Special Meeting
Avon Town Board
October 6, 2026

The Special Meeting of the Town Board of the Town of Avon was held October 6, 2026, with a start time of 2:00 P.M. at the Avon Opera Block/Town Hall, 23 Genesee St, Avon, NY 14414.

Supervisor LeFeber called the meeting to order and led in the Pledge of Allegiance.

PRESENT:	Supervisor	David LeFeber
	Deputy Supervisor	Thomas Mairs
	Councilman	Paul Drozdziel
	Councilman	Malachy Coyne
	Town Clerk	Faye Beshures

ABSENT: Councilman Hayes

OTHERS: Supervisor Confidential Secretary/Water Clerk Kim McDowell

ATTENDEES FROM SIGN-IN SHEET: Deb Spratt, Jim Harrington, Emily Procopio, and Ken Farrell

Water System Discussion:
Supervisor LeFeber introduced Emily Procopio of C+S Engineers. Emily explained that C+S is a full-service architecture and engineering firm with extensive experience in municipal consulting and water and wastewater infrastructure. Emily noted that she has also worked with Livingston County on regional water projects and water system matters.

The Board discussed the Town's existing water system, which serves approximately 700–800 customers, including a mobile home park with approximately 400 units. The Town receives its water supply from the Village of Avon under a long-term water supply agreement. The agreement was entered into in 2002 and provides for a long-term supply arrangement, with approximately 40 years in total and the Town currently being about halfway through the agreement. The agreement has generally worked well, and the Town's water rate is established through a schedule based on the Village's expenses and the cost of supplying water.

The Board discussed the terms of the Town's water allocation from the Village. The agreement was based on the Village's then-approved water supply capacity, which was discussed as approximately 3.5 million gallons per day. The Town's allocation was discussed as approximately 565,000 gallons per day, or roughly 16% of that capacity. Emily noted that the Village's treatment plant is now more limited in its available capacity and that the Village's source, Conesus Lake, is also subject to limitations on additional withdrawals. As a result, the Town cannot simply assume that additional water will be available from the Village to accommodate future growth.

The Board discussed the importance of the Town understanding how much water it currently uses compared with its allocation and how future development could affect that demand. Concern was expressed regarding the mobile home park, which continues to grow and has experienced significant water usage and leakage issues. The mobile home park is served by a single line, and the Board noted that if usage in that service area exceeds approximately 100,000 gallons per day for an extended period, the existing system may not be able to keep up with the demand. The Town currently has an emergency

connection with the Village of Lima, but the Board discussed the need for additional redundancy and a more reliable long-term solution.

The Board also discussed the Town's eastern pressure zone, located east of Route 390. The area is currently served through the Town's connection to the Village's transmission system, but pressure and future capacity are concerns. Potential additional customers in the Garden Street and Bronson Hill areas were discussed, as the existing system does not have the capacity and pressure necessary to readily serve all potential future development in that area.

Emily explained that, because the Village's treatment plant and Conesus Lake source have limitations, the Town should consider whether alternate or supplemental sources could be incorporated into its long-term water planning. Potential regional projects and connections involving neighboring municipalities and water authorities were discussed as possible opportunities to provide additional capacity and redundancy. The Board emphasized the importance of looking at these opportunities while regional projects are still being planned and designed.

The Board also discussed the Exit 9 area, which is currently served from the Village's 20-inch transmission main. The area has significant development potential due to its proximity to Route 390 and the availability of rail, electric, gas, water, and sewer infrastructure. Recent development proposals, including the Central New York Feeds project, have raised questions regarding available water capacity and pressure, particularly in the event of increased usage or a major fire-flow demand. The Board discussed the importance of understanding the Town's available water supply and the Village's capacity before additional development occurs in the area.

The Board reviewed the condition of the Town's two water storage tanks. The ground storage tank located near the Lima town line is generally in good condition and is currently part of a joint project with the Village of Avon involving ventilation, THM-related work, and other minor upgrades. The elevated tank in East Avon, constructed in 1955, has required various repairs over the years and developed a leak during the summer. Emergency repairs identified additional areas requiring attention, and further evaluation, including interior coating, exterior painting, and possible foundation review, may be necessary.

The Board identified the long-term decision regarding the East Avon elevated tank as a priority. Although the tank remains an important asset, it does not adequately pressurize the eastern portion of the Town's system, and the Town currently relies on pumping to maintain pressure. The Board discussed whether the tank should be rehabilitated, replaced, relocated, or incorporated into a larger system-wide solution.

The Board expressed interest in taking a comprehensive, long-term approach to the Town's water system rather than addressing individual issues separately. The goal would be to evaluate the Town's existing water supply from the Village, storage, pressure, infrastructure, future water demand, potential development, alternate sources, and opportunities for system redundancy over the next 10 to 20 years.

Emily explained that C+S could prepare an engineering study that would include a review of existing records and studies, an update or development of the Town's water model, evaluation of current and future water demands, analysis of potential alternatives, estimated costs, operational considerations, and recommendations for future improvements. The study could also identify projects that could be pursued in phases and provide information that could assist the Town with future grant applications.

Emily stated that the initial engineering study would serve as the preliminary phase of a potentially larger project. The work could be broken into specific tasks, including background document review, water

model updating and build-out, and alternative analysis. C+S would first review existing information and studies available to the Town and avoid duplicating previous work where possible.

Emily indicated that the cost of an engineering study could vary depending on the scope and amount of existing information available, with a general range of approximately $40,000 to $100,000. She also explained that the study could likely begin relatively quickly once the scope and proposal are finalized, but the overall study could take at least approximately six months depending on the information available and the condition of the existing water model. Additional field testing or pressure monitoring may be necessary if the existing model requires calibration.

The Board requested that C+S provide a draft proposal outlining the proposed scope of work, including the various tasks and phases of the study. The Board also requested an example of a similar study or proposal prepared for a municipality of comparable size. Emily agreed to provide a draft proposal and example for the Board's review by the end of the month.

No action was taken by the Board at this time. The Board will review the proposed scope and pricing once received and determine whether to proceed with the engineering study.

Deb Spratt discussed the Remote Area Medical (RAM) clinic that was held in Mount Morris over the weekend. It was noted that the Livingston County Department of Health was one of the sponsors. The clinic was reported to have been extremely successful and well organized, and there was hope that the event would be held again in the future. Supervisor LeFeber said that he got report that it was good and there was good participation.

On motion of Councilman Drozdziel seconded by Supervisor LeFeber and carried by all, the Board meeting was adjourned at 3:00p.m.

Respectfully submitted,

Faye Beshures
Town Clerk