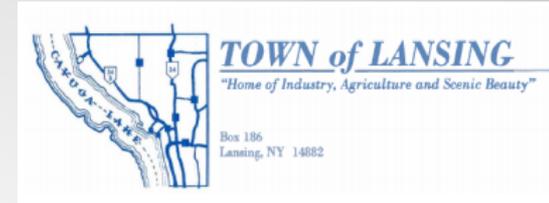




Lansing Town Sewer:

Envisioning Our Future

Introduction

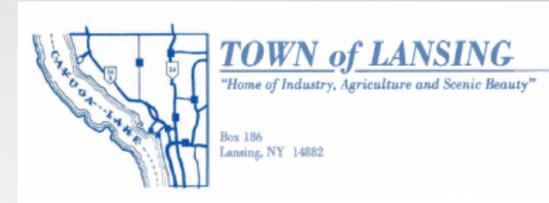


by Kathy Miller, Lansing Town Supervisor & Sharon Bowman, Deputy Supervisor

Historical Perspective

- Process to date: Lansing Sewer Committee
- Previous efforts & costs
- Article 12-C Town-wide
- Who gets a vote under Article 12-C? (Property owners will get 1 vote - check your deed; if you own several properties, you get 1 vote)
- When will the vote take place? (late August-September target)
- Information available on Town website: www.LansingTown.com

Design of Sewer



by Dave Herrick, Lansing Town Engineer

- The sewer plant will be sited on property to be donated by Cargill.
- Estimated cost for the collection system and the 150,000 gallons per day plant is \$10.8 million.
- GHD has reviewed the type of plant proposed as well as the cost estimates. The Sequencing Batch Reactor (SBR) is an appropriate treatment method and can successfully meet the DEC standards for discharge to Cayuga Lake.
- Low Pressure System in the Ladoga/ Myers Park area with a central pump station to force sewage up to the plant. The pump station will be below grade.
- South Lansing Sewer Improvement Area designed according to documented need, topography and maximizing the gravity-collection system
- Map Plan/Report by TG Miller online at www.LansingTown.com

School Tax Base



by Mary June King, Lansing School Business Administrator

- School Tax Revenues
- Current School Septic Systems
- Future Projections & Ability to Handle Growth



Paying for Sewer



by Dave Herrick, Lansing Town Engineer

Method of Financing the South Lansing Sewer Improvement Area Project Cost:

1. Southern Tier Economic Development Grant
2. NYS Environmental Facilities Corporation (EFC) loan
3. Tier 1 Benefit Formula:
 - 60% of Capital costs by EDU (Equivalent Dwelling Unit)
 - Treatment and Operations & Maintenance based on water consumed
 - Capital replacement based on EDU
4. Tier 2 Benefit Formula:
 - 40% of Capital costs (remainder of Town, outside Village of Lansing) charged to each property based on assessed value
 - Certain properties are partially or wholly exempt (i.e. Agricultural lands)



Paying for Sewer

Typical Costs (see page 14 of MPR)

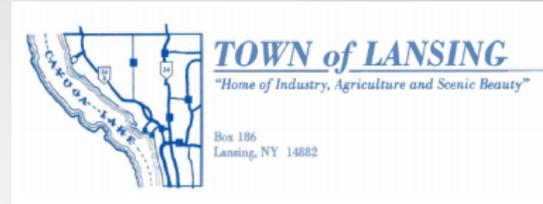
Tier 1: South Lansing Sewer Improvement Area:

- Capital Debt Charge = \$219.50/EDU
- Once connected: Treatment, Operation & Maintenance = \$210.24
- Capital Replacement Charge = \$45
- Total First Year Charges = **\$474.74**

Tier 2:

- \$23.65 per \$100,000 assessed value
 - \$100,000 assessed home x \$23.65 = **\$23.65 per year**
 - \$150,000 assessed home x \$23.65 = **\$35.48 per year**
 - \$200,000 assessed home x \$23.65 = **\$47.30 per year**
 - \$250,000 assessed home x \$23.65 = **\$59.13 per year**
 - \$300,000 assessed home x \$23.65 = **\$70.95 per year**

Connection Costs for Homeowners



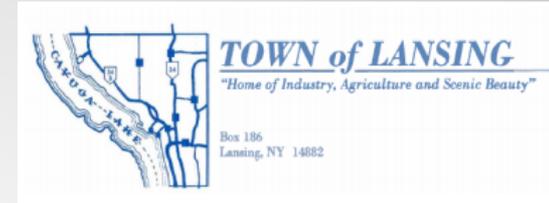
Connecting Sewer to Your House

- \$20 per foot for pipe work from sewer at road to house - there may even be group discount rates if neighbors connect together with same contractor
- Any Interior plumbing work needed is the responsibility of homeowner
- Decommissioning septic tank, approx \$400
- Community Development Block Grant monies may be available to assist low-income homeowners with some of these costs
- Homes in Ladoga/Myers Park area will purchase grinder pump from Town

Timeframe for Connecting

- Once sewer is available, you must connect within 8 years unless Tompkins County Health Department requires it sooner or the Town Board grants a time extension

School Tax Analysis: 10 Year Projections



by Tom Jones, Lansing Sewer Committee Member

Note that by Year 3 (2017-18):

You will be paying .23 for sewer and saving .32 for school tax because of additional sewer-related growth

Based on Tax Rate of Dollars Per \$1000 Assessed Value

TIER 2 School Tax/\$1000	Year 1 (2015-16)	Year 3 (2017-18)	Year 5 (2019-20)	Year 10 (2024-25)
With Sewer	\$24.76	\$25.71	\$26.91	\$30.03
Without Sewer	\$25.00	\$26.03	\$27.24	\$30.49
Difference	\$0.24	\$0.32	\$0.33	\$0.46
Tier 2 Sewer Tax per \$1,000	\$0.24	\$0.23	\$0.23	\$0.22



Benefits of Sewer

by Dale Baker, Lansing Sewer Committee member & Town Resident

Stabilizing our Tax Base

- Promotes planned density in central areas
- Attracts small businesses and new residents
- Town amenities attract tourism \$\$\$
- Offsets lowered taxes being paid by Cayuga Operating Company (formerly AES: loss of \$100million assessed value)



Benefits of Sewer



by Dale Baker, Lansing Sewer Committee member & Town Resident

Quality of Life

- Optimize the ability to manage Town growth
- More small business provides more jobs
- \$ Money spent in Lansing stays in Lansing
- Supports common services for residents
- Preserves excellence in our schools
- Preserves property values over the long-term
- Ensures a variety of housing options
- Supports central development, walkability, sustainability



Benefits of Sewer

by Katrina Binkewicz, Lansing Town Board



Environmental Protection

- Protects and preserves water resources including wells, streams & Cayuga Lake
- Provides sewer infrastructure to address failing and aging septic systems
- Reduces pressure for development of valuable farmland
- Allows for more open & wooded land



Photo provided by Lansing Star Online

Timeliness of Sewer: Why Now?



by Kathy Miller, Lansing Town Supervisor

- \$2.5 million Grant from the NYS Southern Tier Development Agency - use it now or lose it
- Low interest rates for financing thru EFC: 1-2% (\$3m savings over 30 years)
- Loss of tax revenue from Cayuga Operating Company (formerly AES) & the immediate need to stabilize school tax base (unknown after 2015)
- Low, competitive construction costs

Next Steps for Town:



- Environmental reviews/permits
- Presentations to public
- Town Board Approvals
- **Mandatory Referendum**
- Legal formation of district
- Final numbers from engineers on costs
- Financing the project
- Infrastructure (Build Plant, Construction of Lines)
- Hookup (Target Fall 2015)

Questions/Answers



Thank you to the Lansing Sewer Committee:

- Dale Baker
- CJ DeVecchio
- Noel Desch
- Tom Jones
- Ed LaVigne
- Kathy Miller
- Andy Sciarabba

