

TOWN OF OAKFIELD

SPECIAL MEETING

FEBRUARY 26, 2014

ROLL CALL

PRESENT: Supervisor Glor
Councilman Cianfrini
Councilman Kabel
Councilman Martin

ABSENT: Deputy Supervisor Veazey

OTHERS

PRESENT: Superintendent of Highways Dennis
Town Clerk Haacke
Assessor Flansburg

Supervisor Glor called the meeting to order at 5:30 pm.

RESOLUTION NO. 17—ORDER CALLING FOR PUBLIC HEARING COMMUNITY DEVELOPMENT BLOCK GRANT USG

Councilman Cianfrini offered the following:

**ORDER CALLING FOR A PUBLIC HEARING -
COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION**

WHEREAS, the Oakfield Town Board wishes to assess the advisability of submitting a Community Development Block Grant (“CDBG”) application to the New York State Office of Community Renewal (the “OCR”) for funding to support the modernization of United States Gypsum Company’s operations in the Town (the “Project”); and

WHEREAS, the Town is required to hold a public hearing to provide information to the public and to consider citizen comments regarding the CDBG program and the Project prior to submitting an application for CDBG funding;

NOW, THEREFORE, BE IT

RESOLVED, that the Oakfield Town Board hereby calls for a Public Hearing whereas all interested parties shall be heard; and be it further

RESOLVED, that the Public Hearing shall be held at the Town Hall, 3219 Drake Street, Oakfield, New York 14125 at 6:45 PM on the 11th of March, 2014; and be it further

RESOLVED, that the Town Clerk is hereby directed to have published at least once in the “Batavia Daily News” at least seven (7) days before the date scheduled for the Public Hearing, the Public Hearing Notice that is attached hereto.

Second by: Councilman Martin

Ayes: Glor, Cianfrini, Kabel, Martin

APPROVED by unanimous vote (4-0)

RESOLUTION NO.18 ACCEPTANCE OF PETITIONS WATER DISTRICT 5

Councilman Cianfrini offered the following:

RESOLVED, that on February 19, 2014 signed petitions were filed in the Town Clerk’s office requesting a Water District (District 5) be formed in the Town of Oakfield. The Town Board of the Town of Oakfield accepts said petitions to move forward.

Second by: Councilman Kabel

APPROVED by unanimous vote (4-0)

RESOLUTION NO. 19 ORDER FOR PUBLIC HEARING WATER DISTRICT 5

Councilman Kabel offered the following:

**ORDER FOR PUBLIC HEARING ON ESTABLISHMENT OF
WATER DISTRICT NO. 5 FOR A PORTION OF THE TOWN OF OAKFIELD**

WHEREAS, the Town Board of the Town of Oakfield, New York, has duly adopted a Resolution directing the Supervisor of the Town of Oakfield to file a map, plan and report for providing the facilities, improvements or services in a portion of the Town of Oakfield, where a water district is proposed to be established; and said map, plan and report has been filed in the office of the Town Clerk of the Town of Oakfield on February 11, 2014, and

WHEREAS, a “Petition to Request Water District” was filed in the Oakfield Town Clerk’s Office on February 19, 2014, signed by the required number of property owners within the proposed district, namely, pursuant to the latest completed assessment roll of the Town of Oakfield, the owners of taxable real property located in the proposed Water District No. 5 owning in the aggregate at least one-half of the assessed valuation of all of the taxable real property of the proposed Water District; and also constituting the signatures of resident owners who own taxable real property aggregating at least one-

half of the assessed valuation of all of the taxable real property of the proposed Water District owned by residents, and

WHEREAS, the boundaries of the proposed water district are as follows:

See **EXHIBIT A** attached hereto.

WHEREAS, the improvements proposed consists of the construction and installation of approximately 4,400 linear feet of eight (8) inch water main along portions of Lockport Road; together with all related right-of-way costs, site work and other ancillary work, including hydrants, valves, apparatus, and other improvements and costs incidental thereto (referred to herein as “water improvement”), and

WHEREAS, the maximum amount proposed to be expended for such water improvement is \$119,000.00, which is planned to be financed by a conventional bank loan at a 3% interest rate for a 30 year term, in an amount not to exceed \$119,000.00, offset by any funds received from the United States of America, and/or the State of New York, and/or the County of Genesee, and/or local grants; including, but not limited to, a State Municipal Fund Grant of approximately \$50,000.00, and

WHEREAS, the proposed annual debt service (assuming 8 units) is estimated to be approximately \$441.00 per typical property user in the proposed district, which is a single family home, and

WHEREAS, a typical household uses 60,000 gallons of water per year and the estimated cost of the water to be purchased by the water district’s users is a total of \$4.35 per 1,000 gallons used, to be purchased from the Village of Oakfield, together with a \$25.00 per quarter flat fee; thereby the average household can expect to additionally pay approximately \$361.00 per year for water purchase above and beyond the debt service, and

WHEREAS, based upon the foregoing estimates, the total annual cost of the typical property in the proposed district is estimated to be \$802.00 per year, and

WHEREAS, payment of the debt service will be made by levy and collection of special assessments from the several lots and parcels of lands within the water district, which the Town Board shall determine and specify to be specially benefited thereby, so much upon and from each as such shall

be in just proportion of the amount of benefit conferred upon the same, to pay the principal of and interest on said bonds, as the same shall become due and payable, and

WHEREAS, each property will also have to pay for service from their home to the road right-of-way, incurring estimated onetime costs of approximately \$100.00 for a meter, plus approximately \$10.00 per linear feet of pipe, plus potential well abandonment or separation charges of approximately \$200.00; as well as any internal plumbing charges, and

WHEREAS, the map, plan and report describing such improvements is on file in the office of the Town Clerk of the Town of Oakfield and available for public inspection, and it is

ORDERED, that the Town Board of the Town of Oakfield, New York, shall meet at the Town Hall, located at 3219 Drake Street, Oakfield, New York on the 11th day of March, 2014, at 6:30 p.m., for the purpose of conducting a public hearing on the proposal to establish said water district with the improvements specified herein, 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 Oakfield is hereby authorized and directed to publish a copy of this Order in The Daily News, to post a copy of the same on the signboard of the Town of Oakfield, and to mail a copy to all owners of property located within the proposed water district, in the time and manner required by law, and it is further

ORDERED, that based upon the fact that the estimated total annual cost of the typical property in the proposed District is below the threshold set by the Office of the State Comptroller when a special district is created in the 2014 calendar year, approval of this District by the State Comptroller is not required, however, the Town Clerk is hereby authorized and directed to mail a certified copy of the "Public Notice", which contains the notice concerning the public hearing, along with other required information, to the Office of the State Comptroller, to be completed no later than fourteen (14) calendar days after this Public Notice has been published in the official newspaper.

DATED: February 26, 2014

SECONDED BY: Councilman Martin

Approved on Roll Call as follows:

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| Supervisor Carol L. Glor | Yes |
| Councilman Michael T. Cianfrini | Yes |
| Councilman Timothy Kabel | Yes |

Councilman Matthew Martin
Councilman James Veazey

Yes
Absent

TOWN OF OAKFIELD
WATER DISTRICT No. 5

All that tract or parcel of land situate in the Town of Oakfield, Genesee County, State of New York, being described as follows:

Beginning at a point being the intersection of the centerline of Lockport Road (49.5 feet wide right-of-way) and the centerline of Bliss Road (49.5 feet wide right-of-way) along a westerly line of the existing Town of Oakfield Water District No. 4; thence,

1. Southerly, along the centerline of Bliss Road and the existing Town of Oakfield Water District No. 4, a distance of 500 feet, more or less, to a point; thence,
2. Westerly, along a line 500 feet southerly of and parallel to the centerline of Lockport Road, through the lands of tax account numbers 11.-1-50.1, 11.-1-51.21, and 11.-1-51.11, a distance of 3,138 feet, more or less, to a point on the westerly line of tax account number 11.-1-51.11; thence,
3. Northerly, along the westerly line of tax account number 11.-1-51.11, a distance of 107 feet, more or less, to the southeasterly corner of tax account number 11.-1-53.12; thence,
4. Westerly, along the southerly line of tax account number 11.-1-53.12, a distance of 400 feet, more or less, to the southeasterly corner of tax account number 11.-1-53.111; thence,
5. Southwesterly, along the southerly line of tax account number 11.-1-53.111 and the southeasterly line of tax account number 11.-1-53.2, a distance of 354 feet, more or less, to a southerly corner of tax account number 11.-1-53.2; thence,
6. Westerly, along the southerly line of tax account 11.-1-53.2, a distance of 475 feet, more or less, to the southwest corner of tax account number 11.-1-53.2, also being the boundary line of the Town of Alabama and the Town of Oakfield; thence,
7. Northerly, along the westerly line of tax account number 11.-1-53.2, across Lockport Road, and along the westerly line of tax account number 11.-1-54, said line also being the boundary line of the Town of Alabama and the Town of Oakfield, a distance of 1,005 feet, more or less, to a point 500 feet northerly of the centerline of Lockport Road on the westerly line of tax account number 11.-1-54; thence,
8. Easterly, along a line 500 feet northerly of and parallel to the centerline of Lockport Road, through the lands of tax account numbers 11.-1-54, 11.-1-55, 11.-1-58, and 11.-1-59.113, a distance of 4,457

feet, more or less, to a point along an easterly line of tax account number 11.-1-59.113, said point also being a northwesterly corner of existing Town of Oakfield Water District No. 4; thence,

9. Southerly, along the easterly line of tax account number 11.-1-59.113 and a westerly line of the existing Town of Oakfield Water District No.4, a distance of 583 feet, more or less, to the "Point of Beginning."

Town of Oakfield Water District No. 5, as described above contains approximately 100.2 acres of land.

All as shown on a map prepared by Clark Patterson Lee, "Water District No. 5 – Water District Map", Drawing Number WD-01, dated January 22, 2014.

Second by: Councilman Martin

AYES: Glor, Cianfrini, Kabel, Martin

APPROVED by unanimous vote (4-0)

RESOLUTION NO. 20—WATER DISTRICT 5 TO BE FINANCED FROM GENERAL FUND

Councilman Cianfrini offered the following:

RESOLVED, that the Town Board of the Town of Oakfield will fund the proposed Water District 5 out of General Fund at an interest rate of 1.5% for 28 years as proposed by Municipal Solutions. Attorney John Alessi will further provide BOND Council on this matter.

Second by: Councilman Kabel

Ayes: Glor, Cianfrini, Kabel, Martin

APPROVED by unanimous vote (4-0)

RESOLUTION NO. 21—PURCHASE OF 4400 LINEAR FEET OF PIPE

Councilman Martin offered the following:

RESOLVED, that the Town Board of the Town of Oakfield authorizes the Superintendent of Highways to purchase 4400 Linear Feet of pipe from HD Supply, at a cost of \$29,560.00 for a water project.

Seconded by: Councilman Kabel

Ayes: Glor, Cianfrini, Kabel, Martin

APPROVED by unanimous vote (4-0)

ADJOURNMENT

Motion Councilman Kabel, second Councilman Martin to adjourn the Special Meeting at 6:10 PM.

Ayes: Glor, Cianfrini, Kabel, Martin

Respectfully submitted,

Melissa M. Haacke
Town Clerk