

TOWN OF WAWAYANDA WATER DISTRICT CONSOLIDATION

Presented by

DELAWARE ENGINEERING, DPC

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TOWN WATER DISTRICTS

Arluck (1959)

- 2 Bedrock Wells
- Approx. 45 service connections

Denton Hills (1957)

- 2 Bedrock Wells
- Approx. 69 service connections

Ridgebury Lake (1973)

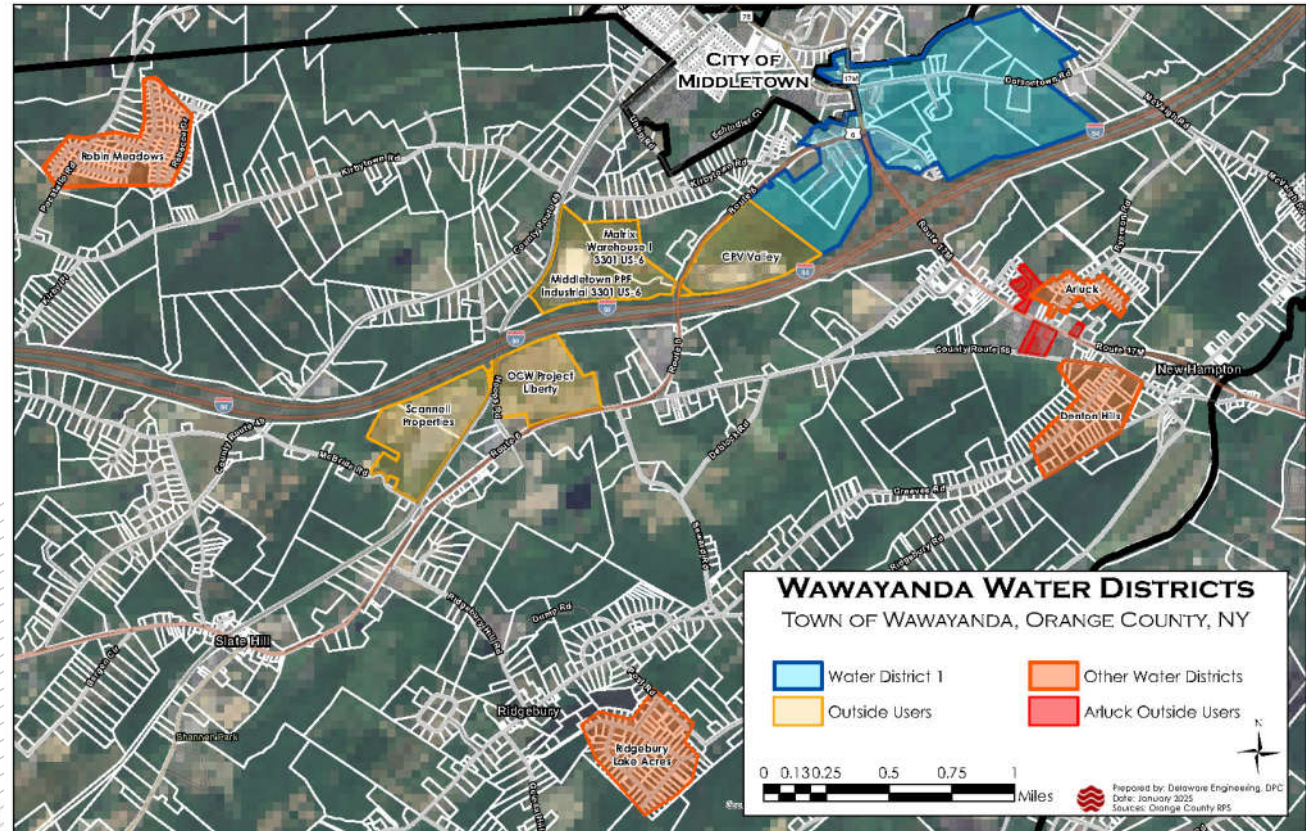
- 2 Bedrock Wells
- Approx. 77 service connections

Robin Meadows (1966)

- 2 Bedrock Wells
- Approx. 170 parcels

WD #1 (2008)

- City of Middletown supplies
- Approx. 40 parcels (6 Outside)
- 280 service connections



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Prepared by: Delaware Engineering, D.P.C.
Date: January 2025
Source: Orange County RPS

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 Middleton.
- 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

	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	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

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



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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>	<u>Existing</u>			<u>Consolidated</u>			
	<u>Water Use</u>	<u>Debt</u>	<u>Total</u>	<u>Water Use</u>	<u>Facility 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



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NEXT STEPS TO BE TAKEN

- **Special Improvement districts may be conducted** under Article 17A, Title 2 of the 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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