

# TOWN OF LYME WATER SYSTEM EXPANSION PUBLIC INFORMATION MEETING

Town of Lyme – Water System Expansion

# Introductions

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**Matthew Cooper, P.E.**  
**Vice President**  
Officer in Charge  
*Engineer of Record*



**David Powers, P.E.**  
**Senior Project Engineer**  
Project Manager  
*Design Lead*



**John Condino**  
**Senior Project Manager**  
*Technical Advisor*

## Presentation Outline

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- I. Project Background (“What”)
- II. Potential Areas Considered (“Where”)
- III. Interest Survey Results (“Why”)
- IV. Proposed District Areas (“Who”)
- V. Funding Alternatives (“How much”)
- VI. Schedule (“When”)



# Project Background

# What is the Project?

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- The Town of Lyme posted an RFQ in March 2024 seeking qualified firms to conduct a **Town-wide water study**
- The scope of the study was to **evaluate feasibility** of providing water to currently unserved areas of the Town
- The **priority areas** included:
  - Route 12E between Chaumont and Three Mile Bay
  - NYS Route 12E west of Three Mile Bay
- The Town selected B&L and we began working on the study in fall 2024



# Potential Areas Considered

# Where is the project?

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- The study area included **all unserved** areas of the Town
- Unserved areas generally include:
  - NYS Route 12E
  - Three Mile Point Rd
  - Duck Harbor Rd
  - Park Drive
  - Bourcy Rd
  - Montonna Shores Rd



# Interest Survey and Results

# Interest Survey

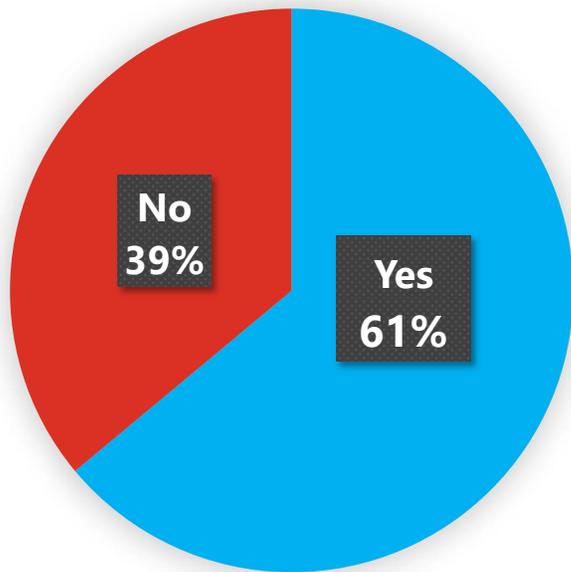
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- Interest survey was issued on November 18, 2024 to **all parcels** in the study area
- Surveys requested information on the following:
  - Interest in public water
  - Interest in public water at a price range of \$150-\$190 per month
  - Configuration of current water supply (drilled well, shore well, haul water, etc.)
  - Current water system issues (if any)
  - Concerns regarding fire protection
- **550 surveys** were mailed to the parcels included in the study area
- Responses were accepted via **mail, email, and online** with the provided QR code

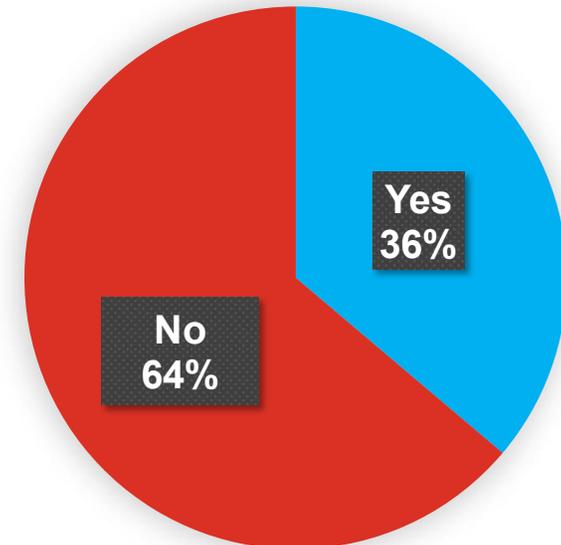
# Interest Survey Results

Responses	Do you occasionally run out of water?	Do you haul water to your property?	Do you share a well with other properties?	Has your well ever been contaminated?	Are you concerned about fire protection?	Are you in favor of public water?	Are in favor of public water for \$150-\$190 per month?	Response Rate
Yes	33	108	16	19	89	135	79	220 / 550
No	168	96	190	138	129	85	138	
% Yes	16%	53%	8%	12%	41%	61%	36%	40%

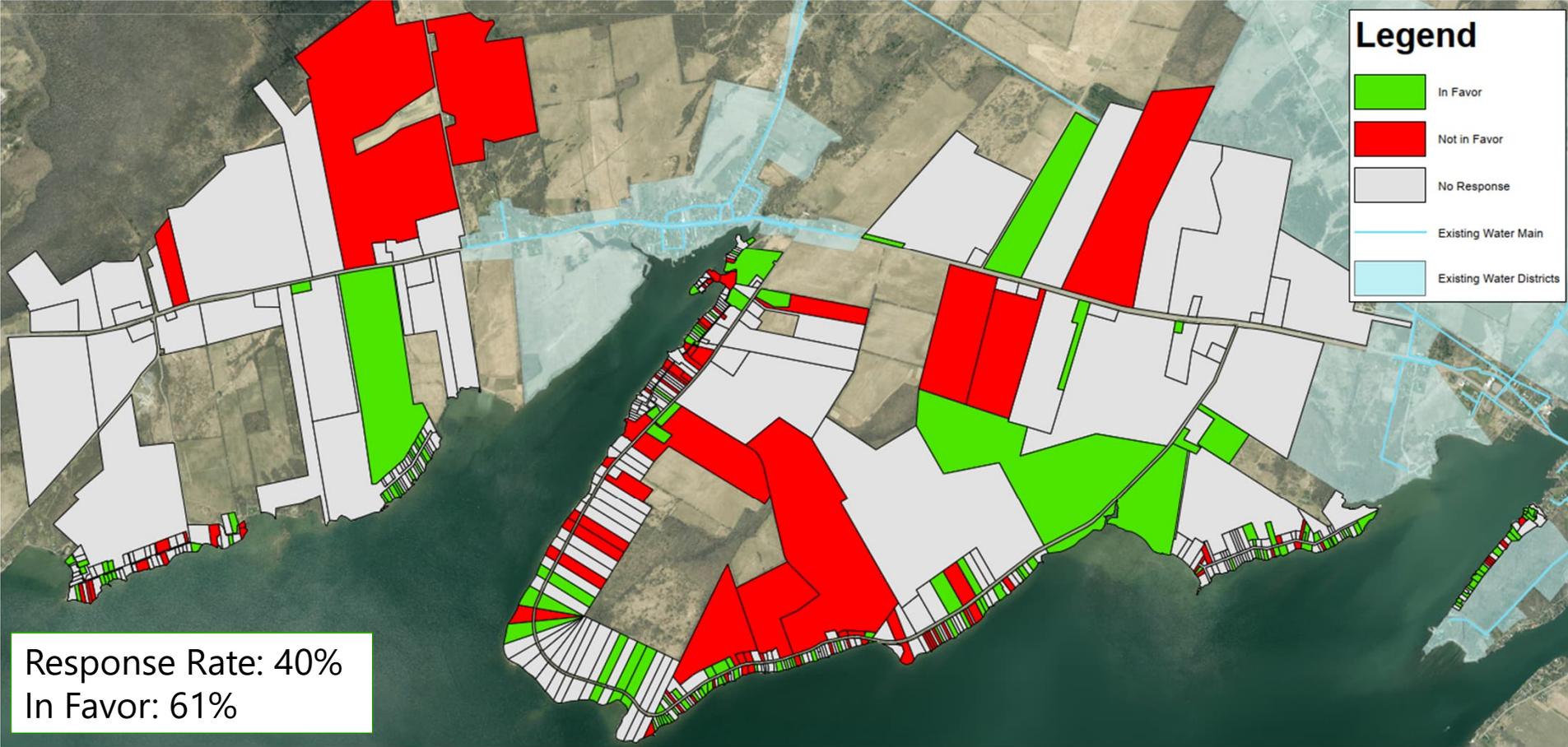
**Are You in Favor of Public Water?**



**Are You In Favor of Public Water for \$150-\$190/Month?**



# Favorability Distribution



# Why is the Town pursuing the Project?

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- 61% of responders **are in favor** of public water
- 75% of responders said they **don't drink water** from their current system
- Some responders reported they tested their water and found these contaminants:
  - Algae
  - Coliform / Salmonella
  - Bacteria / Pathogens
  - E coli
- Majority of the responders are **not in favor** of public water for \$150-\$190/ month
- The Town Board and Water Board have an interest in providing public water to address the want and need, but want to do so **affordably** (less than \$150/month)

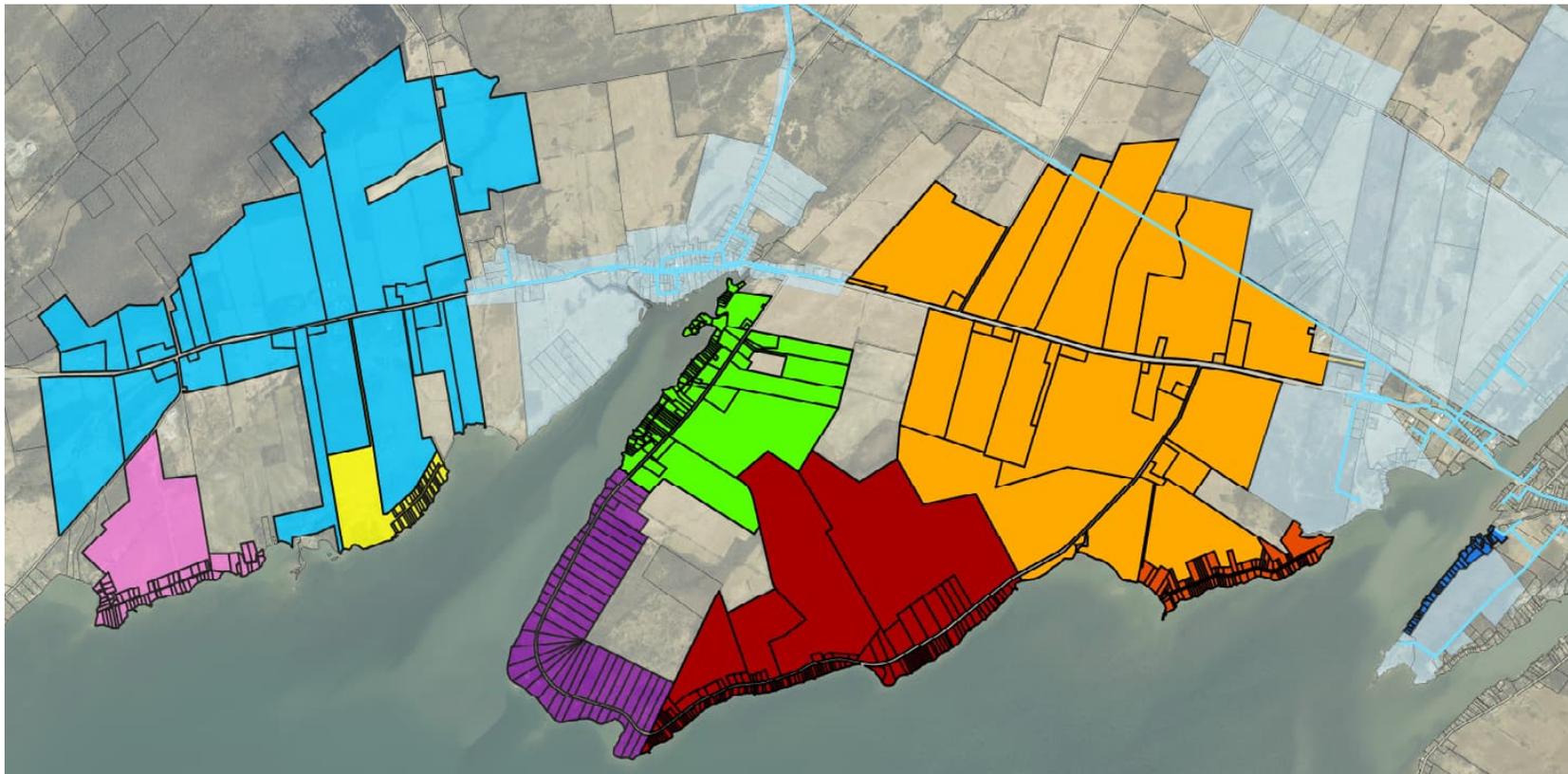
# Proposed District Areas

# Developing Potential Districts

- Feasibility of developing a Water District depends on the following factors:
  - Population Density
  - Subsurface conditions
  - Available State and Federal Grant and Loan offerings
- Population density: determines the **number of users** in the system which are sharing the total project cost
- Subsurface conditions (shallow bedrock, high groundwater table, etc.) result in **increased construction costs**
- Leveraging grants for the project **reduces the amount borrowed**
- Successful water districts balance **population density, construction cost, grant availability, and favorability** to provide an affordable end user cost

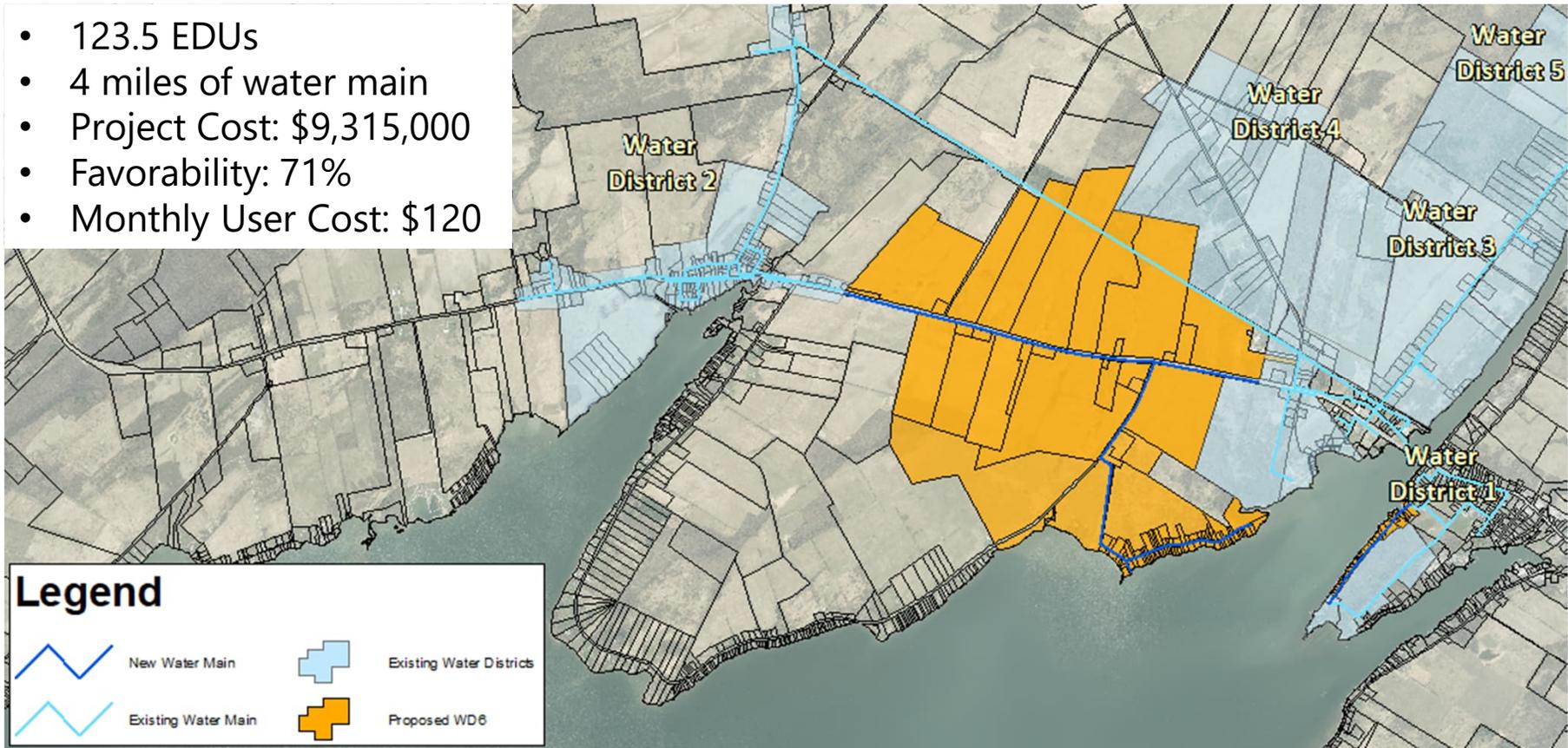
# Identifying Most Affordable Districts

- Total service area is broken into smaller areas and pieced together like a puzzle

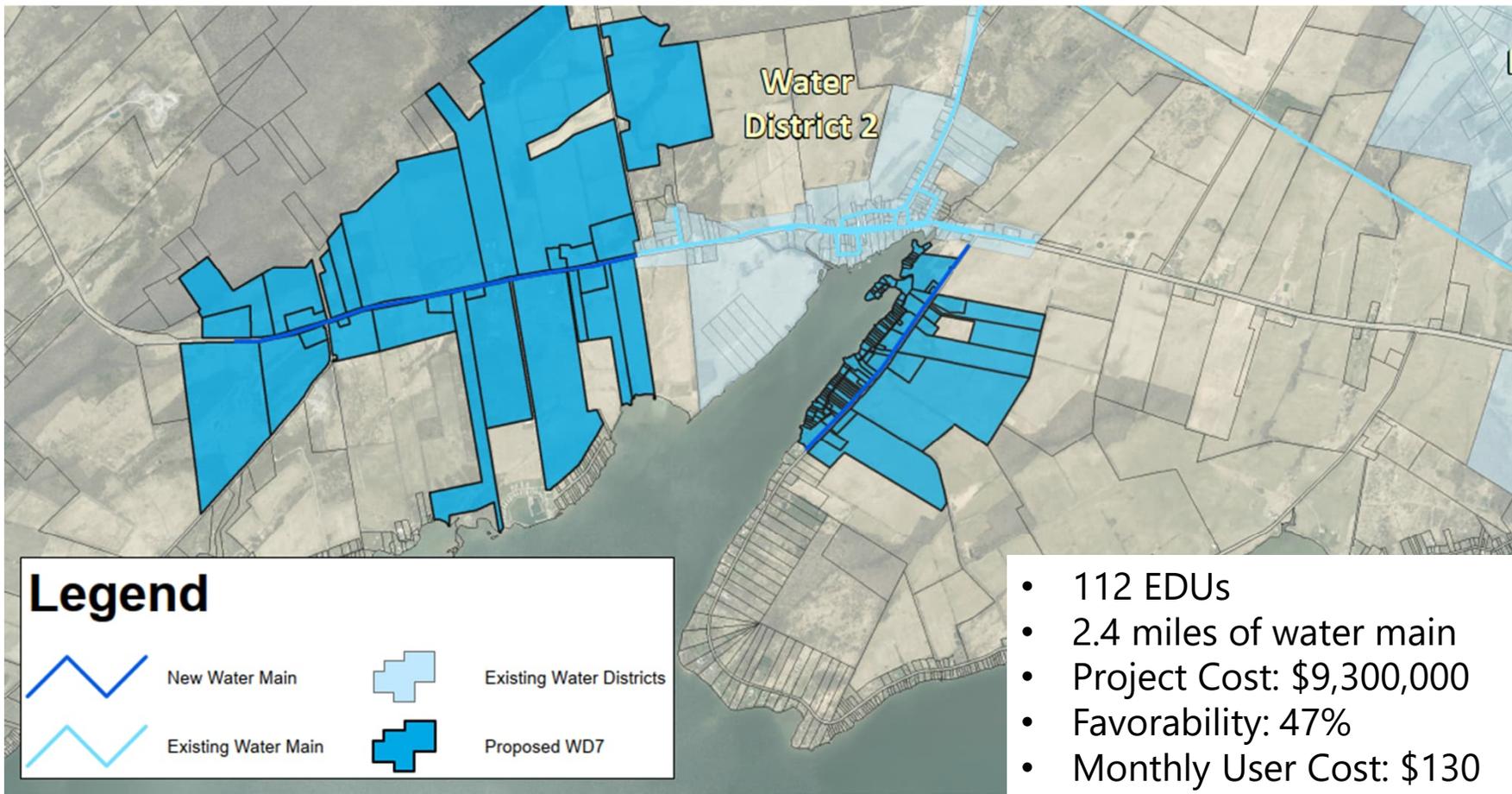


# District A: Route 12E, Duck Harbor, and Park Drive

- 123.5 EDUs
- 4 miles of water main
- Project Cost: \$9,315,000
- Favorability: 71%
- Monthly User Cost: \$120

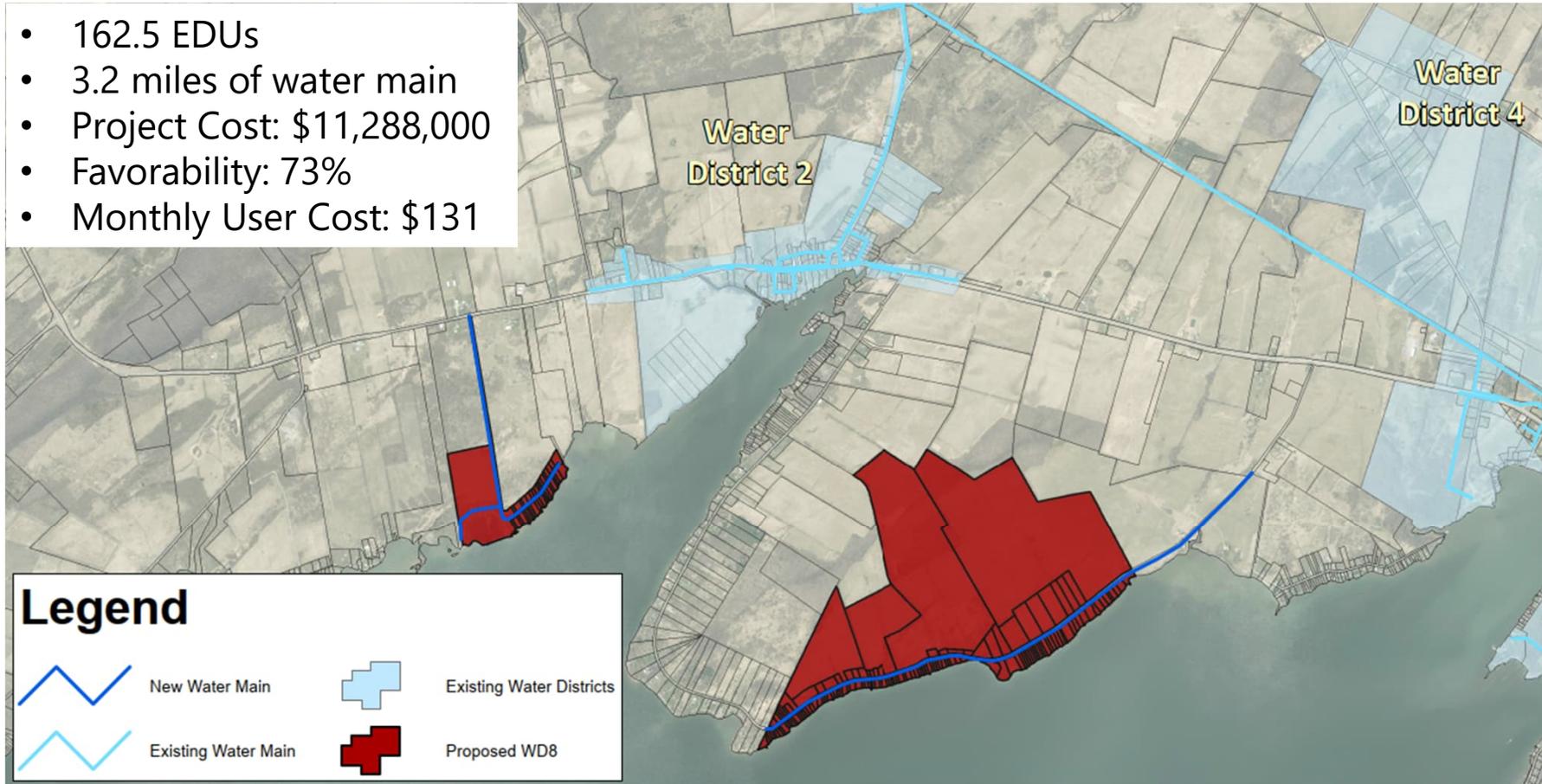


# District B: Route 12E (West), Three Mile Point (North)



# District C: Bourcy Rd, Three Mile Point (East)

- 162.5 EDUs
- 3.2 miles of water main
- Project Cost: \$11,288,000
- Favorability: 73%
- Monthly User Cost: \$131



# Funding Alternatives

# Potential Funding Sources

## [NYSEFC WIIA Grant:](#)

- Grant up to \$5M or 60% of total Project Cost



**Environmental  
Facilities Corporation**

## [USDA RD Water Grant:](#)

- Grant generally up to \$3M (*amount based on similar system cost*)

## [USDA RD Loan Financing:](#)

- 38-yr loan offered at 2.5%-4.125% interest based on project need and MHI criteria
  - 2.500% interest (RD poverty rate)
  - 3.250% interest (RD Intermediate rate)
  - 4.125% interest (RD Market rate)



## [NYSEFC Loan Financing:](#)

- 30-year loan offered at 0%-4.7% interest based on project score and MHI criteria
  - 0.0% interest (EFC hardship rate)
  - 2.4% interest (EFC subsidized rate)
  - 4.7% interest (EFC market rate)

# Operation and Maintenance

## DANC Regional Waterline Fixed Fees:

- Fixed fee reviewed annually by DANC based on Town water allocation
- 2024 Allocation Fee: \$48,904

## DANC Water Usage Charge:

- Usage cost on a per 1,000-gal basis
- 2024 Usage Fee: \$2.50/ k-gal
- Users metered at home and charged based on usage

## Estimated O&M:

\*Assumes average 150  
gpd usage for typical home

Operation and Maintenance Items	Cost
DANC Allocation Charge	\$141
DANC Usage Charge*	\$137
<b>Total Annual O&amp;M per EDU</b>	<b>\$278</b>

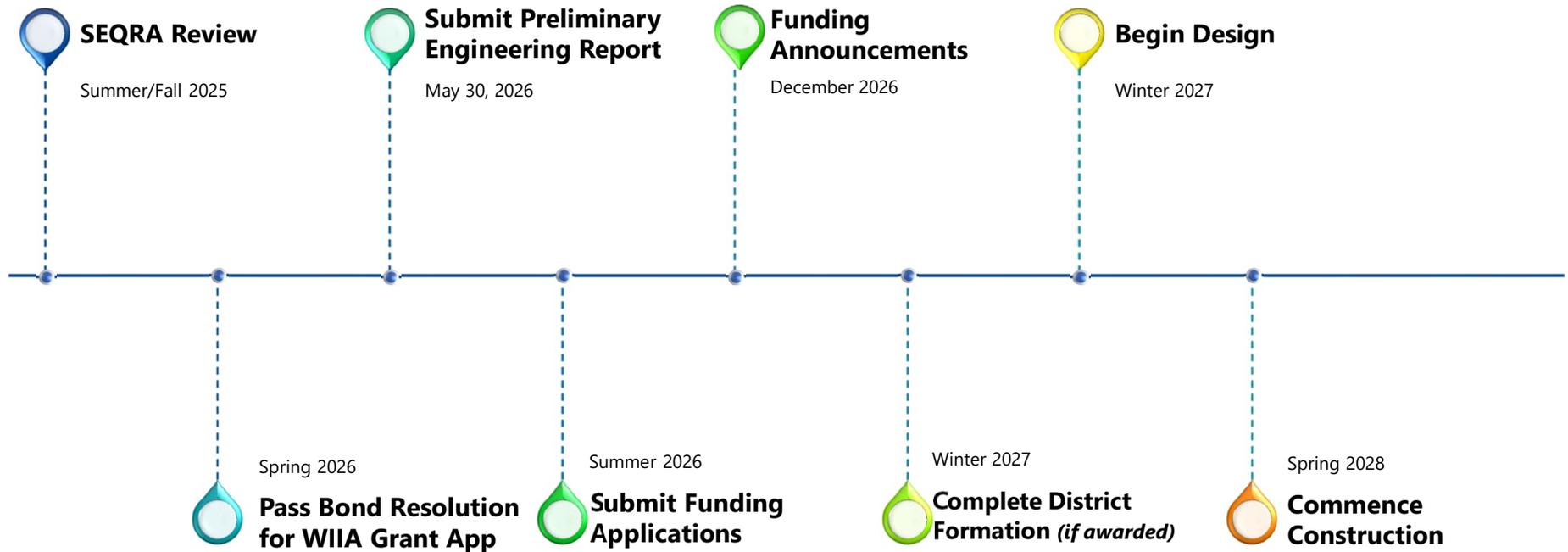
# How much will it cost?

	District A	District B	District C
<b>Estimated Project Cost</b>	<b>\$9,315,000</b>	<b>\$9,300,000</b>	<b>\$11,288,000</b>
<i>NYSEFC WIIA Grant</i>	<i>\$5,000,000</i>	<i>\$5,000,000</i>	<i>\$5,000,000</i>
<i>NYS EFC Loan Amount (30-yr, 0%)</i>	<i>\$4,315,000</i>	<i>\$4,300,000</i>	<i>\$6,288,000</i>
Service Area EDUs	123.5	112	162.5
Annual Debt Service per EDU	\$1,160	\$1,280	\$1,290
Annual O&M per EDU	\$280	\$280	\$280
<b>Total Monthly User Cost per EDU</b>	<b>\$120</b>	<b>\$130</b>	<b>\$131</b>
<i>Favorability</i>	<i>71%</i>	<i>47%</i>	<i>73%</i>

- Total monthly user cost shown includes: **Debt, O&M, DANC charges, and Usage**

# Schedule

# Schedule



# Summary and Take-away

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1. The Town is still in the **feasibility and study phase** of the project
2. In order to meet affordability goals, project area must be broken into several smaller districts to **leverage maximum grant**
3. The Town is still evaluating which of the proposed districts would be pursued first
4. SEQR and submitting grant applications **does not commit** the Town to anything
5. These projects take time and construction wont be until **Spring 2028** at earliest!
6. District formation **will not occur** without public involvement (ref., vote, etc.)
7. The Town is able to apply for grant prior to formation which is great for residents!
8. The Town is committed to pursuing expanding the water system to unserved residents as long is it **favorable, and affordable!**

Thank you!

Questions?