

Castle Cliffs Sewer Agreement Amendment

Stillwater Town Hall

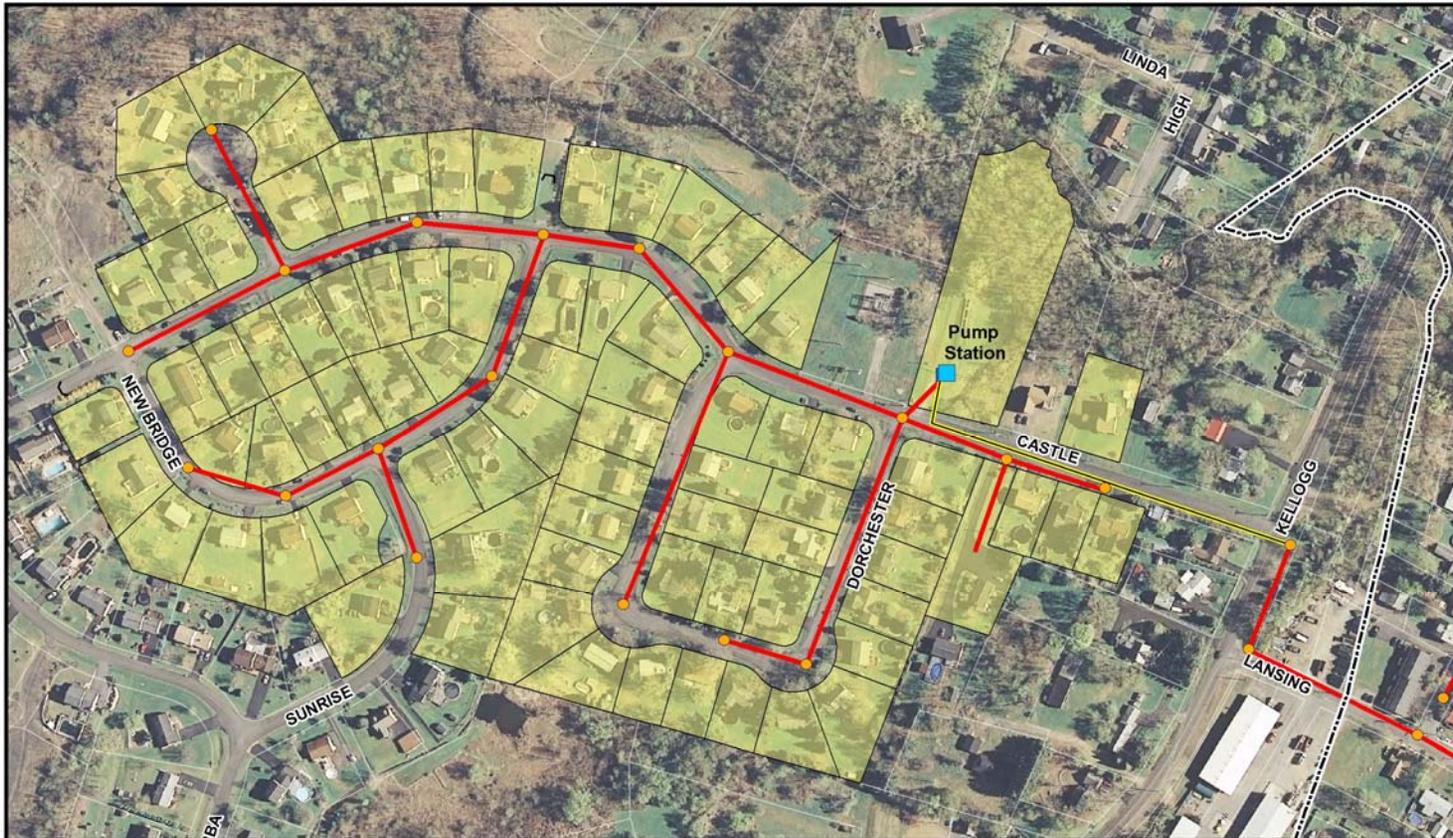
66 East Street, Stillwater, New York

7:00 PM - February 2, 2012

History of Castle Cliffs Sewer

- Constructed, owned and operated by a private company in the 1970s – 82 current users.
- Collection system and wastewater treatment plant turned over to the Town in the 1990s.
- Treatment plant abandoned and collection system connected to the Village of Stillwater sewer system in 1995.
- 1996 Town/Village agreement provides the Village operate and maintain the collection system, the cost of which is funded by user rates paid by the residents.

Castle Cliffs Sewer District



LEGEND

- Gravity Sewer
- Force Main
- Manhole

CASTLE CLIFFS SEWER DISTRICT

TOWN OF STILLWATER, NEW YORK



250 125 0 250
Feet



Prepared By: Delaware Engineering, P.C., Jan 2012
Source: NYS Digital Orthomagey, Spring 2007
Saratoga RPS Digital Tax Parcels, 2011

Castle Cliffs Sewer Rates

- Current Castle Cliffs Rate - \$492.88/Year
- Town Administrative Charge
- NO CHANGE in Castle Cliffs user rates
 - Town/Village agreement annual increase/decrease provisions:
 - Village Rate : Castle Cliffs Rate
 - +/- \$0.01/1000 : \$1.12 per user per year

Village of Stillwater Sewer

- Current treatment plant constructed in the early 1990s.
- History of high flows due to Infiltration & Inflow.
- Consent Decree issued by the State of New York after extensive negotiations.
- Consent Decree mandates capital improvements in the collection system.
- Entire sewer system (Village and Castle Cliffs) investigated in 2008 to target improvements.
- Repairs and replacements of sewer pipes in the Village and in Castle Cliffs incorporated in the Consent Decree

Village of Stillwater Mandated Improvement Project

- Collection System Upgrades
 - Pump stations, manholes, seal sewer laterals and pipelines.
- Estimated Cost - \$3,782,241
- Terms – 0% Interest/30 years
- Est. Annual Debt Payment - \$126,075

Castle Cliffs Sewer Upgrades

- Manhole repairs and replacements
 - 3 New Manholes
 - 13 Manhole Rehabilitations
- Gravity sewer lining and/or replacement
 - 1,850 Linear Feet
- Unit Cost Bidding and Expense Tracking
 - \$/vertical LF of manhole
 - \$/LF of pipe
- Estimated Capital Cost - \$386,216

Amendment to Agreement

- NYSEFC Requires Agreement to Extend Through the 30-year Term of Financing Likely 2045.
 - Village is responsible for the project.
 - Village will document all costs to the Town at the conclusion of construction.
 - Village will assign a portion of the annual Castle Cliffs sewer rate as the annual debt service charge for the actual cost of Castle Cliffs improvements.
 - Remainder of the Castle Cliffs rate is assigned to operations and maintenance.

Castle Cliffs Sewer Rate

- Castle Cliffs Sewer Rate
 - \$492.88
- Estimated Debt Service Portion
 - \$157.00
- Estimated O&M Portion
 - \$335.88

NO RATE CHANGE

Amendment to Agreement

- Town Option to Connect to Saratoga County Sewer District
 - Opt out on or after May 1, 2017 with 90 days written notice.
 - Town pay Village value of amortized debt owed for Castle Cliffs improvements.
 - Agreement terminates upon payment.
 - Village may connect to Saratoga County Sewer District at any time.

Summary

- Castle Cliffs Improvements Required
 - Village or Saratoga County Sewer District
- Village Offering Low Cost Financing to Town Residents
 - Zero interest, 30-year loan
- NO CHANGE to Castle Cliffs Sewer Rate
- Cost Tracking and Opt Out Provisions
- Extend Agreement 30 Years – 2045

Next Steps

- Review Draft Amendment to Agreement.
- Consideration and Vote by both Village and Town.
- Execute Amendment to Agreement.
- Bidding and Construction Commence.
- Castle Cliffs improvements scheduled to be complete by December 2012.
- First Village debt payment likely 2013.