

# Water Rate Summary

January 2026

Review of the water rate increases

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## Village of Mount Morris

On January 13, 2026 the Village of Mount Morris Board of Trustees held a special meeting to go over the details of the adjusted water rates and answer questions. The handouts for the meeting are included here and report the history of the water rates since 2012, Water Fund revenues and expenditure amounts for each fiscal year since 2012, and the financing timeline for the Water Treatment Plant Capital Improvement Project which was awarded grant funding in 2017, but the project did not commence until 2024. Also included are the total estimated capital costs for the project, beginning in 2017 and as costs were updated until 2025.

Copies of these summaries were made available at the water meeting and at the Village Clerks Office, and are now available on our Village website at [www.villageofmountmorrisny.gov](http://www.villageofmountmorrisny.gov).

The Village Board is committed to transparency in our operations and being up front regarding Village challenges, while maintaining a productive and solution driven approach. We understand the impact that rate increases can have on our residents and do not take these adjustments lightly. The changes are necessary to meet rising operational and maintenance costs, repay debt from capital water projects, and support future system improvements.

Village officials may be reached with questions or concerns by using the contact option on the Village website, or calling the Village Office at 585-658-4160.

### WATER BASE RATE

#### CHANGES SINCE 2012:

**2012 \$61.00**

**2013 \$66.00**

**2014 \$42.50**

**2015 \$42.50**

**2016 \$42.50**

**2017 \$42.50**

**2018 \$42.50**

**2019 \$42.50**

**2020 \$42.50**

**2021 \$42.50**

**2022 \$42.50**

**2023 \$42.50**

**2024 \$47.50**

**2025 \$75.00**

Water rates were decreased \$23.50 in 2014 from \$66.00 to \$42.50 and remained unchanged at \$42.50 for 10 years.

For the Fiscal Year ending May 31, 2024, operating revenues for the water system were \$673,432. Operating expenses for the year were \$778,654 resulting in an operating deficit of \$105,222 with indications that there will be another deficit for the fiscal year ending 2026. Revenues did not exceed expenditures for 2024 and have not exceeded or met expenditures since the fiscal year ending May 31, 2020. The Village did not maintain a capital reserve fund to address major repair and replacement costs in funding water main breaks and equipment breakdowns.

The Village faces several challenges typical of many utility providers in the United States. The cost of operating and maintaining aging water infrastructure is continuing to increase faster than the overall inflation rate within the general economy. Water line repairs and replacements, ongoing improvements to the water transmission and distribution lines, increases in annual operating expenses (especially for the cost of electricity), and annual debt service payments that the Village now has to begin paying which are estimated to average \$98,000 annually, have to be funded.

In addressing these challenges, the Village has established an appropriate level of rates and charges. Proactive management of the water system through maintenance and capital investments will allow the Village to keep rates stable and lower over time. The rate adjustment responsibly considers the cost of operating, maintaining and upgrading the water system and ensures the financial health and stability of the water fund moving forward.

**Water Rate Summary**

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**WATER REVENUE vs EXPENSE**

<b>FISCAL YEAR ENDING</b>	<b>REVENUE GENERATED</b>	<b>OPERATING EXPENSE</b>	<b>DIFFERENCE surplus/deficit</b>
5/31/2012	\$806,542	\$812,373	(\$5,831)
5/31/2013	\$762,655	\$680,235	\$82,420
5/31/2014	\$865,327	\$641,722	\$223,605
5/31/2015	\$661,265	\$641,206	\$20,059
5/31/2016	\$689,186	\$736,959	(\$47,773)
5/31/2017	\$719,946	\$776,437	(\$56,491)
5/31/2018	\$700,873	\$791,333	(\$90,460)
5/31/2019	\$736,755	\$726,829	\$9,926
5/31/2020	\$711,275	\$680,161	\$31,114
5/31/2021	\$698,351	\$755,335	(\$56,984)
5/31/2022	\$696,618	\$727,443	(\$30,825)
5/31/2023	\$630,339	\$714,802	(\$84,463)
5/31/2024	\$634,990	\$704,805	(\$69,815)
5/31/2025	\$673,431	\$778,654	(\$105,223)

### WATER TREATMENT PLANT CAPITAL IMPROVEMENT PROJECT FINANCING TIMELINE

**Summary:** In 2017 The Village applied for a grant toward a Water Improvement Project at our Water Treatment Plant. At that time the cost of the project was estimated to be \$800,000.00 with \$480,000.00 from the grant, leaving the village cost share at \$320,000.00.

Over time the estimated cost of the improvement project increased- from \$800,000 in 2017 to \$1,000,000.00 in 2020, \$1,152,265.70.00 in 2023, and ultimately \$1,926,000.00 in 2024.

The Village Board did not put the project to bid until June 17, 2024 when the estimated cost of the project was now \$1,926,000.00. On September 11, 2024 the board voted to borrow up to a total of \$1,926,000.00 for the project. After the grant reimbursement, the Village will owe \$1,446,000.00. There was never a debt reserve set up or an appropriate water rent increase put into place to plan for the Village's share of the cost of the project. An estimated debt service schedule repaying this loan over a period of 20-30 years is calculated to cost the Village over \$1,000,000.00 in interest.

**red** indicates project cost from 2017 until 2024

**yellow** indicates a Board resolution to approve borrowing for the Village's project cost share

**2017** Village of Mount Morris awarded WIIA (Water Infrastructure Improvement Act Grant Program) in the amount of \$480,000.00

**May 25, 2017** Preliminary Cost Estimate for Water Treatment Plant Project from Chatfield Engineers with Total Capital Costs= \$800,000

**February 5, 2019** Grant agreement signed with EFC (Environmental Facilities Corporation) set for completion of project no later than February 14, 2024. Agreement stated project set to begin March 2019 and complete March 2020, but project did not begin.

**December 16, 2020-** updated cost estimate for project provided with Total Capital Costs= \$1,000,000.00

**March 15, 2021** Board adopts resolution to borrow \$1,000,000.00 to finance the project.

**November 21, 2022** In its 2022 Report, Livingston County Department of Health identifies "significant deficiencies" in review of Village of Mount Morris Water Treatment Plant, notes that a "grant was awarded for upgrades.... But Village of Mt. Morris has not moved forward with planned upgrades". The LCDOH directs that priority be given to the system improvements to ensure continued compliance.

**December 1, 2023** communication initiated by EFC (grant financing) inquiring of the status of the project since no reimbursement request had been received. Request for EFC funding extension since project was set to mature 2/14/2024 and had not yet begun.

**December 1, 2023-** updated cost estimate for project with Total Capital Costs= \$1,152,265.70

## Water Rate Summary

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**December 18, 2023** Board votes to use \$152,000 of the water fund to pay the additional cost of the project that is over the \$1,000,000.00 to be borrowed. Board does not set aside that money.

**January 3, 2024** In its 2023 Report, Livingston County Department of Health identifies “Critical public health hazard violation” stating “The Village of Mount Morris has not moved forward with approved plans for upgrades to the water treatment plant that would ensure reliable water treatment, particularly during periods of high demands. The Village of Mount Morris must develop a compliance schedule to address replacement of filter media, upgrades to instrumentation and controls, and replacement of aging equipment.”

**April 24, 2024** Board votes to increase water rates \$5.00 from \$42.50 to \$47.50

**June 17, 2024** Board votes to authorize bidding of project. Bids due July 15, 2024

**July 15, 2024** Board adopts resolution to borrow an additional \$155,000.00 to the \$1,000,000.00 to cover the increased cost of the project.

**July 2024-** Bids received and updated cost estimate for project is \$1,926,000.000

**August 19, 2024** Board reviews bids and awards contracts for project.

**September 11, 2024** Board adopts resolution to borrow an additional \$926,000.00 for the cost of the project bringing the total debt amount to \$1,926,000.00.

**September 26, 2024** Preconstruction meeting for project is held and a notice to proceed was issued

## Water Rate Summary

**Table 1**  
**Preliminary Cost Estimate**  
**Village of Mount Morris**  
**Water Treatment Plant Upgrade**  
**May 25, 2017**

Description	Qty	Unit	Unit Price	Amount
Raw Water Intake Improvements	1	LS	\$12,000.00	\$12,000.00
Raw Water Reservoir Improvements	1	LS	\$36,000.00	\$36,000.00
Filter Surface Wash Repairs	2	EA	\$15,000.00	\$30,000.00
Filter Media Replacement	480	CF	\$40.00	\$19,200.00
Filter Influent Baffle	2	EA	\$6,000.00	\$12,000.00
Filter No. 3 Construction and Controls	1	EA	\$165,000.00	\$165,000.00
Backwash Pump Vacuum Priming System	1	LS	\$28,000.00	\$28,000.00
Control System Improvements	1	LS	\$75,000.00	\$75,000.00
Control Valve Repairs	5	EA	\$3,500.00	\$17,500.00
Control Valve Replacement	5	EA	\$8,500.00	\$42,500.00
Instrumentation Replacement	1	LS	\$30,000.00	\$30,000.00
Decant Tank Sludge Pumping Replacement	1	LS	\$46,000.00	\$46,000.00
Sludge Drying Bed Repairs	1	LS	\$12,000.00	\$12,000.00
Clearwell Baffles	1	LS	\$28,000.00	\$28,000.00
Miscellaneous pump and piping modifications	1	LS	\$20,000.00	\$20,000.00
Painting	1	LS	\$15,000.00	\$15,000.00
Pipe Hangars, Supports, Misc. Appurtenances	1	LS	\$20,000.00	\$20,000.00
Electrical Modifications	1	LS	\$25,000.00	\$25,000.00

**Construction Costs = \$633,200.00**

Contingencies = \$61,800.00

Engineering = \$75,000.00

Administrative & Direct Expenditures= \$30,000.00

**Total Capital Costs = \$800,000.00**

## Water Rate Summary



**Cost Estimate  
Village of Mount Morris  
Water Treatment Plant Upgrade  
December 16, 2020**

Description	Qty	Unit	Unit Price	Amount
Raw Water Intake Improvements	1	LS	\$15,000.00	\$15,000.00
Raw Water Reservoir Improvements	1	LS	\$45,000.00	\$45,000.00
Filter Surface Wash Repairs	2	EA	\$25,000.00	\$50,000.00
Filter Media Replacement	480	CF	\$50.00	\$24,000.00
Filter Influent Baffle	2	EA	\$6,500.00	\$13,000.00
Filter No. 3 Construction and Controls	1	EA	\$220,000.00	\$220,000.00
Backwash Pump Vacuum Priming System	1	LS	\$32,000.00	\$32,000.00
Control System Improvements	1	LS	\$82,000.00	\$82,000.00
Control Valve Repairs	5	EA	\$4,500.00	\$22,500.00
Control Valve Replacement	5	EA	\$9,500.00	\$47,500.00
Instrumentation Replacement	1	LS	\$35,000.00	\$35,000.00
Decant Tank Sludge Pumping Replacement	1	LS	\$52,000.00	\$52,000.00
Sludge Drying Bed Repairs	1	LS	\$14,000.00	\$14,000.00
Clearwell Baffles	1	LS	\$50,000.00	\$50,000.00
Miscellaneous pump and piping modifications	1	LS	\$30,000.00	\$30,000.00
Painting	1	LS	\$16,000.00	\$16,000.00
Pipe Hangers, Supports, Misc. Appurtenances	1	LS	\$22,000.00	\$22,000.00
Electrical Modifications	1	LS	\$40,000.00	\$40,000.00
<b>Construction Costs =</b>				<b>\$810,000.00</b>
Contingency =				\$82,483.00
Engineering =				\$77,517.00
Administrative & Direct Expenditures=				\$30,000.00
<b>Total Capital Costs =</b>				<b>\$1,000,000.00</b>

**Notes:**

1. WIIA Grant \$480,000.
2. Grant Agreement Closed on February 14, 2019.
3. Grant Funds to be spent by February 13, 2024.



**Cost Estimate  
Village of Mount Morris  
Water Treatment Plant Upgrade  
December 1, 2023**

Description	Qty	Unit	Unit Price	Amount
Raw Water Intake Improvements	1	LS	\$17,400.00	\$17,400.00
Raw Water Reservoir Improvements	1	LS	\$52,200.00	\$52,200.00
Filter Surface Wash Repairs	2	EA	\$21,750.00	\$43,500.00
Filter Media Replacement	480	CF	\$58.00	\$27,840.00
Filter Influent Baffle	2	EA	\$8,700.00	\$17,400.00
Filter No. 3 Construction and Controls	1	EA	\$239,250.00	\$239,250.00
Backwash Pump Vacuum Priming System	1	LS	\$40,600.00	\$40,600.00
Control System Improvements	1	LS	\$108,750.00	\$108,750.00
Control Valve Repairs	5	EA	\$5,075.00	\$25,375.00
Control Valve Replacement	5	EA	\$12,325.00	\$61,625.00
Instrumentation Replacement	1	LS	\$43,500.00	\$43,500.00
Decant Tank Sludge Pumping Replacement	1	LS	\$66,700.00	\$66,700.00
Sludge Drying Bed Repairs	1	LS	\$17,400.00	\$17,400.00
Clearwell Baffles	1	LS	\$40,600.00	\$40,600.00
Miscellaneous pump and piping modifications	1	LS	\$29,000.00	\$29,000.00
Painting	1	LS	\$21,750.00	\$21,750.00
Pipe Hangars, Supports, Misc. Appurtenances	1	LS	\$29,000.00	\$29,000.00
Electrical Modifications	1	LS	\$36,250.00	\$36,250.00
<b>Construction Costs =</b>				<b>\$918,140.00</b>
10% Contingency =				\$91,814.00
Engineering =				\$110,176.80
Administrative & Direct Expenditures=				\$32,134.90
<b>Total Capital Costs =</b>				<b>\$1,152,265.70</b>



## Water Rate Summary

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Revised 2024

<b>Village of Mt.Morris</b>			
<b>Water Treatment Improvements Project</b>			
<b>Construction:</b>			
STC	\$	1,270,000.00	
Concord Electric	\$	123,000.00	
Plant IQ	\$	196,832.00	\$ 1,589,832.00
<b>Engineering:</b>			
MRB	\$	130,029.00	\$ 130,029.00
<b>Adminstrative:</b>			
Orrick - BC (est)	\$	25,000.00	
Legal Counsel (est)	\$	5,000.00	
Fiscal Advisors	\$	15,000.00	
Miscellaneous	\$	2,156.00	\$ 47,156.00
<b>Contingency</b>			
10% of construction	\$	158,983.00	\$ 158,983.00
<b>TOTAL PROJECT COSTS: \$ 1,926,000.00</b>			
<b>EFC WIIA GRANT: \$ (480,000.00)</b>			
<b>\$ 1,446,000.00</b>			
Bond Resolution is only for \$1M - Adopted on 3/15/21			

## Water Rate Summary

<b>Village of Mt. Morris</b>			
<b>Water Treatment Improvements Project</b>			
<b>EFC WIIA - 18422</b>			
<b>Updated - 6/11/2025</b>			
<b>Construction:</b>			
STC	\$	1,270,000.00	
Concord Electric	\$	129,651.56	
Plant IQ	\$	196,832.00	\$ 1,596,483.56
<b>Engineering:</b>			
MRB	\$	130,029.00	\$ 130,029.00
<b>Administrative:</b>			
Orrick - BC (est)	\$	25,000.00	
Legal Counsel (est)	\$	5,000.00	
Fiscal Advisors	\$	15,000.00	
Miscellaneous	\$	2,156.00	\$ 47,156.00
<b>Contingency</b>	\$	152,331.44	\$ 152,331.44
<b>TOTAL PROJECT COSTS: \$ 1,926,000.00</b>			
<b>EFC WIIA GRANT: \$ (480,000.00)</b>			
<b>\$ 1,446,000.00</b>			
*Estimates - Do we have actual agreements?			
\$1M Bond Resolution - Adopted on 3/15/21			
\$926K Bond Resolution - Adopted on 9/20/24			

BAN is for \$1,566,000 (\$1,446,000 + 25% of WIIA - \$120K)

BAN is dated 11/20/24 and matures on 11/20/25

Estimated bond amount is \$1,446,000. May decrease if all the contingency is not needed.

## VILLAGE OF MOUNT MORRIS - WATER AND SEWER BILLING – RATES AND SCHEDULE

### **WATER:** Per Unit

0-3,000 gallons of water used - \$75.00

This is the minimum (base) charge per unit

3,000-10,000 gallons used- additional \$3.75 per thousand gallons

10,000 gallons and above- additional \$4.00 per thousand gallons

### **Capital Charge-** \$19.50 per unit

Example: 2,000 gallons of usage

2,000		\$75.00
<b>Total Usage Fee</b>		<b>\$75.00</b>
Capital Charge		\$19.50
<b>Total Water Charges</b>		<b>\$94.50</b>

Example: 15,000 gallons of usage

3,000		\$75.00
7,000	7 x \$3.75	\$26.25
5,000	5 x \$4.00	\$20.00
<b>Total Usage Fee</b>		<b>\$121.25</b>
Capital Charge		\$19.50
<b>Total Water Charges</b>		<b>\$140.75</b>

### **SEWER:** Per Unit (sewer charge is based on water consumption)

0-15,000 gallons of water used= \$80.00

This is the minimum (base) charge per unit

For every additional thousand gallons of water used- additional \$3.00 per thousand gallons

### **BILLING SCHEDULE-**

<u>1<sup>st</sup> QUARTER</u> Usage for- January February March Bills mailed- in April Payment due- in May	<u>2<sup>nd</sup> QUARTER</u> Usage for- April May June Bills mailed- in July Payment due- in August
<u>3<sup>rd</sup> QUARTER</u> Usage for- July August September Bills mailed- in October Payment due- in November	<u>4<sup>th</sup> QUARTER</u> Usage for- October November December Bills mailed- in January Payment due- in February

10% late fee is added to unpaid bills after the due date.

Unpaid bills result in re-levy to Village tax bill yearly.