

SPECIAL MEETING - WOLCOTT TOWN BOARD -
NOVEMBER 10, 2014

A special meeting of the Wolcott Town Board was held Mon., Nov. 10, 2014, at 6:00 PM at the Wolcott Town Hall with the following people present:

PRESENT - Supervisor - Kim Park
Councilman - Adam Ellis, Jr.
Councilman - Henry Felker (ABSENT)
Councilman - Russell Freer
Councilman - Christopher Loveless
Town Clerk - Dawn Krul

The Supervisor called the meeting to order at 6:00 PM.

The purpose of this special meeting was to review and establish unit charges for our sewer districts and any other business that might come before the board.

RESOLUTION #58-14 RESCINDING RESOLUTION #58-13
ENTITLED "ASSES-SING ONE-HALF UNIT PER VACANT LOT
AROUND IMMEDIATE WATERFRONT AREA
IN THE TOWN OF WOLCOTT" -

The following resolution was presented by Kim Park, moved by Adam Ellis, seconded by Russ Freer,

WHEREAS, it has come to the attention of the Board that criteria for unit charges in the above titled resolution does not satisfy all situations; and

WHEREAS, the Board realizes the need to revise the unit charges and criteria for sewer districts in the town; and

WHEREAS, the Board will be adopting a new policy to replace the policy cited in Resolution

#58-13;

NOW, THEREFORE, BE IT RESOLVED, to rescind Resolution #58-13.

VOTE - AYES 4 NAYS 0.

RESOLUTION #59-14 ASSESSING UNIT CHARGES FOR LOTS AROUND IMMEDIATE WATERFRONT AREA IN THE TOWN OF WOLCOTT SEWER DISTRICTS -

The following resolution was presented by Kim Park, moved by Chris Loveless, seconded by Adam Ellis,

WHEREAS, the Town has established the Blind Sodus Bay Sewer District and the Port Bay Sewer District; and

WHEREAS, public sewer will make lots previously non-buildable so that permanent structures can be on said lots as well as increasing saleable value of said lots; and

WHEREAS, 1.0 unit charge will be assigned for primary residential structure per parcel; and

RESOLUTION - (cont'd)

WHEREAS, under this potential joint project with the Town of Huron inequity needs to be addressed for all property owners; and

WHEREAS, the Town of Huron recently passed a resolution regarding charging one-half unit for vacant parcels on the waterfront; and

WHEREAS, other unique circumstances occur in sewer districts not fitting the standard one unit for parcels with residential structures; and

WHEREAS, the following criteria will be used for parcels not fitting the standard one unit for parcels with a residential structure:

- 0 unit charge for non-buildable lots - (a parcel is deemed non-buildable by the Town Board and Code Enforcement Officer and no unit charge will apply)
- 0 unit charge for parcels serviced by another district where charge is applied by said district
- .05 will be charged for vacant parcels off waterfront
- .10 will be charged for a commercial campsite - (mobile homes located within the confines of a seasonal campground shall be considered campsites for unit charge purposes provided the campground closes during the winter months on a yearly basis)
- .50 unit charge per additional residential structure with one (1) primary unit being charged
- .50 unit charge for vacant waterfront buildable
- a minimum of 1.0 unit will be charged for commercial properties with commercial uses; additional charges may apply based on commercial or industrial uses based on estimated water consumption.

WHEREAS, a pump replacement fee of \$50.00 will be charged for each primary parcel with 1.0 primary unit; each pump or basin placement with anticipation of a pump drop regardless of units charged;

NOW, THEREFORE, BE IT RESOLVED, unit charges stated in this resolution will be the policy followed for unit charges in sewer districts in the Town of Wolcott.

VOTE - AYES 4 NAYS 0.

RESOLUTION #60-14 ESTABLISHING A ZERO UNIT
CHARGE FOR CERTAIN PARCELS ON BLIND SODUS BAY THAT
ARE NON-BUILDABLE LOTS -

The following resolution was presented by Kim Park, moved by Russ Freer, seconded by Chris Loveless,

WHEREAS, certain parcels are non-buildable due to substantial reduction of size of parcel due to erosion; and

RESOLUTION - (cont'd)

WHEREAS, it is necessary to assign these parcels a zero unit charge for sewers in the Blind Sodus Bay Sewer District;

NOW, THEREFORE, BE IT RESOLVED, the following parcels are deemed non-buildable by the Town Board and shall have a zero unit charge in the Blind Sodus Bay Sewer District:

- 9463 Blind Sodus Bay Road - Tax Map #77121-12-970672
- 9479 Blind Sodus Bay Road - Tax Map #77121-12-962664
- 9475 Blind Sodus Bay Road - Tax Map #77121-12-956656
- 9481 Blind Sodus Bay Road - Tax Map #77121-12-950648

VOTE - AYES 4 NAYS 0.

RESOLUTION #61-2014
TOWN OF WOLCOTT ORDER FOR PUBLIC HEARING
ON DECEMBER 1, 2014 AT 6:00 P.M.
AT THE WOLCOTT TOWN HALL

ON INCREASING THE MAXIMUM AMOUNT TO BE EXPENDED
FOR THE BLIND SODUS BAY
SANITARY SEWER DISTRICT
PURSUANT TO ARTICLE 12-A OF THE TOWN LAW

The following resolution was presented by Kim Park, moved by Adam Ellis, seconded by Chris Loveless,

WHEREAS, the Town of Wolcott has heretofore established the Blind Sodus Bay Sanitary Sewer district based on a map, plan and re-port prepared by the Town Engineer providing for sanitary sewer sy-tem improvements in, and to service properties along all or por-tions of Blind Sodus Bay Road, Metzger Road, Ingersoll Road, King Road and West Bay Road in the Town of Wolcott; and

WHEREAS, the Town of Wolcott desires to increase the maximum amount to be expended on the construction of the sanitary sewer sy-tem based in part on higher than anticipated bids for the construc-tion of the project and further based on an additional \$350,000.00 of additional grant money that was awarded the Town from Rural De-velopment; and

WHEREAS, the proposed improvements consist of low pressure sewer lines, grinder pumps and related appurtenances along and located within the right-of-way of said roads or by easements, making avail-able municipal sewer to residential and other uses located within the sewer district, to be serviced by the Wayne County Water and Sewer Authority; and

WHEREAS, the boundaries of the sewer district are: as described on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the maximum amount proposed to be expended for the sewer system improvements is \$2,700,000.00 dollars; and

RESOLUTION - (cont'd)

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; and

WHEREAS, the proposed method of financing is through a combination of a loan from the New York State Environmental Facilities Corporation - Clean Water State Revolving Fund in the amount of \$1,600,000.00, said loan to be repaid in annual installments amortized over not more than 30 years with an interest rate projected at zero (0) percent along with a grant from the United States Department of Agriculture (USDA), Rural Utilities Service (RUS) program in the amount of \$1,100,000.00; 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 Wayne County Water and Sewer Authority may also impose other appropriate charges, fees, and assessments as allowed by law, including sewer rents and connection fees; and

WHEREAS, the estimated hook-up fees are a one-time charge of between \$1,500.00 and \$4,000.00. In addition, the estimated annual cost of the District to the typical property or one-family home is \$660 (including \$330 debt service, \$250 sewer use

charges, \$30 estimated electrical charge for grinder pump, and \$50 for capital fund for grinder pump replacement) not including the costs to hook up described above. The estimated annual cost of the District to a two-family home would range from \$1,105.00 to \$1,155.00 (including \$495.00 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), not including the costs to hook up described above.

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 1st day of December 2014 at 6:00 pm for the purpose of conducting a public hearing on increasing the maximum amount to be expended on the construction of said sanitary sewer system specified above, at which time and place all persons interested in the subject thereof may be heard concerning the same, and it is

RESOLUTION - (cont'd)

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.

VOTE - AYES 4 NAYS 0.

Dated: November 10, 2014
By Order of the Town Board
of the Town of Wolcott
Dawn M. Krul, Town Clerk

OTHER BUSINESS -

RESOLUTION #62-14 AUTHORIZING THE SUPERVISOR TO SIGN 2015 SNOW AND ICE CONTRACT WITH WAYNE COUNTY -

The following resolution was presented by Kim Park, moved by Russ Freer, seconded by Chris Loveless,

WHEREAS, the County of Wayne and the Town of Wolcott have agreed to a snow and ice control contract in years past; and

WHEREAS, both parties agree this is most advantageous for the taxpayer; and

WHEREAS, the Town Board agrees to the terms of said contract;

NOW, THEREFORE, BE IT RESOLVED, the Town Board authorizes the Supervisor to sign the Snow and Ice Contract with Wayne County for the term of January 1, 2015, to December 31, 2015.

VOTE - AYES 4 NAYS 0.

Kim gave a brief report on the opening of bids for construction of the Blind Sodus Bay Sewer District held on November 6th.

EXECUTIVE SESSION -

A motion was made by Kim Park, seconded by Adam Ellis, to move into executive session at 6:05 PM regarding pending litigation.

VOTE - AYES 4 NAYS 0. The Town Clerk left at this time.

CLOSE EXECUTIVE SESSION -

A motion was made by Chris Loveless, seconded by Russ Freer to close executive session at 6:27 PM. VOTE - AYES 4 NAYS 0.

The next regular meeting of the Wolcott Town Board will be held Nov. 18, 2014, at 6:00 PM at the Town Hall.

A motion was made by Adam Ellis, seconded by Chris Loveless, to adjourn the meeting at 6:28 PM.

Respectfully submitted,

Krul,

Clerk

Dawn M.

Town

