

TOWN OF WOLCOTT ORDER FOR PUBLIC
HEARING ON DECEMBER 19, 2017 AT 6PM AT THE WOLCOTT TOWN HALL ON INCREASING
THE MAXIMUM AMOUNT TO BE EXPENDED ON THE PORT BAY SEWER DISTRICT PURSUANT
TO ARTICLE 12-A OF THE TOWN LAW

STATE OF NEW YORK
TOWN OF WOLCOTT COUNTY OF WAYNE

In the Matter of increasing the maximum amount to be expended
for the Port Bay Sewer District Pursuant to Article
12-A of the Town Law of the State of New York

ORDER

WHEREAS, there has been prepared and filed in the office of the Town Clerk of the Town of Wolcott and available for public inspection a Map, Plan, and Report prepared by the Town Engineer providing for sanitary sewer system improvements in, and to service properties along Furnace Road, West Port Bay Road and associated side roads including Wood Tract Road, North and South Maple Streets, and Tompkins Point Road; and East Port Bay Road and associated side roads including Martin, Eagle, Dove, Thrush, Roney, Robin, Jay, Finch, and Cardinal Roads in the Town of Wolcott; and

WHEREAS, the Map, Plan and Report details the sewer line and other facilities of the sewer system proposed to be constructed, including connection points in the Towns of Wolcott and Huron, through which the proposed Port Bay Sewer District (“District”) will connect to the Red Creek Area Wastewater Treatment Facility (“Red Creek Plant”) owned by the Wayne County Water and Sewer Authority (“Authority”), and includes a map showing the boundaries of the proposed District and sewer system; and

WHEREAS, the District is proposed to include improvements as set forth in the Map, Plan and Report, including (a) a low pressure conveyance system, consisting of an individual grinder pump at each home and a lateral connecting each grinder pump to a small-diameter, low-pressure force main located in the road right-of-way or easement; and (b) transmission system improvements, including the upsizing of the Village of Wolcott (“Village”) force main from 8-inch to 10-inch diameter, as well as upgrading of other components of the Village’s transmission system; and

WHEREAS, a copy of the boundaries of the proposed water district is on file at the Town Hall and is available for inspection during regular business hours and

WHEREAS, the maximum amount originally proposed to be expended for the sewer system improvements is \$10,500,000.00 dollars; and

WHEREAS, for homeowners who hook up to the sewer system immediately, the estimated one-time charge for hook-up is approximately \$1,500 to \$3,000 per connection, which includes costs associated with the incorporation of the grinder pump into existing plumbing and interior electric, and costs for pumping out and abandoning existing septic tanks. For these homeowners, there will be no charge for the installation of the grinder pump. For homeowners that connect at a later time, estimated one-time charge for hook-up is

approximately \$2,500 to \$4,000 per connection, which includes the costs described above, as well as the cost of installation of the grinder pump.

WHEREAS, the proposed method of financing is through a loan from the New York State Environmental Facilities Corporation - Clean Water State Revolving Fund in the amount of \$10,500,000.00, said loan to be repaid in annual installments amortized over not more than 30 years with an interest rate projected at zero (0) percent; and

WHEREAS, the cost of construction of the sewer system would be assessed by the Town Board, in proportion as nearly as may be calculated, to the benefit which each lot or parcel would derive from the sewer system. The Town Board and the Authority may also impose other appropriate charges, fees, and assessments as allowed by law, including sewer rents and connection fees.

WHEREAS, the estimated annual cost of the District to the typical property or one-family home is \$895 (including \$565 debt service, \$250 sewer use charges, \$30 estimated electrical charge for grinder pump, and \$50 for capital fund for grinder pump replacement), as detailed in the Map, Plan and Report, not including the costs to hook up described above. The estimated annual cost of the District to a two-family home would range from \$1,457.50 to \$1,507.50 (including \$847.50 debt service, \$500 sewer use charges, \$60 estimated electrical charge for grinder pumps, and \$50 - \$100 for capital fund for grinder pump replacement, depending upon the number of pumps employed), as detailed in the Map, Plan and Report, not including the costs to hook up described above. The Map, Plan and Report contains a detailed explanation of how the estimated hook-up fees and the cost of the District to a typical property were computed; and

WHEREAS, the estimated construction cost in the Map, Plan and Report for the improvements included in Construction Contract No. 1 was \$7,240,000.00 and the lowest responsible bid on Construction Contract No. 1 was in the amount of \$9,040,475.00 which is \$1,800,475.00 over the estimate in the Map, Plan and Report for Construction Contract No. 1; and

WHEREAS, based on the lowest responsible bid on Construction Contract No. 1, when considered together with the anticipated other related construction and non-construction costs associated with the District, it is anticipated that the previously approved amount to be expended will be exceeded; and

WHEREAS, after submission of the Map, Plan and Report and after creation of said Port Bay Sewer District, the Town of Wolcott was awarded a grant from the New York State Environmental Facilities Corporation in the amount of \$2,625,000.00 which monies are to be applied to the cost of constructing the sewer district; and

WHEREAS, the anticipated maximum amount to be expended for the construction of the Port Bay Sewer District is \$13,125,000.00; and

WHEREAS, the grant money received by the Town is sufficient to cover the increased cost of construction without requiring the borrowing of additional funds and without increasing the user cost as originally set out in the map, plan and report and as heretofore approved by the Town; and

WHEREAS, Town Law section 209-h requires the Town to schedule a public hearing regarding the proposed increase to the maximum amount to be expended for the construction of the sewer district.

NOW, THEREFORE, BE IT ORDERED, that the Town Board of the Town of Wolcott shall meet at the Wolcott Town Hall, 6070 Lake Avenue, Wolcott New York on the 19th day of December, 2017 at 6:00 p.m., for the purpose of conducting a public hearing on the proposed increase to the maximum amount to be expended for the construction said District with the improvements specified above, at which time and place all persons interested in the subject thereof may be heard concerning the same, and it is further

ORDERED, that the Town Clerk of the Town of Wolcott be, and she hereby is authorized and directed to publish and post a copy of this order in the time and manner required by law.

Date: November 21, 2017

By Order of the Town Board
of the Town of Wolcott
Dawn M. Krul, Town Clerk