

**DRAFT**

**TOWN OF LANSING  
SEWER COMMITTEE MEETING SUMMARY**

Wednesday, January 2, 2013

(\*Denotes Present)

\*Thomas Jones

\*Andy Sciarabba

\*Noel Desch

\*Ed LaVigne

\*Kathy Miller

\*CJ DelVecchio

\*Dale Baker

\*Jeff Overstrom

**Public Present**

Katrina Binkewicz

Guy Krogh

Dan Veaner

David Herrick

Ruth Hopkins

**General Business**

There were no minutes for review from the December 19, 2012 meeting.

Andy Sciarabba went over the new numbers provided in the Municipal Solutions Amortization Schedule - \$8,800,000 Bond, not cost of total project due to Grant Awarded. The schedule did not include any savings from the outflow pipe exclusion or grinder pumps.

Project costs would go from \$8,800,000 to \$7,732,000 net without the outflow & grinder pumps exclusion.

It was noted that a 28 % Contingency is included in the Map, Plan & Report.

No final numbers on outflow at this time, but that information will be provided when available.

Municipal Solutions has provided financial information based on a 30 year Bond using an interest rate of 3%. In addition Municipal Solutions provided scenarios using various interest rates for the committee to review. Dave Herrick noted that the rate is not locked until the project is completed.

Andy Sciarabba noted that he and Kathy Miller would be meeting with Chuck Bastion from BPD Municipal Finance on Tuesday, January 8, 2013 to discuss the proposal submitted for Financial Consulting Services.

The committee discussed the need for grinder pumps (35), with the thought that homeowners would pay for their own.

Tom Jones spoke about the project in relation to School Tax, and indicated that the two possible developments across from the Town Hall could provide an increase of \$16,000,000 in assessed value. With the school tax rate of \$20/\$1,000 of assessed value \$320,000 of tax revenue would be generated each year. It was noted that the value of the school district is approximately \$817,000,000.

Andy Sciarabba that with 8,170 units at \$100,000 of assessed value, the estimated \$320,000 generated annually would calculate out at \$39.17 per unit ( $320,000/8,170$ ).

Tier 2 was discussed, as well as the savings that would be recognized from school tax.

Noel Desch stated that property owners argue that they would be made to pay for sewer to subsidize growth, but it is really the other way around. Growth will happen because the sewer is there. Your taxes will be lower.

Discussion followed about rates for Tier 3 and Tier 4. Andy Sciarabba and Tom Jones discussed the possibility of utilizing different percentages for the different Tiers.

Noel Desch inquired about the voting potential in each Tier. Tier 3 would vote no because there would be no chance of sewer. Would Tier 2 offset the Tier 3 no vote since there are not many property owners in Tier 3? The largest number of property owners is in Tier 2. Kathy Miller that Tier 2 property owners from Horvath & Asbury Roads want sewer. Based on her discussions with Tier 2 residents they are comfortable with a \$400 target value.

Andy Sciarabba asked Dave Herrick to go forward with the sewer plant now with the idea that the next areas to go online would be Franklyn Drive and Asbury Drive. In 5 years some debt would have been paid down.

Noel Desch shared concerns that \$400 would not be achievable for Horvath & Asbury. Kathy Miller pointed out that there is potential for grant money would be greater once sewer is online.

Noel Desch would like to look at different scenarios for different percentages of the Tiers. Different percentages were discussed.

Noel Desch proposed the following question to Guy Krogh – If 12A does Cargill get more than one vote, one vote per parcel? Guy Krogh indicated that it would depend on how the Title is held. Seven titles, seven votes, one title, one vote. This applies for both 12A & 12C.

It was noted that there had been no written confirmation from Cargill to date with regard to the land for the sewer plant. Kathy Miller has contacted him, but he is waiting for a response from Corporate.

Noel Desch asked about Lansing Schools – 4 parcels, one vote? Guy Krogh indicated yes, depends on how the title is held.

Dave Herrick will work on the number of parcels for the next meeting.

Dale Baker asked if the decision is made to go from 12A to 12C, does Kathy Miller have a feeling of what the people are willing to pay? \$700-\$800 is too much. Andy Sciarabba noted that it he'd like to try to get it in the \$500 range. Tier 1 is \$524 (\$355 + \$169).

The Committee is concerned about accurate numbers of residents who are pro & con.

Andy Sciarabba stated that final numbers are obtainable soon. O&M is constant, but there could be different percentage scenarios for Tiers 1, 2, 3.

The Committee is still debating about 12A & 12C, as well as Tier 2 & 3 payments.

Andy Sciarabba submitted the latest plans for NRP. They will change the wording from senior cottages to multi-family to the comfort of the Town Board. The plan still reflect 80 units, 3-4 bedroom units , 2 stores, same footprint, affordable based on income level.

Dave Herrick noted that the Grant pays for the treatment plant, asking to pay for infrastructure.

Andy Sciarabba made a motion to adjourn the meeting. Ed LaVigne seconded.

VOTE: ALL IN FAVOR