

# Ladue, West Sweden and Swamp Road Water District Info Meeting

**Sweden Town Board  
MRB Group**

**Town of Sweden  
June 25, 2024**

**MRB** | *group*

# Topics

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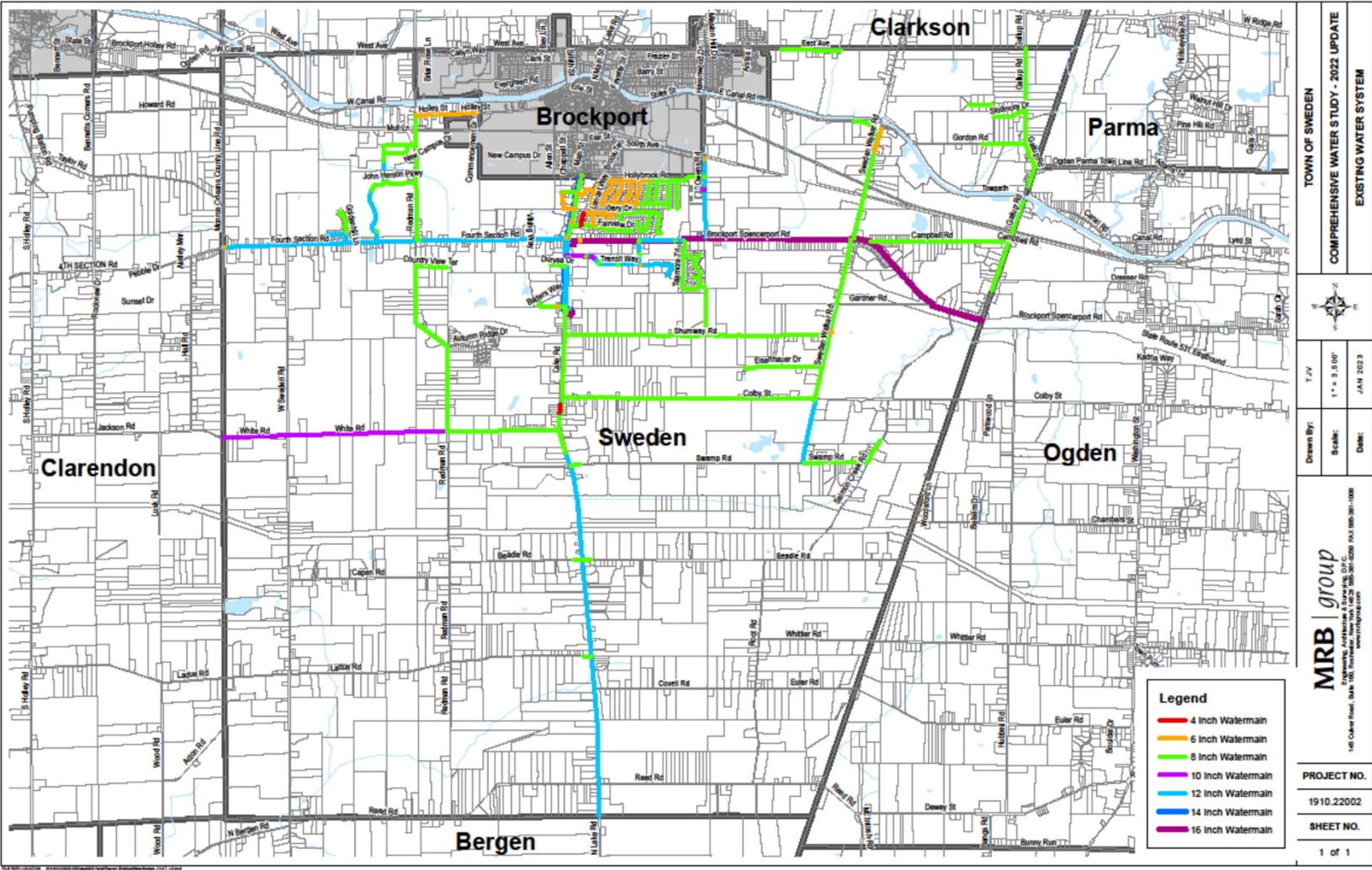
- Background on Public Water in Town
- Town Public Water Interest Survey
- Funding - USDA Rural Development
- District Formation Process
- Proposed Project and Project Scope
- Cost Projections
- Project Implementation Process

# Project Background

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- Town Initiated Water Study in 1999
  - Objectives of this Study Included:
    - Identify Improvements to Bring Current Network up to Current Standards
    - Identify Improvements and Costs
    - Provide Blueprint for the Town to Plan Future Water Improvements and Evaluate Proposed Development
- Study Updated in 2013
- Expanded Water Study (Town Wide) in 2018
- Town performed an income survey, leading to USDA RD funding eligibility

# Sweden Area Water System

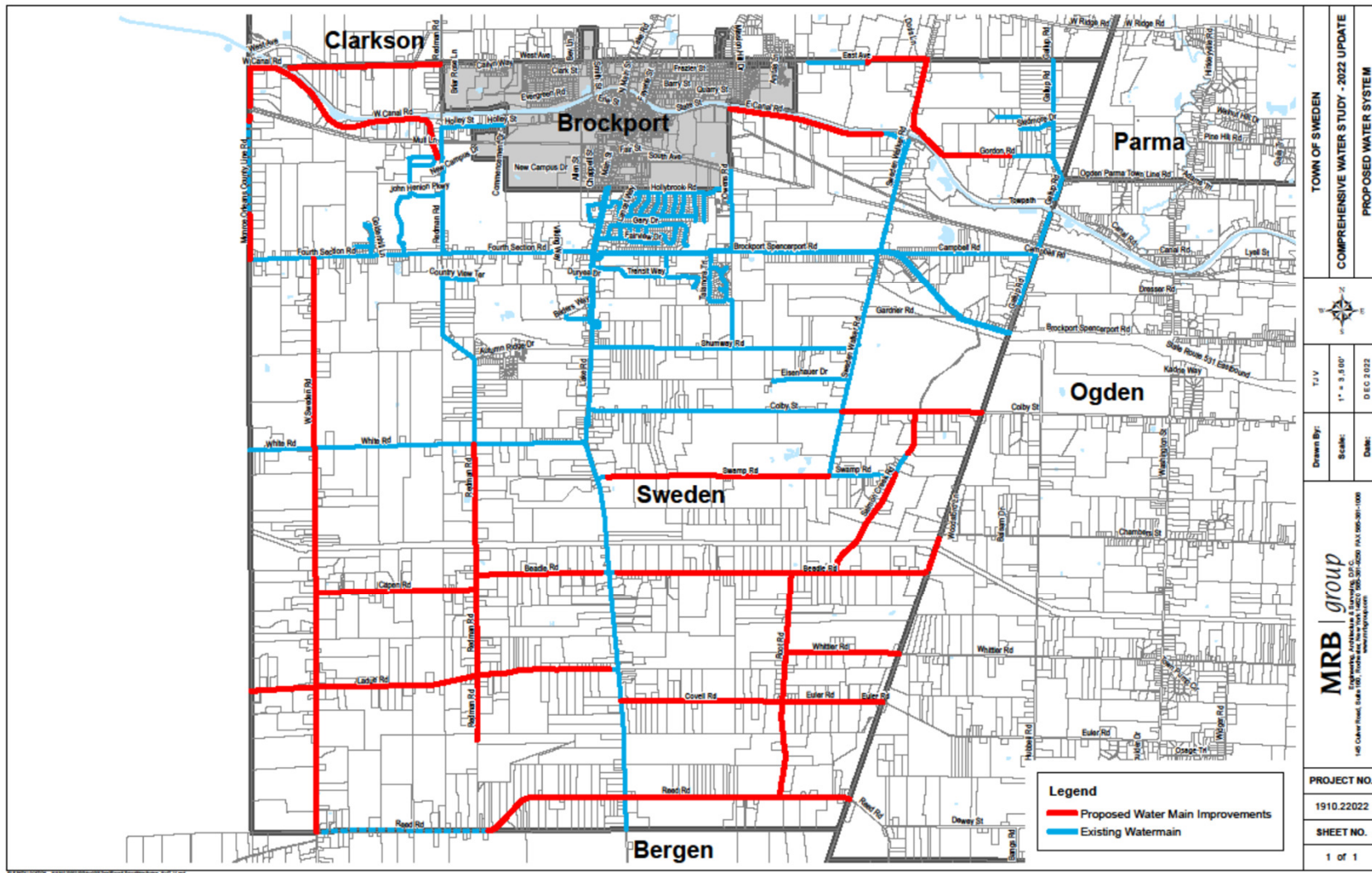


# Project Background (Cont.)

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- Lake Road and Redman Water Project authorized in 2019
  - Lake Road section extended to Bergen Townline, forming “spine” of future improvements
- Expanded Water Study (Town Wide) in 2022
- 2022 - USDA RD Funding Restrictions on Use of Income Surveys
- 2024 - New Census MHI Combined with New USDA RD Thresholds Result in Town Being Eligible for Most Favorable Funding Levels

# Areas without Public Water



TOWN OF SWEDEN	
COMPREHENSIVE WATER STUDY - 2022 UPDATE	
PROPOSED WATER SYSTEM	
Drawn By:	TJV
Scale:	1" = 3.00'
Date:	DEC 2022
<small>MRB GROUP, INC. 148 COLUMBIAN BLVD. SUITE 100, TOWN OF SWEDEN, MI 49783-1000          PHONE: 269.361.1000 FAX: 269.361.1009          WWW.MRBGROUP.COM</small>	
PROJECT NO.	1910.22022
SHEET NO.	1 of 1

Date

Conference Name

# Exploring New Water Expansion

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- Based on Continued Requests from Residents, Town Initiated Public Water Interest Survey to Unserved Areas of Town
- Majority of Residents in Ladue, West Sweden and Swamp Roads Respond in Favor of Moving Forward with this Investigation
- Town Authorized MRB Group to Begin the Process of Preparing a Full Application to USDA RD for Project Funding Consideration.

# USDA RD Application Process

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- Apply online (“RD Apply”)
- Documents required:
  - Preliminary Engineering Report
  - Preliminary Environmental Report
  - SEQR (State Environmental Review Process)
  - Coordination with Involved Regulatory Agencies
  - Ag & Markets Notice of Intent (NOI)
  - Town Financial Statements and Audits



# Water District Creation

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## Projected Costs To Property Owners

- Annual debt service
  - Each property owner's "share" in paying back the loan necessary to implement the project
  - Can be assessed on a "benefit basis" or "ad valorem" basis
- Annual operation and maintenance (MCWA)
  - Usually in the form of a retail water rate per thousand gallons
  - Includes all costs for operating and maintaining the water system including supply, pumping, treatment, maintenance, repair, etc.
- One-time costs
  - Connection charge (generally including tap, service line to R.O.W., curb stop, meter)
  - Individual service and plumbing costs
- Audit & Control special district threshold costs established annually by the office of the State Comptroller – set at \$1,083 for 2024

# Proposed Project

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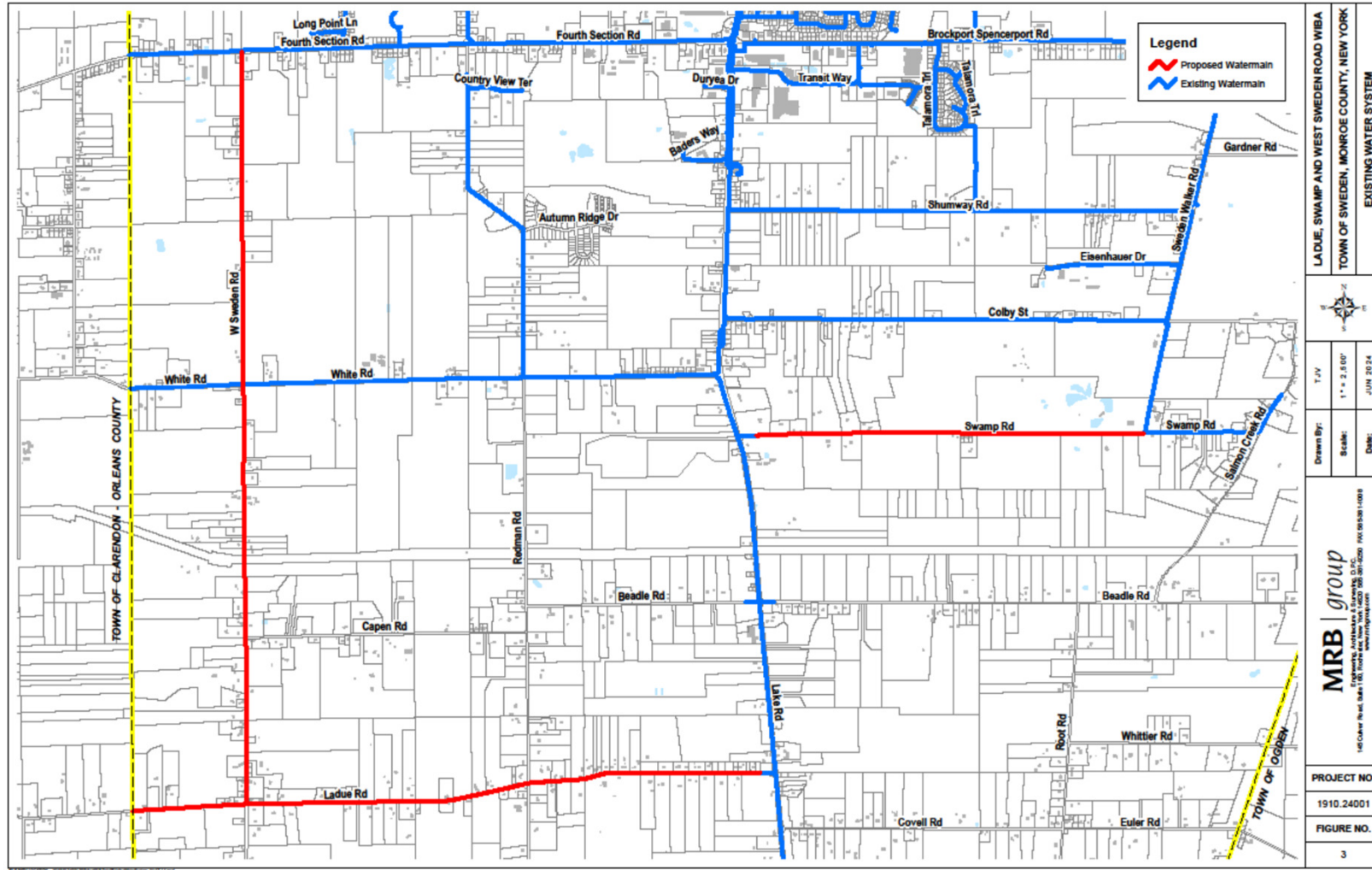
- Study Service Area Includes Following Roads:
  - **Ladue Road:** Between Lake Road and Townline
  - **West Sweden:** Between Ladue Road and Fourth Section Road
  - **Swamp Road:** Between Lake Road and Sweden-Walker Road
- Factors in Selecting this Service Area:
  - Positive response from resident surveys for public water
  - Demonstrated project need based on well quality/quantity issues (well testing will be required to quantify)
  - Favorable USDA RD Funding Parameters (Poverty Level)
  - Strategic alignment for helping advance future expansion
  - Hydraulic benefits through water system looping

# Project Scope

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- **Ladue Road** – ±15,175 LF of 8-inch watermain
- **West Sweden Road** – ±17,800 LF of 8-inch watermain
- **Swamp Road** – ±9,530 LF of 8-inch watermain
- Approximately 128 residences to be served and 165 total assessed parcels

# Proposed New Service Area



# Project Cost Projections

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- **Best Case Scenario** - RD funding package under max allowable poverty funding eligibility:

- Rural Development (RD) Grant.....\$7,550,000

- RD Loan.....\$3,650,752

**TOTAL Project Cost.....\$11,200,752**

- *Loan – 38 year term*
- *Estimated Interest rates: 2.25% (poverty)*
- *Assumes documented health & sanitary issues*

# User Cost Projections

## (with USDA RD maximum funding)

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- Debt Service per parcel.....\$1,155/year
- Cost for Water (estimated).....\$299/year
- TOTAL estimated cost.....\$1,454/year

**(Estimated Cost on Conventional Funding = \$5,485/year)**

- One time charges
  - MCWA account set-up and meter fee
  - Water service from R.O.W. to home/business
  - Meter pit (if required)

# Next Steps

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- *Petition from residents* submitted to Town to authorize formation of water district
- Map, Plan and Report
- Water district formation
- Complete SEQR
- Submit USDA RD Funding Application
- Receive Preliminary Eligibility Determination from RD
- Address RD requirements prior to project being authorized to bid
- Town to provide interim financing (typically a BAN) to bridge period between RD loan commitment and loan closing

# Project Implementation

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- Survey and mapping
- Permits and clearances
  - Wetlands
  - Stream crossings
  - Water supply permit
  - SPDES – Phase II storm water
  - Archeological impacts – SHPO
  - Highway work permits – Town, County, or NYSDOT
  - Regulatory: MCDOH, NYSDEC, MCWA
- Design Plans, Specifications, and Contract Documents
- Obtain any required easements
- Bidding
- Construction Administration and Observation
- Testing and Certification
- Record Drawings



**Questions?**

**MRB** | *group*