

# **Town of Clarkson Water Improvement Benefit Area No. 1**

**October 12, 2022**



**MRB** | *group*

# Clarkson Town Board

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## **Town Supervisor**

*Christa L. Filipowicz*

## **Town Board Members**

*John Culhane*

*Leslie Zink*

*Nick D'Amuro*

*Tom Guarino*

# Support to the Town Board

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*Susan Henshaw, Town Clerk*

*Tammy Baker & Darla Emmerson, Town Assessors*

*Richard Olson, Town Attorney*

*Scott Mattison, P.E., Engineer*

*Steve Savage, P.E. MCWA*

*Tod Ferguson, P.E, MCWA*

# Public Meeting Purpose

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- *Review the work completed to date.*
- *Review the Project Scope.*
- *Review the Total Project Cost.*
- *Review the Property Owner Estimated Costs.*
- *Review the steps to be taken and Project Schedule.*
- *Receive resident's comments and answer questions.*

# Goals and Objectives

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- *Provide affordable public water service.*
- *Maximize potential grants and low interest loans.*
- *Create a long-term plan for providing public water based upon need, requests and feasibility.*

# Water District Formation

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**How is a Water District Formed?** *The Town will proceed with District Formation Under Article 12A Town Law.*

**Preliminary Study is initiated by the Town Board:**

- *Service Area is evaluated.*
- *Alternatives are considered.*
- *Feasibility of Project Area is determined.*
- *Preliminary Cost Estimates are made.*

# Water District Formation Process

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- *Map, Plan and Report is prepared.*
- *Total Project Costs are estimated and Annual Cost to the typical single-family home is estimated.*
- *Legal Public Hearing to be held.*
- *Application to Comptroller's office for District approval.*

# Background Information

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- *MCWA operates and maintains the Clarkson Water System under a "Retail Lease Agreement".*
- *Average Home utilizes 60,000 gal./year of water.*
- *Town has received grant and loan funding for project.*



# Overall Project Details

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- *69,500 LF of water main to install to serve approximately 178 homes.*
- *Fire hydrants located 600' apart & at intersections.*
- *Water services provided to each existing home and business that signs up to receive a water service.*
- *Improvements generally installed within the highway Right-of-Way's.*
- *Temporary and Permanent Easements may be necessary depending upon the water main location and obstacles within the project area.*

# How are Equivalent Dwelling Units (EDU's) Applied?

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- **Residential Properties:**
  - 1 family = 1 EDU;*
  - 2 family = 2 EDU; etc.*
- **Commercial Properties:** *1 EDU minimum; Additional EDU's based upon water usage.*
- **Vacant Buildable Lots:** *1 EDU.*
- **Landlocked Parcels:** *0 unit (unless owner also owns an adjacent parcel with road frontage – then 1 EDU).*

# Special Rules for Ag Parcels

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- *Parcels in agricultural production in an Ag District are totally exempt from special assessments for water EXCEPT for a house and 1 acre, and any farm buildings that connect to the public water.*

# Capital Cost Estimate

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Total Project Cost	\$7,655,000
USDA Rural Development Grant	\$2,955,000
Net Local Share (Loan Amount)	\$4,700,000
Annual Debt Service Payment (Based upon a 1.5% interest rate for 38-years)	\$163,166
<u>Total Number of Chargeable Units in Project Area (EDU's)</u>	<u>263</u>
<b>Estimated Debt Service Cost per Chargeable Unit (1 EDU)</b>	<b>\$620.40</b>

# Estimated Costs for the Average Residential User for the first year

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1.	MCWA Water Meter & Account Fee	\$240.00
2.	Installation of Water Service (100 LF x \$15/LF)	\$1,500.00
3.	Internal Plumbing Changes	\$200.00
4.	Repayment of Long-Term Bonding	\$620.40
5.	Purchase of Water (60,000 gal/yr)	\$306.05
6.	<u>Plus Reserve Repair Account</u>	<u>\$20.00</u>

<b>Total First Year Costs for the Average Residential User (Single-Family Home)</b>	<b>\$2,886.45</b>
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# Estimated Costs for the Average Residential User after the first year

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1.	Repayment of Long-Term Bonding	\$620.40
2.	Purchase of Water (60,000 gal/yr)	\$306.05
3.	<u>Plus Reserve Repair Account</u>	<u>\$20.00</u>

<b>Total Second Year and Beyond Costs for the Average Residential User (Single-Family Home)</b>	<b>\$946.45</b>
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# Homeowners Responsibility

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- *Install Water Service from ROW to house.*
- *Abandon wells or separate from well supply and Internal Plumbing Changes.*
- *MCWA Meter & Initial Account Fee (\$240 One time only).*
- *Homes > 500' from WM will require meter tile for meter (\$1,000 +/-).*
- *Purchase Water and comply with MCWA requirements.*

# Can I keep my Private Well?

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MCWA offers the following Options:

- **Option 1 Well Abandonment:** *Homeowner is responsible for the cost associated with well abandonment. (**This is the preferred Option**).*
- **Option 2 Well Separation:** *One-time Easement Fee of \$850 + \$80 Inspection Fee every 5 years.*
- **Option 3 Backflow Prevention Device:** *Must be designed by a NYS Licensed Professional Engineer and must be tested annually. This option is the most costly.*

**Note:** *The availability of Options 2 & 3 are up to the MCWA based upon groundwater conditions in the area.*



# Role of MCWA

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- *Provide technical assistance and review/approval of plans and specifications.*
- *Supply potable water meeting or exceeding State and Federal Standards.*
- *Operate and maintain water supply and distribution system.*
- *Coordinate new service installations and well abandonment's.*
- *Set up new customer accounts and perform all billing.*

# Advantages of a Public Water System

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- *Consistent Quality and Quantity.*
- *Increased Fire Protection.*
- *Lower Homeowners (fire) Insurance Rate (average 5-15%).*
- *Increased Property Values w/o automatically increasing assessment. Re-assessments DO NOT automatically take place because of a Water District being created.*
- *Enhanced marketability of property in the future.*
- *Less worry about water supply.*
- *Eliminate costs associated with private wells.*

# Water System Implementation

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- *Prepare Contract Plans and Specifications (4-6 Months)*
- *Approvals, Permits, Easements, etc. (4-6 Months)*
- *Bidding and Award of Contract (1-2 Months)*
- *Construction (9-12 Months)*
- ***Total time between now and completion of project will be 18-26 months.***

# Questions and Answers

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- **If I don't want water, will I have to pay for it?**
  - *You'll have to pay for the water district debt, but if you don't hook-up, you don't pay for water use.*
- **Will the project raise my assessment?**
  - *No, your assessment does not change, your tax bill will include a separate water district tax.*
- **If I don't hook-up immediately, can I hook-up later?**
  - *Yes, but you will have to pay a tap-in fee at a later date.*

# Thank You

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