

TOWN OF WAWAYANDA WATER DISTRICT CONSOLIDATION

Presented by

DELAWARE ENGINEERING, DPC

February 19, 2026



DELAWARE ENGINEERING, D.P.C.
CIVIL AND ENVIRONMENTAL ENGINEERING

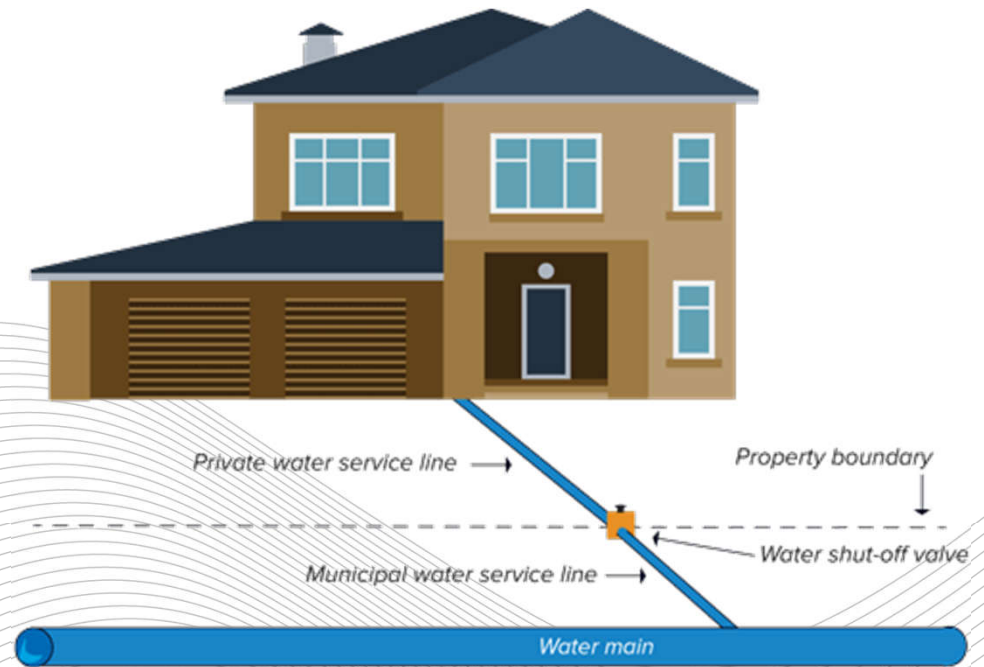
WHAT IS A WATER DISTRICT?

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



DELAWARE ENGINEERING, D.P.C.
CIVIL AND ENVIRONMENTAL ENGINEERING

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)

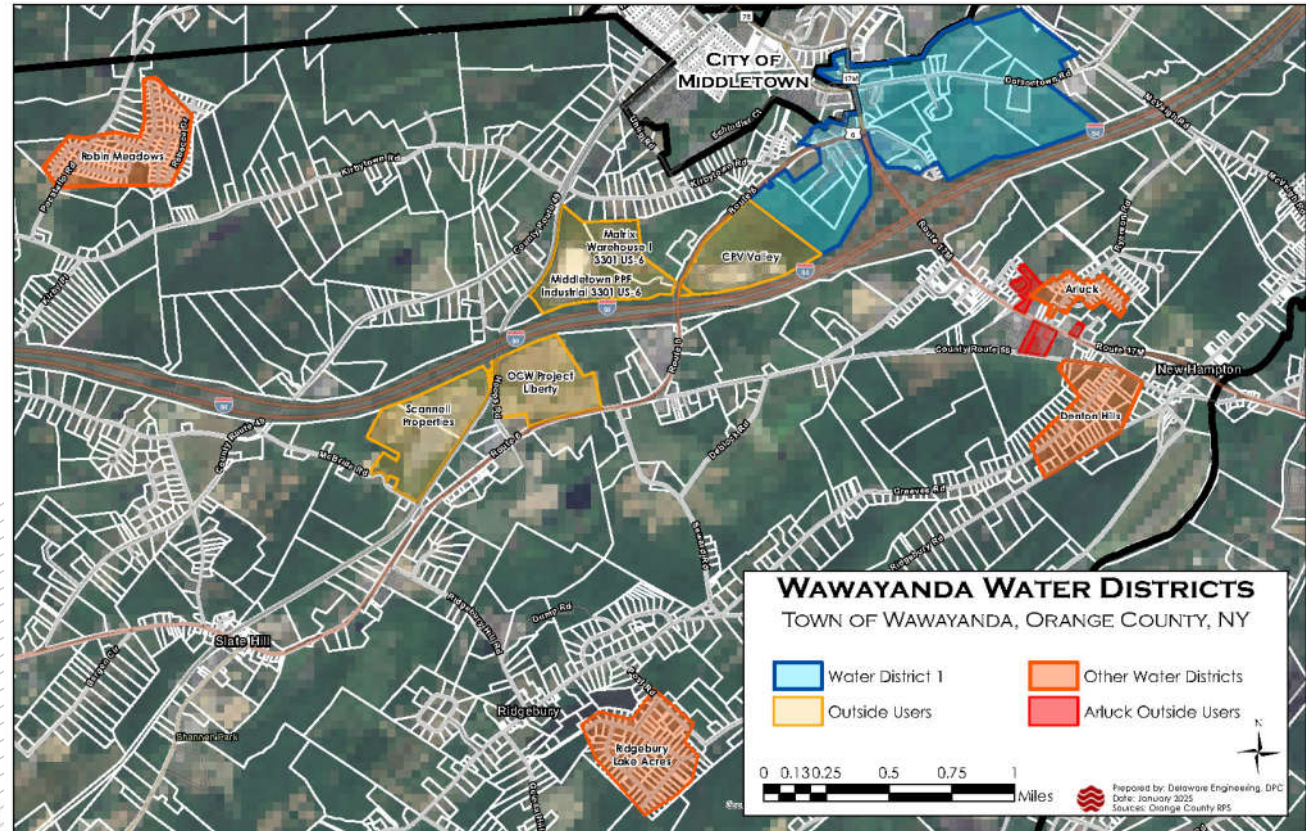
- 2 Wells, 77 connections
- Approx. 1.6 miles water main

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



DELAWARE ENGINEERING, D.P.C.
CIVIL AND ENVIRONMENTAL ENGINEERING

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



DELAWARE ENGINEERING, D.P.C.
CIVIL AND ENVIRONMENTAL ENGINEERING

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**



DELAWARE ENGINEERING, D.P.C.
CIVIL AND ENVIRONMENTAL ENGINEERING

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

	Denton	Ridgebury	Robinn	Water
<u>Water Use</u>	<u>Hills</u>	<u>Lake</u>	<u>Meadows</u>	<u>District#1</u>
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
	\$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



DELAWARE ENGINEERING, D.P.C.
CIVIL AND ENVIRONMENTAL ENGINEERING

SCHEDULE OF BENEFIT UNITS

(PARTIAL PAGE EXAMPLE)

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	311, 312, 322	0.5 per parcel
Commercial		
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	432, 484	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		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



DELAWARE ENGINEERING, D.P.C.
CIVIL AND ENVIRONMENTAL ENGINEERING

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

	Existing				Consolidated		
					Facility		
COST	Water Use	Debt	Total	Water Use	Fee	Debt	Total
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

	Avg_gal	Existing				Consolidated		
	Water Use	Water Use	Debt	Total	Water Use	Fee	Debt	Total
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



DELAWARE ENGINEERING, D.P.C.
CIVIL AND ENVIRONMENTAL ENGINEERING

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..



DELAWARE ENGINEERING, D.P.C.
CIVIL AND ENVIRONMENTAL ENGINEERING

CONSIDERED CONSOLIDATION OPTION B

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

(Ridgebury Lake and
Robinn Meadows as
standalone water
districts)

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..



DELAWARE ENGINEERING, D.P.C.
CIVIL AND ENVIRONMENTAL ENGINEERING

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



DELAWARE ENGINEERING, D.P.C.
CIVIL AND ENVIRONMENTAL ENGINEERING

QUESTIONS?



DELAWARE ENGINEERING, D.P.C.
CIVIL AND ENVIRONMENTAL ENGINEERING