

TOWN OF AMSTERDAM

MONTGOMERY COUNTY, NEW YORK

FORT JOHNSON SEWER DISTRICT
MAP, PLAN and REPORT

June, 2023

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1.0 INTRODUCTION

Due to the impending dissolution of the Village of Fort Johnson, the Town of Amsterdam must create a sewer district to continue sewer service to those properties currently contained within the Village boundary. Under New York State Town Law, the only way a town can provide sewer to only a portion of its property owners is through the formation of a sewer district. Without a district, there is no mechanism to allocate the cost of the sewer system to the benefited users and to collect taxes and user fees associated therewith.

2.0 GENERAL OVERVIEW

The Village of Fort Johnson is wholly contained within the bounds of the Town of Amsterdam in Montgomery County, New York. Per the U.S. American Community Survey (ACS) 2015-2019, the Village had a population of 467 persons. The total land area of the Village is .7 square miles. See Location map included in Appendix B.

The Village currently operates a Village-wide sanitary sewer system. The bounds of the proposed Fort Johnson Sewer District service area are proposed to be the bounds of the current Village of Fort Johnson.

There are a total of 220 parcels charged for debt service and 211 equivalent dwelling units (196 parcels) that are charged for operation and maintenance. The Village Board of Trustees passed a resolution on March 16, 2023 authorizing the retirement of the remaining sewer debt. The final payment was made on April 18, 2023.

3.0 EXISTING FACILITIES

A. Collection System

The wastewater collection system is comprised mainly of gravity sewers and two pump stations, and a series of grinder pumps (5-10) located at user connection points. The Fort Johnson collection system connects and discharges to the City of Amsterdam's collection system at the last manhole along Route 5 that serves the Village of Fort Johnson.

B. Wastewater Treatment

Pursuant to an inter-municipal agreement, wastewater collected by the proposed Fort Johnson Sewer District will be directed to the wastewater treatment plant owned and operated by the City of Amsterdam. The City's facility discharges to the Mohawk River under a SPDES permit issued by the State of New York through the Department of Environmental Conservation.

4.0 SYSTEM OPERATION

The current Village system will continue operation after dissolution. Upon dissolution and creation of the Fort Johnson Sewer District, the former Village collection system will be maintained by the Town of Amsterdam's Water/Sewer Department and Town Highway Department.

5.0 OPERATION AND MAINTENANCE COST

The operation and maintenance of the sewer system includes various costs. Based upon the 2022-2023 annual Village sewer fund budget, a copy of which is contained in **Appendix A: Village of Fort Johnson 2022-2023 Adopted Sewer Fund Budget**, the annual operating and maintenance

budget for Village fiscal year 2022-2023 and a proposed 2024 Fort Johnson Sewer District operating, maintenance and administration budget are summarized below.

	Village of Fort Johnson	Proposed Fort Johnson Sewer District
	2022-2023 Sewer Budget	2024 Proposed Sewer Budget
Appropriations		
O&M		
Personnel	\$ 2,250	\$ 2,200
Admin Contractual	\$ 1,000	\$ 1,000
Contractual (NG/Contractors/etc)	\$ 24,500	\$ 25,235
insurance	\$ 3,580	\$ 3,687
Testing	\$ 500	\$ 515
Benefits	\$ 350	\$ 168
Sewer Charges from City	\$ 116,596	\$ 119,526
Total Expenditures	\$ 148,776	\$ 152,331

The Sewer Fund Budget includes administration, treatment, collection system maintenance and operations, employee compensation and fringe benefit expenses. The proposed budget reflects minor increases for maintenance personnel and collection system and equipment repair costs.

6.0 DEBT AND ANNUAL DEBT SERVICE COSTS

The Village retired all of the sewer debt on April 18, 2023. There will be no outstanding debt for the proposed Sewer District and therefore no debt service charge.

7.0 ESTIMATED ANNUAL USER CHARGES

A. Existing User Costs

Village users pay an operation and maintenance charge and a use charge. Both are calculated based on costs divided by equivalent dwelling units (EDU). From the Table in Section 5 above, operation and maintenance is based on the Village O&M subtotal and the Use Fee is based upon Sewer Charges for the City. The 2022-2023 user charges were based on a total of 211 EDUs. The Village user charges per EDU for fiscal year 2022-2023 are as follows:

Parcels:	220
EDUs:	211
(O&M)/EDU:	\$137.82
Village Use Fee/EDU:	<u>\$552.59</u>
Total User Charge:	\$690.41
Debt service/ parcel	<u>\$187.73</u>

Total Typical User Cost	\$878.14
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The majority of parcels in the Village of Fort Johnson are single family homes. In the 2022-2023 fiscal year, the total annual cost per a typical user (single family home) is \$878.14 per year including debt service.

B. Proposed Use Charges

The estimated proposed operation and maintenance costs are estimated to total \$152,680 as detailed in Section 5 above. It is proposed that the same methodology be used for rate calculations. The 2024 user charges are based on 210 EDUs. The combined user charge and rent charge is as follows:

EDUs:	210
Rent (O&M/EDU)	\$145.98
User Fee/EDU	<u>\$569.17</u>
Total User Charge	\$715.15
Total Typical User Cost	\$715.15

C. Typical Residential User Costs

Since the current system utilizes an EDU method wherein all single family residential homes are assigned 1 EDU, the cost to the typical single family property is estimated to be \$715.15 in 2024.

7.0 DISTRICT BOUNDARY

The proposed district boundary map is included in **Appendix B**.

A district description is included in **Appendix C**.

APPENDIX A

VILLAGE SEWER FUND BUDGET

FOR THE FISCAL YEAR
BEGINNING ON JUNE 1, 2022
AND ENDING ON MAY 31, 2023

Parcels:	220	
EDU'S:	211	
Debt Service/Parcel:	\$ 187.73	
O&M/EDU:	\$ 137.82	
Village User Fee/EDU:	\$ 552.59	
Total User Fee/EDU:	\$ 690.41	Village User Fee + O&M
*Total Sewer Cost:	\$ 878.14	User Fee + Debt Service

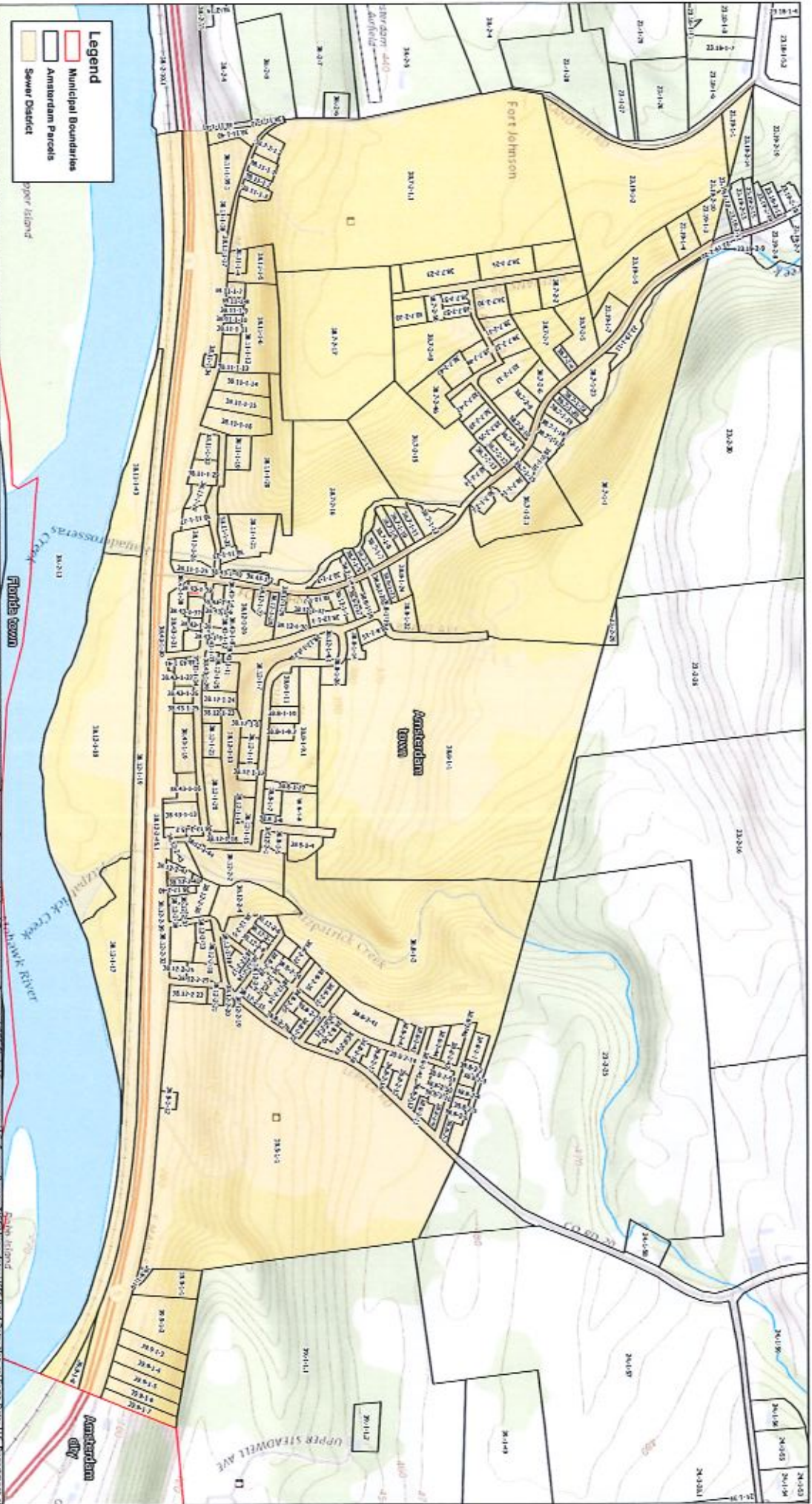
* Cost for Single Family Residence

2022 - 2023 Sanitary Sewer Budget				
Appropriations - Sewer Fund				
		FY 2021-2022	FY 2022-2023	CHANGE
Home and Community Services				
Special Items				
G1910.4	Unallocated Insurance	\$ 3,580.00	\$ 3,580.00	\$ -
Sewer Administration				
G8110.1	Personal Services -Treasurer	\$ 1,000.00	\$ 1,000.00	\$ -
G8110.1	Personal Services -Superintendent	\$ 1,250.00	\$ 1,250.00	\$ -
G8110.2	Equipment			
G8110.4	Contractual Expenses - Billing/Emergency Items	\$ 600.00	\$ 1,000.00	\$ 400.00
	Total	\$ 2,850.00	\$ 3,250.00	\$ 400.00
Sanitary Sewers				
G8120.1	Personal Services			
G8120.2	Equipment			
G8120.41	Sewer Use Charges (City of Amsterdam) (EDUs) X (Village Rate)	\$110,713.14	\$116,596.49	\$ 5,883.35
G8120.42	Operation & Maintenance (O&M) (Sewer O&M)+(Capital Acct.)	\$ 24,500.00	\$ 24,500.00	\$ -
G8120.43	Testing Fees	\$ 500.00	\$ 500.00	\$ -
G8120.4	Contractual Expenses - (Sum of sub-accounts)	\$135,713.14	\$141,596.49	\$ 5,883.35
	Total	\$135,713.14	\$141,596.49	\$ 5,883.35
				\$ -
Total Home and Community Services		\$142,143.14	\$148,426.49	\$ 6,283.35
Employee Benefits			Actual	
G9030.8	Social Security	\$ 350.00	\$ 172.13	\$ 350.00
	Total	\$ 350.00	\$ 350.00	\$ -
Debt Service (on real property tax)				
G9750.6	Principal - non interest	\$ 40,200.00	\$ 41,300.00	\$ 1,100.00
	Total	\$ 40,200.00	\$ 41,300.00	\$ 1,100.00
GRAND TOTAL - SEWER FUND APPROPRIATIONS		\$182,693.14	\$190,076.49	\$ 7,383.35
Estimated Revenues - Sewer Fund				
Home and Community Services				
Sewer Rents and Charges				
G2120	Sewer Rents (Debt)+(O&M Total)-(Relevy)	\$ 70,380.00	\$ 70,380.00	\$ -
G2122	Sewer Charges (City Fees)	\$110,713.14	\$116,596.49	\$ 5,883.35
G2128	Interest and Penalties	\$ 1,100.00	\$ 3,000.00	\$ 1,900.00
G2374	Sewer Services for Other - PERMITS			
	Total	\$182,193.14	\$189,976.49	\$ 7,783.35
Use of Money and Property				
G2401	Interest and Earnings	\$ 100.00	\$ 100.00	\$ -
	Total	\$ 100.00	\$ 100.00	\$ -
GRAND TOTAL ESTIMATED REVENUES - SEWER FUND		\$182,293.14	\$190,076.49	\$ 7,783.35

Sewer Budget Summary/Worksheet			
EDU's	211		
Parcels	220		
City of Amsterdam Rate	\$ 368.39	Jun-20	
Village Rate	\$ 552.59	1.5 X (City Rate)	\$ 116,596.49
Capital Account	\$ 5,000.00		
Debt Service	\$41,300.00		
Sewer O&M			
National Grid	\$ 4,500.00		
O&M	\$15,000.00		
Sewer O&M:	\$19,500.00		
O&M Total	\$32,180.00	Admin + G8120.42 + Test + SS + Unallocated Insurance	
relevy	\$ 3,100.00		
O&M - relevy	\$29,080.00		
Debt Service per parcel	\$ 187.73		
Village User Fee per EDU	\$ 552.59		
O&M per EDU	\$ 137.82	(O&M Total - relevy)/edu	
Total User Fee per EDU	\$ 690.41		
Total Sewer Cost	\$ 878.14	User Fee + Debt Service	
Installment (3-pay)	\$ 230.14		
The following is extracted from Montgomery County Real Estate Tax roles.			
Total Taxable Parcels		236	
Debt Service Exempt Vacant Parcels		16	
Debt Service Parcels		220	
Tax Exempt Parcels	plus	5	
Non-exempt vacant parcels	less	19	
Parcels never connected	less	2	
Parcels Disconnected	less	8	
Total parcels w/User Fees		196	
Parcels with 2-family units	plus	15	
EDUs		211	

APPENDIX B

PROPOSED DISTRICT BOUNDARY MAP



2025: The National Map Accuracy Standards: District, 2017: Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Database, and National Transportation Dataset; 1995: Census Bureau TIGER, and data; USFS Road Data, National Earth Data, US Department of State; Municipal Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Water Model; Data retrieved April, 2023.



Accuracy not guaranteed. Map for illustrative purpose only.
 Produced by Loberge Group Data provided by NYS GIS
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Fort Johnson Sewer District

Montgomery County, New York

APPENDIX C

PROPOSED BOUNDARY DESCRIPTION

Town of Amsterdam
Montgomery County, New York
Proposed Fort Johnson Sewer District

District Description

April 21, 2023

BEGINNING AT A POINT on the centerline of Sand Pit Road where it intersects with the centerline of Antlers Road and then continuing southerly along the centerline of Sand Pit Road to the right-of-way's intersection with the northwestern boundary of Tax Parcel 38.11-1-40 at average bearing of 175 degrees for 3,142 feet;

THENCE, southerly along the western bounds of Tax Parcel 38.11-1-40 to the intersection of said parcel's southwest bounds with the northern bounds of the Mohawk Turnpike right-of-way at bearing 173 degrees for 429 feet;

THENCE, southerly across the Mohawk Turnpike right-of-way to its intersection with the northwest bounds of Tax Parcel 38.12-1-19 at bearing 171 degrees for 148 feet;

THENCE, southerly along the western bounds of Tax Parcel 38.12-1-19 to its southwest bounds at bearing 177 degrees for 47 feet;

THENCE, easterly along the southern bounds of Tax Parcels 38.12-1-19, 38.11-1-43, 38.12-1-18, 38.12-1-17, and 38.12-1-19 to the southeast bounds of Tax Parcel 38.12-1-19 at average bearing 96 degrees for 7,713 feet;

THENCE, northerly along the eastern bounds of Tax Parcels 38.12-1-19 and 39.9-1-8 to the intersection of the northeast bounds of Tax Parcel 39.9-1-8 with the NYS Route 5 right-of-way at bearing 23 degrees for 258 feet;

THENCE, northerly across the NYS Route 5 right-of-way to the southeast bounds of Tax Parcel 39.9-1-7 at bearing 24 degrees for 133 feet;

THENCE, northerly along the eastern bounds of Tax Parcel 39.9-1-7 to its northeast bounds at bearing 21 degrees for 480 feet;

THENCE, westerly along the northern bounds of Tax Parcels 39.9-1-7, 39.9-1-6, 39.9-1-5, 39.9-1-4, 39.9-1-3, 39.9-1-2, and 39.9-1-1 to the intersection of the northwest bounds of Tax Parcel 39.9-1-1 with Tax Parcel 39.5-1-1 at bearing 280 degrees for 952 feet;

THENCE, northerly along the eastern bounds of Tax Parcel 39.5-1-1 to its northeast bounds at bearing 354 degrees for 1,302 feet;

THENCE, westerly along the northern bounds of Tax Parcel 39.5-1-1 to its intersection with the Lower Lapper Road right-of-way at bearing 301 degrees for 511 feet;

THENCE, westerly across the Lower Lapper Road right-of-way to its intersection with the northeast bounds of Tax Parcel 38.8-1-3 at bearing 298 degrees for 39 feet;

THENCE, westerly along the northern bounds of Tax Parcels 38.8-1-3, 38.8-1-1, and 38.7-1-1 to the intersection of the western bounds of Tax Parcel 38.7-1-1 with the Fort Johnson Avenue right-of-way at average bearing 287 degrees for 5,592 feet;

THENCE, westerly across the Fort Johnson Avenue right-of-way to the northwest bounds of Tax Parcel 23.19-1-3 at bearing 282 degrees for 85 feet;

THENCE, westerly along the northern bounds of Tax Parcels 23.19-1-3, 23.19-1-2, 23.19-1-10, and 23.19-1-1 to the intersection of the northwest bounds of Tax Parcel 23.19-1-1 with the Sand Pit Road right-of-way at bearing 288 degrees for 887 feet;

THENCE, westerly across the Sand Pit Road right-of-way at bearing 261 degrees for 91 feet to the

POINT AND PLACE OF BEGINNING.

Intending to describe the bounds of the proposed Fort Johnson Sewer District. All Tax Parcel numbers are as of the 2022 Roll Year.