



Annexation Feasibility Report

Prepared: May 2018

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Chapter 1: Executive Summary

In 2016, the Town of Deerpark and the City of Port Jervis began discussing the possibility of Annexation of several parcels of land from the town to the city per the request of potential developing land owners. After several meetings in early 2017 the two municipalities agreed to explore the viability of annexation. They mutually agreed upon parcels that would benefit the tax payers of both municipalities. The primary reason for this annexation is the difficulty of development of those lands into viable commercial and industrial properties as the city can provide municipal water outside its limits but not municipal sewer.

More specifically, it was evaluated whether the estimated municipal revenues of the properties would be greater or less than the current cost of providing services to those areas. Also, would additional personnel and equipment be needed to support those newly annexed properties? This study should not be viewed as a statement supporting or discouraging annexation;

rather it is an information tool for elected officials and citizens to evaluate. The sewer issue at hand is that the study area that is seeking to build multiple commercial and industrial buildings can purchase municipal water owned by the city from the city, however sewer cannot be purchased due to an agreement that the City of Port Jervis has with the City of New York. That agreement says in part "A 1946 agreement between the City of New York to provide the City of Port Jervis sewer to serve a population of not more than 12,500 people, plus any flows from industrial facilities that allows a current discharge flow for the treatment plant (that is currently) 2.5 million gallons per day (mgd)" therefore the City of Port Jervis cannot sell sewer processing but can provide sewer if the properties at hand are in the city limits. Currently the City of Port Jervis is below the 12,500 population threshold and the process of sewer is at an average volume of 1.2 million gallons per day.

Using 2010 U.S. Census Block data, Census estimates for 2016, and tax maps, it is estimated the 2016 population of the study area would not increase as residential housing would not be increased. The study area contains commercial, industrial, and educational parcels with very low values.

Estimated Study Area Revenue

You will see that there is an immediate increase in undeveloped land tax revenue for the City of Port Jervis. In order to estimate revenues that would be generated from the study area, should development occur, data was collected on existing properties within Orange County, New York with similar size parcels. This was based from the current owners hypothetical desired development of their properties. Additionally, the City Assessor was able to provide estimated assessment numbers for tax purposes using the comparison properties and their development. It is estimated that full development of the parcels in this study could yield \$39,983,376.00 in assessed improvements.

Population, Household, and Businesses in the Study Area

An examination of the demographic composition of the study area depends mostly on revenues based:

Estimated Study Area Expenditures

In calculating general fund expenditures, two methodologies create similar cost estimates. Both have similar assumptions; however, the best estimates come from analyzing the actual use of services in the comparison locations. The actual future costs to provide services in the annexation area will depend upon the policy and implementation decisions of the municipal leaders.

Method 1: Department-Specific Unit Measures

The first method is based on the underlying assumption that the commercial and industrial development are like those that exist in the City of Port Jervis. Using a measure that attempts to capture service demands such as police, per parcel taxes were best reflected using the comparison locations in the county. While for

others, like public works, miles of road is a better reflection of service demands. In the case of public works, which provides many different kinds of services, a single basis of measurement may not be particularly accurate, necessitating a

more detailed analysis such as the study approach (Method 2) unless the property owner builds (which is expected) and maintains their own roads, sewer, and freshwater lines.

Method 2: Case Study

The second method used would be estimating general fund expenditures. This method required interviewing department heads to discuss the level and cost of service delivery to the parcels included in the annexation as well as any possible impact on the current operating budget. Interview of department heads and their consideration of their departmental budget, were asked if the annexation would influence their departments budget, including personnel-related expenditures and equipment. Accordingly, Public Works as well as Police and Fire do not believe that additional personnel or equipment would be needed from this annexation.

The reader of this report should understand that the methodologies can only estimate the amount that would actually be needed to pay for services in

the annexation area. Until the annexation is implemented, and the city experiences demands for additional services, it is impossible to know if the assumptions are correct.

Some factors to keep in mind in analyzing the estimated revenues and expenditures following annexation are as follows:

Factors which would make expenditures higher than revenues:

- If the study area becomes residential housing rather than commercial or industrial
- The city has little excess capacity in terms of personnel and equipment to accommodate any significant growth from residential housing.

Factors which would make revenues higher than expenditures:

- If municipal services are not required and major investment of infrastructure is completed by the property owner(s).
- The properties have substantial number of commercial and/or industrial businesses.

Chapter 2: Background Information: City of Port Jervis and Town of Deerpark

Although the purpose of this packet is to assess the fiscal impact of the proposed annexation on the City of Port Jervis, here is a brief background on the City itself.

Demographic Composition

According to the U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates, the City of Port Jervis is now comprised of:

- 8,650 people (2016 estimate) of which:
- 18.1% are below poverty level

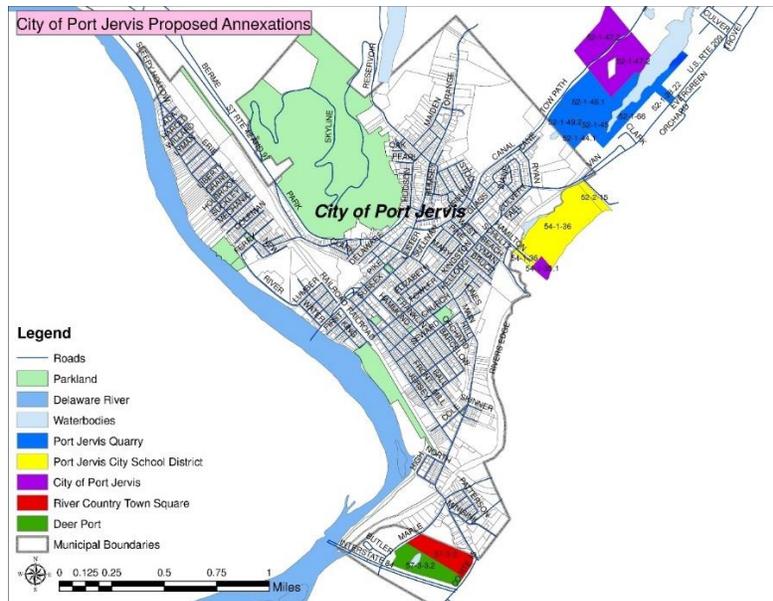
- As high as 4,321 people are employed in the city (2012) and as low as 2,905

The population has shrunk from 8,828 in 2010 to 8,650 in 2016.

The key to this annexation is to not only boast industrial and commercial development that will lead to a greater tax base for the city but that it will also provide more employment with increased salaries/hourly wages for the entire area.

Chapter 3: Study Areas with Revenues

Annexation Feasibility Report



In this section, you will find estimates of property tax revenues that could be collected in the City of Port Jervis.

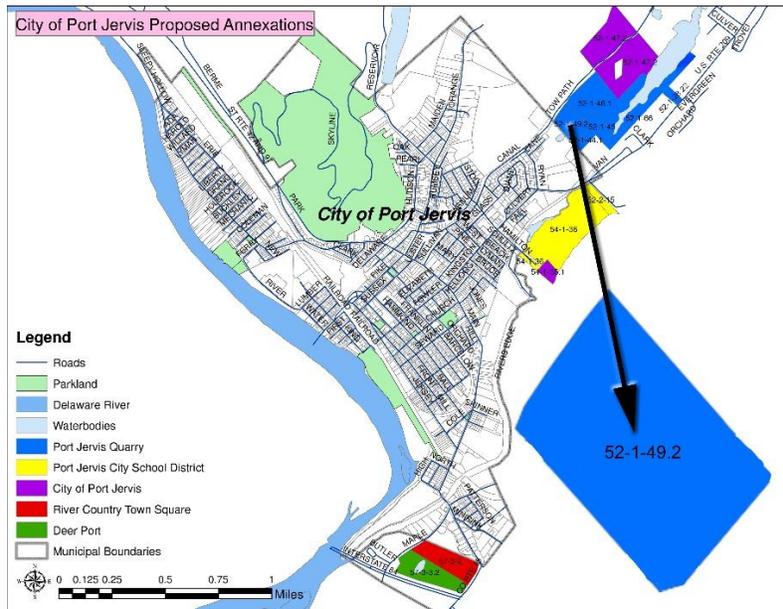
Not included:

- Sewer Fees
- Water Fees

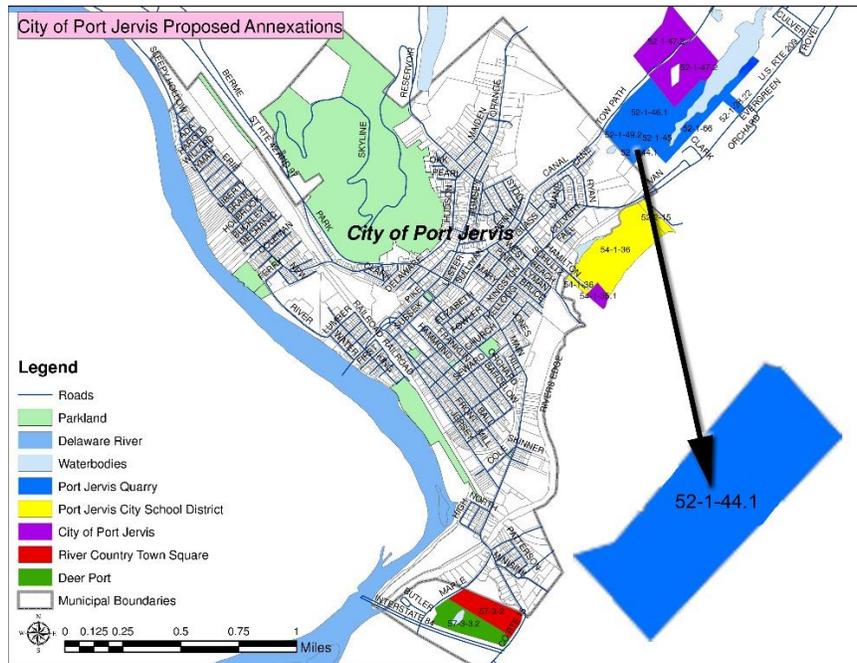
The current property taxes collected by the Town of Deerpark for town purposes on the 12 proposed annexed parcels of land is currently \$5,918.26.

Should the proposed annexed land successfully transfer to the City of Port Jervis, the existing land without improvements for collection of municipal only taxes would be a total of \$11,467.59 and if the agreement of 50% shared value is agreed upon by each municipality the Town of Deerpark and the City of Port Jervis would receive \$5,733.79 each.

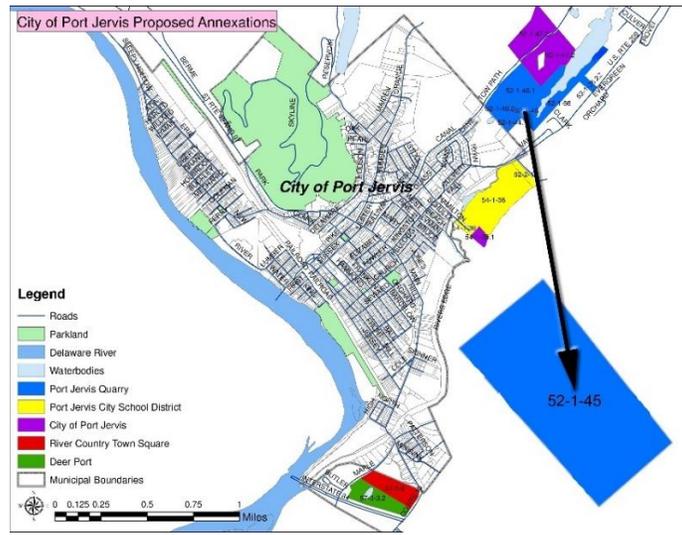
On the immediate pages to follow, current taxes along with realistic (hypothetical) options for each of the properties and their intended development were used based off of existing land currently developed in Orange County, NY. If full development is reached for commercial and industrial use (no residential) the Hypothetical Land and Building Improvement Assessment would be about \$23,465,387.50 with a municipal tax of about \$1,096,393.00 shared equally by the City of Port Jervis and the Town of Deerpark could increase their yearly tax base by about \$548,196.50



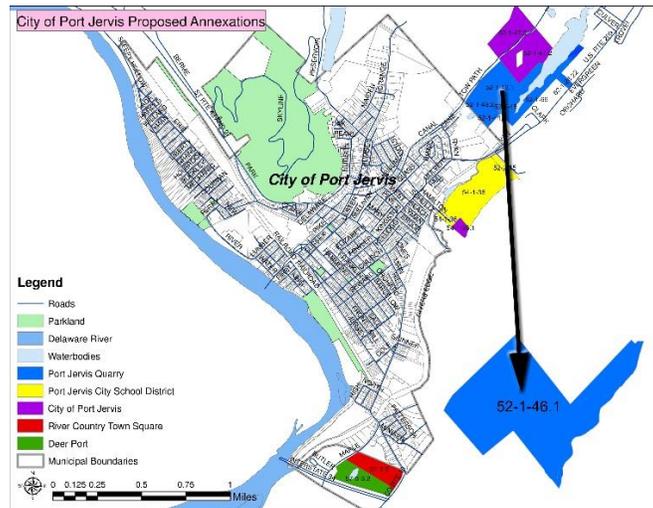
- **Property Address:** 123 Ryan St DP
- **SBL:** 52-1-49.2
- **Description:** PJ Quarry Inc.
- **Intended Use:** Light Industry, Manufacturing, Warehouse
- **Acreage:** 8.1
- **Current Town of Deerpark Taxes:** \$10.85
- **Current City of Port Jervis Taxes:** \$0.00
- **City of Port Jervis / Town of Deerpark Local Tax Collection based on 50% shared:** \$15.625 each
- **Hypothetical Development on property in Square Footage:** 80,000 sqft whse
- **Hypothetical Land and Building Improvement:** \$840,450.00
- **Hypothetical Local Taxes between the City of Port Jervis and the Town of Deerpark Tax Collection based on 50% shared:** \$19,813.50 each.
- **Property compared to is:** Associates 4.5; 800 Corporate Blvd; Route 17k, Newburgh, NY - SBL 95-1-1.32
- **Emergency Service Calls to compared property:** 1 EMS Call (1/1/2017 – 5/1/2018)



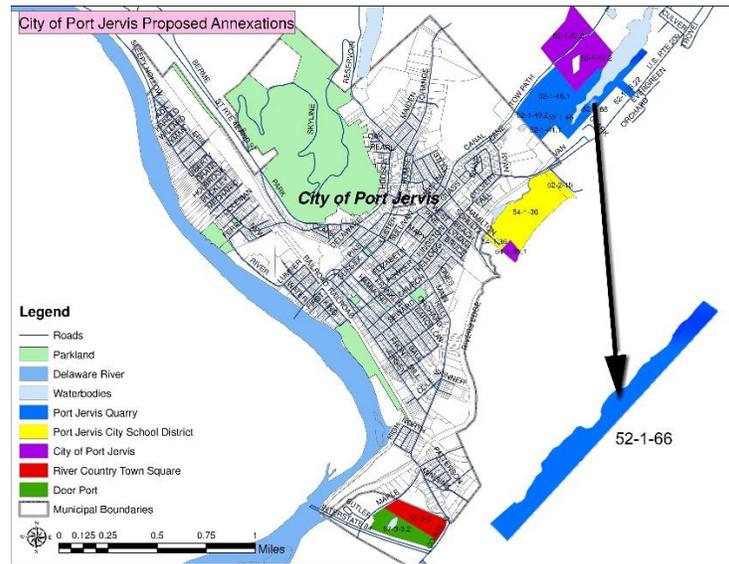
- **Property Address:** 123 Ryan St DP
- **SBL:** 52-1-44.1
- **Description:** PJ Quarry Inc.
- **Intended Use:** Light Industry, Manufacturing, Warehouse
- **Acreage:** 1.9
- **Current Town of Deerpark Taxes:** \$180.10
- **Current City of Port Jervis Taxes:** \$0.00
- **City of Port Jervis / Town of Deerpark Local Tax Collection based on 50% shared:** \$350.17 each
- **Hypothetical Development on property in Square Footage:** 27,700 sqft whse
- **Hypothetical Land and Building Improvement:** \$494,840.00
- **Hypothetical Local Taxes between the City of Port Jervis and the Town of Deerpark Tax Collection based on 50% shared:** \$11,666.00 each.
- **Property compared to is:** R&L Carriers; 140 Neelytown Road; Montgomery, NY 12549 – 33-1-42.11
- **Emergency Service Calls to compared property:** 10 Hangups (1/1/2017 – 5/1/2018)



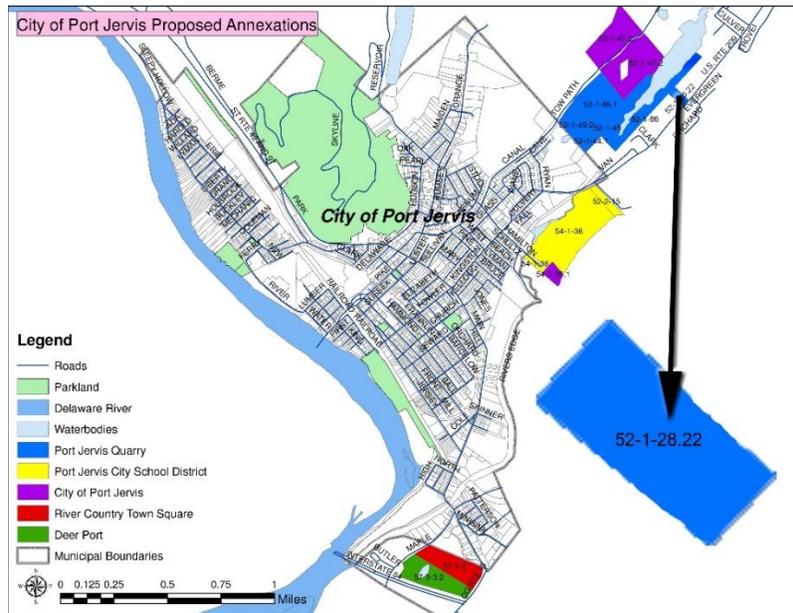
- **Property Address:** 59 US Rte 209
- **SBL:** 52-1-45
- **Description:** PJ Quarry Inc.
- **Intended Use:** Light Industry, Manufacturing, Warehouse
- **Acreage:** 6.6
- **Current Town of Deerpark Taxes:** \$3,138.64
- **Current City of Port Jersey Taxes:** \$0.00
- **City of Port Jersey / Town of Deerpark Local Tax Collection based on 50% shared:** \$1,069.36 each
- **Hypothetical Development on property in Square Footage:** 26,000 sqft whse (2 story manufacturing)
- **Hypothetical Land and Building Improvement:** \$939,450.00
- **Hypothetical Local Taxes between the City of Port Jersey and the Town of Deerpark Tax Collection based on 50% shared:** \$22,147.50 each.
- **Property compared to is:** Summit Research Labs; 15 Big Pond Road; Huguenot, NY 12746 – 38-1-81.12
- **Emergency Service Calls to compared property:** 2 Medical, 2 Fire Alarm, 2 Civilian Complaints (1/1/2017 – 5/1/2018)



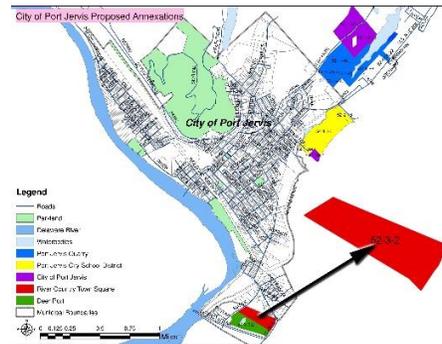
- **Property Address:** 123 Ryan St DP
- **SBL:** 52-1-46.1
- **Description:** PJ Quarry Inc.
- **Intended Use:** Light Industry, Manufacturing, Warehouse
- **Acreage:** 32.4
- **Current Town of Deerpark Taxes:** \$703.02
- **Current City of Port Jervis Taxes:** \$0.00
- **City of Port Jervis / Town of Deerpark Local Tax Collection based on 50% shared:**
\$1,145.99 each
- **Hypothetical Development on property in Square Footage:** 532,000 sqft whse
- **Hypothetical Land and Building Improvement:** \$2,854,411.00
- **Hypothetical Local Taxes between the City of Port Jervis and the Town of Deerpark Tax Collection based on 50% shared:** \$67,292.50 each.
- **Property compared to is:** President Container Group; 290 Ballard Drive; Middletown, NY 10941 – 60-1-120.2
- **Emergency Service Calls to compared property:** 13 Medical, 2 MVA's, 4 Fire Alarm, 1 Suicide Threat, 1 Disorderly Employee, 1 Hang-up (1/1/2017 – 5/1/2018)



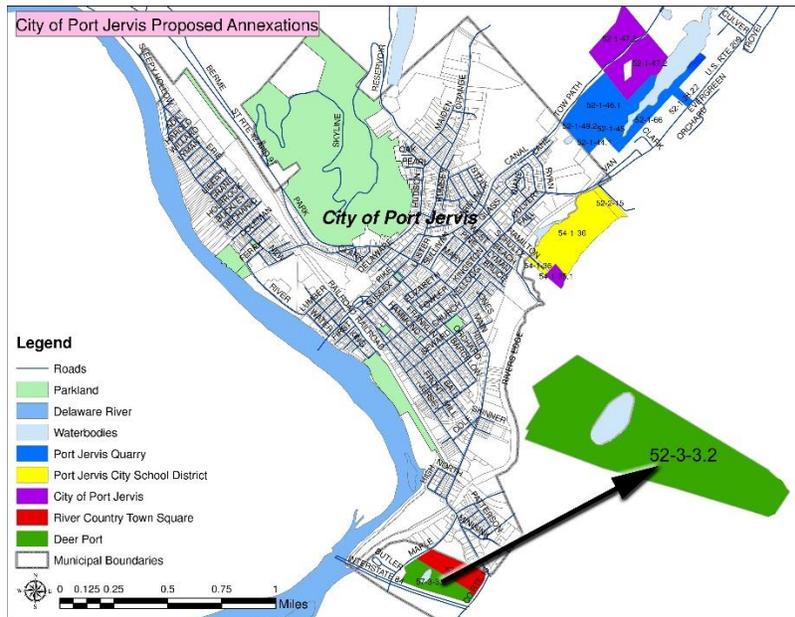
- **Property Address:** 123 Ryan St DP
- **SBL:** 52-1-66
- **Description:** PJ Quarry Inc.
- **Intended Use:** Light Industry, Manufacturing, Warehouse
- **Acreage:** 15.9
- **Current Town of Deerpark Taxes:** \$345.00
- **Current City of Port Jervis Taxes:** \$0.00
- **City of Port Jervis / Town of Deerpark Local Tax Collection based on 50% shared:**
\$562.39 each
- **Hypothetical Development on property in Square Footage:** 221,958 sqft whse
- **Hypothetical Land and Building Improvement:** \$1,604,228.00
- **Hypothetical Local Taxes between the City of Port Jervis and the Town of Deerpark Tax Collection based on 50% shared:** \$37,819.50 each.
- **Property compared to is:** Montgomery Warehouse; 124 Bracken Road; Montgomery, NY 12549 – 30-1-71
- **Emergency Service Calls to compared property:** No Calls (1/1/2017 – 5/1/2018)



- **Property Address:** 59 US Rte 209
- **SBL:** 52-1-28.22
- **Description:** PJ Quarry Inc.
- **Intended Use:** Light Industry, Manufacturing, Warehouse
- **Acreage:** 2.7
- **Current Town of Deerpark Taxes:** \$187.77
- **Current City of Port Jervis Taxes:** \$0.00
- **City of Port Jervis / Town of Deerpark Local Tax Collection based on 50% shared:** \$397.33 each
- **Hypothetical Development on property in Square Footage:** 27,000 sqft whse
- **Hypothetical Land and Building Improvement:** \$304,020.00
- **Hypothetical Local Taxes between the City of Port Jervis and the Town of Deerpark Tax Collection based on 50% shared:** \$7,167.50 each.
- **Property compared to is:** R & L Carriers; 140 Neelytown Road; Montgomery, NY 12549 – 33-1-42.11
- **Emergency Service Calls to compared property:** 10 Hangups (1/1/2017 – 5/1/2018)
-



- **Property Address:** 39 South Maple Avenue
- **SBL:** 57-3-2
- **Description:** River Country Town Square
- **Intended Use:** Commercial
- **Acreage:** 18
- **Current Town of Deerpark Taxes:** \$675.90
- **Current City of Port Jervis Taxes:** \$0.00
- **City of Port Jervis / Town of Deerpark Local Tax Collection based on 50% shared:** \$1,061.10 each
- **Hypothetical Development on property in Square Footage:** (2) 6960 sqft w/ restaurant and 35,100 sqft hotel
- **Hypothetical Land and Building Improvement:** a range of \$2,766,202.00 - \$3,287,775.00
- **Hypothetical Local Taxes between the City of Port Jervis and the Town of Deerpark Tax Collection based on 50% shared:** a range of \$65,213.00 - \$77,509.50 each.
- **Property compared to is:** Outback; 25 Crystal Run Crossing; Middletown, NY 10940 – 78-1-80.8 : TGIF; 23 Crystal Run Crossing; Middletown, NY 10940 – 78-1-80.7 : Microtel Inn and Suites; 19 Crystal Run Crossing; Middletown, NY 10940 – 78-1-80.4
- **Emergency Service Calls to compared property:** 15 Fire, 6 EMS, 2 MVA's : 9 Fire, 2 Assault, 1 Suspended Vehicle, 3 Medical, 1 Domestic, 1 Theft of Service : 1 Noise, 5 Fire, 4 Medical, 3 Disturbances, 1 Suspended Vehicle, 1 MVA, 1 Trespass, 1 Domestic, 1 Order of Protection (1/1/2017 – 5/1/2018)



- **Property Address:** 65 South Maple Avenue
- **SBL:** 52-3-3.2
- **Description:** Deer Port LLC
- **Intended Use:** Hotel, Event & Conference Center
- **Acreage:** 19.2
- **Current Town of Deerpark Taxes:** \$676.98
- **Current City of Port Jervis Taxes:** \$0.00
- **City of Port Jervis / Town of Deerpark Local Tax Collection based on 50% shared:** \$1,131.84 each
- **Hypothetical Development on property in Square Footage:** 220,000 sqft hotel & conference and event
- **Hypothetical Land and Building Improvement:** a range of \$12,230,600.00 - \$14,571,400.00
- **Hypothetical Local Taxes between the City of Port Jervis and the Town of Deerpark Tax Collection based on 50% shared:** a range of \$288,336.50 - \$343,521.00 each.
- **Property compared to is:** No Data Available – xx-x-xx
- **Emergency Service Calls to compared property:** No Data Available

Chapter 4: Expenditures in the Study Area

The primary question is how much will it cost the City of Port Jervis to extend its services to the annexation study area. To estimate these expenditures two methods can be used. The first method uses departmental-specific per unit measures, and the second method involves a case study calculation. Methodology 1 does not consider any transitional or new capital costs necessary due to the annexation. Additionally, the case study in Methodology 2 could include needed capital.

Method 1: Departmental Per Unit Estimates

Based on interviews with the department heads in the City of Port Jervis it was found that no additional personnel would be needed for this annexation. Regarding equipment it was determined that normal wear and tear would occur but there would be no additional equipment needs.

Governing and Support Services

Because of their support functions, it is assumed that no direct growth of General Government and Administration Departments would result of the annexation as long as the annexed parcels remain industrial, commercial, or educational. Residential would add a substantial burden and need for additional personnel. The only other exception that could be associated with costs are building inspections which could be contracted fees to cover that exception.

Public Safety

The City of Port Jervis Police Department has a complete full-time force providing 24-hour coverage. There is no expected increase in expenses using the number of parcels, their use in comparison, in the annexation area.

Public Works

While no determination of road mileage has been discussed regarding the development of these properties, any road construction along with assorted waterlines, storm lines, sewer, and other utilities would be constructed to specification mandated by City of Port Jervis but built by the owner or developer of the property as well as any utility runs and hookups that will be needed. The city should not accept any turnover of the roadway, sidewalks, or utilities until such time they are satisfied with

construction and use. The life span of each of these vary but the shortest being the roadway for replacement after 10 years. This long-term recovery expense can be negotiated during the planning process.

Method 2: Case Study

The case study methodology also requires interviews with the city's staff which are combined with other cost projections to create an overall estimate of fiscal impact. Upon interviewing City of Port Jervis department heads to discuss the type of costs their departments would incur if they were needed to provide the same level of service in the annexation area as they currently do for City of Port Jervis residents and businesses; it was determined that increases would be very minimal and not enough to impact the operating budget. This determination used parcels compared in the property descriptions in Chapter 3. The philosophy that those within an organization and are managing departments are generally in the best position to estimate future demand. A goal to create realistic cost estimates for providing services in the study area is therefore relied on by those department heads.

After those discussions it appears that the city would not have to significantly change how it operates under the annexation. Although there might be some added demands from time to time, all departments in the city have enough equipment and personnel to acquire this annexation demand.

Public Safety

The Police Chief of the City of Port Jervis Police Department estimates no additional manpower or equipment for any of the proposed annexation. Although he is cautious that should the Port Jervis City School District join this annexation and demand more full-time presence of his officers in the schools then personnel numbers would need to be evaluated. At that point the district and the city would need to enter into an agreement.

Public Works

The Department of Public Works Director oversees sanitation as well as road and walkways. While there might not be any personnel or general budgetary increases in these lines, items such as street

lighting will need to be addressed at the planning stages as well as the upkeep to roads, water, sewer, and storm lines, as well as sidewalks. This study cannot spell out the cost of maintenance as there is no developed plans, but the onus will be on the land developer.

Chapter 5: Comparing Revenues and Expenditures from Annexation of the Study Areas

In the preceding sections, it was estimated that the revenues collected from the study area after the annexation will immediately, as well as long term, outweigh the expenses even with basic maintenance.

Some factors to keep in mind in analyzing revenues and expenditures following annexation are as follows:

Factors which would make expenditures higher than revenues:

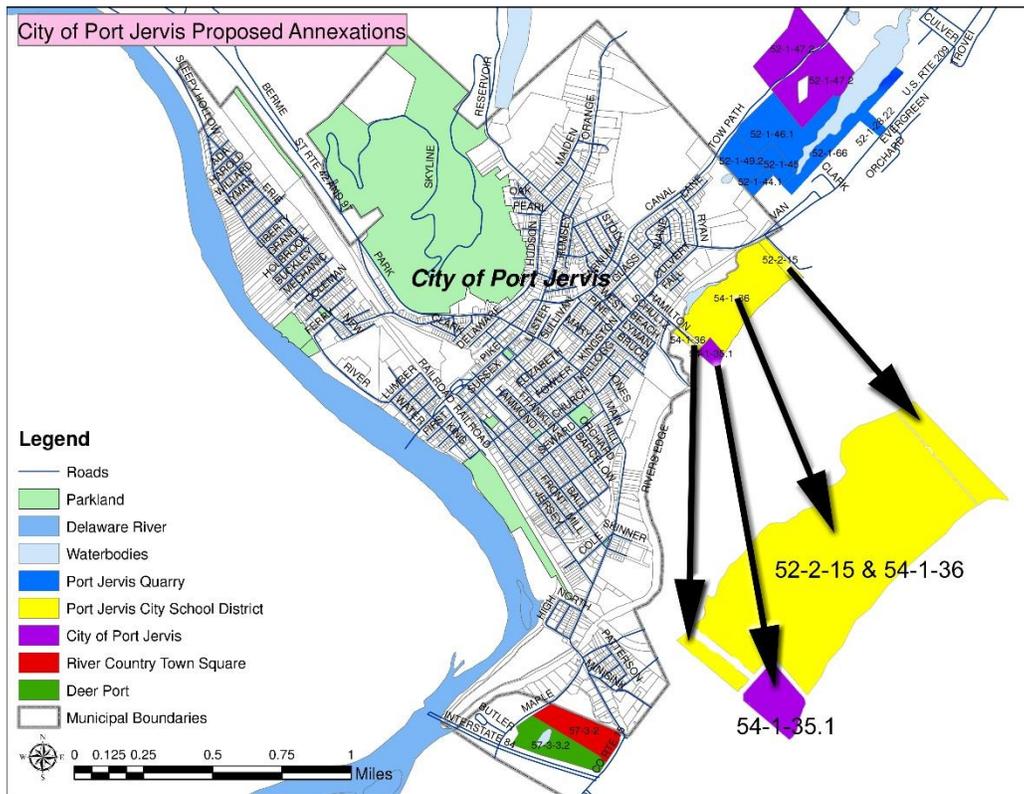
- If the study area has relatively less commercial and industrial property compared to what is planned.
- If the city were to cut personnel and equipment and not take into consideration any significant growth from the annexation.

On the other hand, some factors which favor a positive balance between revenues and expenditures are:

- If the City of Port Jervis is not required to provide major investment in new infrastructure in serving these parcels of land.
- If the study area has a substantial number of commercial and industrial developments.

Immediate Tax Revenue Increase for Port Jervis	Potential Tax Revenue Increase for Port Jervis (average range)
\$5,733.79	\$548,196.50

Chapter 6: Options for the Port Jervis City School District



During the discussion of the proposed annexation of land, came a discussion whether to include the Port Jervis City School District 209 Complex. The discussion became focused primarily on two items of why annexation of the school property, into the city, would be advantageous for the city, town, and their residents & children.

The City of Port Jervis Mayor and Town of Deerpark Supervisor attended the Port Jervis Board of Education meeting on July 5, 2017 to formally open talks with the district regarding annexation. Subsequently the mayor met with school administration and after being advised that the district was not interested the mayor sent the following Memo on July 18, 2017 (below) explaining the reasoning for the consideration:

1. Safety – I discussed the issue of security safety for the Route 209 complex. Being in the Town of Deerpark there is limited hours of police protection. The City of Port Jervis has 24-hour police protection with dispatcher and supervisor along with road patrols for quick response. Currently the City of Port Jervis Police Department not only teaches classes and walks through the school has no police powers for criminal or vehicle and traffic violations. Currently if there is a large-scale situation they respond and control but lack police arresting powers. Currently the primary Fire response is Huguenot. Port Jervis is usually on scene

first at any calls but since there is mutual aid, annexation wouldn't change firematically except the Port Jervis Fire Chiefs would respond for inspection and alarm requests.

Please NOTE: The 209 complex is completely bordered by the city by means of Hamilton Street and Kingston Avenue and border a large residential housing complex in the City's Third Ward. One must traverse a city street to enter and exit the 209 complex from both Hamilton Street and Kingston Avenue as the City boundary runs north past the school complex up 209 and across Van Avenue at around #4 [Van Avenue](#). City Patrols routinely patrol the area and would provide a continual presence at the school. Response times are estimated to be 30 seconds to a minute for a priority call for service due to the proximately of the school and the Police Station and various patrol zones

2. Sewage from 209 Complex – It is understood that there are currently no issues with the 209 complex sewer system. This annexation (discussion) came about because of the commercial and industrial development of 4 other properties in the Town of Deerpark that cannot continue their development unless they have city sewer (currently supplied to about 8,800 people in the city with a capacity of 12,500 people. Additionally the city's sewer plant run by New York City Department of Environmental Protection perpetually because of a 1930's court order due to damming on the Neversink and Delaware rivers, has a capacity of 2.5 million gallons of sewage a day and is currently processing about 1.2 million gallons). Making it clear that the School District does NOT need to hook up to the city sewer system, if it is annexed into the city, but has the option to one day hook up to the system could save the district millions of dollars in the future. If the New York State Department of Conservation ever decided that the school districts plant, that is in the flood zone, needed to be replaced, it would never be able to build in the same location and would need to not only seek higher ground but would pay millions of dollars to build (and operate)a new plant.

3. Concern – The district was concerned that there was another motive behind the annexation such as contiguous property. As explained at the meeting, the only piece of property that would not be brought into the City of Port Jervis if the school district were to decide not to move forward to permit the annexation would be SBA: 54-1-35.1 otherwise known as the Port Jervis Fire Training Center. Operation would continue as they always have. Additionally, the only other property that was being looked at to annex but is vacant has an LLC obscuring the actual owners of the property is the former Joyland property.

Additionally the City has foiled the school district requesting records regarding issues or problems with the sewer/septic processing facility at the 209 complex from January 1, 2004 until July 2017. The city received a response of 4 letters that said that the district was in violation of the SPEDES permit in December 2009 as well as August 2011. Further one of the letters eluded to flooding in 2004, 2005, and 2006 but not violation orders.

At this point it was decided by the City and Town to continue to pursue the annexation of the properties that were requesting annexation and to eliminate the properties that were not interested, except for continuation of discussion regarding the school.

The Port Jervis Police Chief believed that the annexation of the school due to the above stated concerns were of importance to have further discussions with the district. The two police chiefs have been in discussion with the school district administration. Additionally, the city engineer was asked to offer his professional analysis of review regarding the sewer issue at the 209 school complex.

Below are the findings of the City Engineer:

The following is a summary of the alternatives:

A. ABANDONMENT OF EXISTING WASTEWATER TREATMENT

1. PROS

If the District chooses to abandon the wastewater treatment plant, it would result in the elimination of the following costs and/or responsibilities and liabilities providing a benefit to the District and its taxpayers.

- a. The existing wastewater plant is original to the school's construction approximately 50 years ago and is most likely in need of replacement or a substantial upgrade.
- b. Elimination of a facility that has to operated 24/7/365 with or without students.
- c. The plant is located in the 100-year floodplain and has repetitively experienced damage as a result of flooding resulting in expensive repairs and the discharge of untreated wastewater into the Neversink River.
- d. There is the realistic possibility that the treatment plant could be catastrophically damaged during a flooding event that could prevent the school complex from opening for months until repairs can be made.
- e. Operation of the plant presents a potential liability to the District if the wastewater is not treated properly.
- f. Expenses associated with the operation of the plant includes:

- Having a certified wastewater treatment plant operator on staff or retaining a consultant
 - Electric costs
 - Chemical costs
 - Sludge removal costs
 - Laboratory fees for sampling
 - Equipment operation and maintenance
- g. If the treatment plant is abandoned, it would be replaced with a wastewater pump station. The pump station does not require daily oversight. The pump station only operates when there is flow. The estimated pump station operation is 2 hours per day when school is in session. The existing wastewater treatment plant operates 24/7/365 with or without the school being in session.
- h. The State Education Department will most likely substantially fund the construction of the wastewater pump station and forcemain to discharge the district's wastewater to the City's sewer system.

2. CONS

There are no disadvantages to abandoning the wastewater treatment plant. The City will charge a nominal fee for accepting the wastewater as they do for all nonresidential sewer users. This quarterly fee will be substantially less the District's current operation and maintenance costs.

B. CONVEYANCE OF WASTEWATER TO CITY OF PORT JERVIS SEWER SYSTEM

1. PROS

- a. If the District chooses to abandon their wastewater treatment plant, they would eliminate all the associated costs and liabilities identified above.
- b. The pump station will operate only when there is flow at the school. The Monday-Friday run time will only be approximately 2 hours a day and substantially less during weekends, holidays and summer recess. The existing plant operates 24/7/365 with or without students.
- c. The new pump station would be constructed above the floodplain elevation mitigating the potential for damage and allowing the School to function normally even during catastrophic events.
- d. The District would save tax payer money.

2. CONS

- a. The District would incur a nominal quarterly fee for discharging the wastewater into the City collection system. However, this cost will be less than the operation and maintenance cost of the treatment plant.

c. ECONOMICS

1. UPGRADE OR REPLACEMENT OF EXISTING WASTEWATER TREATMENT PLANT

The existing treatment plant is approximately 50 years old and is located in a hazardous floodplain area. The plant has been significantly damaged by recent floods. The facility should be relocated out of the floodplain. Relocation would require locating the plant in close proximity to the school building which would take up valuable and limited land space and create nuisances such as noise and odors for the staff and students.

Assuming that the existing wastewater plant has a rated capacity of approximately 25,000 gallons per day, the replacement cost would be approximately \$750,000. The plant will also have to be operated and maintained 24/7/365 although the

District is in session only approximately 8 hours per day and 200 days a year including summer school.

2. INSTALLATION OF A PUMP STATION AND FORCE MAIN

The wastewater plant could be replaced with a submersible type pump station. The pump station could be located either near the existing treatment plant and elevated above the floodplain or possibly in the teacher parking lot at a higher elevation.

There would be a sewer force main constructed along a route to be approved by the District from the pump station to the City's Beach Road pump station.

The estimated cost for the pump station and forcemain is \$970,000. However, as opposed to the treatment plant alternative, the pump station will only operate approximately 2 hours per day when the school is in session. The pump station alternative also eliminates all the operational costs and liabilities associated with a wastewater treatment plant.

In summary, the capital costs for the two (2) alternatives are similar, \$970,000 for the pump station alternative versus \$750,000 for a new treatment plant. The capital improvement would be substantially funded by the State Education Department. The operation and maintenance costs of the pump station will be substantially less than the treatment plant. The pump station will also mitigate the flooding hazards that the treatment plant experiences and the potentially adverse environmental impacts

Rt. 209 School Complex Wastewater Conveyance System Pre-Design Schematic Cost Estimate			
Item	Units	Unit Cost	Cost
Pum Station	LS	\$275,000	\$275,000
4' Force Main	3200 feet	\$ 100/feet	\$320,000
Manholes	15	\$5,000/each	\$75,000
Stream Crossing	LS	\$25,000	\$25,000
Abandon Existing Plant	LS	\$50,000	\$50,000
Subtotal			\$745,000
Contingences 10%			\$75,000
Engineering /Legal/Administration			\$150,000
Total			\$970,000

Regarding the Port Jervis Fire Department Response:
Note 2 items regarding the FD.

1. The Port Jervis Fire Department is an ISO Class 3 Department where Huguenot is a class 9-10 which is a large difference in the fire classes.

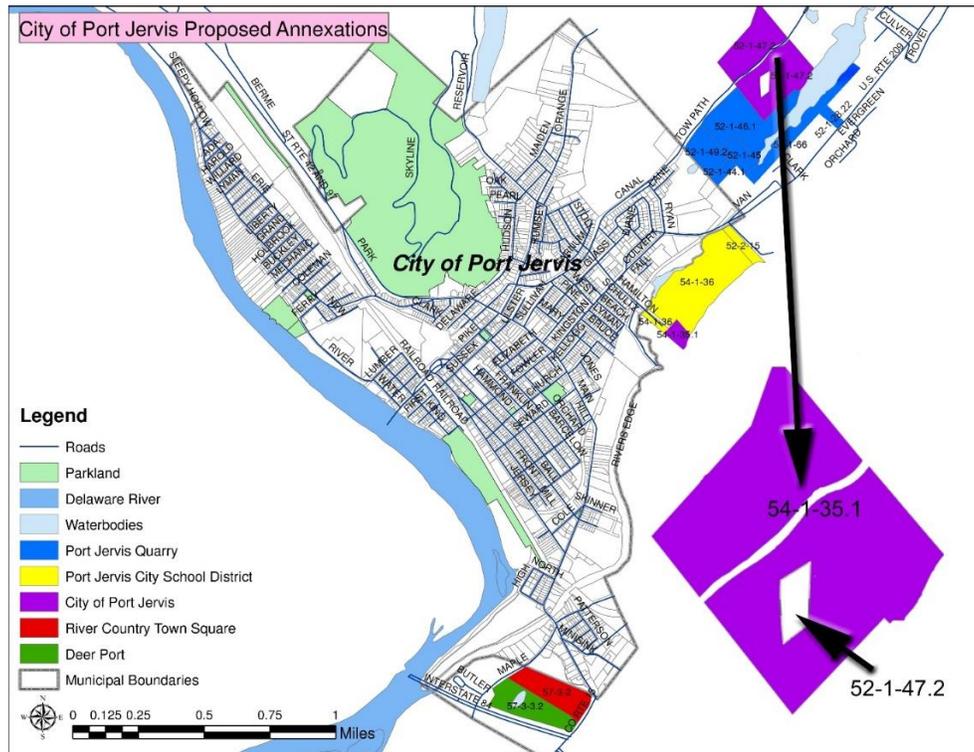
2. Also note that the agreement with the school district, Huguenot and the Port Jervis Fire Department, in terms of response, is for the 209 complex school building ONLY. It does not cover the grounds or surrounding area. Understand that Port Jervis would only be dispatched to an incident outside the school building incident (e.g. car fire or MVA with entrapment) is by mutual aid. A request can be delayed in having Port Jervis respond as it would not be called until a chief officer from Huguenot gets on scene.

Considering the above information as well as the safety concerns of both police chiefs from the City and Town, it was decided that the option, up to the last minute, be left for the school district to re-consider entering into an agreement with the city and town to be annexed into the city.

Additionally if the school district chooses, an agreement between the district and the town and city could be drawn up, by the district. The agreement could state that the district does not need to respond immediately, upon annexation, to replace usable equipment that could adversely affect their budget but can examine the potential in the future.

This annexation is open to giving the district options that could ultimately benefit the taxpayers as well as the children that attend that district building and facility.

Chapter 7: Impact on Orange County and City Properties



Within the incorporation of the study area, Orange County has a small parcel of land 52-1-47.2 that acts as the transfer station of waste for the County. This Annexation would have no change on county operations or expenses. There is certainly the possibility of a positive fiscal impact on Orange County. Since the focus was on the City of Port Jervis and its annexation from the Town of Deerpark, this report does not develop estimates however, several factors influence positive financial growth; and that being development.

The City of Port Jervis will also gain possession of property it already owns in the Town of Deerpark that runs along Towpath Road. It creates no loss or gain to either the city or the town. If the school district decides to move forward with being annexed the city would then also annex, as a contiguous property, parcel 54-1-35.1 that is currently owned by the City of Port Jervis (Port Jervis Fire Training Center). This also would create no loss or gain to either the City of Port Jervis or the Town of Deerpark.