

ROUTE 48 SIDEWALK DISTRICT

Map, Plan and Report

Town of Lysander, Onondaga County, New York

5/17/2018

Revised June 14, 2018

DRAFT

Route 48 Sidewalk District

Town of Lysander, Onondaga County, New York

Map, Plan and Report

May 17, 2018
Revised June 14, 2018

DRAFT

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Town of Lysander Engineer

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1.0 Background and Authorization

The Town of Lysander applied for a TAP Grant with the Village of Baldwinsville in 2016. The Town and Village were awarded the grant and the Town has decided to move forward with construction of the proposed sidewalks along Route 48 from Chaucer Circle to the intersection of Country Lane, Hourglass Lane and Route 48. To move forward with the process the Town will need to form a special district to pay for maintenance of the proposed sidewalk and the debt service that will be required for the matching portion of the grant. The Town mail a public interest survey cards to a property owners that would be included in the proposed special district. The Town received 60 responses in favor of the proposed Route 48 Sidewalk District and 30 responses not in favor of the proposed Route 48 Sidewalk District. The Town Board authorized my office to prepare this map, plan and report for formation of the proposed Route 48 Sidewalk District at the March 1, 2018 Town Board Meeting.

2.0 Proposed District Boundary

A map of the proposed district is included as figure 1, and a written description of the proposed district boundary is included as Appendix A. The proposed Route 48 Sidewalk District generally includes the parcels fronting Route 48 in the Town of Lysander north of Chaucer Circle to the intersection of Country Lane/ Hourglass Lane and Route 48, the properties included in the Giddings Crest Subdivision and the parcels fronting Country Lane.

3.0 Proposed Facilities

The Town is proposing to construct approximately 2505 LF of 5' wide concrete sidewalk along Route 48 to the Hourglass Lane/County Lane intersection. The project will also include ADA curb ramps and ladder bar cross walks at the County Lane intersections.

4.0 Estimated Probable Project Cost and Maximum Amount to be Expended

The estimated probable project cost and maximum amount to be expended for the proposed Route 48 Sidewalk District is \$200,400 (appendix B), inclusive of construction contingency, engineering, legal, bonding, administrative and miscellaneous costs. An itemize estimate of probable project costs for these improvements is included in appendix B. The TAP/CMAQ grant will fund 80% of the project cost and the Route 48 Sidewalk district will fund 20% of the project cost. The Town will use the Town engineer's design work and construction inspection time to make up a portion of the matching funds which will result in an estimated bonding amount of \$22,680.

5.0 Project Financing and User Charges

All developable parcels in the proposed district will contribute to the project debt service and long term maintenance costs. The district debt service and maintenance costs will be based on a unit charge (EDU) with each single family residential building lot being one unit.

5.1 Estimated Annual Debt Service Charge

Each single family residential building lot in the proposed district will contribute to the capital costs of the district improvements. The Town will finance the remaining 20% of the construction cost minus in-kind Town Engineer Services not covered by the TAP/CMAQ grant estimated to be \$22,680 on behalf of the proposed Route 48 Sidewalk District (for estimating purposes, a loan term of 10 years and an interest rate of 4.0% was assumed under conventional bond financing). The anticipated unit cost associated with debt service for the proposed sidewalk construction outlined above is \$19.02 per EDU.

5.2 Annual Operation and Maintenance Costs

Once construction of the proposed sidewalk is completed the Town will provide maintenance services including snow removal and repairs either through an inter-municipal agreement with the Village of Baldwinsville or through a maintenance contract with a third party vendor. It is estimate that maintenance cost will be \$5,000 annually. Making the annual unit cost \$34.01 per EDU (appendix C).

5.3 Estimated Total User Charge

Based on the proposed methods of benefit assessment described above, the estimated first year user cost for one (1) EDU (single family building lot) within the proposed Route 48 Sidewalk district is \$53.03 annually.

6.0 **Recommended Steps to Proceed**

It is recommended that the Town Board, following review of this map, plan and report, hold a Public Hearing in accordance with Article 12-A of Town Law to present the project to the proposed sewer district residents. Should the Town Board decide, following the public hearing, that the project is in the public's best interest, the board should then pass a resolution authorizing formation of the district. The district formation and charges for excess capacity are subject to permissive referendum.

The following schedule is proposed for project implementation:

- Town Board Accepts Map Plan and Report May 2018
- Public Hearing under section 12-A of Town Law June 2018
- Regulatory approval of MPR July 2018
- Town executes grant contract with NYSDOT July 2018
- Town submits project design report to NYSDOT for approval August 2018
- Town submits contract drawings to NYSDOT for approval Sept. 2018
- NYSDOT & Town Board authorize project bidding October. 2018
- Project award December 2018
- Project construction May 2019
- Project Completion August 2019

Figures

Figure 1

Route 48 Sidewalk District Map

Appendices

Appendix A

Written Boundary Description

Appendix B

Route 48 Sidewalk District

Proposed Facilities Cost Estimate

Appendix C

Route 48 Sidewalk District

User Costs and Financing Calculations

**Town of Lysader
Rte. 48 Sidewalk District (Including Country Lane & Giddings Crest)
Debt Service Calculation**

Estimated Bond Amount = \$22,680.00

Data
4.0%
10
\$22,680.00
Formula
\$2,796.24

Description
Annual interest rate
Number of monthly payments (10 yr)
Amount of loan
Description (Result)
Annual payment for a loan with the above terms

Total number of properties included in proposed district =	147
Estimated annual debt service =	\$19.02
Estimated annual maintenance cost =	\$34.01
Total estimated first year cost =	\$53.03

Annual Maintenance Cost Estimated at \$5,000/yr to be completed through IMA with Village of Baldwinsville