

ACT NO. _____ - 20_____

AN ACT to increase and improve Westchester County Water District No. 3 facilities to carry out capital project WD305 in accordance with the recommendations of the District Report of Department of Environmental Facilities subject to an order of the Comptroller of the State of New York

BE IT ENACTED by the County Board of the County of Westchester as follows:

Section 1. This Board finds, after holding a public hearing pursuant to Section 268 of Article 5-A of the New York County Law, that the proposed increase and improvement to Westchester County Water District No. 3 (“District”), described as Capital Project WD305 – County Water District #3 – Eastview Pumping Station (“WD305”) as set forth in the District Report of the Department of Environmental Facilities dated December 23, 2025 (“District Report”), at a maximum estimated cost of Forty-Two Million Four Hundred Thousand (\$42,400,000) Dollars, is necessary for the proper maintenance and service of District facilities, therefore is in the public interest in order to ensure a continuous, uninterrupted supply of drinking water to District users in compliance with federal, state and local regulatory requirements, and is the best, most cost-effective option available for this purpose.

§2. The County of Westchester, on behalf of the District is hereby authorized and empowered to proceed with the increase and improvement for the District substantially in accordance with the District Report, subject to an order of the Comptroller of the State of New York approving the expenditure of bonds of the County. The expense shall be proportioned among all taxable parcels in the County

§3. The Clerk of the Board of Legislators shall, within ten (10) days of the enactment of this Act, cause certified copies of this Act to be filed with and recorded in the Office of the

County Clerk and shall also file certified copies of this Act with the State Department of Audit and Control in Albany, New York.

§4. The County Executive or his duly authorized designee is hereby authorized and empowered to execute all instruments and to take all action necessary and appropriate to effectuate the purposes hereof.

§5. This Act shall take effect immediately.

WESTCHESTER COUNTY DEPARTMENT OF ENVIRONMENTAL FACILITIES

DISTRICT REPORT
FOR
WESTCHESTER COUNTY
WATER DISTRICT NO. 3

CAPITAL PROJECT WD305
COUNTY WATER DISTRICT NO. 3 – EASTVIEW PUMPING STATION

Dated: December 23, 2025

Vincent F. Kopicki, P.E.
Commissioner

I. INTRODUCTION

The Department of Environmental Facilities (the “Department”), on behalf of Westchester County Water District No. 3 (the “District”), is proposing an increase and improvement of District facilities, which is necessary for the continued effective operation of the District. On November 27, 2014, the Westchester County Board of Legislators approved Bond Act No. 197-2017 in an amount not-to-exceed \$2,400,000 to finance the design for the following capital project. At that time it was determined that the estimated average increase per parcel fell below the \$8.00 threshold set for county water districts and published in the 2017 annual guidelines and thus did not necessitate approval by the New York State Comptroller’s Office (see attached). The Department at this time is seeking approval to authorize a bond act of the County, in an amount not-to-exceed \$40,000,000 to finance the construction management and construction costs for the following capital project:

County Water District No. 3 – Eastview Pumping Station – WD305

This capital project (the “Project” or “WD305”) will provide for the design, construction management, and construction for installation of a new drinking water pumping station, the Eastview Pumping Station, to provide ultraviolet (“UV”) treated drinking water to the District. The new pumping station will obtain UV treated water from the County’s Eastview Distribution Chamber which currently receives UV treated water from New York City DEP’s Catskill-Delaware UV Water Disinfection Facility located in Eastview. The Eastview Pumping Station will be built adjacent to the Eastview Distribution Chamber and, along with a 16-inch transmission main, will provide UV treated water to the District. The Gate of Heaven (“GOH”) Pumping Station is currently the primary supply of drinking water for the Valhalla Campus’s 1.5 million gallon elevated water storage tower. Presently the District is in compliance with the EPA’s Long Term 2 Surface Water Treatment Rule for enhanced disinfection treatment because the GOH Pumping Station provides for UV treatment. However, it should be noted that additional infrastructure improvements to the District are needed to comply with NYSDOH regulations to provide the required supply redundancy. Therefore, the Eastview Pumping Station and the GOH Pumping Station will provide redundant supplies of UV treated drinking water for the District.

The estimated ultimate cost of this Project is projected to be \$42,400,000. Bonds of the County were previously authorized for the design portion of the work, for an amount not-to-exceed \$2,400,000. The Department proposes to authorize bonds of the County for the construction management and construction portions of the work at this time, which is equal to an amount not-to-exceed \$40,000,000.

II. BACKGROUND

By Act No. 63-1977 (the “Act”), the Westchester County Board of Legislators established the District comprising the territorial limits of the Valhalla Campus at Grasslands. The District provides water to over fifty separate County, State, and private facilities including, but not limited to, the Westchester Medical Center, County Department of Corrections, Public Works and Transportation, Social Services, Emergency Services, The New York Medical College, and the

New York State Department of Transportation. The average daily consumption rate for the District is approximately 0.75 million gallons. Consumers of District water are both County and non-County users and are billed for their water consumption and related District costs.

III. THE RECOMMENDED PROJECT

This report recommends the approval of the following Project, which represents an increase, addition and improvement to the facilities of the District:

County Water District No. 3 – Eastview Pumping Station – WD305

This project will fund the design, construction management, and construction for installation of the Eastview Pumping Station to provide UV treated drinking water to the District. The new pumping station will obtain UV treated water from the County's Eastview Distribution Chamber which currently receives its UV treated water from the New York City DEP's Catskill-Delaware UV Water Disinfection Facility, located in Eastview. The new pumping station will be built adjacent to the Eastview Distribution Chamber and will pump UV treated water, via a new 16-inch diameter transmission main, to the district's water storage tank. The pumping station will also provide disinfection and corrosion control treatment prior to the water leaving the station.

The cost of the proposed Project will be assessed countywide as described below. The estimated ultimate total cost of this Project is projected to be \$42,400,000.

IV. EFFECT ON COST OF OPERATION

The Department anticipates that WD305 will involve on-going operating costs above the current operating budget for additional water treatment, power consumption, and regular equipment maintenance. The anticipated additional cost is \$120,000 annually.

The District is not a typical district, as it does not consist of any private one or two family homes. It does not include any property owned by individual private property owners, but rather it is a District wholly owned by the County. Accordingly, the typical District property is owned by the County and district improvements are not taxed to or paid for by private property owners or the "Typical One- or Two-Family Home" as defined in 2 NYCRR Section 85.2. Therefore, the cost to the "typical property" must be calculated over all taxable parcels in the County. The County Finance Department has advised that debt issuances associated with the District capital expenses are expensed through bills to the County's General Fund and are a contributing factor to the County's tax levy. The District's Operating Budget is also a contributing factor to the County's Tax Levy.

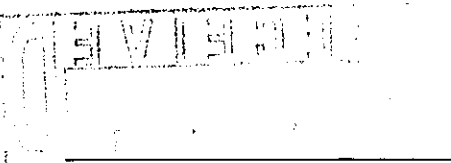
The Department, in conjunction with the County Finance Department has calculated that the average cost that will result from the increase and improvement to the facilities of the District in connection with this Project equates to an estimated annual debt payment of \$2,729,087.50.

Added to the above-mentioned additional operating costs, this results in a total annual cost of \$2,849,087.50, which, if distributed over the 259,920 taxable parcels in the County, equates to an estimated average increase in tax assessment of \$10.96 per parcel.¹

V. FINDINGS AND RECOMMENDATIONS

The Department has carefully reviewed the proposed increase and improvement of District facilities and recommends approval of the above referenced Project. The new Eastview Pumping Station and associated 16-inch transmission main as well as related infrastructure maintenance and improvements are necessary to continue with uninterrupted supply of water to District customers. Based on its review, the Department has determined that the proposed improvements are the best, most cost effective option available to the County.

At this time, it is recommended that the aforementioned increase and improvement of District facilities be funded by the issuance of bonds of the County in an amount not-to-exceed \$40,000,000 for construction and construction management of the Project. The Department recommends assessing the cost of these improvements County-wide.


¹ The cost was calculated, per §268 of Article 5-A, based on debt service, operation and maintenance (“O&M”) and other charges, related to the improvements in the first year in which both principal and interest on any indebtedness and O&M will be paid.