

NOTICE OF PUBLIC HEARING

COUNTY OF ORANGE

PUBLIC NOTICE IS HEREBY GIVEN that the Orange County Legislature will meet at the Legislative Chambers in the Orange County Government Center, 255 Main Street, Goshen, New York 10924 on the 22nd day of May 2018 at 5:15 p.m. on that day to hold a Public Hearing to receive public comment on the proposal for the increase and improvement of the facilities of Beaver Dam Lake Protection and Rehabilitation District. The project consists of the rehabilitation of Beaver Dam Lake Dam, including all engineering and construction services/work.


The maximum estimated cost of the increase and improvement of the facilities of the Beaver Dam Lake Protection and Rehabilitation District is \$5,000,000, which will be funded, in part, by \$900,000 of District surplus funds. The remaining cost shall be funded by an anticipated grant of \$999,850 and a bond of \$3,100,150 assessed against taxable real property within the area consisting of the Beaver Dam Lake Rehabilitation and Protection District.

The annual estimated capital, operational and maintenance cost to the typical district property for the proposed increase and improvement is as follows: within the Town of Blooming Grove, Benefit Area I is \$709.73, Benefit Area II is \$353.71, and Benefit Area III is \$270.11; Within the Town of Cornwall, Benefit Area I is \$487.71, Benefit Area II is \$353.71, and Benefit Area III is \$270.11; within the Town of New Windsor, Benefit Area I is \$533.91, Benefit Area II is \$353.71 and Benefit Area III is \$270.11. See Section 268 of the County Law.

NOTICE IS FURTHER GIVEN that the Orange County Legislature has caused to be prepared and filed for public inspection with the Clerk of the Orange County Legislature a detailed explanation of how such costs were computed, as incorporated in said report and estimate of cost prepared by the Orange County Department of Public Works.

NOTICE IS FURTHER GIVEN that the Orange County Legislature has caused to be prepared and filed for public inspection with the Clerk of the Orange County Legislature the proposed allocation of the cost of the proposed increase and improvements as between the zones of assessment of the Beaver Dam Lake Rehabilitation and Protection District.

BY ORDER OF THE ORANGE COUNTY LEGISLATURE


Jean M. Ramppen, Clerk

DATED: May 4, 2018
Goshen, New York



Steven M. Neuhaus
County Executive

ORANGE COUNTY
DEPARTMENT OF PUBLIC WORKS

Erik Denega, P.E., P.M.P.
Commissioner

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April 30, 2018

Rehabilitation of Beaver Dam Lake Dam

Detailed Explanation of Cost

In accordance with the report entitled "Improvements to Beaver Dam Lake", dated February 2013 as prepared by O'Brien and Gere, the Rehabilitation of the Beaver Dam Lake Dam is required by the NYS DEC plan safety guidelines which includes, but is not limited to reconstruction of the spillway and repair of the crest at an estimated cost of \$5,000,000.00. The \$5,000,000.00 cost estimate includes engineering, construction and inspection (Appendix A).

The maximum estimated cost of the increase and improvement of the facilities of the Beaver Dam Lake Protection and Rehabilitation District is \$5,000,000, which will be funded, in part, by \$900,000 of District surplus funds. The remaining cost shall be funded by an anticipated grant of \$999,850 and a bond of \$3,100,150 assessed against taxable real property within the area consisting of the Beaver Dam Lake Rehabilitation and Protection District.

This capital cost of \$3,100,150 was then broken down into a yearly cost over a 15 year bond period, at an anticipated rate of 2.80% (Appendix B). The anticipated annual capital debt service cost which includes principal and interest is approximately \$255,947 per year. An additional operation and maintenance cost was included at approximately \$15,274 per year for maintenance, inspection and reporting for the new improvements.

The capital debt service cost and the operation and maintenance cost was further broken down to correlate to the existing special tax district for properties within the District. These properties lie within the Towns of Cornwall, Blooming Grove and New Windsor. Special Tax District BD001 includes operation and maintenance costs for the district, BD002 includes capital improvement costs for the district and BD003 includes lake front surcharge towards capital improvements for the district.

Each property is assigned 'units' for the Special Tax Districts as determined report entitled "District Formation Study" as prepared by McGoey, Hauser and Edsall and further confirmed by the Orange County Real Property Department.

Enclosed is a "general rate and amount to be collected from each Town" worksheet (Appendix C) that breaks down the capital debt service cost rate per unit and operation and maintenance cost rate per unit for each property within the district.

Upon calculating a rate for each special tax district, a “typical property” was found by reviewing of the assessment roll for parcels within the proposed district or extension, and determining the most commonly occurring assessed value within the proposed district or extension. When the “typical property” was determined for each Town and special tax district, the units associated with each “typical property” for the special tax district the parcel was selected for was multiplied to the proposed rate increase for the project to determine the annual maximum cost of such expenditures for the capital debt service and operation and maintenance cost of the project to the district (Appendix D).

The annual estimated capital, operational and maintenance cost to the typical district property for the proposed increase and improvement is as follows: Within the Town of Blooming Grove, Benefit Area I is \$709.73, Benefit Area II is \$353.71, and Benefit Area III is \$270.11; Within the Town of Cornwall, Benefit Area I is \$487.71, Benefit Area II is \$353.71, and Benefit Area III is \$270.11; Within the Town of New Windsor, Benefit Area I is \$533.91, Benefit Area II is \$353.71 and Benefit Area III is \$270.11. See Section 268 of the County Law.

Appendix A

Rehabilitation of Beaver Dam Lake Dam

2018 Estimated Cost Estimate

Design Cost = +/- \$420,000

Construction Cost=+/- \$4,035,403

Construction Inspection=+/- \$300,000

Subtotal +/- \$4,755,403

Contingency (+/-5% subtotal)=+/- \$237,770

Project Total=+/- \$4,993,173

Project Total Use =+/- \$5,000,000

Appendix B

	Balance Outstanding		Interest	Total
Year	Beginning of Year	Principal Payment Due	Estimated @ 2.800000%	Estimated Debt Service
1	3,100,150.00	169,142.58	86,804.20	255,946.78
2	2,931,007.42	173,878.57	82,068.21	255,946.78
3	2,757,128.85	178,747.17	77,199.61	255,946.78
4	2,578,381.68	183,752.09	72,194.69	255,946.78
5	2,394,629.58	188,897.15	67,049.63	255,946.78
6	2,205,732.43	194,186.27	61,760.51	255,946.78
7	2,011,546.16	199,623.49	56,323.29	255,946.78
8	1,811,922.68	205,212.94	50,733.83	255,946.78
9	1,606,709.73	210,958.91	44,987.87	255,946.78
10	1,395,750.82	216,865.76	39,081.02	255,946.78
11	1,178,885.07	222,938.00	33,008.78	255,946.78
12	955,947.07	229,180.26	26,766.52	255,946.78
13	726,766.81	235,597.31	20,349.47	255,946.78
14	491,169.50	242,194.03	13,752.75	255,946.78
15	248,975.47	248,975.47	6,971.31	255,946.78
Total		3,100,150.00	739,051.69	3,839,201.69

Appendix C

Step I

Total Capital Amount to be collected
 Total O&M Rate Per Point

255947
15274

Step II Calculate Total District Points

Unit Points	CLM-A		CLM-B		CLM-C	
	BD001	BD002	BD002	BD003	BD003	BD003
1-Town of Blooming Grove	48	5,863	5,863	4,845	4,845	4,845
2-Town of Cornwall	224	16,315	16,315	4,201	4,201	4,201
3-Town of New Windsor	519	37,332	37,332	8,579	8,579	8,579
4-Total Points 1+2+3	791	59510	59510	17625	17625	17625

Step III Compute Capital Dollar Divisor

1- Total BD003 Points (II 4 CLM-C above) 1762.5
 2- Plus Total BD002 Points (II 4 CLM-B Above) 59510
 3- Equals Dollar Divisor 61272.5

Step IV Compute Capital Rate for BD002

1- Total Capital Amount from Step I -1 255947
 2- Divide by Dollar Divisor (From II-3) 61272.5
 3 Equals Rate for BD002 4.177192052
 Rate for BD002 **4.18**

Step V Complete Capital Rate for BD003

Enter rate fro BD002 from(IV-3) 4.177192052 divided by 10 0.417719205
 Rate for BD003 **0.42**

Step VI Calculate Capital Amount to be collected from each town

Town	BD002		BD003		Cap rate	\$-Amount
	Points	Cap Rate	Points	Cap rate		
Blooming Grove	5,863	4.177192052	4,845	0.417719205	0.417719205	2023.849549
Cornwall	16,315	4.177192052	4,201	0.417719205	0.417719205	1754.838381
New Windsor	37,332	4.177192052	8,579	0.417719205	0.417719205	3583.613061
Total						7362.300991

Total Capital Collected from Taxes =

255947

Step VII Calculate O&M amt to be collected from each town

Town	Points	Rate/PT	\$-Amount
BG	48	19.30973451	926.8672566
CW	224	19.30973451	4325.380531
NW	519	19.30973451	10021.75221
Total O&M Collected from Taxes			15274

Appendix D

Rehabilitation of Beaver Dam Lake Dam

Annual Maximum Cost of Such Expenditures to the Typical Property

Town of Blooming Grove:

Benefit Area I (3-1-63):

$$\text{BD001 rate x units} = \$19.31 \times 1 = \$19.31$$

$$\text{BD002 rate x units} = \$4.18 \times 150 = \$627.00$$

$$\text{BD003 rate x units} = \$0.42 \times 151 = \$63.02$$

Total= \$709.73 per year

Benefit Area II (3-1-5):

$$\text{BD001 rate x units} = \$19.31 \times 1 = \$19.31$$

$$\text{BD002 rate x units} = \$4.18 \times 80 = \$334.40$$

$$\text{BD003 rate x units} = \$0.42 \times 0 = \$0$$

Total= \$424.96 per year

Benefit Area III (3-1-12.2):

$$\text{BD001 rate x units} = \$19.31 \times 1 = \$19.31$$

$$\text{BD002 rate x units} = \$4.18 \times 60 = \$250.00$$

$$\text{BD003 rate x units} = \$0.42 \times 0 = \$0$$

Total= \$270.11 per year

Town of Cornwall:

Benefit Area I (2-1-19):

$$\text{BD001 rate x units} = \$19.31 \times 1 = \$19.31$$

$$\text{BD002 rate x units} = \$4.18 \times 100 = \$418.00$$

$$\text{BD003 rate x units} = \$0.42 \times 120 = \$50.40$$

Total= \$487.71 per year

Benefit Area II (2-2-9):

$$\text{BD001 rate x units} = \$19.31 \times 1 = \$19.31$$

$$\text{BD002 rate x units} = \$4.18 \times 80 = \$334.40$$

$$\text{BD003 rate x units} = \$0.42 \times 0 = \$0$$

Total= \$353.71 per year

Benefit Area III (2-4-4):

$$\text{BD001 rate x units} = \$19.31 \times 1 = \$19.31$$

$$\text{BD002 rate x units} = \$4.18 \times 60 = \$250.80$$

$$\text{BD003 rate x units} = \$0.42 \times 0 = \$0$$

Total= \$270.11 per year

Town of New Windsor:

Benefit Area I (61-1-6):

$$\text{BD001 rate x units} = \$19.31 \times 1 = \$19.31$$

$$\text{BD002 rate x units} = \$4.18 \times 100 = \$418.00$$

$$\text{BD003 rate x units} = \$0.42 \times 230 = \$96.60$$

Total= \$533.91 per year

Benefit Area II (62-2-19):

$$\text{BD001 rate x units} = \$19.31 \times 1 = \$19.31$$

$$\text{BD002 rate x units} = \$4.18 \times 80 = \$334.40$$

$$\text{BD003 rate x units} = \$0.42 \times 0 = \$0$$

Total= \$353.71 per year

Benefit Area III (63-2-1.3):

$$\text{BD001 rate x units} = \$19.31 \times 1 = \$19.31$$

$$\text{BD002 rate x units} = \$4.18 \times 60 = \$250.80$$

$$\text{BD003 rate x units} = \$0.42 \times 0 = \$0$$

Total= \$270.11 per year