

TOWN OF CLARKSON  
Public Hearing on WIBA #1  
October 12, 2022

The Town Board of the Town of Clarkson held a Public Hearing on Tuesday, October 12, 2022 at the Kimball Lodge, 8000 Ridge Rd West, Clarkson, NY at 6:00 P.M.

PRESENT:

Christa Filipowicz	Supervisor
Nick D'Amuro	Councilperson
**John Culhane	Councilperson
Tom Guarino	Councilperson
Leslie Zink	Councilperson
Susan Henshaw	Town Clerk
Robert Viscardi	Highway Superintendent
Richard Olson	Attorney
**Kevin Moore	Building Inspector

\*\*excused

Supervisor Filipowicz opened the meeting. She led everyone in the Pledge of Allegiance. A moment of silence was observed for our service men and women, first responders and veterans, particularly those who have paid the ultimate price.

Supervisor Filipowicz advised the Public Hearing is to discuss The Clarkson Water Improvement Benefit Area #1 (WIBA#1). Scott Mattison, the engineer on the project from MRB Group, provided a presentation of the project with a slide show and narration. He advised that all involved parties are the Clarkson Town Board, Town Clerk, Assessors, Town Attorney, Engineer and the Monroe County Water Authority. He advised the purpose of the meeting is to review the work completed to date, project scope, property owners estimated costs, project schedule and receive residents' comments and answer questions once completed. Scott advised how the water district was formed and that the study was initiated by the Town Board after the area was evaluated, alternatives considered, the feasibility of the Project Area was determined and preliminary cost estimates were made. He discussed the goals and objectives of the project, water district formation as well as the process. He provided background information as well as overall project details. Scott advised how the Equivalent Dwelling Units (EDU's) are applied and the special rules for agricultural parcels. He advised the Capitol Cost estimate. He then focused on the average cost per residential user for the first year, then each year after. Scott advised the homeowners responsibility and if they wish to keep their private wells. He mentioned the role of the Monroe County Water Authority. Scott advised the advantages of having a Public Water System then an estimate of the water system implementation.

Questions were taken from the public:

*Alan Cross, 1613 Drake Rd: He inquired about the cost of the installation of the water line?*

*Scott Mattison: Approximate \$15.00 per linear foot.*

*Alan C: Does the resident have to hire a contractor to bring the line to the home from the right of way?*

*Scott M: Yes, or you can do that portion yourself if you wish. The resident will have the ability to hook into the curb box at the right of way that will run to the home.*

*Alan C: Who is responsible to get the water line to your foundation?*

*Scott M: Everything after the right of way is the responsibility of the home owner.*

*Kathy Dixon, 1526 Drake Rd: She asked what are the options the homeowner has regarding their taxes?*

*Scott M: Once the district is formed the debt will go on the resident's yearly tax bill.*

*Kathy: Is there going to be a vote for the district?*

*Richard Olson – Town Attorney: This process has been started as noted in the paper, after the meeting this evening, the Town Board will make a decision to move forward on the*

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water district. That decision on the district is then subject to permissive referendum. After this, if residents wish to circulate a petition, they need 5% of the property owners in the water district to force a permissive referendum. A referendum would then be held at the Town Hall. This process adds 3-4 months on to the project timeline. The vote needs to take place between 90-125 days from the day of the town board vote for the water district.

Todd Sanders, 2122 Ireland Road: The project appears to have already started. The surveyor was taking elevations on Ireland Road all weekend. Half the land on the north side of Ireland road is ag land, farmers own it.

Richard: If in the ag district and a farmer has no buildings on their property, then their land is exempt. That is state law.

Todd S: On the Monroe County website it shows hook up fee of \$2900?

Scott M: That price is only if you hook up after the fact. If you wait the cost will go up.

Todd S: How much is the charge for the meter per day?

Scott M: It is .25 per day which is included in the water estimate provided.

Todd S: I have a 2-inch line at my house.

Scott M: That does not mean you would have a 2-inch meter.

Todd S: What if I elect to put in a ¾-inch meter line?

Scott M: Absolutely. The standard water meter is going to be a ¾ meter regardless of what size you need to put in.

Todd S: You got your meter fees, your water fees and your distance fees. I have land next to my house. Will I be billed for that land?

Richard: If you get a separate tax bill for that land, yes, unless it is ag land.

Unknown: how much are the costs to bring to your home:

Scott M: \$15 per foot from the right of way to bring line to your home. This is an estimate.

Patrick Whitney, 1200 Drake Road: I am a ¼ mile off the road, so it will cost me \$18,000 just to hook up plus the \$3,000?

Scott M: Yes that is correct.

Patrick W: I would not pay it and I would not pay the extra taxes. Were in the middle of a recession.

John Nersinger, 2197 Ireland Road: I don't care about somebody digging up our road, they dug up to put in hydrant in case of a house fire, all we've ever had was a creek, so I don't have a problem with it. If I decided to keep my well, can I tap into the line?

Scott M: If you don't want to hook immediately but want to have the water service installed to avoid the \$2900 cost in the future, you can do that. If one day you decide to hook up to your house, you run the line to your home, call the water authority, they will bring out a meter to hook you up.

John N: How does this effect the STAR program? Does each homeowner pay the same amount?

Richard: Correct – every parcel pays the same amount.

Todd S: So on the meter fee, I am 1500 feet from the road, how much is that fee?

Scott M: There is no fee to tap into the meter. The only fees you will have from that portion is the \$620.40 EDU charge. That includes the tap. We are bringing the line to the curb stop in box, and from there the resident is responsible.

John Egan, 3186 Sweden Walker Road: If we do not hook up, do we have to pay the \$2800?

Scott M: Those are all estimated costs for those who choose not to hook up.

Unknown: Do we pay for taps on vacant land?

Scott M: We do not put taps on vacant land.

Unknown: If I pay the EDU can I have a tap?

Scott M: The water authority does not allow a tap on vacant land unless you have an approved building plan.

**Scott M – went over the slide advising the estimated costs of hook up. Reminding the residents that there are portions you can do yourself which will modify the estimated costs.**

John N: If I do not hook up I have to pay only the \$620.40?

Scott M: That is correct with no purchase of water for 38 years.

John N: Does that include the tap?

Scott M: If you pay the \$240.00 to the MCWA yes.

Todd S: Will that \$620.40 change?

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*Scott M: Once the water district is formed by the town board, it is set in stone. If they want to change that figure they will need another public hearing. The board cannot increase that amount without your knowledge.*

*Unknown: is this considered a lien tax?*

*Scott M: The amount continues on the tax bill of the home, the amount does not follow you.*

*Patrick W: How does the water line effect our assessment?*

*Scott M: It is not an automatic increase. If the homes start to sell for more money because of the water, then your assessment may increase. It depends.*

*Cindy Lee, 4200 Redman Road: Is that \$620.40 every year for 30 years?*

*Scott M: It is for 38 years – yes.*

*Alan C: We would have to hook the line up to the home, we can do that anytime?*

*Scott M: You can hook up anytime from the curb stop box. As long as you sign up to pay that \$240 before the end of the project so you are ready for further hook up. You do not have to have the water service installed at that time.*

*Alonna Whitney, 1200 Drake Road: You mentioned the health and safety with water, the chlorine. Do you know how many people were sampled for water?*

*Scott M: 30 wells were sampled, and 30% came back unacceptable according to the NYS Health Departments' standards. The wells were positive for E-Coli. Those residents whose wells were found with E-Coli were all notified.*

*Scott Wilson, 1687 Drake Road: Once you notified the residents, what did they do?*

*Scott M: The people with bad well samples were all notified. They were instructed to contact NY Department of Health Center for Environmental Health.*

*Scott Wilson: What water district were they in?*

*Scott M: Every single road within this new district, had at least 1 well that was contaminated.*

*Ms. Eaton, 2323 Ireland Road: They came and drew samples from our well and I never heard from them. Is that because our well is fine?*

*Scott M: Yes. If you did not here, you well is fine.*

*Michele Gamet, 78 Lawton Road: The box where we tap into the line: Does the resident have any say as to where that is going to be?*

*Scott M: Absolutely. Typically we have a sign up session and MCWA and myself will be there and you would pay the fee and they provide a wooden stake for you to mark where on your property you would want your water service.*

*Michele G: What if the house is on the south side of the road, opposite where the line is. Does the line come under the road?*

*Scott M: Yes, the line will come under the road. Does not matter where you are and where you want the water service to be, we will get it there as long as you are signed up.*

*Michele G: You are saying the \$306.05 for the purchase of water, is that the standing water bill?*

*Scott M: That includes the 365 days at .25 a day charge and the 60,000 gallons of water a year, billed to you quarterly.*

*Cindy Lee, 4200 Redman Road: Why don't they show how many gallons of water are used by a resident every month?*

*Scott M: I do not work at the MCWA and I do not have an answer for that. You need to contact them for further help.*

*Cindy: The loan to the town for water is \$4.7 million at \$620.40 for 38 years comes to \$4,243,000.00. This doesn't add up?*

**Scott M: reviewed the cost from the Capital Cost Estimate slide**

*Cindy: None of this is coming out of the town budget? We are fronting all of this?*

*Scott M: Correct. The town cannot pay for a special district.*

*Todd S: If this project were 2 years ago, what would it have cost then? Everything cost 3 times as much now.*

*Scott M: I couldn't tell you. I do not know what costs were at that time.*

*Todd S: I'm just saying that if this were done 2 years ago, this would've only been a \$4 million dollar project? Why are we looking at this now? Why are we not waiting, we are all drinking water fine right now, we have no problems.*

*Scott M: You are more than welcome to wait if that is how you want to go. Most likely Rural Development will not provide another project in this town if the town rejects the money.*

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*Richard O: A project was created in an adjoining town 2 years ago, and their interest rate was 2.5%. We are at 1.5%.*

*Scott M: If the overall cost changes, that doesn't mean the debt service changes. Rural Development has a certain calculation they do to spend a certain amount of money that they want to see you pay, and they will reduce the loan amount to make sure you pay that amount. They could do a \$4.7 Million project at 1.5%, they will finance the project but then offer you no grant.*

*Unknown: I'm good, I have no problems with my well.*

*Richard O: Good, your neighbors may not be so lucky.*

*John Blackwood, Drake Road: Is there a master schedule with critical dates for this project?*

*Scott M: It all depends on when the water district is formed. I ran through a schedule earlier, but that is only if the district is approved immediately.*

*John B: I'm asking because you are not going to put in any curb stops on vacant land and I am currently going through the process to build on my lot. I am looking for a critical pathway for my building permit to be approved. I don't want to be ostracized.*

*Scott M: At this point you need to sign up in the middle of construction. Meaning between 9-12 months to be ready.*

*Unknown: Are there building and specs done yet for the project?*

*Scott M: No. The only thing prepared is an engineer report.*

*Unknown: What kind of piping will be used?*

*Scott M: It will be 8-inch PVC.*

*Bruce Bevins, 393 Lawton Road: Why should we as tax payers be burdened with extra costs. The MCWA makes over \$70 million a year. Why aren't they helping pay? Have you petitioned them?*

*Unknown: I've heard they just want to tie into things just to relieve pressure.*

*Scott M: The MCWA doesn't care whether this happens or not and they will not contribute any money.*

*Bruce B: MCWA puts in over \$5 million worth of water mains a year. Maybe they have a contractor put it in?*

*Scott M: MCWA does not put in water mains. They replace the existing mains. They do not put in any new mains on anyone's behalf. I am putting in this same way, exact same situation in Bergen, and when it is complete, the MCWA will take it over then.*

*Bruce B: The engineer that I was talking to that worked there (MCWA) over 30 years didn't know what he was talking about? He said they put in \$5 million a year worth of water mains. I worked there for 33 years. I am just telling you. I know what I am talking about.*

*Scott M: Ok. Sir.*

*Jamie Almeter, 2072 Ireland Road: \$620 a year is set for people in this district. There is a lot of vacant land. Is this going to open it up to a lot of new build? If new houses come in, will the amount come down that we pay per year?*

*Scott M: If you have more people coming into the district, means more people paying in, it is up to the town. They either lower the debt service or they can pay it off faster. With it being a Rural Development project, we are required to implement lateral restrictions. Ex: Ag parcels within the district that are exempt will be restricted from hooking up to the water. If they do not hook up at the time of construction, they cannot hook up again as long as they are in the ag district.*

*Jamie A: There is a cluster of traffic at the end of Lawrence Road and Ireland Road. There are 6 groups of houses within 2 acres.*

*Scott M: Repeating that there are lateral restrictions and those lots cannot hook up if in an ag district. An ag district comes up for renewal every 8 years and if you elect to pull out of the district at that time, it comes with a tax penalty. All these parcels will not be able to subdivide and hook up to water right away. It's an 8-year cycle with penalties associated with it.*

*Unknown: Is the charge .25 a day? And is the water line charged per the gallons you use?*

*Scott M: Yes ma'am. The MCWA rate structure includes a daily charge for the meter as well as commodity charge per thousand gallons.*

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*Kathy Dixon, 1625 Drake Road: Where do you get the 38 Years? Why 38?*

*Scott M: That's the way Rural Development does their loans.*

*Unknown: If it were any shorter we'd all be foreclosed on.*

*Unknown: How many miles is the piping for the project?*

*Scott M: 69,500 linear feet – approx.*

*Alonna: My husband and I bought our place 8 years ago. With Covid it has brought a lot of people together, the community together, so I guess I don't understand the point of all this. We want to be on a self-sustainable thing.*

*Scott M: We are here because residents petitioned the town for water. I am not here to sell anybody anything. I am bringing information to you. Residents have requested public water from the town in these areas and the town has put this together and that is why I am here.*

*Alonna: What about the well guys? People move to this area because they want to be more free. It's hard to see this. I understand you want the town to grow. This is just....hard.*

*Scott M: I understand. Like I said, we are here because of residents and probably people in this room have asked the town for public water.*

*Kathy D: How many homes in the district?*

*Scott M: There are 178 homes in the district and 300 parcels. The town had taken calls, petitions, emails, whatever it is.*

*Christa Filipowicz, Town Supervisor: People have been asking for public water on certain roads for years. People from Drake Road, Sweden Walker come to mind. They haven't been able to get signatures or the cost was too much. We started this application process 3 years ago, because we qualified as low income through Rural Development and to date, we get at least 2-3 phone calls per week. People are needing to replace their washers, their appliance that uses water. Some people have terrible wells so it has been an ongoing beat of the drum. This really has nothing to do with the town, we just want to be the conduit. We applied for the grant and the grant came in. It is not a benefit to the town board at all other than you all being happy and having water you can use. It is really up to the residents.*

*Todd S: I've got 22 years on my hot water tank and other appliances on my well water.*

*Christa F: That's great.*

*Kathy D: When is the town going to reassess anyway? Will there be something advising we will not be reassessed until next year?*

*Christa F: Is your question when the town is going to get reassessed?*

*Kathy D: Yes.*

*Christa F: You were supposed to reassessed this year, since we haven't been assessed in 3 years and that is the typical turn around. We cancelled it due to the economic situation. I would say it is probably going to be next year. We just thought we would give everybody a break due to real estate sales. That was what we did to try and help.*

*Patrick W: I am speaking to those with low well quality. If there are those people...fix your well water.*

*Alonna W: We would contribute to help your well, it won't come to \$7Million. The community will help.*

*Patrick W: Honestly, stuff that is put into public water is not that plausible. You have to use filters. Most people that I know say it tastes like chlorine or the lake.*

*Unknown: I've filled pools with city water and you couldn't see the bottom. From the city water.*

*Unknown: I understand fully that there are people that come from wherever into our blessed town and their water is different from what we have. I grew up on well water. Their water is different than our well water. I've never had a problem with well water. I'm not glowing in the dark or anything like that. My reservation is the MCWA and their jurisdiction, It's all up to them. What if the water gets contaminated and we don't find out for 2 weeks? We have no idea what's in it.*

*Scott M: That is something you have to take up with the water authority. They have to test regularly. There is no way you are going 4 weeks and not know there is a problem.*

*Unknown: It would be nice if there is a representative from them here and ask their contingency plans to make people maybe feel safer. It can happen.*

*Scott M: Sure.*

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*Bruce B: I know a guy that goes to 32 different places every day for water samples within the county. He takes a sample. He sends it to the lab. The lab tests it for bacteria and what not. If they find something out, they get right on it.*

*Unknown: There is chlorine put in the water every day. By the time it reaches our area it's pretty low.*

*Christa F: Anymore questions?*

*Jack Hall, 650 Lawton Road: I just want to know which side of the road, north or south, is this water line going to be laid out on?*

*Scott M: South side. At this point, best guess, just looking at it standing in the road.*

*Scott M: If that's all the questions, I will start to clean up. I will be up here; feel free to come up and I can answer the rest of your questions.*

**RESOLUTION #271**

**MOTION TO CLOSE THE PUBLIC HEARING ON WIBA #1**

Introduced by Councilperson Guarino

Seconded by Councilperson Zink

Motion to close the public hearing on WIBA #1.

**VOTE OF THE BOARD**

AYES: Supervisor Filipowicz, Councilpersons D'Amuro, Guarino and Zink

NAYES: None

ABSENT: Culhane

**RESOLUTION #272**

**MOTION TO ADJOURN**

Introduced by Councilperson D'Amuro

Seconded by Councilperson Guarino

Motion to adjourn at 6:51 PM.

**VOTE OF THE BOARD**

AYES: Supervisor Filipowicz, Councilpersons D'Amuro, Guarino and Zink

NAYES: None

ABSENT: Culhane

Respectfully submitted,

*Susan Henshaw*

Town Clerk

Approved 11-22-2022