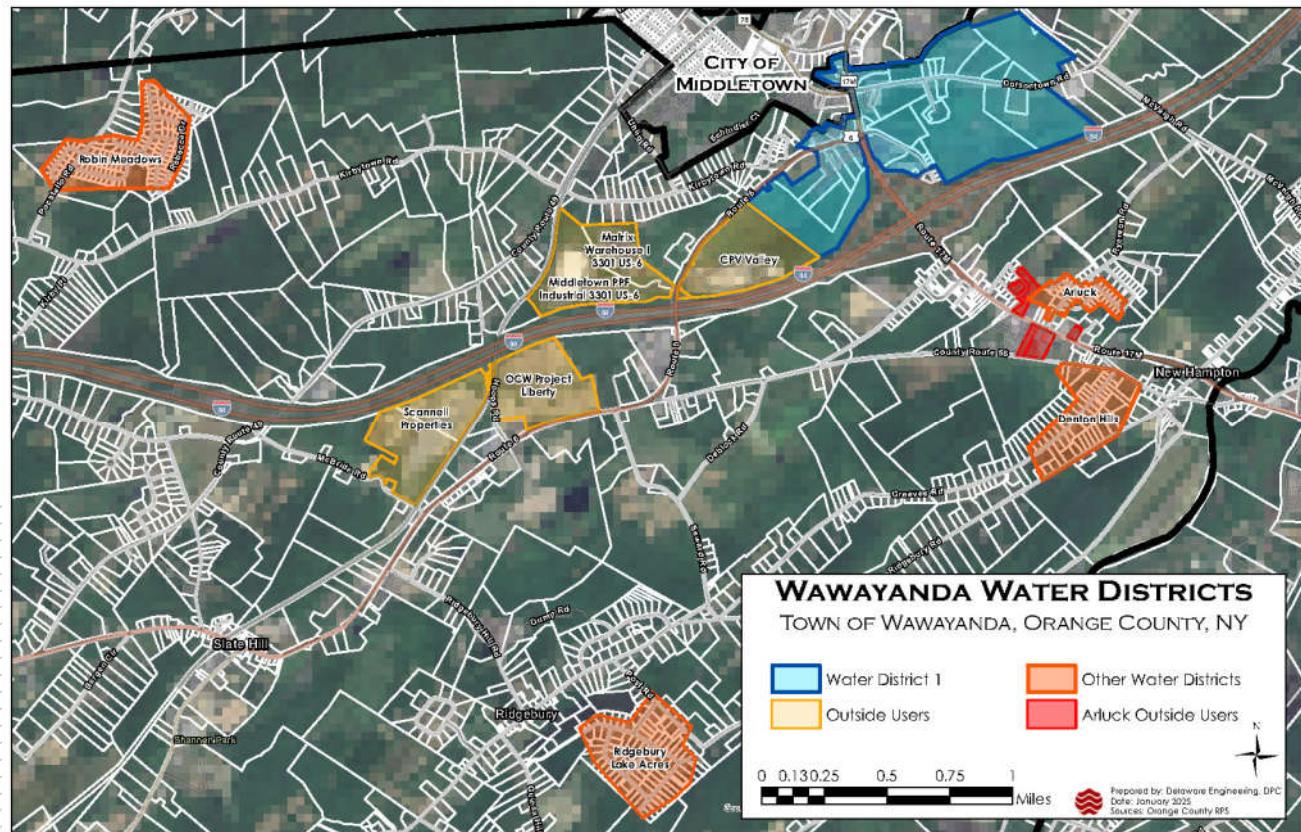
- 2 Wells, 77 connections
- Approx. 1.6 miles water main

## Robin Meadows (1966)

- 2 Wells, 170 parcels
- Approx. 1.55 miles water main

## WD #1 (2008)

- City supplies water to district
- Approx. 40 parcels (6 Outside)
- 280 service connections
- Approx. 1.25 miles water main
  - 1.9 miles proposed



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## CHALLENGES

The Town owns and operates **FIVE WATER DISTRICTS**, funded by different charges to users benefitted by the provision of water

- Four Town water districts are currently operating with two wells to supply water to small water districts, while Water District 1 is supplied water by the City of Middletown.
- Operation and Maintenance and Capital Improvement needs are on-going in all water districts
- Each Water District is required to meet **NYS DOH REGULATIONS** for community water supply
- Water Districts may be in need of **CAPITAL IMPROVEMENT PROJECTS**, at any time, to ensure long-term water supply
- Small districts have a **SMALL USER BASE** in which to distribute improvement costs.
- More **COMPLEX TO ADMINISTER** separate water districts



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## BENEFITS OF WATER DISTRICT CONSOLIDATION

- ✓ **ADMINISTRATIVE CONSOLIDATION** of water districts results in one water district with a common budget and rate structure
- ✓ **RESTRUCTURE RATES** to be fair, equitable and transparent
- ✓ **STANDARDIZE BUDGETING**
- ✓ **SIMPLIFY ADMINISTRATION**
- ✓ **CREATE DEDICATED CAPITAL IMPROVEMENT FUNDS** to support future improvements
- ✓ Consolidated Water Districts are more able to **CAPTURE FUNDING OPPORTUNITIES**



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# EXISTING WATER DISTRICTS

## Analysis of Current Rate Structure:

- Only properties in each district fund costs associated with that district
- Metered water use determines benefit
- Graduated cost per \$/1000 gal used in categories
- Dividing users into four groups by actual metered water use shows the existing categories do not match actual use
- The 25% of properties using the lowest amount of water (Quartile 1) are paying disproportionately more

Water Use	Arluck	Denton Hills	Ridgebury Lake	Robinn Meadows	Water District#1
25% of users		6,921	7,461	8,068	4,871
50% of users		11,119	10,526	11,822	20,492
75% of users		14,782	13,830	17,147	231,109
100% of users		47,063	74,016	39,628	4,132,351
Minimum Rate	10,000	8,000	10,000	10,000	per 1,000
		\$268	\$120	\$90	\$135
					\$11.86

## Recommend Consolidation:

- **RESTRUCTURE RATES** to be fair, equitable and transparent
- **STANDARDIZE BUDGETING** to permit year over year comparison of costs
- **CREATE DEDICATED CAPITAL IMPROVEMENT FUNDS** to support future improvements



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# SCHEDULE OF BENEFIT UNITS

(PARTIAL PAGE EXAMPLE)

USAGE TYPE	Property	
	Class	BENEFIT UNITS (BU)
<b>Residential</b>		
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	311, 312,322	0.5 per parcel
<b>Commercial</b>		
Auto Dealer/Repair	430, 431, 433	1 per business plus 1 per 1,000 sq ft of building area
Bank	462	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		1 per business plus 1 per chair
Doctor/Therapist/Vet		1 per business plus 1 per practitioner
Fitness Studio, Gym		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 + Additional food preparation, up to 12 seats	432, 484	1 per business plus 1 per 1,000 sq ft of building area 2 per business
Hairdresser, Salon, Spa, Nails, Barbershop		1 per business plus 1 per station with sink plus 1 per 4 chairs without sink
Hotel, Motel, Inn, Bed & Breakfast	414,415,	1 per establishment plus 1 per two rooms
Kennel/Groomers		1 per business plus 1 per two runs/cages/stations
Laundromat/Dry Cleaners		1 per business plus 1 per machine



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# WATER DISTRICT CONSOLIDATION

## Water District Rates with Consolidation

Components – each calculated according to Town Water Budget;

1. **Debt Service** charges divided among all parcels based on benefit.
2. **Facility Fee (O&M)** based on fixed costs charges divided among all water customers based on benefit.
3. **Water Use Cost (O&M)** based on water system expenses other than fixed costs and debt. Use rate is for all customers, each customer's cost based upon their water consumption (except for WD#1).

### EXAMPLE Annual Costs

Debt Service \$113/year

Facility Fee \$242/year

**NOTE:** this example is based upon 2025 Budgets; costs will change with future budgets and system costs.

### Average Single-Family Home Annual Cost

<u>COST</u>	Existing				Consolidated			
	<u>Water Use</u>	<u>Debt</u>	<u>Total</u>	<u>Water Use</u>	<u>Fee</u>	<u>Debt</u>	<u>Total</u>	
Arluck	\$1,072.00	\$0.00	\$1,072.00	\$347	\$242	\$113	\$702	
Denton Hills	\$722.69	\$0.00	\$722.69	\$371	\$242	\$113	\$726	
Ridgebury Lake	\$431.58	\$0.00	\$431.58	\$366	\$242	\$113	\$721	
Robinn Meadows	\$1,256.35	\$429.31	\$1,685.66	\$394	\$242	\$113	\$750	
WD#1	\$531.00	\$16.96	\$547.96	\$531	\$242	\$113	\$886	

### Commercial example

	<u>Avg gal</u>	Existing				Consolidated			
		<u>Water Use</u>	<u>Water Use</u>	<u>Debt</u>	<u>Total</u>	<u>Water Use</u>	<u>Fee</u>	<u>Debt</u>	<u>Total</u>
Auto	391,324	\$4,641	\$922	\$5,563	\$4,641	\$4,391	\$2,050	\$6,441	
Warehouse	280,476	\$3,326	\$661	\$4,154	\$3,326	\$12,372	\$5,777	\$18,149	



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# CONSIDERED CONSOLIDATION OPTION A

Consolidation:  
Arluck, Denton Hills,  
Robinn Meadows and  
Water District #1 only

Consolidation of only 4 WD would result in a fixed cost of \$217.54 (per BU), debt service charge of \$121.01 (per BU), and a water use rate of \$9.14 per 1,000 gallons. For the average water use, \$747.76 per single-family home annually.

Existing				Consolidated			
Costs	Water Use	Debt	Total	Water Use	Facility Fee	Debt	Total
Arluck	\$1,072.00	\$0.00	\$1,072.00	\$409.22	\$217.54	\$121	\$747.76
Denton Hills	\$722.69	\$0.00	\$722.69	\$409.22	\$217.54	\$121	\$747.76
Robinn Meadows	\$1,256.35	\$429.31	\$1,685.66	\$409.22	\$217.54	\$121	\$747.76
WD #1	\$531.00	\$16.96	\$547.96	\$531.00	\$217.54	\$121	\$869.541

Note: Each example is calculated for the average single-family home (SFH) annual water use of 44,772 gallons at \$9.14/1,000 gallons..  
Existing WD#1 customers of the City of Middletown water will continue to pay the City Water Use rate.

Ridgebury Lake as a separate WD would result in a fixed cost of \$146.65 (per BU) with no debt, and a water use rate of \$11.84 per 1,000 gallons annually, therefore the average single-family home would spend \$676.75 annually.

Existing				Using Consolidated Rate Structure			
Costs	Water Use	Debt	Total	Water Use	Facility Fee	Debt	Total
Ridgebury Lake	\$431.58	\$0.00	\$431.58	\$530.10	\$146.65	\$0.00	\$676.75

Note: Example is calculated for the average SFH annual water use of 44,772 gallons at \$11.84/1,000 gallons..



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# CONSIDERED CONSOLIDATION OPTION B

Consolidation of only 3 WD would result in a fixed cost of \$159.56 (per BU), debt service charge of \$71.32 (per BU), and a water use rate of \$4.55 per 1,000 gallons. For the average water use, \$448.20 per single-family home annually.

Existing				Consolidated			
Costs	Water Use	Debt	Total	Water Use	Facility Fee	Debt	Total
Arluck	\$1,072.00	\$0.00	\$1,072.00	\$217.32	\$159.56	\$71.32	\$448.20
Denton Hills	\$722.69	\$0.00	\$722.69	\$217.32	\$159.56	\$71.32	\$448.20
WD #1	\$531.00	\$16.96	\$547.96	\$531.00	\$159.56	\$71.32	\$761.88

*Note: Each example is calculated for the average single-family home (SFH) annual water use of 44,772 gallons at \$4.55/1,000 gallons.. Existing WD#1 customers of the City of Middletown water will continue to pay the City Water Use rate.*

Robinn Meadows as a separate WD would result in a fixed cost of \$500 (per BU) with a debt cost of \$405, and a water use rate of \$7.03 per 1,000 gallons annually, therefore the average single-family home would spend \$1,262.45 annually.

Existing				Using Consolidated Rate Structure			
Costs	Water Use	Debt	Total	Water Use	Facility Fee	Debt	Total
Robinn Meadows	\$1,256.35	\$429.31	\$1,685.66	\$357.85	\$500	\$405	\$1,262.45

*Note: Example is calculated for the average SFH annual water use of 44,772 gallons at \$7.03/1,000 gallons.*

Ridgebury Lake as a separate WD would result in a fixed cost of \$146.65 (per BU) with no debt, and a water use rate of \$11.84 per 1,000 gallons annually, therefore the average single-family home would spend \$676.75 annually.

Existing				Using Consolidated Rate Structure			
Costs	Water Use	Debt	Total	Water Use	Facility Fee	Debt	Total
Ridgebury Lake	\$431.58	\$0.00	\$431.58	\$530.10	\$146.65	\$0.00	\$676.75

*Note: Example is calculated for the average SFH annual water use of 44,772 gallons at \$11.84/1,000 gallons..*



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## NEXT STEPS TO BE TAKEN

- **Special Improvement districts may be consolidated** under Article 17A, Title 2, NYS General Municipal Law
- **Investigate** budgets, revenues, capital development needs, customer base
- **Draft MPR** to Town Board for review and adoption
- Legal document “**Joint Agreement**” and **SEQR** for Town Board adoption resolutions
- **Public Hearing on Consolidation** with appropriate posting
- **Board approval** of Consolidation
- **Coordinate with County Real Property** to update information
- **Update Local Water Code**, if necessary



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# QUESTIONS?



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