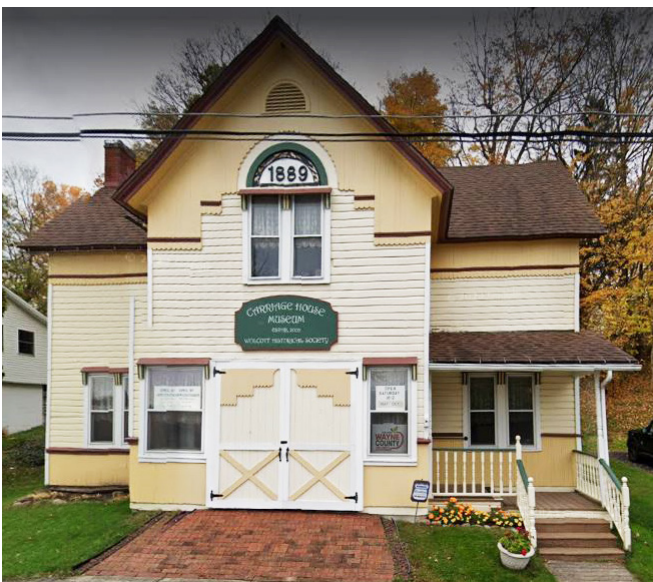
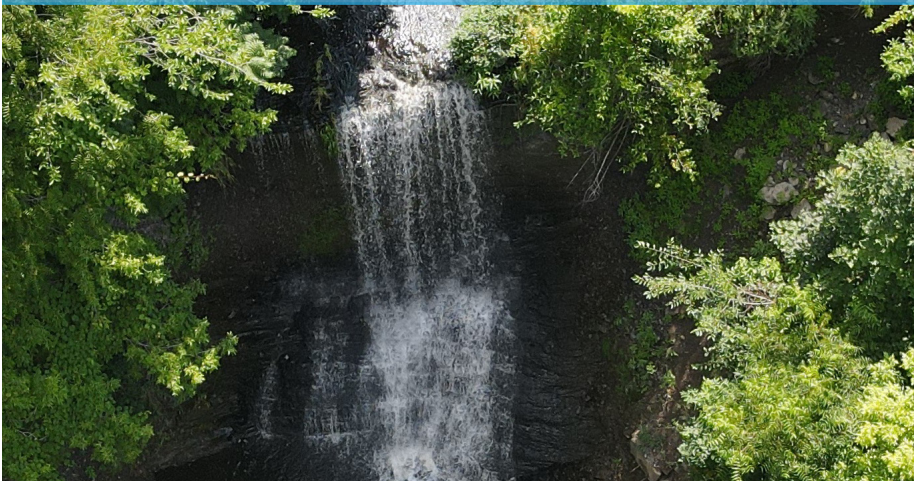




Village of Wolcott Interim Study of Dissolution

February 2024



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Acknowledgments

Laberge Group would like to acknowledge and thank the members of the Village of Wolcott Board of Trustees and the Town of Butler and the Town of Wolcott Town Boards for their leadership and direction throughout the development of this study of dissolution.

Village of Wolcott

Hon. Christopher J. Henner, Mayor
Hon. Dan Smith, Deputy Mayor
Hon. Misty Harper, Trustee
Hon. Dave Lewis, Trustee
Hon. Andrew Marshall, Trustee

Town of Wolcott

Hon. Lynn Chatfield, Town Supervisor
Hon. Julie Aldrich, Town Council Member
Hon. Jordan Brown, Town Council Member
Hon. Adam Ellis, Jr., Town Council Member
Hon. Dan Youngman, Town Council Member

Town of Butler

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Hon. Jon Dates, Town Council Member
Hon. Nick Rizzo, Town Council Member
Hon. David Soules, Town Council Member
Hon. Gene Van Deusen, Town Council Member

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Laberge Group Project #2023148

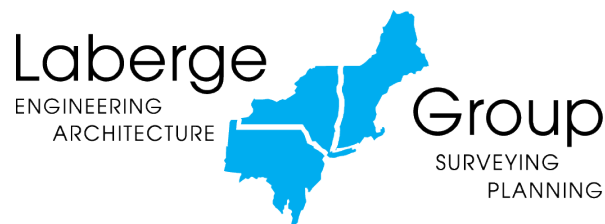


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I. Executive Summary

What is the Dissolution of a Village?

On November 15, 2023 a petition calling for a referendum on dissolution of the Village of Wolcott was submitted to the Village Clerk and the Village Board of Trustees in accordance with Article 17-A of the General Municipal Law. On November 25, 2023 the Village Clerk certified that the petition was valid. On December 21, 2023 the Village Board, as required by law, passed a resolution calling for a referendum on the proposed dissolution by the electorate to be held on March 12, 2024. The dissolution process will follow the Voter-Initiated timeline outlined in General Municipal Law Article 17-A (*see flow chart on page 16*).

On March 12, 2024 the voters will be asked one question: “Should the Village of Wolcott dissolve? “Yes” or “No.” An affirmative vote is a vote to **dissolve** the Village and is **not a vote to study the issue**. If the vote fails, the issue of dissolution may not be brought up again for four years.

Should the vote be in the affirmative, the Village Board is required to develop a Final Dissolution Plan per Article 17-A of the General Municipal Law approximately six –seven months from the March 12, 2024 referendum (180 days). The Final Dissolution Plan is subject to a permissive referendum. Unlike the first petition, which required signatures of only 10% of the electorate to initiate dissolution, at least 25% of the electorate must sign a second petition to trigger a second vote on whether to accept the Final Dissolution Plan. If a second petition is submitted and the second vote fails, dissolution cannot be brought up again for four years.

What is an Interim Study of Dissolution?

Purpose of this Study

The purpose of this study is to outline the legal process of dissolution, describe the current municipal governance systems, current services and service delivery systems, and highlight potential post-dissolution impacts on governance, services, service delivery and other conditions and key issues including potential fiscal impacts on Village taxpayers.

This Study of dissolution also highlights the unique post-dissolution considerations resulting from the ‘split village’ outcome. (The Village is currently within two towns).

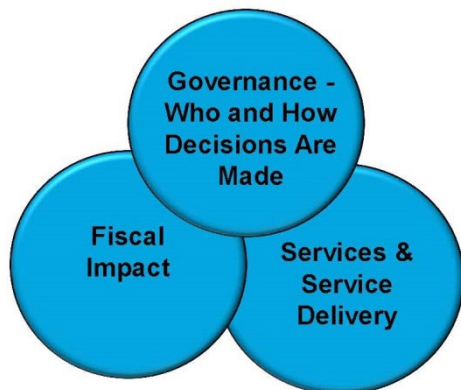
The formal process established in GML Article 17-A for a voter-initiated dissolution only requires the Village with the responsibility to develop a Dissolution Plan **after** the March 12, 2024 referendum and only **if** the referendum passes.

However, the Village Board of Trustees has chosen to undertake this **Interim Study of Dissolution** prior to the referendum to assist the citizens of the Village in making an informed decision. This **Interim Study** is provided to answer as many questions as possible, raise other questions for citizen consideration, provide unbiased review of potential post-dissolution conditions and identify key issues that voters may want to take into consideration in their vote. It should be remembered, should the Village electorate vote “yes” to dissolution, ultimately all decisions post dissolution will rest with the Town of Butler and the Town of Wolcott Town Boards.

Throughout the preparation of this study, multiple interviews with elected officials, department heads, and staff members were conducted. The Village and both Town governments provided valuable local input and guidance throughout the process. Staff from the Village and Towns provided information, data and reports related to governance, finances, budgets, service delivery and staffing. Stakeholders were asked to consider sensitive issues including which Village services would be continued to be provided by the Town governments; if any services would be terminated; if there are opportunities for cost savings, how would services best be delivered, how services will be financed; what positions will be needed post dissolution; how would Village laws and regulations be handled post dissolution considering the “split Village” situation.

How will Governance, Services, and Functions of the Village Change?

This study can only present possible models of services and outline alternatives and possible fiscal impacts on taxpayers. The assumptions and models used in this study were informed from input from officials from the Village, both Towns and other stakeholders; however, these models and assumptions have not been voted upon by any governing body and are not binding on either Town should the Village vote to dissolve. This Interim Study of Dissolution provides only an estimate of the potential impact at this specific point in time. It cannot be known at this time the decisions the Town Boards would make related to services and service delivery nor what the actual savings would be. Each voter needs to consider whether Village dissolution in makes “sense” and/or “cents” to them based on what they consider important. What are the pros and cons to dissolution?



Governance: How will dissolution change decision making related to my local government services, quality of life and community development now and into the future?

Services and Service Delivery: How will the dissolution change services? Will it reduce or increase services? Will the frequency of the service change? Who will deliver the service?

Fiscal Impact: How will dissolution impact my current combined Village and Town taxes and water and sewer charges?

Village governance by the Mayor and Board of Trustees will be gone. Decision making becomes the responsibility of the two Town Boards, each elected on a town-wide basis. The Village Zoning Board will be eliminated and all planning and zoning issues will be handled by the respective Town Zoning Boards and Town Boards. Dissolution is projected to result in savings to Village taxpayers and increased costs to the balance of taxpayers in both Towns. It will result in the loss of a local Police Department, loss of Village operation of water and service services and changes to fire services and other services provided by the Village.

A “split Village” is a fairly unique outcome in village dissolutions. It is often difficult to predict the long term impact of a dissolution, it is even harder to predict the outcome when a community, its assets and services are split between two towns. Each Town will assume responsibility for its respective decisions whether to deliver services such as leaf and brush pick up and side walk snow removal. Each Town could have different service levels and service delivery systems and costs. Post dissolution, each Town Board

will have to determine which Village codes and local laws will ultimately be adopted, repealed or changed. It will be critical for both Town Boards to cooperate, collaborate and coordinate service, land use, and in particular ownership, operation and maintenance of the water, sewer, and stormwater infrastructure.

Table 1: Summary of Potential Conditions Post Dissolution Resident Checklist summarizes the potential outcomes of a dissolution identified during the Interim Study process. The checklist is guide to assist voters make informed decisions by providing objective information on the impact that a dissolution would potentially have on (1) service provision, (2) their level of representation in local government, and (3) cost and taxation implications. A summary of the questions and answers on dissolution posted during the study process can be found in **Appendix A: Frequently Asked Questions**.

Table 1: Potential Conditions Post Dissolution		
Resident Checklist	PRO	CON
<p>REPRESENTATION AND GOVERNANCE</p> <p>Dissolution will result in the elimination of existing Village governance structures, including the Village Mayor and the Board of Trustees who are elected exclusively by, and who represent and set policy for the Village. All decisions currently made by the Village Board of Trustees would become the responsibility of the Town Boards from the Towns of Butler and Wolcott that represents their entire Town respectfully.</p> <p>VILLAGE RESIDENTS MAY HAVE A SMALLER VOICE IN GOVERNMENT. Currently Village residents have sole input into Village decisions. Upon dissolution, the two Town Boards, elected on a town-wide basis will make all decisions. Village voters will make up a smaller proportion of the Town-wide voters reflecting a potential dilution in representation and a potential dilution of Village residents’ priorities.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>SPLIT VILLAGE</p> <p>The Village of Wolcott has evolved over time providing typical urban services including water, sewer, storm sewers, police and fire along with a set of zoning and quality of life codes reflecting its history and community values. Village local laws, services and infrastructure were designed for specifically for the Village and the designs did not contemplate a potential split of local laws, services or infrastructure.</p> <p>It is certainly possible to deal with the split; however, it presents challenges and will take a willingness and commitment of both Towns to work together over time to maintain a rational pattern of local laws and services that reflect the needs of the Village. The long term outcomes cannot anticipate the impact on zoning and quality of life codes. Critical storm sewer, water and sewer infrastructure crisscross Town lines, yet need to continue to function as one system. It will be important for the Towns to put in place the necessary long term joint governance, management structures and agreements to make decisions on future additions, deletions and changes to the infrastructure in a manner that is in the <u>best interests of the Village and other system beneficiaries.</u></p>	<input type="checkbox"/>	<input type="checkbox"/>

Resident Checklist

PRO CON

IMPACT ON PROPERTY TAXPAYERS

Village property taxpayers will experience an overall reduction in their combined Village and Town property taxes and anticipated operating and capital costs for water and sewer services.

- The single largest factor is the shift of Village costs to Town outside the Village of Wolcott tax payers resulting in a reduction in Village taxpayer costs and an increase in town taxpayer costs in both Towns outside the Village of Wolcott. Post dissolution, the net cost increase associated with the former Village is spread over a tax base almost seven times greater than the Village full value tax base.
- The Citizen’s Empowerment Tax Credit.
- Elimination of the Village police department.
- Overall cost reductions reflecting a combination of reductions in central services and other cost area as well as cost increases in public works, sewer and water services.

The **approximate cost savings is approximately \$1 per day for a typical Village single family homeowner** based on the assumptions used in this Interim Study and summarized below:

Village of Wolcott Taxpayer Estimated Fiscal Impact of Property Taxes and Water and Sewer Services			
Single Family Home with Taxable Assessed Value \$85,000	Possible Savings Per Year		
	No CETC	70% CETC	100% CETC
Village Homeowner - Town of Butler	\$282	\$317	\$333
Village Homeowner - Town of Wolcott	\$361	\$379	\$387

1. *The fiscal modeling does not include School District or County taxes which are not affected by the dissolution of the Village.*
2. *The analysis is only a model based on a set of assumptions and on the information known at the time of the Study. The ultimate impact will be determined by the policy decisions of each of the Town Boards post dissolution.*

CITIZEN EMPOWERMENT TAX CREDIT (CETC)

The Citizen Empowerment Tax Credit (CETC) is provided to encourage the dissolution of local governments. Post dissolution, a credit up to 15% of the average of the Town tax levies (exclusive of special districts) plus the Village tax levy is annually provided to the Towns. The allocation of the credit between the two Towns is based on proportional share that Village population bears to the Town population. By law, 70% of the tax credit must be used for property tax reduction. The Towns may use the remaining 30% to further reduce taxes or for other spending purposes. *NOTE: The funds are subject to annual NYS appropriations.*

CETC Summary		
	Town of Wolcott	Town of Butler
100% CETC	\$169,087	\$41,056
70% CETC	\$118,361	\$28,739

Resident Checklist

PRO

CON

WATER SERVICES

The Village provides water to all Village properties, properties outside the Village along the East Port Bay Road corridor and into the Butler industrial district and to Ridge Road for the Wayne County Water and Sewer Authority to the amount of 15,000 gallons per day. The Village owns, operates and maintains two treatment plants, reservoirs, a storage tank and the distribution system. Neither of the Towns owns, operates or maintains a water system and given the potential “split Village” issues, neither Town is inclined to take over operation, management and maintenance of the infrastructure. Preliminarily, both Towns have indicated that the Wayne County Water and Sewer Authority (WCWSA) could provide operation and maintenance services via a long term agreement.

A municipal joint cooperative agreement will need to be put in place. WCWSA offered for consideration a three way long-term (up to 40 year) lease/operations agreement in order to maintain the Towns’ assets and operate the water treatment and other facilities. WCWSA would provide retail sales to the Village users at WCWSA rates. It will be incumbent upon the Town Boards to assure that the negotiated approach and terms of the municipal cooperative and/or long term lease agreements are fair and reasonable, and that they are negotiated in the best interest of the former Village taxpayers and users.

Critical governance, ownership, financing and funding issues would need to be defined in the agreement such as: 1) service standards, 2) ownership/lease terms, 3) use of Town assets by the third party for other purposes, 3) roles, responsibility and authority to decommission and/or improve assets, 4) roles, responsibility and authority to charge/levy taxes on Village users to cover improvement costs and 5) liability of each party.

The Village, Towns and the WCWSA may want to consider undertaking an inter-municipal planning process to determine for both water and sewer services. This process should begin as soon as practical after the referendum in order to negotiate the long term agreement(s) necessary for continuity of operations and services.

During the Interim Study process, questions were raised as to the future of the Lake Plant including perspectives that the Plant should be decommissioned. However, the Plant along with the award of a \$5 million grant makes this a potentially valuable asset warranting further study to determine what is in the best interests of the Village taxpayer before decommissioning the Plant and making alternative investments necessary to transmit water from alternate regional water sources.

WCWSA indicated that should they be asked to participate, preliminary staffing needs include one additional water treatment operator. Retail water rates would be set by WCWSA. This Study used the WCWSA rates applied to other Town of Wolcott users and the cost for a typical user is estimated at \$379/year and the debt service/future capital improvement costs are assumed to be \$71 per year as an additional per unit charge placed upon the property tax bill.

Resident Checklist

PRO **CON**

WASTE WATER TREATMENT SERVICES

The Village of Wolcott currently utilizes the Wayne County Water and Sewer Authority (WCWSA) for waste water treatment and the Village provides the retail sale to the customer. The Village owns, operates and maintains a collection system including a series of pump stations, lines and valves that crisscross Town lines before the wastewater enters the WCWSA transmission line. The Village currently has one staff person in the Sewer Department responsible for the maintenance of the collection lines and transmission to the WCWSA collection lines.

Currently neither Town operates a wastewater treatment system or maintains a collection system; and as such the Town expressed concerns about taking over maintenance of the lines. WCWSA offered for consideration a three-way long term lease/operations agreement with the Towns similar to what the Town of Wolcott has in place with the WCWSA in which it provides retail services to various District customers and operates and maintains the Town owned collection system with the Town responsible to pay for system debt service and future capital outlays which are a per unit charge on property tax bills.

It will be incumbent on the Towns to establish the ownership/lease relationships necessary to make improvements to and make decisions on future additions, deletions and changes to the infrastructure in a manner that is in the best interests of the current Village system users.

The cost for a typical single family home in the Village is approximately \$240/year. This Study model used the current WCWSA rates paid by users in the Town of Wolcott outside the Village. The WCWSA rate of is a flat \$260 per year; however, unlike the Village rate, it does not include the current annual Village debt service payment. In addition, the Village property taxes historically funded other capital improvements not included in the WCWSA rate. The debt service and capital costs were assumed at a per unit charge of \$56/year placed upon the property tax bill.

The WCWSA indicated that should they be asked to operate and maintain the system, one additional wastewater treatment operator is anticipated to be needed.

PUBLIC WORKS SERVICES

The Village Public Works Department maintains all Village streets, curbs, sidewalks, storm sewers, manholes, Village facilities and all public spaces and parks. The Village provides snow plowing on all Village streets, parking lots, walkways and 14 miles of Village sidewalks. The Village provides loose leaf and brush pick up, daily pick up of trash from the public receptacles; a beautification program and sets up and breaks down seasonal decorations and multiple special events during the year.

Resident Checklist

PRO CON

Post dissolution the Towns indicate the Village functions would be performed by the Highway Departments and post dissolution services and operations are outlined below:

- **Operations and Staffing** Both Towns articulated a preference to independently operate services in their respective sections of the former Village. The Town of Wolcott estimates a need for 3 additional staff and the Town of Butler will need 1 additional staff person. Overall this is a 25% increase as compared to current Village staffing.
- **General Services:** The preliminary plan is for each Town to maintain and plow their own streets, manage their own storm sewer systems, maintain their own parks and public spaces.
- **Leaf and Brush Pick-Up** Preliminarily, the Town of Wolcott is planning to provide leaf and brush pick up; however, the service delivery method, frequency and timing may not be the same. The Town of Butler indicated preliminarily that leaf and brush pick up will not continue to be provided as it is not provided elsewhere in the Town.
- **Sidewalk Snow Plowing** The Town of Wolcott indicate that they would provide snow plowing of the Village sidewalks; however the methods used, frequency and timing may not be the same. The Town of Butler has indicated preliminarily that the Town would not clear the sidewalks as this is not a service the Town provides.
- **Sidewalk Replacement Incentive Program** Determination is needed as to the each Town's approach to continuation of the Village sidewalk replacement incentive program.
- **Mobilization** Both Towns indicate that they would mobilize operations from their current Highway Garage and the Village garage would not be needed.
- **Vehicles and Equipment** Both Towns have indicated that they would require new equipment to handle the unique needs of the Village. The Town of Wolcott anticipates needing three 6-wheel dump trucks with plows; 1 back hoe, 1 loader, 1 skid steer loader and 1 vacuum truck. The Town of Butler's equipment needs include 1 6-wheel dump truck with plow and a small payloader. This cost is included in the model are based on preliminary costs and financing discussed with each town.
- **CHIPS Funding** Should the Village electorate vote to dissolve, based on current New York State Department of Transportation instructions, the Towns would receive their proportionate share of the Village Consolidated Highway Funding.
- **"Split Village"** Asset management in a "split Village" presents interesting challenges. Opportunities for shared services are recommended particularly around paving and other capital improvement projects as well as specialty work assignments such as street cleaning, storm sewer cleaning, etc. Minimally, coordination around

Resident Checklist

PRO **CON**

interdependent assets such as storm sewers should be put in place to assure for the protection of life and property of Village residents.

VILLAGE STREETLIGHTS

Both Towns indicated they would establish a Lighting District to maintain the Village street lighting program and to charge back the costs to the property taxpayers in the former Village.

POLICE DEPARTMENT

Should the Village vote to dissolve, the Village police department would no longer exist. Neither Town has a police department. Towns do not have an option to continue police services through special districts as police districts are not permitted by New York State.

Law enforcement will be provided by the County Sheriff and the NYS Troopers. The Sheriff has indicated that they would continue to dispatch patrols based on current priority dispatching and closest car protocols. The Sheriff indicated that they are continuing to fill vacancies that were exacerbated during COVID and anticipate being back to the full complement of officers with the next year. Should the dissolution occur, the Sheriff will monitor response times in the Village and surrounding areas and as necessary, the Sheriff would work with the County Board to address resource needs.

The Village will no longer have a village-centric police force focused on proactive policing strategies targeted at criminal activity trends, daily resident and commercial property checks, targeted patrolling and visibility in areas prone to crime, daily foot patrolling and traffic stops in high accident zones in order to prevent accidents. In addition, the Department is responsible for the enforcement of a number of the Village quality of life codes.

FIRE SERVICES

Preliminarily both Towns envision utilizing the Wolcott Volunteer Fire Company to provide fire protection for all properties in the Village and the areas outside the Village served by the Wolcott Volunteer Fire Company. The preliminary governance model initially preferred by the Town of Wolcott is Option 1: Creation of a Fire Protection District. The Town of Butler is interested in continued exploration of both options.

Option 1: Creation of Fire Protection District (s). Both Towns could create a new Wolcott Hamlet Fire Protection District. The Towns could contract with the Wolcott Volunteer Fire Company to provide the fire services. The Towns would have the option after initial creation to merge multiple Fire Protection Districts within their Town.

Option 2A: Creation of Fire District (s). The Fire District would be a separate local government with its own elected Board of Commissioners; however, the initial Board is

Resident Checklist

PRO CON

appointed by the Town Board. The District would set its own budget and levy taxes and could incur debt. In the scenario of the dissolution of the Village, there are legal and logistical issues that complicate implementation of this model and would have to be evaluated to determine feasibility. The Fire District Board would not have the ability to levy taxes and subsequently bill and collect taxes until after the dissolution occurred. (Note: The Towns can work together and create a joint Fire District, or one town can create a Fire Protection District and one can have a Fire District – this is an individual Town choice post dissolution).

Option 2B: Create a Joint Village-Town Fire District. The Town(s) and Village could create a Joint Village-Town Fire District in advance of the date of dissolution that would include the entire area of the Village and the areas of the Town(s) served by the Village. Upon dissolution, the Joint Fire District would become a Town Fire District.

Fire House, Apparatus and Equipment: If dissolution occurs, critical decisions as to the post-dissolution ownership of the Village Fire House and equipment will need to be made to assure for the necessary equipment and facility without disruption. These decisions would need to be made in conjunction with the decisions on fire service governance and should be made well before the date of dissolution.

LAND USE PLANNING, ZONING, ADMINISTRATION & ENFORCEMENT

Pursuant to Article 17-A, the Village local laws and codes continue for up to two years post dissolution; however, within those two years, each Town may adopt, repeal or amend the Village laws and codes. At the end of two years, any Village laws, codes, rules or regulations not adopted or integrated into Town laws and/or codes shall be deemed repealed.

The Village and Towns have different land use codes reflecting each community’s Comprehensive Plan, vision, land use history, values and needs. The Village zoning and land use codes reflect its historical development patterns which resulted in its relatively higher density, smaller lot sizes, etc. Both Towns have land use codes each reflecting the rural nature of their communities.

Initial thinking from Town code officials would be to maintain the Village land use codes and utilize the two year period to integrate the Village codes into the Town codes. It will be important for the Towns to protect both the unique nature of Village and the Towns outside the Village through careful structuring of the land use governance boards, operations and land use policy and codes.

Given the split Village issues, both Town land use officials indicated that coordination between the Towns will be critically important in order to maintain a rational land use system and reduce confusion in the codes and in the administration and enforcement of those codes.

Resident Checklist

PRO CON

The Village Zoning Board of Appeals will be dissolved. It is recommended that each Town consider a reconstitution of their Boards as soon as practical in order to retain the expertise of the Town members but also incorporate the historical knowledge and expertise on Village zoning and land use planning. In the interim, each Town could establish an advisory committee comprised of former Village ZBA members.

The Towns assessed that additional work hours for the code enforcement officer and support staff will be needed to address the increase in the administration and enforcement of NYS Building Code and local land use and other codes.

QUALITY OF LIFE LAWS, RULES AND REGULATIONS

Like land use codes, rule and regulations, the Village other laws, codes and rules may continue for up to two years post dissolution; however, within those two years, the Towns may adopt, repeal or amend the Village laws, codes, rules, and regulations. At the end of two years, any Village laws, codes, rules or regulations not incorporated into Town laws and/or codes, shall be deemed repealed.

While there are some similarities in the Town and Village Codes, the Village’s Codes include a focus on a number of quality of life issues addressing its densely populated community, small lot sizes and narrow and busy streets with on-street parking. The Towns may consider establishing codes specific to address the quality of life needs for the area currently known as the Village and at that same time preserve the rural nature of the codes for the areas of the Towns outside the Village.

Should unilateral changes be made to these laws by either or both Towns, it could result in two different sets of codes serving the one hamlet. This could result unanticipated consequences such as potential conflicts between the two codes, potential diminution in the hamlet’s identity and confusion in the administration and enforcement codes. Both Town officials understand the importance of coordination between the two Towns.

VILLAGE JUSTICE COURT

Both Town Courts will assume jurisdiction of cases formerly handled by the Village of Wolcott Justice Court. Both Towns have indicated that additional part-time clerk hours will be required to handle the anticipated caseload increase. The Town of Wolcott indicated that one option under consideration is to combine these functions with a vacant position in order to create a full time position with benefits to assist with recruitment.

EMPLOYEE CONSIDERATIONS

Preliminarily, the Towns have identified a need for four additional public works/highway staff and additional hours for justice clerk, code enforcement officer, animal control and administrative support services for code enforcement and zoning. Assuming that the Towns will establish a long term agreement with the Wayne County

Resident Checklist

PRO **CON**

Water and Sewer Authority for operations and maintenance, Authority officials indicate that preliminarily they would need one water treatment operator and a waste water treatment operator.

Should the electorate vote to dissolve, considerations relative to the Village employees should be considered as soon as practical. This will include identification of opportunities, meeting Town hiring practices, compliance with NYS Civil Service and any pertinent collective bargaining agreement provisions.

VILLAGE ASSETS

The Village is in a strong financial position, has a healthy fund balance and limited liabilities. Should the voters elect to dissolve, the Village is required, pursuant to General Municipal Law, Article 17A, to develop a disposition plan for its assets.

The Village owns real property, equipment and vehicles that could be sold and liquidated. Village Hall and the Public Works Garage are two properties that the Village could consider for sale. This study assumed that the Village would use its liquidated assets to offset outstanding Village liabilities. Each Town will become the owners of assets remaining after the date of dissolution located within their Towns.

Preliminary ideas relative to disposition are outlined in the Study and examples including the following. Fire assets could transfer to the Wolcott Volunteer Fire Company. Water and sewer asset disposition should follow the long term plan for operations and maintenance. Parks and public spaces would be transferred to the respective Town and the Museum could be transferred to the Wolcott Historical Society.

VILLAGE LIABILITIES

Pursuant to General Municipal Law Article 17-A, post dissolution, the Towns would assume the long term liabilities of the Village and makes them a charge upon the Village property taxpayers. The Towns will need to enter into an inter-municipal agreement as to the sharing of the long term liabilities and will need to notify the bond/ loan holders of the dissolution and the agreed upon liability sharing methodology. Current obligations that will be remaining at the time of dissolution include a long term loan from the NYS Environmental Facilities and a bond liability related to the storm sewer improvements. The water treatment facility bond will likely be paid in full by the time of dissolution.

The Village could apply its liquidated assets to offset any outstanding accounts payable and miscellaneous liabilities such as compensated absences in the first instance and apply remaining assets to offset its long term obligations. Should there be outstanding liabilities that are not funded as through the newly created special districts or there are new or unanticipated liabilities, the Towns would create a “Legacy District” for the purpose of assessing outstanding liabilities to taxpayers in the area currently known as the Village of Wolcott. At this time, Village officials indicate that there are no known pending settlements or litigation that would create a long term liability.

Post Dissolution Potential Impact on Property Taxes

In dissolution of a village government, a number of financial dynamics simultaneously occur and it is the aggregation of the multiple changes that determines the ultimate impact on tax rates for Village and Town outside Village property taxpayers

Potential Taxpayer Impact

Village property taxpayers are projected to experience a combined reduction in their property taxes and water and sewer billings before application of the CETC and a greater reduction with the application of the CETC.

It is projected that the balance of Town taxpayers in both Towns would experience an increase in their combined property tax and water and sewer bills with or without the CETC. Town taxpayers post dissolution increase in property taxes are partially mitigated by the application of the CETC.

The study process developed a fiscal model of the potential changes and shifts in tax levies and rates for both the Town of Wolcott and the Town of Butler as well as potential change in water and sewer charges. For Village taxpayers, a model comparing the combined current Village taxes and charges and Town taxes and charges paid to a possible post dissolution taxpayer cost model.

It is common to assume that a merger of governments would result in significant elimination of duplication and gained efficiencies; however, in the case of the Village of Wolcott, the gains in efficiency only explain a percentage of why the Village taxpayers would see a reduction in their combined property taxes and water and sewer charges. Multiple factors impact the change in levies, rates and water and sewer charges such as 1) elimination of police services; 2) the shift in levy from a smaller Village tax base to larger Town tax bases; 3) the shift from Town outside Village funds to Town-wide funds in the Town of Wolcott; 3) the tax shifts from the Village base

to special districts; 4) the positive impact of the Citizen Empowerment Tax Credit and 5) net cost savings resulting from gained efficiencies in the central service cost centers and other changes in service delivery.

Special Districts are the means by which Towns provide and tax for services provided on a sub-town level. 9-11 new special districts will likely be established: 2 water districts, 2 sewer districts; 2 Storm Sewer Districts, 2 Lighting Districts, and 1- 2 Fire Districts/Fire Protection Districts. The Town of Wolcott may also need to create a new water district for the out of district users served by the Village.

The combined property tax and water and sewer charge impacts for Village property owners in the Town of Wolcott are summarized in **Table 2: Projected Impact - Typical Village Single Family Homeowner (T) Wolcott**. The same table is presented for a typical single Village homeowner in the Town of Butler in **Tables 3**. For purposes of this Study, a typical Village property taxpayer is defined as a single family home with a taxable assessed value of approximately \$85,000 (approximate median TAV in the Village on a combined Town basis)¹. A detailed review of the potential post dissolution model of the property tax levies and rates and water and sewer charges is presented in **Section VII Fiscal Impact of Dissolution**. In the post dissolution model, it should be noted that the higher the taxable assessed value, the greater the savings and the lower the taxable assessed value, the lower the savings.

¹ Given the “split Village” considerations, the median assessed value was calculated on a full value basis and then converted to an overall averaged taxable assessed value.

Table 2: Projected Impact on a Typical Village Property Owner – Town of Wolcott

Typical Village of Wolcott Taxpayer- Fiscal Impact (Town of Wolcott)					
Combined Village and Town Property Taxes and Water and Sewer Charges					
Typical Single Family Homeowner	Current	Model - Post Dissolution - Town			
	Estimated Town & Village Payment	No CETC	70% CETC	100% CETC	Savings
Typical Taxable Assessed Value (median)	\$85,000				
Village Real Property Taxes	\$861	\$0	\$0	\$0	
Town -wide Property Taxes	\$253	\$305	\$270	\$255	
Town outside Village Property Tax	\$0	\$119	\$119	\$119	
Hamlett of Wolcott Fire Protection District	\$0	\$33	\$33	\$33	
Hamlett of Wolcott Lighting District	\$0	\$37	\$37	\$37	
Hamlet of Wolcott Sidewalk District	\$0	\$15	\$15	\$15	
Hamlett of Wolcott Storm Sewer District	\$0	\$58	\$58	\$58	
Property Tax Per Unit Debt Service - Water District ²	in water rate	\$36	\$36	\$36	
Property Tax Per Unit Capital Outlay- Water District ²	in property tax	\$35	\$35	\$35	
Property Tax/Unit EFC Loan Repayment- Sewer District ³	in sewer rate	\$31	\$31	\$31	
Property Tax Per Unit Capital Outlay- Sewer District ³	in property tax	\$26	\$26	\$26	
Estimated Water Payment to Village or WCWSA	\$262	\$379	\$379	\$379	
Estimated Sewer Payment to Village or WCWSA	\$242	\$260	\$260	\$260	
NO CETC	\$1,617	\$1,335			\$282
70% CETC	\$1,617		\$1,300		\$317
100% CETC	\$1,617			\$1,284	\$333
Note 1: This model does not include County or School District property taxes as they are not impacted by dissolution.					
Note 2: The Village property tax reflects the 2023/2024 property tax levy and rates which were based on 2022 assessed values and equalization rate of 100%.					
Note 3: The post dissolution property taxes reflect the 2024 Town levy and rates based on 2023 assessed value.					
Note 4: Single family home owners w/ lower TAV will see <u>lower</u> saving and those w/higher TAV will see <u>higher</u> savings as compared to typical homeowner.					
Note 5: Village Costs for water and sewer debt service paid out of the F and G Funds respectfully.					
Note 6: Village Costs for capital outlay are funded from the A Fund.					
Note 7: This is just one of many models and is based on the assumptions within the study and estimates of post dissolution revenues and expenses.					

Table 3: Projected Impact on a Typical Village Property Owner – Town of Butler

Typical Village of Wolcott Taxpayer- Fiscal Impact (Town of Butler)					
Combined Village and Town Property Taxes and Water and Sewer Charges					
Typical 1 or 2 Family Homeowner	Current	Model - Post Dissolution -Town Taxpayer			
	Town & Village Payment	No CETC	70% CETC	100% CETC	Savings
Taxable Assessed Value	\$85,000				
Village Real Property Taxes	\$861	\$0	\$0	\$0	
Town -wide General and Highway Property Taxes	\$299	\$409	\$391	\$383	
Town outside Village Property Tax	\$0	\$0	\$0	\$0	
Hamlett of Wolcott Fire Protection District	\$0	\$38	\$38	\$38	
Hamlett of Wolcott Lighting District	\$0	\$46	\$46	\$46	
Hamlet of Wolcott Sidewalk District	\$0	\$7	\$7	\$7	
Hamlett of Wolcott Storm Sewer District	\$0	\$35	\$35	\$35	
Property Tax Per Unit Debt Service - Water ²	in water rate	\$36	\$36	\$36	
Property Tax Per Unit Capital Outlay- Water ³	in property tax	\$35	\$35	\$35	
Property Tax Per Unit EFC Loan Repayment- Sewer ²	in sewer rate	\$31	\$31	\$31	
Property Tax Per Unit Capital Outlay- Sewer ³	in property tax	\$26	\$26	\$26	
Estimated Water Payment to Village or WCWSA	\$262	\$379	\$379	\$379	
Estimated Sewer Payment to Village or WCWSA	\$242	\$260	\$260	\$260	
NO CETC	\$1,663	\$1,302			\$361
70% CETC	\$1,663		\$1,284		\$379
100% CETC	\$1,663			\$1,276	\$387
Note 1: This model does not include County or School District property taxes as they are not impacted by dissolution.					
Note 2: The Village property tax reflects the 2023/2024 property tax levy and rates which were based on 2022 assessed values and equalization rate of 100%.					
Note 3: The post dissolution property taxes reflect the 2024 Town levy and rates based on 2023 assessed value.					
Note 4: Single family home owners w/ lower TAV will see <u>lower</u> saving and those w/higher TAV will see <u>higher</u> savings as compared to typical homeowner.					
Note 5: Village Costs for water and sewer debt service paid out of the F and G Funds respectfully.					
Note 6: Village Costs for capital outlay are funded from the A Fund.					
Note 7: This is just one of many models and is based on the assumptions within the study and estimates of post dissolution revenues and expenses.					

The impact to a typical town outside the Village of Wolcott taxpayer is presented in **Table 4: Town Outside Village impact on Typical Homeowner – Town of Wolcott**. **Table 5** presents the same information for a current typical Town outside Village homeowner. The impact to Village of Red Creek taxpayer does not include the Town outside Village Property Tax Impact.

Table4: Town Outside Village Impact on Typical Homeowner – Town of Wolcott

Estimated Impact on a Typical Town outside Village Single Family Property - Town of Wolcott					
Typical Single Family Home	Current Town	Model - Post Dissolution Town			Estimated Annual Cost Increase
	Estimated Payment	No CETC	70% CETC	100% CETC	
Typical Taxable Assessed Value (median)	\$85,000				
Town -wide Property Taxes	\$253	\$305	\$270	\$255	
Town outside Village Property Tax	\$55	\$119	\$119	\$119	
NO CETC	\$308	\$425			\$116
70% CETC	\$308		\$389		\$81
100% CETC	\$308			\$374	\$66
Note 1: This model does not include County or School District property taxes as they are not impacted by dissolution.					
Note 2: The post dissolution property taxes reflect the 2024 Town levy and rates based on 2023 assessed value.					
Note 3: Single family home owners w/ lower TAV will see <u>lower</u> saving and those w/higher TAV will see <u>higher</u> savings as compared to typical homeowner.					
Note 4: This is just one of many models and is based on the assumptions within the study and estimates of post dissolution revenues and expenses.					
Note 5: Village of Red Creek Town taxpayers will only experience the Town-wide property tax increase impact.					

Table 5: Town Outside Village Impact on Typical Homeowner – Town of Butler

Estimated Impact on a Typical Town outside Village Single Family Property - Town of Butler					
Typical Single Family Home	Current Town	Model - Post Dissolution Town			Estimated Annual Cost Increase
	Estimated Payment	No CETC	70% CETC	100% CETC	
Typical Taxable Assessed Value (median)	\$85,000				
Town -wide Property Taxes	\$299	\$409	\$391	\$383	
Town outside Village Property Tax	\$31	\$0	\$0	\$0	
NO CETC	\$330	\$409			\$79
70% CETC	\$330		\$391		\$61
100% CETC	\$330			\$383	\$53
Note 1: This model does not include County or School District property taxes as they are not impacted by dissolution.					
Note 2: The post dissolution property taxes reflect the 2024 Town levy and rates based on 2023 assessed value.					
Note 3: Single family home owners w/ lower TAV will see <u>lower</u> saving and those w/higher TAV will see <u>higher</u> savings as compared to typical homeowner.					
Note 4: This is just one of many models and is based on the assumptions within the study and estimates of post dissolution revenues and expenses.					

One-time Transition and Implementation Costs

Dissolving a Village government and ramping up two Town governments to assume the services is a significant undertaking. There will be one-time costs associated with this undertaking. The cost in the dissolution of Wolcott is estimated to be higher than that in a comparable size Village due to the “split Village” considerations. Preliminary estimates are in the range of \$ 250,000 to \$300,000 depending on what is finally determined to be needed and what can be accomplished in-house. Examples of potential expenses include, but are not limited to:

- Legal and consultant services to facilitate the transition and implementation phases of dissolution.
- Temporary fiscal services to close out Village fiscal books and the preparation and submission of all New York State and Federal filings including the Village’s financial report.
- Independent financial audit(s); if needed.
- Costs associated with the sale of real estate and personal properties; including appraisals, if needed.
- New equipment for the Towns.
- Streamlining, organizing, digitizing and moving of Village records.
- Integration of Village codes, rules and regulations into the Town Code of each Town.
- Costs associated with data, software and hardware transitions and startup.
- Development of updated Land Use Codes in both Town to integrate the unique needs of the current Village.
- Development of map, plan and report documents or documents equivalents necessary to support the Town Board actions in both the Town of Wolcott and the Town of to create the following districts:
 - Fire Protection Districts/Fire Districts Two (2)
 - Water Districts Three (3)
 - Sewer District Two (2)
 - Lighting Districts Two (2)
 - Sidewalk Districts Two (2)
 - Storm sewer Districts Two (2)
- Legal services to advise and prepare documents necessary for the creation of the special districts.
- Engineering and/or other professional services may be needed to determine the optimal configuration of water and sewer assets and legal services and other consulting services may be needed to needed to draft and negotiate the inter-municipal agreements related to the long term governance and management of the water and sewer assets serving the former users of the Village services who reside in both Towns.

II. Introduction

Background on Voter-Initiated Reorganization

Unlike a Board-Initiated process, in a Voter Initiated process, the full detailed plan for dissolution will not be developed until after the referendum affirms whether or not the dissolution will take place. However, in order to provide the voters of the Village of Wolcott with information on local governance and the fiscal impacts of dissolution, the Village initiated the development of the Interim Study of Dissolution. The Village Board hired Laberge Group to develop a study that identifies likely impacts related to governance, services and projected fiscal impacts.

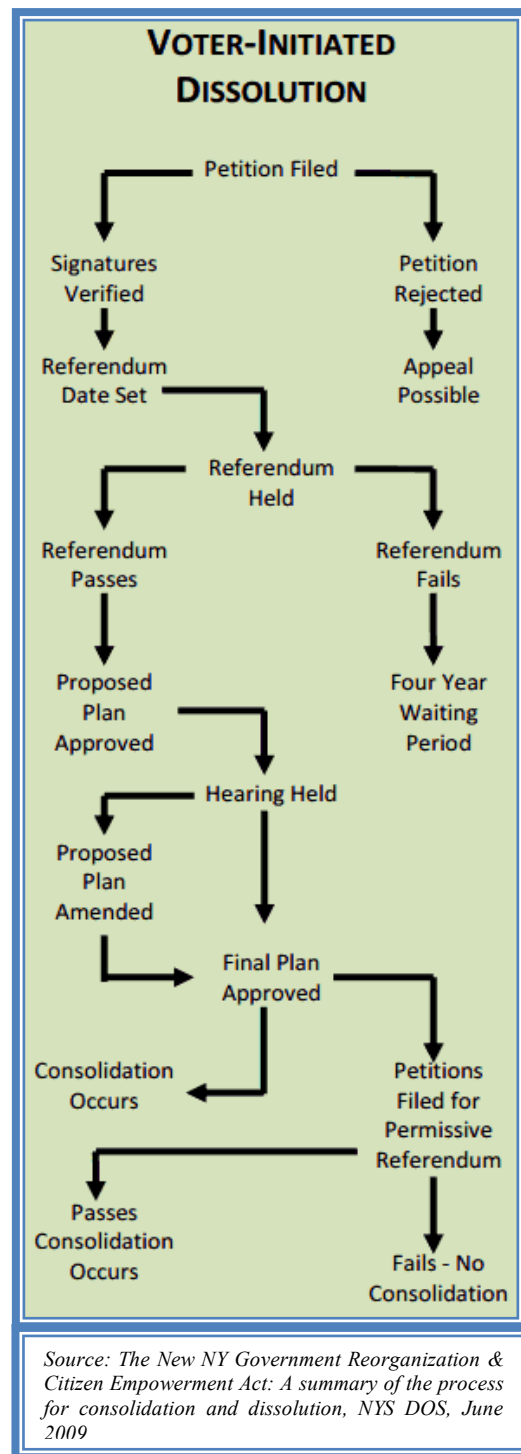
Through the process of the Study of Dissolution, the Village of Wolcott, the Town of Butler and the Town of Wolcott were asked to provide valuable local input and guidance to the consultant through a series of work sessions which focused on a review of the Village and Town budgets, financial obligations, future taxes, and governance as well as discussions about service continuity should the Village dissolution vote pass. All were asked to consider sensitive issues, such as what services currently performed by the Village will be continued to be provided by the Town; what services will be terminated; the various mechanisms to continue and finance certain services; the future of existing Village employees, what potential Village laws and regulations will require attention by each Town, and the overall potential fiscal impact of dissolution on Village and Town taxpayers.

This interim study is the culmination of the Village and Towns’ initial ideas about what options would best serve the community if the Village dissolves in order to provide the public with an understanding of a potential post dissolution scenario.

What will happen after the Referendum?

On March 12, 2024 the registered Village of Wolcott voters will be asked to vote “yes” or “no” on a proposition to dissolve the Village of Wolcott. Dissolution is a process whereby a Village ceases to exist as a government entity. If the referendum fails, (i.e., the majority of the votes cast are “no”), dissolution of the Village will not take place and the dissolution process may not be initiated again for a period of four years from the date for the referendum in accordance with NYS GML Article 17-A.

If the referendum passes (i.e., the majority of votes cast are “yes”), the Village Board will be required to meet within 30 days of the referendum and organize the planning process. The Village Board is required to develop and accept a complete plan of dissolution within 180



days of the meeting. The Dissolution Plan will include the required elements of General Municipal Law Article 17-A, Title 3 §774, and will specify when the Village, as a separate government, will cease to exist; which municipal services will continue after dissolution; how the costs of those services will be paid for; a fiscal estimate of the cost of dissolution; how Village-owned assets will be transferred or disposed of; how any remaining liabilities and debts will be paid for following the entity's dissolution; and findings as to whether any local laws, ordinances, rules or regulations of the Village shall remain in effect after the effective date of the dissolution.

Following the development and acceptance of this Dissolution Plan by the Village of Wolcott, the Village will facilitate a public hearing on the Dissolution Plan which must happen no sooner than 35 days and no more than 90 days from the date of acceptance. Following the public hearing the Dissolution Plan will be finalized and adopted. Registered voters in the Village of Wolcott will then have 45 days to petition for a permissive referendum on the Final Dissolution Plan. **If no petition is filed, then dissolution occurs on the date included in the Dissolution Plan.**

If a petition containing signatures from not less than 25% of the registered voters of the Village is filed with the Village Clerk, a second referendum will be held to determine whether the majority of Village voters approve implementation of the Final Dissolution Plan. Should the vote be “yes,” the dissolution will occur as provided for in the Dissolution Plan developed after the March 12, 2024 referendum. Should the vote be “no”, dissolution does not occur and cannot be considered for four years.

What are the Required Components of the Dissolution Plan?

Pursuant to Article 17-A General Municipal Law, Title 3, §774, the proposed elector initiated dissolution plan developed post the referendum shall include:

- (a) The name of the village to be dissolved;
- (b) The village’s territorial boundaries;
- (c) The fact that the local government entity is a village;
- (d) A fiscal estimate of the dissolution’s cost;
- (e) Any plan for transferring or eliminating the village’s employees;
- (f) The village’s assets, including but not limited to real and personal property, and the fair value thereof;
- (g) The village’s liabilities and indebtedness, bonded and otherwise, and the fair value thereof;
- (h) Any agreements entered into with the town or towns in which the village is situated in order to carry out the dissolution;
- (i) The manner and means by which municipal services will be furnished to the village residents after the village’s dissolution;
- (j) The terms for disposing of the village’s assets, liabilities and indebtedness, including the levying and collecting of necessary taxes and assessments therefor;
- (k) Findings as to whether any of the village’s local laws, ordinances, rules or regulations will remain in effect after the dissolution’s effective date and, if so, for how long (pursuant to General Municipal Law § 789, if the plan does not provide otherwise, a village’s local laws, including zoning, remain in effect for two years after the village dissolves, although the town may amend or repeal such laws at any time);

- (l) The proposed dissolution's effective date;
- (m) The time and place(s) for the public hearing(s) on the proposed dissolution plan held pursuant to General Municipal Law § 776; and
- (n) Any other matter desirable or necessary to carry out the dissolution.

Interim Study of Dissolution

It is important to note that this Interim Study of Dissolution is not intended to be a detailed Final Dissolution Plan but rather is designed to inform residents of the issues and potential costs and benefits related to dissolution in order to assist residents in making an informed decision. Ultimately, the decisions regarding service delivery and related costs and revenues will be decided by the Final Village of Wolcott Dissolution Plan. This Interim Study of Dissolution is designed to provide the residents information in the following areas to assist in their decision-making process:

- Demographic, socio-economic and fiscal data.
- Impact on representation and governance.
- Summary listing of the Village Codes, identification of associated Town Codes and a preliminary review of potential issues to be addressed to integrate the codes in a manner that protects the unique characteristics and needs of the Village yet streamline the Village and respective Town codes to provide for a single code for administration and enforcement within the Town of Butler and the Town of Wolcott. The Village laws, rules and regulations shall stay in effect for two years from dissolution; however, within two years of the effective date of dissolution, the Town governments may adopt new laws, rules and regulations necessary to address conflicts and/or ambiguities for the common administration and governance.
- Town and Village services and functions including current operations, existing personnel, municipal-owned equipment and other fixed assets. This section identifies possible alternatives for the delivery of services if the Village dissolves. Certain service areas have multiple service delivery options. Where consensus was reached, a preferred option was identified and where consensus was not reached within the short timeframe of the study, the various options are outlined.
- The financial impact model that reflects the initially preferred options.
- Village assets including fixed assets such as land, facilities and equipment.
- Village liabilities including long term and short debt, accrued benefits, etc.
- Current profile of the current fiscal condition of the Village including a review of fund balance.
- Modeling of the fiscal impact of dissolution on both the Town and Village property taxpayers.
- Other factors and considerations to assist residents in their decision making.

Situational Overview

The Village of Wolcott is located in the northeastern section of rural Wayne County, New York. The County is located on the south shore of Lake Ontario and located north of Syracuse and Rochester. The Village land area is split between the Town of Butler and the Town of Wolcott, New York. The Village and both towns are wholly contained within the Wayne County and are located in the northeast section of the County. The Town of Wolcott's northern border is the shores of Lake Ontario and its southern border is the Town of Butler. **(See Appendix B: Towns of Wolcott and Butler and the Village of Wolcott Location Map).**

The Village land area is approximately two square miles. Approximately 75% of the Village’s land area is located within the south west section of the Town of Wolcott and approximately 25% is located within the northwest section of the Town of Butler. The Village has an estimated population of 1,556 as reported in the 2020 census. **Table 6: Municipal Characteristics** summarizes key characteristics for Village and both Towns.

Table 6: Municipal Characteristics

Municipal Characteristics			
	Village of Wolcott	Town of Wolcott (Townwide)	Town of Butler (Townwide)
Population	1,556	4,002	1,832
Village Population in each Town	1,556	1,252	304
Percentage of Village Population in Town	100%	80.5%	19.5%
Village Population as % of Town Pop.	-	31.3%	16.6%
Land Area (square miles)	2.0	39.3	37.1
Population per square mile	778	102	49
Households	647	1650	797
Median household income	\$50,063	\$67,407	\$50,882
<i>US Census 2020 and US American Community Survey (ACS) 2018-2022</i>			

III. Governance and Representation

Governance

Post Dissolution Municipal Electorate

Should Village electorate vote to dissolve, decisions on all issues impacting current Village residents will be the responsibility of the respective Town Board from the Towns of Wolcott and Butler controlled by officials elected on a town-wide basis.

Voter representation is a primary consideration related to the possible dissolution of the Village of Wolcott. Currently all Village decisions regarding the governance, policies, services and taxation are made by the Village Board of Trustees which is comprised of, and elected by, Village residents only. If the voters elect to dissolve the Village, all decisions regarding zoning and quality of life codes and all services and service delivery will shift to the Town of Wolcott and to the Town of Butler.

Mayor and the Village Board of Trustees

The Village Mayor is the chief elected official. The Board of Trustees is comprised of the Village Mayor and four elected Trustees. It is important to note that the Mayor and the Board are elected by the people and only for the people of the Village. The Mayor and Board are responsible for setting all policy, rules and regulations for the Village and overseeing all Village operations.

In the “split Village” post dissolution scenario the governance changes are compounded. Each Town Board will set the policies and make the decisions on issues that were formerly Village matters within their boundaries. The decisions made, and policies set by each Town Board, may not be the same as currently exists in the Village, or be the same as their counterparts. For example, each Town could take a different approach to zoning, or chose to deliver services differently, such as leaf pick up and sidewalk snow removal. Each Town Board will set future budgets that will define the spending priorities and levels for the area of the former Village located within in their Town.

In order to continue critical services, the Towns will both need to establish new, or expand existing, special districts to provide water, sewer and fire. In addition, each Town may choose to create additional districts, such as a sidewalk and street lighting districts, to provide services specific to Village residents and to use the special districts to tax the Village residents for these unique services. All of these decisions will ultimately be made independently by each of the Town Boards.

Post Dissolution Conditions:

Post dissolution, self-directed Village governance, the position of Mayor and the Village Board of Trustees will no longer exist. All policy, budget, services and taxing decisions will rest with the respective Town Boards in the Towns of Wolcott and Butler. In the post dissolution “split Village” scenario, the decisions made by each of the Town Boards may be different.

IV. Services and Service Delivery

This section provides a summary of the current services, service delivery and staffing in the Village and presents possible post dissolution services and service delivery models. It is important to note that there are often multiple options and should the Village electorate vote “yes”, a more defined Final Dissolution Plan is mandated by law. Most importantly, should the electorate vote to dissolve, all final decisions on services, service levels and service delivery will ultimately rest with each individual Town Board post dissolution.

The post dissolution model presented considered areas of efficiencies and cost saving opportunities related to dissolution regardless of the final form of governance. In cases where services or personnel are shared through existing agreements between the Town and Village, it is noted as such.

Existing Shared Services

As is common with many Villages, the Village of Wolcott delivers police, water, sewer and fire protection services needed in a densely populated community. The Village has a number of intergovernmental shared service arrangements with both the Towns of Butler and Wolcott. In addition, the Village provides services to areas outside the Village. Existing shared services are summarized below:

- **Water:** The Village Water Department provides water to Village residents and extends water services to more than 300 users outside the Village in the Towns of Wolcott and Butler and sells bulk water to the Wayne County Water and Sewer Authority.
- **Waste Water Treatment Services:** The Village contracts with the Wayne County Water and Sewer Authority for the treatment of its wastewater and the Village currently maintains the collection system within the Village. The Village provides infrastructure supports to the WCWSA collection system for other users of the Authority including users from the Town of Huron.
- **Fire Protection Services:** The Village Fire Department provides services to a sub-area of the Wolcott Fire Protection District located outside the Village in the Town of Wolcott through an inter-municipal agreement with the Town. Similarly the Village provides fire protection services to a sub-area of the Butler Fire Protection District located outside the Village in the Town of Butler and to the Huron Fire Protection District.
- **Town-wide Assessment:** The Town Assessors in both the Town of Butler and the Town of Wayne provide town-wide assessment services, including the Village.

Water Services

Water Customers

The Village of Wolcott owns, maintains and operates its own water system and provides water services to all properties located within the Village. The Village provides water services to Town of Wolcott outside District customers in the East Port Bay Road area. In total water services are provided to approximately 996 properties with approximately 2,000 equivalent dwelling units (EDUs). The Village also supplies bulk water to Wayne County Water and Sewer Authority; typically totaling 6-7 million gallons per year. The annual water sales is approximately 54 million gallons per year or .15 million gallons per day. The breakdown of customers is detailed in **Table 7: Village Water Customers (Properties) By Location**.

Table 7: Village Water Customers (Properties) By Location

Village Water Customer Location	# of Users
Village of Wolcott customers located in the Town of Butler	166
Village of Wolcott customers located in the Town of Wolcott	504
Customers in the Town of Wolcott outside the Village	322
Customers in the Town of Butler outside the Village	4

Village Water System Assets

The Village of Wolcott operates two water treatment plans. Lake Plant is a full treatment water filtration facility that treats water sourced and pumped from Lake Ontario. Lake Plant, built in 1952, is located on East Port Bay Road in the Town of Wolcott approximately 6 miles outside of the Village. The site has multiple facilities and an on-site reservoir. After treatment, the water is pumped into the Village distribution system. The Plant produces the majority of the Village’s water and requires an on-site staff person to treat. A planned upgrade to the plant is estimated at a cost of \$7.8M. The Village was recently awarded a \$5.0M NYS WIA grant to upgrade the plant and is exploring additional grant sources.

The second plant, commonly known as the Spring Plant, treats water sourced from Weager Springs, a ground water source under the influence of surface water. The Springs Plant water source is located outside the Village in the Town of Butler. The Plant itself is located in the Village in the Town of Wolcott and produces a limited amount of water; however, the Plant is automated and requires limited manpower to support operations and maintenance making it a very cost efficient water plant. The water source typically runs dry in late summer at which time the Village’s system is 100% dependent on Lake Plant. In addition to the two Plants and their on-site assets, the water system assets include:

- A multi-pump system that pumps water to the Plant and water from the plant to the Village and users.
- Water Storage Tank (1,000,000 gallons) located within the Village in the Town of Butler.
- Spring Plant water source located outside the Village in the Town of Wolcott.
- The distribution system includes 20 miles water mains and lines including a six mile run from the Lake Plant located on the Lake to the Village itself. It is estimated that 17 miles of the mains and lines are in the Town of Wolcott and 3 miles in the Town of Butler.
- The water metering system is a combination of 650 radio frequency identification (RFID) readers that can be read from central locations with the balance of manually read meters scheduled for conversion.

Staffing

The Water Department staff consists of a full time Department Head/Water Operator and another full time Water Operator. The Water Operator staff provide 7 days per week coverage for the Lake Plant necessary to treat the water prior to entry into the distribution system. The staff monitors and maintains equipment at both plants and all distribution system lifts, valves and lines with support from DWP and Sewer. Approximately 50% to 60% of the Deputy Village Clerk position is dedicated to water and sewer billing.

Costs, Revenues and Water Rates

The 2023/2024 annual operating budget for the water department totaled \$448,632. The primary revenue source is user water payments. Water bills are due quarterly and the rates are as follows:

Inside Village Residents:	\$25 Base Fee + \$3.44 per 1,000 Gallons of Consumption
Outside Village Residents:	\$40 Base Fee + \$5.72 per 1,000 Gallons of Consumption

The Village issued a bond for the Lake Plant filtration system which is anticipated to be paid off in 2025.

Town Water Services

The Town of Wolcott has six water districts outside the Village and the Wayne County Water and Sewer Authority (WCWSA)² provides retail water services to all users based on WCWSA set rates. Remaining debt service on Town owned water lines is paid through a per unit charge on the property tax bill. Per a long term lease/operations agreement, WCWSA leases and maintains the Town’s lines; however, the Town is responsible to pay for any improvements and users pay a per unit charge on the property tax bill.

The Town of Butler does not have any water districts.

Post Dissolution

In a Village wholly contained within a Town, the Town typically becomes the owner of all the water supply, treatment and distribution system assets; whereas in the “split village” scenario, the issue requires an alternate solution for both water treatment operations and potentially water distribution. The Village water system, designed as single system did not contemplate a split of those assets across Town lines with interdependence between and among the component assets.

The solution should address immediate post dissolution and long term considerations related to future governance, ownership, and assets management of the Village’s current water supply, treatment facilities and storage and distribution assets and infrastructure improvement financing responsibilities. The governance structure should assure that the assets are well maintained and operated and that any agreement(s) assures that the long term best interests of the system users are protected.

- There are numerous post-dissolution options available. Examples include: 1) both Towns own the assets and have an IMA to coordinate joint use, management and operation of the system, 2) One Town owns and operates the system on behalf of both Towns or 3) both Towns engage a third party to perform some or all of the operating, maintenance and capital improvements on behalf of the Towns.

² The Wayne County Water and Sewer Authority is a public benefit corporation, created by special state legislation under the New York State Public Authorities Laws 199-aa et seq.

- Both Towns have indicated that given their lack of historical experience with water systems, their preliminary preference is to not be responsible for operations or maintenance of the water system.
- The Towns identified WCWSA as an entity that could play as new and significant role relative to water services. Town representatives indicate that they would turn water operations over to the WCWSA to provide retail water services directly to system users and set user water rates; however, the solution must also address issues of **asset ownership and roles and responsibilities relative to assets management and funding of asset improvements**.
- A series of municipal cooperative and other agreements will need to be put in place. WCWSA has preliminarily offered for consideration a three way long term (up to 40 years)³ lease/operations agreement framework between the Towns of Wolcott and Butler and the WCWSA. Provisions of the Public Authorities Law and Town Law enable the use of long term lease/operations agreements to be used to set terms related to decision making and management of municipal assets as well terms establishing responsibility for funding infrastructure investments.
- There are various models and examples state-wide of agreements related to ownership and governance of water and sewer infrastructure that should be explored and evaluated by the Towns as part of the negotiation process. It will be incumbent upon the Town Boards to assure that the negotiated approach and terms of the municipal cooperative and/or long term lease agreements are fair and reasonable and that they are negotiated in the best interest of the former Village taxpayers and users.
- Critical governance, ownership, financing and funding issues would need to be defined in the agreement such as: 1) service standards, 2) ownership/lease terms, 3) use of Town assets by the third party for other purposes, 4) roles, responsibility and authority to decommission and/or improve assets, 5) roles, responsibility and authority to charge/levy taxes on Village users to cover improvement costs and 6) liability and indemnity terms of each party.
- The Village, Towns and the WCWSA Authority may want to consider undertaking an inter-municipal planning process to determine the post dissolution plan for both water and sewer services. This process should begin as soon as practical after the referendum in order to have in place an agreed upon plan and the necessary long term agreement(s).
- During the Study process, stakeholders have shared perspectives that the Lake Plant should be decommissioned. The Plant along with the \$5M grant makes this a valuable asset. In the best interests of the water system users, a water study should be conducted prior to decommissioning the Plant and making investments necessary to transmit water from alternate regional water sources.
- The WCWSA indicates that the current Village meter reading system could be utilized and maintained by the WCWSA as they have other municipal partners use the same system as the Village.

³ Town Law §198(12)(b) and can be up to a maximum of 40 years (plus renewals).

Post Dissolution Conditions:

Post dissolution, each Town would create a water district to serve the former Village users within their respective towns. It is recommended that the Town of Wolcott also create a water district for the current out of district users. Governance and operations options under consideration include:

- Neither Town has experience in operating water systems. The preliminary preferred option would be to turn treatment operations over to the WCWSA to provide retail water services to system users at WCWSA set rates. WCWSA estimates a need for 1 Water Treatment Operator and the current Village water meter system could be incorporated into WCWSA operations.
- The Towns will also need to determine how the system assets that crisscross town lines will be owned, managed and maintained. WCWSA has offered for consideration a three way long term (up to 40 years) lease/operations agreement between the Towns of Wolcott and Butler and the WCWSA in which WCWSA operates the system and leases the assets from the owning Town(s). Governance, ownership, financing and funding issues would need to be defined: 1) service standards, 2) ownership/lease terms, 3) roles and authority to decommission and/or improve asset, 4) role and responsibility to charge/levy taxes to cover improvement costs and 5) liability and indemnity. It will be incumbent upon the Town Boards to assure that the terms of the agreements are in the best interest of the former Village taxpayers.
- The Village, Towns and WCWSA may want to consider undertaking, as soon as practical after a yes vote on the referendum, an inter-municipal process to develop plans for both water and sewer systems and put in place the agreement(s) prior to dissolution.
- There is general consensus that the Spring Plant remain a part of the water system; however, a number of stakeholders have indicated that the Lake Plant should be decommissioned and import water from other areas. The Lake Plant in combination with the \$5M WIIA Grant could be a valuable asset and should Village vote to dissolve, it is recommended that a study be conducted to determine the optimal solution before any decommissioning was to be decided upon.
- The fiscal model assumes the WCWSA rate established for nearby users and includes a debt service charge and a capital improvement charge as a per unit charge on the property tax bill. (See **Table 8.**)

Table 8 Estimated Post Dissolution Water Services Fiscal Impact.

Preliminary Estimated Post Dissolution Water Services Fiscal Impact on Typical Single Family Home		
	Current Village of Wolcott	Post Dissolution Homeowner in Village
Annual User Cost ¹	\$262	\$379
Current Debt Service/Unit ²	in water rate	\$36
Capital Improvement Charges/Unit ³	in property tax rate	\$35
Estimated Total	\$262	\$450
Note 1: Consumption assumed at 47,000 gallons/year. Current rate is \$25/Q plus \$3.34/1000 gallons. Post dissolution assumes rate of \$30/Q plus \$5.25/1000 gallons.		
Note 2: Current level of Village water debt service was assumed.		
Note 3: The modeled capital improvement charge is based on historical Village spending. Village currently funds through property tax. In post dissolution model; cost is funded/EDU.		

Sewer Services

Current Village Service System

The Village of Wolcott currently provides sewer services for all properties in the Village. Historically the Village of Wolcott owned and operated its own Wastewater Treatment Plan (WWTP) plant. In response to a need to address Federal and NYS compliance issues, the Village Board of Trustees chose to utilize the WCWSA regional waste water treatment facility and convert the Village wastewater treatment plant into a main lift station and install force mains to convey flows to the WCWSA regional treatment plant (\$2.7M) rather than make the required \$7M upgrade to the Village plant.

Currently, the Village buys waste water treatment services from WCWSA and the Village provides the retail sale of the service to the Village users. The Village has one full time employee who is responsible to maintain the Village sewer collection system that includes a series of lift stations, valves and approximately 13.5 miles of collection pipes with 9.5 located in the Town of Wolcott and 4 miles in the Town of Butler. The Villages has an established Sewer Fund with a 2023/2024 budget totaling \$476,750 and includes the cost of the service charge by the WCWSA. The operations cost and debt service are funded through user fees that are paid quarterly. The 2023/2024 fee schedule is as follows:

- Residential Rate:
Base = \$60.00 (Includes 15,000 gals based on water meter consumption)
15,001 gallons and up add additional \$3.30 per 1,000 gallons
- Commercial Rate:
Base = \$75.00 (Includes 15,000 gals based on water meter consumption)
15,001 gallons and up add additional \$3.30 per 1,000 gallons

Town of Wolcott Sewer Services

The Town of Wolcott provides sewer services to sections of the Town outside the Village through two existing sewer districts. System users pay for the sewer treatment services through a flat user fee rate of \$65.00/quarter billed by and paid directly to the WCWSA. The collection system infrastructure for each of the sewer districts waste water treatment services was installed by the Town and the debt service each sewer districts' debt service is funded by an annual per unit charge on the property tax bill of the users. Through a long term lease/operations agreement, WCWSA operates and maintains the collection system. Per the Town, large maintenance and capital improvements are a charge upon the Town and the Town in turn has established annual per unit capital charges on the property tax bill of the users within the users' sewer district to fund capital improvements to the Town's infrastructure.

Town of Butler Sewer Services

There are only a few users outside the Village provided with sewer services in the Town of Butler. Two users are provided sewer services through a four party sewer and water agreement between the Village of Wolcott, the Town of Butler, the WCWSA and the property owner located in the Town outside the Village. The property has two main tenants, McDonalds and Fast Track. The sewer usage payments are billed by and paid to the Village. Somewhat different than the original agreement, the water usage fees are billed directly by and pay directly to the WCWSA. The agreement also included a provision that requires the property owner to pay a payment in lieu of taxes to the Village equal based on the taxable assessed value of the property and the annual property tax rate.

Post Dissolution Conditions:

Post dissolution, each Town would create a Hamlet of Wolcott sewer district to serve the former Village users within their respective towns.

- Both Towns would continue to utilize the WCWSA regional wastewater treatment facility; however, Village users would purchase retail wastewater treatment services from WCWSA. For purposes of the study, the current WCWSA sewer rate was used. The typical single family home in the Village currently uses less than 60,000 gallons of water per year and as such a typical single family home pays \$65/quarter or \$250 per year. *(This charge is an estimate for the fiscal model only.)*
- Post dissolution, the current debt service would be a separate charge to Village property owners and is assumed at \$62/unit in the fiscal model as a charge upon the property tax bill.
- Based on preliminary review, both Towns would put in place an agreement with the WCWSA to operate and maintain the Town owned collection systems. Based on historical Village expenses, an annual capital charge per unit has been estimated at approximately \$22/unit. Should there be future capital project requiring new debt, it would result on an additional charge to the property owner tax bill.
- All of the considerations for development of cooperative and/or long term lease agreements outlined for water services apply to the wastewater treatment. It will be incumbent upon both Towns to negotiate fair and reasonable agreements that are in the best interests of the Village system users. It is recommended that an inter-municipal planning process be initiated as soon as practical after a yes vote in order to ensure the time necessary to assure for continuity of services and provide for the long term protection of the Village users.
- Below is a preliminary model of the potential fiscal impact on a Village homeowner:

Table 9: Estimated Post Dissolution Sewer Services Fiscal Impact

Preliminary Estimated Post Dissolution Sewer Services Fiscal Impact on Typical Homeowner		
	Current Village of Wolcott	Post Dissolution Homeowner in Village
User Rate	\$242	\$260
Current Debt Service/Unit	in sewer rate	\$31
Capital Improvement Charges/Unit	in levy/reserves	\$26
	\$242	\$317
Note 1: For Village user rate, the model assumes 47,000 of water consumption/ yr/unit		
Note 2: Post Dissolution Rate utilized is the 2024 WCWSA flat rate in Sodus Bay/Port Bay.		
Note 3: The modeled capital improvement charge is based on historical Village spending		
Note 4: This is a model fiscal impact only. The rates and charges will be based in the needs at the time and determined by the Town Boards.		

- The WCWSA anticipated that one (1) additional wastewater treatment operator would be needed. Additional billing staff was not identified as a need.
- The current sewer service arrangement in the Town of Butler outside the Village will need individual attention and a new inter-municipal agreement or sewer district may be required.

Public Works Service

Village Public Works Organization and Services

The Village of Wolcott Department of Public Works includes 1 Working Foreman and 2 Laborer positions and operates from the Village Public Works Garage located in the Village. It is very typical for a village Department of Public Works to be designed and operate a wider array of functions than town highway departments which is the case in the Village of Wolcott.

Village and Town Road and Street Maintenance and Snow and Ice Control

The Towns of Butler and Wolcott Highway Departments provide typical Town Highway Department functions focused primarily on the maintenance of the Town’s highway and culvert systems and snow and ice control in the winter. Road maintenance including winter operations is the primary area of similarity between the Village and Town operations. **Table 10: Village and Town Street and Road Systems** provides an overview of the street and road systems within the Village and both Towns. As can be seen from **Table 10**, the Village streets totaling 11.82 center lane miles represent 12% of the combined Towns of Wolcott and Butler road systems. **Appendix C: Listing of the Village of Wolcott Streets** provides an inventory of the existing Village streets that would transfer to the Towns should the electorate vote yes to dissolve. The Town of Wolcott also provides maintenance in multiple cemeteries within the Town.

Table10: Village and Town Street and Road Systems

Village of Wolcott, Town of Butler and Town of Wolcott Road and Culvert Systems			
	Village of Wolcott	Town of Butler	Town of Wolcott
Centerline Mileage	11.82	54.03	47.54
Bridges	1	None	Multiple
Culverts	None	5-6	Hundreds
<i>Source: NYS Department of Transportation Local Highway Inventory 2022 and the Village DPW and Town Highway Departments</i>			

While street maintenance is the commonality between the Village and the Towns, the operations and methods themselves in the Village are quite different than in the Towns. In comparison to the Town roads, the Village streets are narrower; include dead ends and involve on street parking issues during the snow removal season. The Village operations require the use of smaller trucks and plows to maneuver. The trucks used for Town operations are larger and are not suited for use in the Village. Street maintenance in the Village also involves the upkeep of the Village streetscape including miles of curbs, curb cuts and trees. The Village also owns the Mill Street Bridge and dam. The Village replaced the bridge in 2019 with the support of the Bridge NY Program.

Other Village DPW Services

The Village provides a sidewalk replacement incentive program. Village staff will removal of old concrete, lay new base stone and will reimburse the property owner up to \$2/sq. ft. for the replacement sidewalk. The

Village currently provides snow plowing/removal from all of sidewalks in the Village as a service to residents.

Villages, unlike rural town areas, have major underground storm sewer systems designed carry rainwater and melting snow off Village streets in order to prevent/mitigate flooding and to prevent overflowing water to enter the sewer system. The Village has an aging storm sewer system constructed sometime at the beginning of the 1900s. The system is annually maintained using a Village owned vacuum truck necessary to keep the system clear of leaves and debris. The Department is also responsible for the maintenance, repair and replacement of the 248 catch basins in the Village. The Village initiated a storm sewer improvement project in 2010 using general obligation bonds that will mature in 2040. At this time, it is anticipated the debt service will continue as a cost to the Village property owners through the Village potential storm sewer district. Given the age of the storm sewer system, it is possible that future capital improvements will be needed.

The Public Works Department is also responsible for maintenance of Fall Park and Northrup Park and will be responsible for a new dog park that is under development. The Department is also responsible for the Village beautification program including lawn maintenance and flower and tree planting programs. The Department also maintains all of the public spaces including the Village center with the gazebo, the fountain and the Venus statue. The Village Public Works Department provides snow plowing in four Village maintained parking lots, provides on-going maintenance and pick-up of the Village public refuse receptacles located throughout the Village’s commercial areas and provides coordination, set-up, cleaning and break down support services for multiple special events.

Split Village Public Works Operations

The Village of Wolcott has designed and maintained a system of assets based on the geography of the Village as a whole without regard to the Town boundaries within the Village. The split Village issue presents a unique set of circumstances post dissolution for the delivery of the Village public works functions. **Table 11: Village Public Works Split Services by Town** outlines the Village assets maintained by the Village Public Works Department by location within each of the Towns.

Table 11: Village Public Work Split Services by Town

Village of Wolcott Pubic Works Services Split by Town			
	Total Village	Village Assts by Town	
		In the Town of Wolcott	In the Town of Butler
Land Area (square miles)	2	1.5	0.5
Center Lane Miles	11.82	9.15	2.66
Bridges	1	1	0
Culverts	6	6	0
Storm Sewer Catch Basins	248	192	56
Sidewalk Miles	14	12	2
Parking Lots Plowed	4	4	4
Parks		Northrup Park	Proposed Dog Park
		Falls Park	Dr, Chan's Garden
Street Lights Illuminated	170	147	23

Street Lighting

The Village funds the illumination costs of 170 street lights throughout the Village (147 are located in the Town of Wolcott and 23 located within the Town of Butler). The street lights are owned and maintained by the local utility company.

Post Dissolution Conditions:

Both Towns articulated a preliminary preferred service delivery model in which they each handled their own area of the Village and each would hire their own staff. The Town of Wolcott estimates it will need three additional staff and the Town of Butler estimates a need one additional staff person.

- **General Services:** The preliminary plan is for each Town to maintain and plow their own streets, manage their own storm sewer systems, maintain their own parks and public spaces independent of each other.
- **Leaf and Brush Pick-Up:** Preliminarily, the Town of Wolcott is planning to provide leaf and brush pick up; however, the service delivery method, frequency and timing may not be the same. The Town of Butler indicated preliminarily that the Town would not conduct leaf and brush pick up as it is not provided elsewhere in the Town.
- **Sidewalk Snow Plowing:** The Town of Wolcott indicated that snow plow/blowing of the Village sidewalks would be continued; however the methods used, frequency and timing may not be the same as provided by the Village. The Town of Butler has indicated preliminarily that the Town would not clear the sidewalks as this is not a service the Town provides.
- **Mobilization:** Both Towns indicated that they would prefer to mobilize Village operations from their current Highway Garage and would not need the current Village garage.
- **Vehicles and Equipment:** Both Towns have indicated that they will require new equipment to deal with the unique needs of the Village. Preliminary equipment needs for the Town of Wolcott include three 6-wheel dump trucks with plows; 1 back hoe, 1 loader, 1 skid steer loader and 1 vacuum truck. The Town of Butler's equipment needs include 1 6-wheel dump truck with plow and a small payload. This cost is included in the fiscal model based on preliminary costs and financing discussed with each town.
- **CHIPS Funding:** Should the Village electorate vote to dissolve, based on current New York State Department of Transportation instructions, the Towns would receive their proportionate share of the Village Consolidated Highway Funding (CHIPS).
- **“Split Village”** Asset management in a “split Village” presents interesting challenges. Opportunities for shared services are recommended particularly around paving and other capital improvement projects as well as specialty work assignments such as street cleaning, storm sewer cleaning, etc. Minimally, coordination around interdependent assets such as storm sewers should be put in place for the protection of the health and safety of Village residents as well as property.

Police Services

The Wolcott Police Department is the only local police department in the Town of Wolcott and the Town of Butler. The Towns do not have police departments. The Village force includes a part-time Officer in Charge and a full time police officer. On average, the Department provides approximately 60 hours of coverage per week within the Village. The department is dispatched by the Wayne County dispatching center using priority call and closest car protocols. Other than the Village Police force, law enforcement in the Village of Wolcott and its two towns is provided by the Wayne County Sheriff and the New York State Police. The State Police have a barracks located in the Village.

The Department reported that it handled 1,803 total service calls in 2023 which included 730 responses to constituent calls. The majority of these calls involved domestic disputes, theft and larceny incidences, calls for assistance involving individuals with a mental illness and quality of life complaints such as public intoxication and disorderly conduct. As part of the closest car response protocols, the department responded to 23 calls outside the Village mainly in the Town of Wolcott including the Village of Red Creek.

The Department explained that its public safety strategy is built on a foundation of community-based policing, problem solving approaches and proactive policing in which the police are very visible throughout the community. The Village centric strategy aligns police resources to identified criminal activities in order to prevent future crime. The targeted areas are identified through evaluation of constituent calls for service and other information. Examples include targeted patrolling and visibility in areas prone to crime, daily foot patrolling and conducting traffic stops in high accident zone in order to prevent accidents. Other strategies include home and commercial property safety checks, conflict reduction and youth mentorship. More than 1,100 residential and commercial property checks were completed in 2023 many of which were in response to constituent requests. The Police Department also plays a critical role in the enforcement of a number of the Village's quality of life codes.

Post Dissolution Conditions:

Should the Village vote to dissolve, the Village, or soon to be hamlet, would not have locally provided police protection. Neither the Town of Butler nor the Town of Wolcott has expressed an interest to create a town-wide police force or to fund enhanced contracted services and there is no legal authority provided to Towns to create a special police district to serve just the Village under NYS Town Law. There will be a drop in police presence and the loss of Village-centric prevention and enforcement.

Law enforcement will be provided by the County Sheriff and the NYS Troopers. The Sheriff has indicated that they would continue to dispatch law enforcement based on current priority dispatching and closest car protocols. The Sheriff indicated that they are continuing to fill vacancies that were exacerbated during COVID and anticipate being back to the full complement of officers with the next year. Should the dissolution occur, the Sheriff will monitor response times and, if necessary, work with the County Board, to address future resource needs for the Sheriff's Road Patrol.

Employment opportunities for any Village Police Officer would be governed by hiring practices of the receiving jurisdiction and the New York State and County Civil Services rules.

Land Use Planning, Zoning and Codes

The Village has a comprehensive Zoning Code and has a number of Village codes that address the unique quality of life issues often found in a fairly dense community such as the Village of Wolcott. The administration and enforcement of these codes is conducted by a part-time Zoning/Code Enforcement/Building Inspector (Code Enforcement Officer) that works on-site in the Village approximately 4-5 hours per week. The Code Enforcement Officer is provided administrative support from the Deputy Clerk/Treasurer who prepares documents, completes forms, prepare permits and interfaces with constituents, permits, etc.

The Village of Wolcott Zoning Board of Appeals (ZBA) consists of one (1) Zoning Board Chair and four (4) Zoning Board members that have the responsibility to make interpretations of the Zoning Law, issue or deny Special Use Permits and issue or deny variances. The Planning Board of the Village of Wolcott was dissolved and all responsibilities of the Planning Board have been assigned to the Village ZBA

Based on the rural nature of the both the Town of Wolcott and the Town of Butler, neither Town has adopted Zoning Codes but rather have adopted land use codes. Both Towns have part-time code enforcement officers that administers and enforces the NYS Building Code, the Town land use codes and other quality of life codes adopted by each Town.

The Town of Wolcott has a 5 member Board of Appeals that addresses the requests for variances or other relaxations in the application of the Town land use laws. The Town of Wolcott also has a Planning and Economic Development committee responsible for a broad scope of planning, community development and economic development functions.

In the Town of Butler, the Town Board, pursuant to Town Law Section 274-a reviews and approves site plans. The Town Board of Appeals is comprised of 5 members and addresses the requests for variances or other relaxations in the application of the Town land use laws.

The distinctions between the Village Zoning Code and the land use codes in the Towns reflect the urban/rural dichotomy but also the historical nature of development of the Village of Wolcott; much of which was constructed prior to contemporary zoning codes.

Pursuant to Article 17-A of the General Municipal Law, the Village laws, codes and rules may continue for up to two years; however, within those two years, the Town may adopt, repeal or amend the Village laws, codes, rules, and regulations. At the end of two years, any Village laws, codes, rules or regulations not incorporated into Town laws and/or codes, shall be deemed repealed. **Section V Village Local Laws and Codes** of this Interim Study provides more detail specific to the Village of Wolcott.

Post Dissolution Conditions:

There was consensus that should the Village vote to dissolve, it will be important for the Village and Towns to work collectively to protect the unique nature of both the Village and the area of each Town outside the Village, through careful design of the land use governance boards, operations, land use policies and codes. Should the vote be an affirmative to dissolve, there was preliminary agreement that the post referendum dissolution planning process include a workgroup of representatives from the Village and both Towns to develop the land use section of the required Dissolution Plan.

- The Towns agreed that additional work hours for the code enforcement staff and support staff will be needed to address the increase in NYS Building Code administration and enforcement, land use codes and other quality of life codes that will be specific to the Village.
- Upon dissolution, there will no longer be a Village Zoning Board of Appeals (ZBA). It is recommended that each Town reconstitute their Board of Appeals to provide fair representation of both the Village and the area outside the Village as soon as practical. In the interim, each Town could establish an advisory committee comprised of former Village ZBA members. The historical knowledge and expertise on Village zoning and land use planning will be critical to the Town ZBA activities.
- Both Towns indicated that in general, they would leave much of the Village's land use laws in place post dissolution, and use the two-year period to incorporate the Village land use needs into the Town codes in a manner that reflects the uniqueness of the Village's historical development yet protects the rural nature of the existing codes outside the Village. While the Towns may want to take the two year time period to incorporate the Village codes into the Town Codes, the Towns may want to consider adopting land use amendments necessary to streamline the administration and enforcement of the codes and address any potential conflicts between Town and Village codes at the time of dissolution.

Fire Services

Current Services

The Village of Wolcott provides fire protection to the residents of the Village through a relationship with the Wolcott Volunteer Fire Company located in the Village of Wolcott. The company has approximately 40 members. The Village currently owns the Fire House and owns 2 engines, 1 heavy rescue, 2 tankers, 1 brush truck, 1 special operations trailer, 1 quint ladder unit, 1 fire-police traffic unit and 1 rescue/brush UTV. Village central staff provide administrative and financial service supports for the Fire Department. This includes purchasing, accounts payable and receivable and management of firefighter trainings and certification requirements. The Mayor and the Board of Trustees recently secured a \$385,000 grant for a new pumper.

The Village of Wolcott has multiple inter-municipal agreements with the Towns of Wolcott, Butler and Huron to provide services outside the Village for designated fire protection districts.

Post Dissolution

Should the Village vote to dissolve, both Towns envision utilizing the Wolcott Volunteer Fire Company to continue to provide fire protection for the residents of the Village as well as the areas outside the Village served by the Village Fire Department/Wolcott Volunteer Fire Company. However, each Town Board will also need to make decisions as to the governance structure it will put in place for fire services.

Towns, unlike Villages, cannot operate municipal fire departments. Towns are authorized to create Fire Districts or Fire Protection Districts to serve areas outside villages within the Town. A Fire Protection District is an administrative unit of the town rather than a separate local government. The town contracts with Fire Companies, Fire Districts or Fire Departments for services.

In comparison, Fire Districts are separate political subdivisions established for the purpose of providing fire protection in a designated area of the town. A Fire District has its own elected board, can levy taxes and incur debt. The following summarizes the key options that the Town could consider:

Option 1: Fire Protection District

Each Town could establish a new Fire Protection District to serve the area of the Village in their respective Towns. The Towns could contract with the Wolcott Volunteer Fire Company for the provision of services, and would levy taxes on the properties in the new Fire Protection District. In the future, each Town could consider consolidating the new Fire Protection District into its existing district.

Different than the Village Fire Department system, in this model, the Fire Company would take on new functions such as administration, coordination of vehicle and equipment maintenance, procurement of needed supplies, fiscal management, training coordination and insurances. The NYS Office of the State Comptroller document titled *Fire Protection in New York State: How Is It Provided in Your Community* does provide options relative to equipment. “Depending on the contract, the fire protection entity can provide this service using its own equipment, or the Town can acquire its own firefighting apparatus and equipment for use in the fire protection district” The fire protection district’s budget is part of the town’s annual budget. The cost of these contracted services and any other fire protection district expenses are levied against the properties within the district. Prior to dissolution, it will be critical to determine the ownership of the Village owned Fire House and fire apparatus so that it is available and ready for use for fire protection services in all jurisdictions.

Option 2A: Fire District

The Town Boards also have the option to establish Fire Districts. Fire Districts are separate local governments with a Board of Commissioners elected by the voters of the former Village of Wolcott and any other areas included in the District; however, the members of the initial Board are appointed by the Town Board(s). The District would have its own budget and could levy taxes and incur debt. The District(s) could contract with the Wolcott Voluntary Fire Company or other fire protection entities.

In the dissolution scenario, there are legal and logistical issues that complicate implementation of this model at the time of dissolution. If the community stakeholders determine this to be the preferred governance model, evaluation of how to accomplish it should begin as soon as possible. Logistically, a Fire District serving the Village cannot have an effective starting date before dissolution. The new Fire District Board

could not take actions until the dissolution occurred and would not have the ability to levy taxes or bill and collect taxes until after the dissolution occurred.

Option 2B: Create a Joint Town-Village Fire District before the Date of Dissolution

If the Fire District model is determined to be the preferred governance option, one alternative for exploration would be for the Town(s) and Village to create and implement a Joint Village-Town Fire District in advance of the date of dissolution that would include the entire area of the Village and the areas outside the Village served by the Village. The initial board would be appointed by the Towns and Village and subsequently by the voters in the Joint District.

Post Dissolution Conditions:

Preliminarily, both Towns envision utilizing the Wolcott Volunteer Fire Company to provide fire protection for all properties in the Village as well as the areas outside the Village served by the Village Fire Department/Wolcott Volunteer Fire Company.

Preferred Options: The preliminary governance model initially preferred by the Town of Wolcott is Option 1: Creation of a Fire Protection District. The Town of Butler is interested in continued exploration of all the options at this time.

Option 1: Creation of a Fire Protection District. Each Town could create a new Wolcott Hamlet Fire Protection District which is part of the Town budget. The Towns could contract with the Wolcott Volunteer Fire Company to provide the fire protection service. The Towns would have the future option to merge multiple Fire Protection Districts within their respective Towns.

Option 2A: Creation of a Fire District to serve the area currently known as the Village of Wolcott and the areas of the Towns outside the Village provided services by the Village.

The Fire District would be a separate local government with its own elected Board of Commissioners; however, the initial Board is appointed by the Town Board. The District would have its own budget, would levy taxes and could incur debt. In the scenario of the dissolution of the Village, there are legal and logistical issues that complicate implementation of this model and would have to be evaluated to determine feasibility. The Fire District Board would not have the ability to levy taxes and subsequently bill and collect taxes until after dissolution occurred.

Option 2B: Create a Joint Village-Town Fire District. The Town(s) and Village could create a Joint Village-Town Fire District in advance of the date of dissolution that would include the entire area of the Village and the areas of the Town(s) served by the Village. Upon dissolution, the Joint Fire District would become a Town Fire District.

Fire House, Apparatus and Equipment: Prior to dissolution, it will be critical to determine the post dissolution ownership of the Village owned Fire House and fire apparatus so that it is available and ready for use for Fire Protection Services. . These decisions would need to be made in conjunction with the decisions on fire service governance and should be made well before the date of dissolution. Prior to dissolution, the Village has the option to sell, transfer or have a negotiated sale for its assets.

Village Justice Court

Villages and Town Justice courts adjudicate the same category of offenses under penal, vehicle and traffic (V&T) and certain New York State laws, civil, and local laws and ordinances. The Village Justice Court currently operates with a part-time elected Justice, a part time appointed Assistant Justice and a part-time court clerk. The Village Justice Court handled approximately 262 cases in 2023 as outlined in **Table 12: Village of Wolcott Justice Court Caseloads**.

Table 12: Village of Wolcott Justice Court Caseloads

2023 Village of Wolcott Court Case Loads	
Cases Initiated by Type	
Vehicle and Traffic	172
Penal	63
Civil	20
Violations	4
CPL	3
Total	262
<i>Source: Reported data by Village of Wolcott Court.</i>	
<i>NOTE: Caseloads reflect total charges.</i>	

Post Dissolution Conditions:

Both Town Courts will assume jurisdiction of cases formerly handled by the Village of Wolcott Justice Court. Both Towns have indicated that additional part-time clerk hours will be required to handle the anticipated increase in caseload.

The disclosure, retention and destruction of judicial records, including closed justice court records, is governed by Judiciary Law and rules promulgated by New York’s Judiciary. Pursuant to GML Article 17-A §788(3), all court records of the Village Justice Court must be given to a justice court judge that will be designated by the administrative judge of the Judicial District. The designated judge will have the authority to execute and complete any unfinished business.

The New York State Office of Court Administration and the Office of the New York State Comptroller will assist the local justice courts to make proper notifications to all relevant law enforcement agencies, the District Attorney, other local and New York State agencies of the dissolution.

Village Clerk/Treasurer

Village Clerk and Village Treasurer Functions

The central Village administrative positions include an appointed Village Clerk/Treasurer and a Deputy Clerk/Treasurer. As the title suggests the Village Clerk/Treasurer wears two very important hats. The Village Clerk role functions as a central point within the Village organization, coordinating day to day Village operations and communicating with department heads. The Village Clerk is the Freedom of Information Officer and the Records Management Officer. The Clerk is also responsible for birth and death certificates, purchasing, payroll, human resource functions, preparing Board of Trustees agendas and taking meeting minutes, preparing public notices for all Board and Committee meetings, functioning as the primary interface with constituents and vendors and managing all Village grants. The treasurer role includes responsibility to assist the Village Board in the preparation of the annual Village Budget, maintain the Village financial records, accounts payable receivable, reconciliation of accounts and bank statements, preparation and filing all Federal and NYS fiscal reports including the Annual Financial Report, budget management and planning and providing guidance to the Mayor and the Village Board of Trustees on a number of financial matters.

The Office is also responsible for the administration of a number of the Village local laws such as management of the rental property, the snow plow provide, peddler and food truck permits as well as park rental permits and fees and the accounting for the Village Justice Court.

The Deputy Clerk dedicates approximately 50-60% of work time to the billing and management of the water and sewer services accounts. The position is also provides assistance to the code enforcement officer to support zoning, planning and building code administration and enforcement function. A small percentage of the position's time is provides support and back-up to the Clerk/Treasurer.

Village Records

Based on the New York State Local Government Records Retention schedules, the Village records will become the responsibility of the Towns. The Town(s) will need to provide records storage and space for hard copy records and evaluate and prepare for the storage process for electronic records. Due to the split Village issue, decision will need to be made as to the where the general records of the Village including Board meeting minutes, financial records will be stored. Special consideration will need to be given to certain records that pertaining to residents, events or infrastructure specific to one or the other of the Towns land use records such as zoning and building code administration and enforcement records, police, birth and death certificates and infrastructure documents such as maps, operations and maintenance record and construction documents. The birth and death certificate records contain records from the former Wolcott Hospital containing records for residents from both the Town of Butler and the Town of Wolcott as well as elsewhere.

The Town Clerk and Town Fiscal Functions

Central operations of towns are generally organized differently than Villages. Both Towns have a full time elected Town Clerk. The Town Clerk manages the Town Board calendar, prepares public notices and

agendas and records all Town Board meetings. The Clerk issues marriage and death certificates, dog licenses and other municipal permits. The Town Clerks are the Freedom of Information Officer and Records Management Officer for the Town.

Both Towns employ part-time fiscal professionals to assist the Town Supervisor develop and manage budgets, prepare all required Federal and New York State filings and the other fiscal matters of their respective Towns.

Village Clerk/Treasurer

Post Dissolution Conditions:

The majority of the workload from the Village will no longer exist or can be streamlined into existing operations. Preliminarily, the Towns do not prefer to operate water and sewer and the billing functions are proposed to shift to the WCWSA. Preliminary discussion indicates that the Towns may need part-time staff hours to address the marginal workload increases in several areas including Town clerk functions and land use support functions.

A decision will need to be made as to which Town will take on the responsibility to close out the Village fiscal operations including accounts payable, accounts receivable, close out of the books, preparation and submission of the Village's AUD and the preparation and filing of all the Federal and NYS end of year reports.

A plan for the storage and maintenance of Village records would have to be developed and should address the "split Village" impact on the records retention plan.

Legal Services Functions

The Village contracts for part-time legal services to provide functions of the Village Attorney as well as for specialty legal services needed. The Village Attorney provides counsel to the Village Board of Trustees, prepares and reviews contracts, conducts research and manages lawsuits and other legal matters. Both Towns contract for the part-time services of a Town Attorney. Should the electorate vote to dissolve the Village, the Town Attorneys will likely experience an increase in workload. Initially there will be expanded work associated with evaluation and incorporation of land use issues, codes, rules and regulations. The Towns will be dealing with a number of split Village issues that will require intergovernmental governance solutions.

Post Dissolution Conditions:

The post-dissolution model assumes that there will be an increase in the hours need for legal services to assist with the increased volume and diversity of workload. There will be an increase in one-time costs associated with the creation of the special districts and the development and negotiation of the agreements necessary to manage the former Village's water and sewer operations and infrastructure. Legal review and incorporation of Village zoning and quality of life codes and local laws will have to be completed within two years of dissolution. Ongoing and one-time costs have been incorporated into the fiscal model.

Agreements, Contracts and Grants

The Village has a number of agreements and contracts with varying providers, entities and other governments. If the Village voters decide to dissolve the Village, during the transition phase these agreements should be evaluated in the context of the dissolution to determine which ones will remain in effect post dissolution and will be assumed by one or both of the Towns and which ones may need execution of termination notifications and termination clauses. At the time of dissolution, all active agreements and contracts will need to be made available to the Towns so that they can abide by any terms and conditions of the contracts, pay outstanding accounts payable, etc.

The Village of Wolcott has been the recipient of a number of grants in recent years. If the Village is dissolved, these grant agreements should all be reviewed in the context of the dissolution to assure that any grant agreement terms and conditions regarding long term use and/or limitations or asset disposition are abided by in the dissolution process. In addition, the Town would need to coordinate with funding agencies, vendors and to reassign, re-contract or complete reports for projects still open post dissolution.

Employee Considerations

Village Staffing

Discussions of dissolution include considerations of the impact on current employees. These considerations include post-dissolution employment, civil service issues, salaries and benefits. The Village’s staff positions are depicted in **Table 13: Current Village Positions**.

Table 13: Current Village Budgeted Positions

Village of Wolcott - Budgeted Positions		
	Full Time	Part-Time
Clerk's Office		
Clerk/Treasurer	1	
Deputy Clerk Treasurer	1	
Department of Public Works		
Working Foreman	1	
Laborer	2	
Water Department		
Water/Waste Water Operator	1	
Water Operator	1	
Sewer Department		
Laborer	1	
Waste Water Operator		2 on call
Village Court		
Justice		1
Acting Justice		1
Clerk to Justice		1
Zoning/Code Enforcement		
Zoning/Code Enforcement/Inspector		1
Police Department		
Officer in Charge		1
Police Officer	1	
Animal Control		
Animal Control Officer		1
Total	9	8

Preliminary Assessment of Post Dissolution Staffing Needs

The preliminary assessment by the Towns and the Wayne County Water and Sewer Authority of the post dissolution need for full time positions includes the following estimate of positions needed:

- Highway Departments: the Town of Wolcott estimates a need for 3 full time staff and the Town of Butler estimates a need for one additional full time staff.
- Part-time additional hours are anticipated by both towns that may be provided through expanded hours of current staff or new staff hiring in the following areas: code enforcement officer, code enforcement/land use administrative support, animal control officer and justice court clerk.
- WCWSA estimates the need for one additional water operator and one waste water operator.

Civil Service and Collective Bargaining

The Towns of Wolcott and Butler and the Wayne County Water and Sewer Authority fall under the jurisdiction of the Wayne County Civil Service and the New York Civil Service System and their rules and regulations. The Towns are required to follow the Civil Service rules that control eligibility for positions and hiring. Each jurisdiction will work with County Civil Service to review position titles, job specifications, job classifications and employee status. Should dissolution occur, a number of civil service considerations and actions will be required. Should the Village electorate choose to dissolve, early consultation with the Wayne County Civil Service Office is recommended during the development of the Final Dissolution Plan.

The Village of Wolcott has a collective bargaining agreement with Teamsters Local 118. The agreement covers the titles in the Public Works, Sewer and Water Departments. The Town of Wolcott has a collective bargaining agreement that covers only the titles in the Highway Department and the Town of Butler has no collective bargaining agreements.

Post Dissolution Compensation

For the full time positions, post dissolution salaries and employee health insurance benefits would follow that of the hiring jurisdiction's pay scales and in conformance with related collective bargaining agreements. Benefits would be defined by collective bargaining agreements and in some instances, may be subject to negotiation. Should the Village vote to dissolve and should staff move to another jurisdiction, topics including recognition of time served for purposes of seniority, accrual of benefits and transfer of accruals would be handled during the transition.

V. Village Local Laws and Codes

Land Use Policy, Laws and Regulations

Pursuant to GML Article 17-A, §789, all Village local laws, ordinances, rules and regulations in effect on the date of dissolution shall remain effective for a period of up to two years following dissolution or until such time as the Town Board shall adopt, repeal or integrate such laws into each Town Code. Any Village local laws, ordinances, rules or regulations that remain on the book shall be enforced by the Town within the limits of the dissolved Village as if they had been duly adopted by the Town Board.

The Village of Wolcott has a compact development pattern on small-to-medium sized lots, with a well-defined street pattern and distinct commercial, mixed-use and residential neighborhoods. The Village's zoning regulations and districts have been structured in compliance Village's comprehensive plan and designed to "lessen congestion in the streets; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements." Village zoning categorized into five classes of districts: 1) high density residential; 2) general business; 3) industrial; 4) land conservation and 5) planned development.

The Towns of Wolcott and Butler land use regulations have evolved in a different pattern due to their more rural nature. The Town of Wolcott's Land Use Code established 3 land use districts: 1) agricultural; 2) water front and 3) conservation. The Town of Butler's Land Use Regulations Law has established a single zone for the entire jurisdiction of the town outside the Village of Butler and the application of the Land Use Law is uniform throughout the Town.

The preliminary thinking in both Towns is that they would continue to administer and enforce the Village zoning codes for up to two years. During that time, the Towns would put in place the necessary process to carefully integrate the Village Zoning Law into the Town's land use code in a manner that does not negatively impact the Town outside the Village, but recognizes and addresses the uniqueness of the Village's compact historical development pattern. With the spirit of the Village Zoning Districts retained upon dissolution, the Towns can monitor and test how to optimally refine regulations that pertain to former Village. This work may require dedicated resources to provide the tailoring of code that will be required in order to blend and integrate the land use and development objectives contained in the Village of Wolcott's zoning within the body of the each Town's land use regulations. As neither Town has a zoning code, should they wish to create zoning, they can build a new code that includes the current Village zoning for the portion of the former Village within their community, and then continue with a rural agriculture zone for the remainder. This approach would preserve the current Town land use policies as well as preserve the land use policies for the higher density, smaller lots in the Village. As the codes are being integrated, work will need to focus on addressing differences in definitions and will need to amend language so that the land use code results in a single administration and enforcement of each Towns land use codes.

If the Village voters elect to dissolve the Village, the Towns may want to consider updating their Comprehensive Plan in order to evaluate and integrate the former Village's land uses, development patterns, and long-term vision and goals into the overall Town Plans.

Village Local Laws and Codes other than Land Use and Zoning

Pursuant to GML Article 17-A, §789, all local laws, ordinances, rules or regulations of the Village in effect on the date of dissolution remain in effect for up to two years post the effective date of dissolution, except that the Town Board may adopt as part of the Town law, repeal or modify such laws, ordinances, rules and regulations. At the end of two years, any remaining Village laws are considered repealed.

A number of Village Codes address quality of life issues such as noise, animals, alcoholic beverages, rental units, junk yards, food trucks and emergency on street parking, among others. Should the voters elect to dissolve the Village; each Town Board will have to decide as to which Village codes and local laws they may want to incorporate in the Town code either on a town-wide or specifically for the area known as the Village of Wolcott.

Both Towns have indicated a preference to use the provision enabling the Towns to initially leave the Village codes intact for up to the two years and to utilize the two year window to evaluate the laws and codes and establish a process for incorporation into the Town codes through adoption/modification of the Village code, modification of existing Town codes or repeal of the Village code. The Towns; however, may want to address the administration and enforcement provisions of certain codes that will need clarification at the time of dissolution in order to streamline the laws, eliminate confusion and clarify administration and enforcement provisions. . In addition, there appear to be codes that are no longer applicable, are duplicative, or are in conflict with a Town Code(s) that could be addressed at the time of dissolution. This overall approach supports the maintenance of important Village Code elements but enables the Town to have one administration and enforcement of similar Village and Town codes.

The decisions made by each of the two Boards, and the extent to which the Towns enact similar or dissimilar codes, will influence the future of the community. In addition, a number of the codes are currently enforced by local police. Without the 60 hours of Village centric police coverage available to conduct proactive policing and response to these quality-of-life codes; there could be a reduction in enforcement and the potential for an increase in non-compliance overtime. **Table 14: Summary of the Code of the Village of Wolcott** outlines the current Village Codes using e-Codes360 data as of 10.14.14 with new local laws adopted between 2014 and 2023. This table also provides very preliminary overview to assist constituents evaluate potential impacts of dissolution on the Village codes and laws.

Table 14: Summary of the Code of the Village of Wolcott

Village Chapter		Possible Town Action	Notes
Part I – Administrative Legislation			
1	General Provisions	Repeal Village Code.	No Longer Applicable.
3	Assessments	Repeal Village Code.	No Longer Applicable.
7	Ethics, Code of	Repeal Village Code.	No Longer Applicable.
14	Planning Board	Repeal Village Code.	No Longer Applicable.

V. Village Local Laws and Codes

Village Chapter		Possible Town Action	Notes
17	Public Utility Service Agency	Repeal Village Code.	No Longer Applicable.
20	Records, Public Access	Repeal Village Code.	No Longer Applicable.
22	Recreation Commission	Repeal Village Code.	No Longer Applicable.
Part II: General Legislation			
27	Adult Uses	Retain, Review & Incorporate w/in 2 yrs.	Note admin & enforcement by CEO and ZBA.
30	Alcoholic Beverage	Retain, Review & Incorporate w/in 2 yrs.	Note: Enforcement by law enforcement
33	Animals as amended on 7.12.22	Early Review, Modify Town Laws as needed and Repeal Village Codes.	Duplication and Possible Conflicts with sections of Town codes & Admin & Enforcement. Ex. Application; fees, non-compliance remedies; fines; etc.
38	Bingo	Retain, Review & Incorporate w/in 2 yrs.	Currently there are no bingo operations.
42	Uniform Construction Code Administration and Enforcement	Early Review, Modify Town Laws as needed and Repeal Village Codes.	Possible Duplication and Conflicts with Town Admin & Enforcement. Ex. Application; fees, non-compliance remedies; fines; etc.
45	Building, Unsafe	Early Review, Modify Town Laws, if needed, and Repeal Village.	Possible Duplication and Conflict with Town Admin & Enforcement.
51	Cross-Connection Control	Early Review, Modify Town Laws, if needed, and Repeal Village	Possible Duplication and Conflicts with Town Admin & Enforcement.
59	Electrical Standards	Early Review, Modify Town Laws, if needed, and Repeal Village	Possible Duplication and Conflicts with Town Admin & Enforcement.
63	Excavation and Grading; Mudslides	Early Review, Modify Town Laws, if needed, and Repeal Village	Early review for duplication and possible Conflicts with Town Admin & Enforcement.
68	Fireworks	Repeal	NYS Penal Law
71	Flood Damage Prevention	Early Review, Modify Town codes as needed or incorporate Village Codes	Compare to NYS Uniform Code and Town Codes

V. Village Local Laws and Codes

Village Chapter		Possible Town Action	Notes
73	Food Vendors includes LL 2023-02	Retain, Review & Incorporate Village Code or modify Town code w/in 2 yrs.	Note: admin & enforcement by Village Clerk.
80	Junkyards	Retain, Review & Incorporate Village Code or modify Town code w/in 2 yrs.	Compare to NYS Uniform Code, Town Code and GML 136. Note: licensing by Village Board.
84	Licenses & Permits	Early Review, Incorporate Village codes or Modify Town codes as needed.	Includes license/permit requirements and penalties for 1) peddling licenses and 2) building permits. Compare to NYS Uniform Code and Town Code re: admin and enforcement.
87	Littering	Retain, Review & Incorporate w/in 2 yrs.	Review for any duplication and conflict with Town Codes. Village Code addresses both general and designated areas i.e. Mill Pond, Creek Gully Note: Village enforcement: Board, Zoning Officer and Police Department.
88	Curfew	Retain, Review & Incorporate w/in 2 yrs.	Note: enforcement by police.
89	Loitering	Retain, Review & Incorporate w/in 2 yrs.	Note: enforcement by police.
92	Milk	Retain, Review & Incorporate w/in 2 yrs.	Compare to County Sanitary Code and FDA R&Rs.
95	Mobile Homes	Retain, Review & Incorporate w/in 2 yrs.	Address administrative & enforcement: Mobile Home Parks 95-8(H) (5) Registration; (7) Inspection and (8) Revocation.
98	Noise	Retain, Review & Incorporate w/in 2 yrs.	Enforcement provided by codes and police.
101	Notification of Defects	Retain, Review & Incorporate w/in 2 yrs.	Possible duplication with Town Codes re: highways, bridges and culverts; however, may need to incorporate sidewalks.
107	Parking Meters	Repeal	There are no meters in the Village.
109	Parks	Early Review, Incorporate Village codes or Modify Town codes as needed.	Note: Enforcement by peace officers.
112	Peddling & Soliciting	Retain, Review & Incorporate w/in 2 yrs.	Address administration and enforcement responsibilities.

V. Village Local Laws and Codes

Village Chapter		Possible Town Action	Notes
115	Property Maintenance & L.L. No. 2-2019	Retain, Review & Incorporate w/in 2 yrs.	Note: enforcement by Code officer and non-compliance orders by Board.
121	Sewers	Early Review, Incorporate relevant Village codes and/or Modify Town (Wolcott) codes as needed.	Consider addressing as part of the pre-dissolution recommended inter-municipal planning process.
124	Skateboards	Retain, Review & Incorporate w/in 2 yrs.	Note: Enforcement by Police Officer.
126	Snow Regulations 1. Sidewalks 2. Emergency Parking 3. Snow Plow license.	Early Review, Modify & Incorporate Village codes or Modify Town codes as needed.	Possible duplication & conflicts with Town Codes may need to be addressed. Note: administration of parking violations and snow plow licenses provided by Village Clerk.
127	Solid Waste	Early Review, Modify & Incorporate Village codes or Modify Town codes as needed.	Possible duplication & conflicts with Town Codes may need to be addressed.
129	Streets and Sidewalks	Early Review, Modify & Incorporate Village codes or Modify Town codes as needed.	Possible duplication & conflicts with Town Codes may need to be addressed.
133	Taxation	Retain for the 2 years for reference: collection and enforcement of non-compliance.	This code is the admin & enforcement for the gross utilities tax. Towns are not eligible to impose this tax.
140	Trespassing	Early Review, Modify & Incorporate Village codes or Modify Town codes as needed.	Possible duplication & conflicts with Town Codes may need to be addressed. Note: review of enforcement recommended.
145	Vehicle & Traffic	Retain for 2 yrs. to support collection & enforcement of non-compliance for period prior to dissolution.	Addresses topics such as on street parking restrictions, seasonal parking restrictions; max weight limit.
155	Water	Early Review, Incorporate relevant Village codes and/or Modify Town (Wolcott) codes as needed.	Consider addressing as part of the pre-dissolution recommended inter-municipal planning process.
	LL 2019-01 Landlord Registry	Retain, Review & Incorporate w/in 2 yrs.	Note: enforcement by Code Enforcement Officer.

V. Village Local Laws and Codes

Village Chapter		Possible Town Action	Notes
	LL 2023-01 Tax Exemption for Vol. Firefighters and Ambulance Workers	Early review, incorporate Village codes or modify Town Codes.	
	LL 2023-03 Mobile Food Vendors	Retain, Review & Incorporate w/in 2 yrs.	Note: admin and enforcement by Village Clerk.

VI. Village Assets

In accordance with GML Article 17-A §774(f) & (j), Village assets include, but are not limited to, its cash assets and Village real and personal property. Should the electorate vote for dissolution, the mandated Dissolution Plan requires: 1) An accounting of the Village’s entity’s assets including cash assets, real and personal property and the estimated current fair value thereof; 2) Accounting of the Village’s liabilities and indebtedness and the fair value thereof; and 3) the terms for the disposition of all existing assets, liabilities and indebtedness of the Village. It will be critical for the Village to determine the disposition plan for all of its assets well in advance of the date of dissolution. The property and equipment disposition plans will need to determine which properties will be sold publicly and which properties will transfer to either of the Towns or other entities for the continued provision of public services.

Fund Balance

The Village fund balance levels reported in its annual report to the New York State Office of the Comptroller for fiscal year ending 5/31/22 are presented in **Table 15: Village Fund Balance**.

Table 15: Village Fund Balance

Village of Wolcott Fund Balance Fiscal Year Ending 5/31/23			
	General Fund	Water Fund	Sewer
Capital Reserve - Restricted	\$256,820	\$220,606	\$0
Other - Restricted	-	\$4,400	\$0
Subtotal Restricted	\$256,820	\$225,006	\$0
Subtotal Assigned & Appropriated	\$221,737	\$124,582	\$144,200
Subtotal Unassigned & Unappropriated	\$320,864	(\$51,504)	(\$131,167)
Total Fund Balance	\$799,421	\$298,084	\$13,033

Source: Village of Wolcott Finance Report Balance Sheet FYE 5/31/23.

The total fund balance in the General Fund totaled \$799,421 of which \$221,737 was appropriated in the 2023/2024 Budget and \$256,820 is restricted for capital reserves. The unassigned unappropriated fund balance was \$320,864 at the end of 2022/2023.

Real Property

The properties owned by the Village of Wolcott are depicted in **Table 16: Village Owned Properties**. The Table outlines the property address, current use, full value determined by the Town Assessor (2022 tax rolls) and a preliminary plan for disposition. See **Appendix D** for an annotated list including parcel numbers and use codes.). Village properties are located both inside the Village, as well as in areas outside the Village in the Towns of Wolcott and Butler.

Table 16: Village Owned Properties

Village of Wolcott							
Village Owned Properties							
Use	Property	Description	Full Value ¹	Insurance Coverage (Replacement)	Content Coverage	Municipal Location	Preliminary Disposition Plan
Water	6365 West Port Bay Rd	WWTP Converted Lift Station	\$661,957	\$1,021,992	\$47,186	Village in Wolcott	TBD - Water Asset Plan
		WWTP - Dry beds/Shed		\$184,917	0	Village in Wolcott	
		Storage		\$17,892	0	Village in Wolcott	
		Influent Structure		\$140,281	0	Village in Wolcott	
	5964 Auburn St	Spring Plant	\$47,717	\$1,571,789	\$12,752	Village in Wolcott	TBD - Water Asset Plan
		Reservoir		\$295,500	\$0	Village in Wolcott	TBD - Water Asset Plan
		Former Filtration Plant		\$79,705	\$1,274	Village in Wolcott	TBD - Water Asset Plan
	5962 Auburn St	Part of Spring Plant Site	\$29,891			Village in Wolcott	TBD - Water Asset Plan
	8470 East Port Bay Rd 2.1, 3,4,5	Water Treatment Plant w/ fuel tank	\$191,522	\$1,724,823	\$54,837	TOV - Wolcott	TBD - Water Asset Plan
		Storage Buildings		\$93,478	\$14,800	TOV - Wolcott	TBD - Water Asset Plan
Radio Tower			\$107,124	\$0	TOV - Wolcott	TBD - Water Asset Plan	
Water Storage Tank		\$1,121,300	\$2,535,266	\$0	Village in Butler	TBD - Water Asset Plan	
Countryman Rd	Spring Plant Water Source	\$16,000			TOV - Town of Butler	TBD - Water Asset Plan	
Sewer	6257 East Port Bay Rd	Sewer Pumping Station	\$172,826	\$185,513	\$1,274	Village in Wolcott	TBD - Sewer Asset Plan
	12063 Mill St	Wolcott Falls Park/playground/deck	\$70,761			Village in Wolcott	Town of Wolcott
		Sewer Lift station w/ rest rooms		\$147,933	\$1,274	Village in Wolcott	TBD - Sewer Asset Plan
	5899/5903 Jefferson St	Sewer Lift Station with generator	\$29,800			Village in Butler	TBD - Sewer Asset Plan
	0822(5821) Auburn St	Filtration Plant - Lift Station	\$7,609	\$185,513	\$1,274	Village in Wolcott	TBD - Sewer Asset Plan
Auburn St.	Sewer Pump Station	\$85,100			Village in Butler	TBD - Sewer Asset Plan	
Fire	6162 West Port Bay Rd	Fire House	\$401,957	\$1,220,448	0	Village in Wolcott	Fire Company
		3 bay garage		\$153,289	\$0	Village in Wolcott	
Museum	5994 Jefferson St	Museum	\$87,609	\$379,780	\$0	Village in Wolcott	Wolcott Historical Society
Parks & Public Space	6017 New Hartford St	Northrup Park	\$30,761		\$0	Village in Wolcott	Town of Wolcott
		Gazebo		\$72,820	\$0	Village in Wolcott	Town of Wolcott
	New Hartford and Main	Fountain with Venus		\$8,163		Village in Wolcott	Town of Wolcott
	6120 Lake Ave	Old Wolcott Cemetery	\$35,000			Village in Wolcott	Town of Wolcott
	6044 Lake Ave	vacant - Adjacent to Village Parking	\$21,848			Village in Wolcott	Town of Wolcott
	12041 Main St	Lot with walkway to parking lot	\$2,391			Village in Wolcott	Town of Wolcott
	12041 Main St	Vacant Lot	\$3,478		\$0	Village in Wolcott	Town of Wolcott
	Main St.	Clock with Plaque			\$17,982		
	6026 New Hartford St	Parking Lot	\$94,239			Village in Wolcott	Town of Wolcott
	12065 Mill St	Parking Lot (Mill Rd & North)	\$17,391	\$16,070	\$0	Village in Wolcott	Town of Wolcott
	12088 Mill St	Mill Pond				Village in Wolcott	Town of Wolcott
	12057 East Main St	Vacant Lot-not for sale	\$7,609			Village in Wolcott	Town of Wolcott
	12088 Mill St	Mill Pond	\$15,000			Village in Wolcott	Town of Wolcott
Wilson St	Donated Property-Dr. Chan's Garden	\$23,100			Village in Butler	Town of Butler w/restrictions	
Village Hall	6015 New Hartford St	Village Hall	\$228,042	\$1,183,464	\$140,281	Village in Wolcott	Public Sale
DPW	12032 Butler St	Public Works Garage	\$393,600	\$418,038	\$54,837	Village in Butler	Public Sale
		Salt Shed		\$54,582	\$0	Village in Butler	Public Sale
Vacant	Countryman Rd	Vacant Land/Used for Brush	\$34,900			Village in Butler	Public Sale

Prior to dissolution, the Village has the right to sell its property through public auction or transfer properties for public purpose at a negotiated sale price. The preliminary plan outlined in [Table 14](#) includes:

- Parks, parking lots, walkways and public spaces would transfer to the respective Town, based on location for continued public use.
- Water and sewer assets are planned to remain in the public domain; however, given the “split Village” considerations, strategic inter-governmental planning and agreements should determine the optimal disposition model.
- The museum facility would be transferred to the museum not-for-profit entity.
- The fire station property would be transferred to the Wolcott Volunteer Fire Company should the fire service governance model be Fire Protection Districts. Should the post dissolution fire service governance model include a Fire District (s), the transfer could be to a Fire District.

- Village Hall, the Public Works Facility and a vacant property located outside the Village in the Town of Butler would potentially be available to for public sale.

Personal Property

Like real property, the Village has the right to sell or transfer the equipment and vehicles for public purpose at a negotiated sale price and they can sell their personal property assets at a public auction. The Village-owned personal property includes vehicles, large equipment, office equipment, furniture, tools, parts inventory and other items. Vehicles make up the primary items of value. **Appendix E: Village of Wolcott Vehicle and Equipment Listing** details the major vehicles and other equipment currently owned by the Village.

Post dissolution, both Towns identified that they would need additional vehicles and equipment to handle the unique needs of the Village streets some of which they will likely purchase new and some which may be used. The Village has offered the right of first refusal to the two Towns on the purchase of the equipment.

Disposition of Assets

Village leadership has indicated that should the electorate dissolve, the Village should use its assets to offset Village property taxpayers costs and indicated that the Village would likely sell property for this purpose.

The model assumes that the cash assets would be used in the first instance to fund any outstanding accounts payable and offset Village's short term liabilities such as compensated balances and any other unanticipated liabilities. The Village would then use the remaining fund balance to offset other liabilities such as the long term debt on the storm sewer system or long term loan on the sewer system improvements. The Village Board of Trustees; however, may elect to use the Village's fund balance in an alternative manner than assumed in this model.

Bank Accounts, Village Books and Records

As with most small local governments, the Village has multiple bank accounts used for specific purposes. Should the Village residents vote to dissolve, the Village will be monitoring its fund balance and cash flow carefully. The timing of payment of obligations and liabilities and liquidation of assets will need to be closely coordinated in order to assure the necessary cash to pay its obligations prior to making final determinations as how much of the Village assets can be used to offset its long term liabilities.

Upon dissolution, all records, books and papers shall be deposited with one of the Town Clerks of the Town of Wolcott or Butler, and such records shall become a part of the records of the Town.

Upon dissolution, a Town Official from one of the Towns will need to be added as signatories to any bank accounts that the Village determines should remain open. This Town official will need to keep the Village accounts open for a period of approximately three to six months to handle accounts receivable, accounts payable and to reconcile the accounts. This Town will be responsible to provide for the preparation and submission of all Village Federal and New York State filings and report preparations. This includes all end of year employer reporting and the submission of the Village's outstanding Annual Financial Report to the Office the New York State Comptroller. As part of this transition plan the Town will need to determine the

resources necessary to close out the Village finances and the two towns will need to agree upon a cost sharing of this expense.

VII. Village Liabilities and Indebtedness

Outstanding Bonds and Long Term Loans

The outstanding principal for each current bond issue and long term loans are depicted in **Table 17: Village of Wolcott Outstanding Bonds and Long Term Loans**. The chart also identifies the preliminary means by which the bonds and long term leases will be paid post dissolution.

Table 17: Village of Wolcott Outstanding and Long Term Loans

Village of Wolcott -Outstanding Bonds and Loans and Preliminary Post Dissolution Liability Disposition Plan						
Issue	Fund	Issuance Date	Maturity Date	Total Issued/ Borrowed	Outstanding Principal 12/31/23	Preliminary Proposed Disposition Plan
GENERAL FUND						
Storm Sewer Project (Bond)	General	Nov 2010	Nov 2040	\$316,000	\$185,000	Continued debt service payments via Hamlet of Wolcott Legacy District based on taxable assessed value.
WATER FUND						
Water Filtration System (Bond)	Water	Sept 2010	Nov 2025	\$545,000	\$85,000	Issue would likely be paid off and closed by time of dissolution.
SEWER FUND						
Clean Water State Revolving Loan Fund - Sewer Project	Sewer	Mar 2017	Mar 2046	\$1,255,000	\$963,700	Continued debt service payments via Hamlet of Wolcott Sewer District.

Other Liabilities

The only other identified liability is the employee compensated absences which at the end of fiscal year ending 2022 totaled \$2022. Compensated absences represent the unused accrues employee time. Village Officials indicated that there are currently no outstanding legal judgements or pending litigation that could materially impact the Village liabilities.

Disposition of Liabilities

Preliminary discussions with Village leadership suggest that the Village of Wolcott would use its cash assets and the proceeds of the liquidation of some of its real and personal property to offset outstanding liabilities to reduce the payments by Village property taxpayers.

Pursuant to Article 17-A, should the liabilities of the Village of Wolcott exceed the offset of fund balance and sales proceeds, the liabilities shall be assumed by the Towns and shall be a charge upon the taxable property within the limits of the Village of Wolcott. Given the” split Village” considerations, it will be necessary for the two Towns to enter into an agreement that establishes the prorated shares of the annual debt service payments. Notification to all bond holders and to the NYS Environmental Facilities Corporation of the dissolution of the Village with corresponding documentation and the pro-rata sharing agreement relative to the debt services and loan repayments.

Please note that the debt service and loan repayments associated with the Sewer, Water and Storm Sewer Districts is placed as a cost within the respective special districts and made a charge upon the District users

and any other users provided service. Should the Village have assets sufficient to pay any of the remaining debt service or loan repayments, it would eliminate/reduce the long term liabilities and correspondingly eliminate/reduce the debt service and/or loan repayments that were included in the post dissolution model as cost in the newly created storm sewer and water special districts.

Should unforeseen liabilities emerge prior to dissolution that cannot be address through the above outlined approach, each Town would need to establish a Village Legacy District as a mechanism to tax the property owners in the Village to pay for the net Village liability costs. The cost will be assessed annually on property tax bills for all property taxpayers. Article 17-A also states that the Town Boards shall have all powers with respect to the debts, liabilities and obligations that the governing body of the dissolved entity possessed prior to its dissolution, including the power to issue town bonds to redeem bond anticipation notes issued by the dissolved entity.

VIII. Fiscal Impact of Dissolution

The fiscal impact of a dissolution involves both the one time transition and implementation costs of the dissolution that occur prior to and immediately following the dissolution and the long term fiscal impact on the residents and taxpayers of the Village of Wolcott and the Town outside Village taxpayers.

Transition and Implementation Activities and Related Costs

Dissolving a Village government and ramping up two Town governments to assume the governance responsibilities and services is a significant undertaking and will involve one-time costs associated. The cost in the dissolution of Wolcott is estimated to be higher than that in a comparable size Village due to the “split Village” considerations. Preliminary estimates are in the range of \$ 250,000 to \$300,000 depending on what is finally determined to be needed and what can be accomplished in-house. Examples of potential expenses include, but are not limited to:

- Legal and consultant services to facilitate the transition and implementation phases of dissolution.
- Temporary fiscal services to close out Village fiscal books and the preparation and submission of all New York State and Federal filings including the Village’s financial report.
- Independent financial audit(s); if needed.
- Costs associated with the sale of real estate and personal properties; including appraisals, if needed.
- New equipment for the Towns.
- Streamlining, organizing, digitizing and moving of Village records.
- Integration of Village codes, rules and regulations into the Town Code of each Town.
- Costs associated with data, software and hardware transitions and startup.
- Development of updated Land Use Codes to integrate the Village codes into both Town Codes.
- Development of map, plan and report documents to support the Town Board actions in both the Town of Wolcott and the Town of to create the following districts:
 - Fire Protection Districts/Fire Districts Two (2)
 - Water Districts Three (3)
 - Sewer District Two (2)
 - Lighting Districts Two (2)
 - Sidewalk Districts Two (2)
 - Storm sewer Districts Two (2)
- Legal services to advise and prepare documents necessary for the creation of the special districts.
- Legal, engineering and/or other professional services to assist in the determination of the optimal configuration of water and sewer governance, assets and to negotiate the inter-municipal agreements related to the long term governance and management of the water and sewer assets serving the former users of the Village services who reside in both Town.

The Town and Village are eligible for Citizen’s Re-organization Empowerment Grant (CREG) funds to support transition and implementation costs. In total the Village and the two Towns combined are eligible to share up to \$50,000 in grant funds to offset transition/implementation costs. The grant requires a 10%

match. Each Town also has the option to use up to 30% of its annual CETC funds to support costs associated with the implementation phase.

Current Property Tax Levies

The 2023/2024 Village Operating Budget totaled \$2,090,426 and included a property tax levy of \$656,979 as depicted in **Table 18: Adopted 2023/2024 Village of Wolcott Budget Summary**. The Village budget is comprised of a General Fund with appropriations of \$1,185,044, a Water Fund with appropriations totaling \$448,632 and a Sewer Fund with appropriations totaling \$456,750.

Table 18: Adopted 2023/2024 Village of Wolcott Budget Summary

Village of Wolcott 2023/2024 Budget				
	General Fund	Water Fund	Sewer Fund	Total Budget
Appropriations	\$1,185,044	\$448,632	\$456,750	\$2,090,426
Revenues & Appropriated Fund Balance	(\$528,065)	(\$448,632)	(\$456,750)	(\$1,433,447)
Property Tax Levy	\$656,979	\$0	\$0	\$656,979

The Town of Butler Budget is summarized in **Table 19: Town of Butler 2024 Budget Summary**.

Table 19: Town of Butler 2024 Budget Summary

Town of Butler 2024 Adopted Budget Summary				
	Appropriations	Revenues and Appropriated Surplus	Property Tax Levy	
General Townwide A Fund	\$448,280	(\$140,786)	\$307,494	
General Tow Outside Village B Fund	\$200,350	(\$200,350)	\$0	
Highway Townwide DA Fund	\$430,653	(\$266,113)	\$164,540	
Highway Town outside Village DB Fund	\$475,880	(\$431,632)	\$44,248	
Subtotal A, B, DA and DB Funds	\$1,555,163	(\$1,038,881)	\$516,282	
All Special Districts	\$72,149	\$0	\$72,149	
Grand Total	\$1,627,312	(\$1,038,881)	\$588,431	

The Town of Wolcott budget is summarized in **Table 20: Town of Wolcott 2024 Budget Summary**.

Table 20: Town of Wolcott 2024 Budget Summary

Town of Wolcott 2024 Adopted Budget Summary				
	Appropriations	Appropriations for Reserves	Revenues and Appropriated Surplus	Property Tax Levy
General Townwide A Fund	\$660,267	\$10,000	(\$252,301)	\$417,966
General Townwide Outside Village B Fund	\$138,865		(\$138,865)	\$0
Highway Townwide DA Fund	\$815,283	\$23,000	(\$416,500)	\$421,783
Highway Town outside Village DB Fund	\$665,915	\$10,000	(\$544,000)	\$131,915
Subtotal A, B, DA and DB Funds	\$2,280,330	\$43,000	(\$1,351,666)	\$971,664
All Special Districts	\$639,946	\$38,850	(\$157,540)	\$521,256
Grand Total	\$2,920,276	\$81,850	(\$1,509,206)	\$1,492,920

Calculation of the Citizen Empowerment Tax Credit (CETC)

The **Citizen Empowerment Tax Credit (CETC)** is an annual incentive offered to municipalities that reorganize under Article 17-A of the General Municipal Law. State Finance Law states, “In instances of a dissolution of a village located in more than one town, such additional aid shall equal the sum of fifteen percent (15%) of the real property taxes levied in such village in the village fiscal year prior to the village fiscal year in which such dissolution took effect plus fifteen percent (15%) of the average amount of real property taxes levied by the towns in which the village was located in the town fiscal year prior to the town fiscal year in which such dissolution took effect, and shall be divided among such towns based on the percentage of such village’s population that resided in each such town as of the most recent federal decennial census and in no instances shall it exceed \$1,000,000.” It is important to note that the calculation does not include any special district levies.

The CETC is subject to annual New York State appropriations; and, as such it is important to understand the tax impact of the dissolution with and without the CETC in order to evaluate the full range of possible fiscal impacts. The calculation for CETC for the Village of Wolcott dissolution is summarized in **Table 21: Calculation of the CETC for the Towns of Wolcott and Butler** and a projected distribution between the towns is summarized in **Table 22: Estimated Distribution of the CETC**. The Towns are required to apply a minimum of 70% of their share of the CETC to reduce property taxes. The remaining 30% may be used for other costs such as capital improvements or implementation costs.

Table 21: Calculation of the CETC for the Towns of Wolcott and Butler

Calculation of the CETC for the Towns of Wolcott and Butler							
Municipality	Class	2024 RPT Levy	15% RPT Levy	Total Town Population w/ Village	Village Population	% of Village Pop in Town	Annual Credit Received by Town
Wolcott	Town	\$971,664		4,002	1252	80.5%	\$169,087
Butler	Town	\$516,282		1,832	304	19.5%	\$41,056
Sum of Town Levies		\$1,487,946			1556	100.0%	
Average Town Levy		\$ 743,973	\$111,596				
Wolcott	Village	\$656,979	\$98,547				
Total Credit to be Split between Towns			\$210,143				\$210,143

Source: Village of Wolcott 2023-2024 Budget, 2024 Budgets for Towns of Wolcott and Butler and 2020 Census Data

Table 22: Estimated Distribution of the CETC

CETC Summary		
	Town of Wolcott	Town of Butler
100% CETC	\$169,087	\$41,056
70% CETC	\$118,361	\$28,739

Understanding the Post Dissolution Fiscal Impact

The study process developed a fiscal model of potential post dissolution changes and shifts in property tax levies and rates in both the Town of Wolcott and the Town of Butler as well as potential change in water and sewer charges. For Village taxpayers, a model comparing the combined current Village taxes and charges and Town taxes and charges paid to a possible post dissolution taxpayer has been modeled.

It is common to assume that a merger of governments results in significant elimination of duplication and gains in efficiencies; however, in the case of the Village of Wolcott, the gains in efficiency only reflect one of a number of reasons identified in the study as to why the Village taxpayers would see a reduction in their combined Village and Town property taxes and water and sewer charges. Key factors include: 1) the shifting of costs from Village taxpayers to Town taxpayers outside the Village of Wolcott; 2) elimination of local police services; 3) the positive impact of the Citizen Empowerment Tax Credit and 4) net reduction in cost of the combination of cost savings resulting from gained efficiencies in the central service cost centers and cost increases in public works, sewer and water services.

Shift from Village Tax Base to the Combined Town Tax Base of Butler and Wolcott

Post dissolution, much of the net cost increases funded through property taxes will shift to the Town-wide tax base in the Town of Butler and the Town-wide and Town outside the Village tax bases in the Town of Wolcott. For illustrative purposes, the combined full value of the Village's property tax base in both towns totals \$69,963,020 (full value) as compared to the combined town-wide full value of \$446,012,933; almost seven times larger than the Village's tax base. The rest of the taxpayers in the both Towns now share in some of this cost.

There will also be net costs that will shift to the newly created special districts in both Towns with taxing boundaries that will be the same as those of the Village. There is the potential given the split Village that this will result in 10 new special districts to serve the Village: water, sewer, fire, storm sewer and lighting districts. In addition, there are water customers in the Town of Wolcott outside the Village and post dissolution, the Town of Wolcott will likely need to consider the creation of a water district to serve and tax these customers.

Finally, post dissolution within the Town of Butler, there will be a shift in the entire tax levy in the Town outside the Village funds to the Town-wide funds as there will no longer be any village in the town. In the Town of Wolcott, the tax base of the Town outside the Village will increase to include the Village's tax base.

Assumptions Used in the Analysis

- The fiscal analysis assumed the creation of the following districts in each town: Fire District/Fire Protection District, Sewer District, Water District, Lighting District and Drainage District specific to the provision of services in the Village of Wolcott. An additional water district is assumed in the Town of Wolcott for properties receiving water directly through agreements with the Village.
- The fiscal model assumed a level of debt service in the Water Districts equivalent to the current debt service in the Village Water Fund which is scheduled to be paid off in 2025; likely prior to dissolution. The amount was carried assuming new debt service will be needed to support the Lake Plant

improvements or alternative improvements necessary to continue to provide water services. Debt service was assumed as a charge upon the property tax bill in both Towns on a per unit basis.

- The model took into account the Town salary schedules and employee health benefit costs.
- The fiscal model assumed the continued level of debt service for the Village storm sewer debt service.
- The EFC loan repayment costs for the Village’s sewer infrastructure improvement project were assumed to be paid as a per unit charge upon the Village users.
- The WCWSA was not able at this early stage to conduct the analyses necessary to determine the post dissolution rate for the water district to serve the current Village water and sewer users. Current WCWSA rates for other users in the Town of Wolcott were used.
- Post dissolution costs and revenues were developed using a combination of a review of the 2024 budget and six years of historical by cost and revenue centers.
- In general, other than where noted differently, the costs were split between the towns on an 80% Town of Wolcott and 20% Town of Butler basis. Examples where the 80/20 split was not used included DPW staffing, DPW equipment and water and sewer fund costs and revenues.
- General fund revenues including sales tax revenues, NYS Aid such as Consolidated Highway Improvement Program (CHIPS), mortgage tax, and AIM funding are assumed in the post dissolution model. The franchise fee was reduced proportionally recognizing the Town of Butler currently does not have an agreement with the provider.
- The post dissolution model did not include the annual Village’s payment in lieu of taxes revenue based on a three way agreement with a property owner and the Town of Butler.
- Fire service costs are assumed to be shared on the basis of assessed value across all users including beneficiaries outside Village. Fire service costs were increased to cover the likely need for administrative and fiscal services and for funds to support capital improvements that are currently funded through the Village’s capital reserve system funded through its General Fund.

Projected Post Dissolution Fiscal Impact

The combined property tax and water and sewer charge impacts for Village property owners in the Town of Wolcott are summarized in **Table 23: Projected Impact - Typical Village Single Family Homeowner (T) Wolcott**. The same table is presented for a typical single Village homeowners in the Town of Butler in **Tables 24**. For purposes of this Study, a typical Village property taxpayer is defined as a single family home with a taxable assessed value of approximately \$85,000 (approximate median TAV in the Village on a combined Town basis)⁴. A detailed review of the potential post dissolution model of the property tax levies and rates and water and sewer charges is presented in **Section VII Fiscal Impact of Dissolution**. In the post dissolution model, it should be noted that the higher the taxable assessed value, the greater the savings and the lower the taxable assessed value, the lower the savings. The dissolution of the Village does not impact either County or School District property taxes and as such they are not included in the fiscal analysis.

⁴ Given the “split Village” considerations, the median assessed value was calculated on a full value basis and then converted to an overall averaged taxable assessed value.

Table 23: Projected Impact on a Typical Village Property Owner – Town of Wolcott

Typical Village of Wolcott Taxpayer- Fiscal Impact (Town of Wolcott)					
Combined Village and Town Property Taxes and Water and Sewer Charges					
Typical Single Family Homeowner	Current	Model - Post Dissolution - Town			
	Estimated Town & Village Payment	No CETC	70% CETC	100% CETC	Savings
Typical Taxable Assessed Value (median)	\$85,000				
Village Real Property Taxes	\$861	\$0	\$0	\$0	
Town -wide Property Taxes	\$253	\$305	\$270	\$255	
Town outside Village Property Tax	\$0	\$119	\$119	\$119	
Hamlett of Wolcott Fire Protection District	\$0	\$33	\$33	\$33	
Hamlett of Wolcott Lighting District	\$0	\$37	\$37	\$37	
Hamlet of Wolcott Sidewalk District	\$0	\$15	\$15	\$15	
Hamlett of Wolcott Storm Sewer District	\$0	\$58	\$58	\$58	
Property Tax Per Unit Debt Service - Water District ²	in water rate	\$36	\$36	\$36	
Property Tax Per Unit Capital Outlay- Water District ²	in property tax	\$35	\$35	\$35	
Property Tax/Unit EFC Loan Repayment- Sewer District ³	in sewer rate	\$31	\$31	\$31	
Property Tax Per Unit Capital Outlay- Sewer District ³	in property tax	\$26	\$26	\$26	
Estimated Water Payment to Village or WCWSA	\$262	\$379	\$379	\$379	
Estimated Sewer Payment to Village or WCWSA	\$242	\$260	\$260	\$260	
	NO CETC	\$1,617	\$1,335		\$282
	70% CETC	\$1,617	\$1,300		\$317
	100% CETC	\$1,617		\$1,284	\$333

Note 1: This model does not include County or School District property taxes as they are not impacted by dissolution.
 Note 2: The Village property tax reflects the 2023/2024 property tax levy and rates which were based on 2022 assessed values and equalization rate of 100%.
 Note 3: The post dissolution property taxes reflect the 2024 Town levy and rates based on 2023 assessed value.
 Note 4: Single family home owners w/ lower TAV will see lower saving and those w/higher TAV will see higher savings as compared to typical homeowner.
 Note 5: Village Costs for water and sewer debt service paid out of the F and G Funds respectfully.
 Note 6: Village Costs for capital outlay are funded from the A Fund.
 Note 7: This is just one of many models and is based on the assumptions within the study and estimates of post dissolution revenues and expenses.

Table 24: Projected Impact on a Typical Village Property Owner – Town of Butler

Typical Village of Wolcott Taxpayer- Fiscal Impact (Town of Butler)					
Combined Village and Town Property Taxes and Water and Sewer Charges					
Typical 1 or 2 Family Homeowner	Current	Model - Post Dissolution -Town Taxpayer			
	Town & Village Payment	No CETC	70% CETC	100% CETC	Savings
Taxable Assessed Value	\$85,000				
Village Real Property Taxes	\$861	\$0	\$0	\$0	
Town -wide General and Highway Property Taxes	\$299	\$409	\$391	\$383	
Town outside Village Property Tax	\$0	\$0	\$0	\$0	
Hamlett of Wolcott Fire Protection District	\$0	\$38	\$38	\$38	
Hamlett of Wolcott Lighting District	\$0	\$46	\$46	\$46	
Hamlet of Wolcott Sidewalk District	\$0	\$7	\$7	\$7	
Hamlett of Wolcott Storm Sewer District	\$0	\$35	\$35	\$35	
Property Tax Per Unit Debt Service - Water ²	in water rate	\$36	\$36	\$36	
Property Tax Per Unit Capital Outlay- Water ³	in property tax	\$35	\$35	\$35	
Property Tax Per Unit EFC Loan Repayment- Sewer ²	in sewer rate	\$31	\$31	\$31	
Property Tax Per Unit Capital Outlay- Sewer ³	in property tax	\$26	\$26	\$26	
Estimated Water Payment to Village or WCWSA	\$262	\$379	\$379	\$379	
Estimated Sewer Payment to Village or WCWSA	\$242	\$260	\$260	\$260	
	NO CETC	\$1,663	\$1,302		\$361
	70% CETC	\$1,663	\$1,284		\$379
	100% CETC	\$1,663		\$1,276	\$387

Note 1: This model does not include County or School District property taxes as they are not impacted by dissolution.
 Note 2: The Village property tax reflects the 2023/2024 property tax levy and rates which were based on 2022 assessed values and equalization rate of 100%.
 Note 3: The post dissolution property taxes reflect the 2024 Town levy and rates based on 2023 assessed value.
 Note 4: Single family home owners w/ lower TAV will see lower saving and those w/higher TAV will see higher savings as compared to typical homeowner.
 Note 5: Village Costs for water and sewer debt service paid out of the F and G Funds respectfully.
 Note 6: Village Costs for capital outlay are funded from the A Fund.
 Note 7: This is just one of many models and is based on the assumptions within the study and estimates of post dissolution revenues and expenses.

The impact to a typical town outside the Village of Wolcott taxpayer is presented in **Table 25: Town Outside Village impact on Typical Homeowner – Town of Wolcott**. **Table 26** presents the same information for a current typical Town outside Village homeowner. The impact to Village of Red Creek taxpayer does not include the Town outside Village Property Tax Impact.

Table 25: Town Outside Village Impact on Typical Homeowner – Town of Wolcott

Estimated Impact on a Typical Town outside Village Single Family Property - Town of Wolcott					
Typical Single Family Home	Current Town	Model - Post Dissolution Town			
	Estimated Payment	No CETC	70% CETC	100% CETC	Estimated Annual Cost Increase
Typical Taxable Assessed Value (median)	\$85,000				
Town -wide Property Taxes	\$253	\$305	\$270	\$255	
Town outside Village Property Tax	\$55	\$119	\$119	\$119	
NO CETC	\$308	\$425			\$116
70% CETC	\$308		\$389		\$81
100% CETC	\$308			\$374	\$66
Note 1: This model does not include County or School District property taxes as they are not impacted by dissolution.					
Note 2: The post dissolution property taxes reflect the 2024 Town levy and rates based on 2023 assessed value.					
Note 3: Single family home owners w/ lower TAV will see <u>lower</u> saving and those w/higher TAV will see <u>higher</u> savings as compared to typical homeowner.					
Note 4: This is just one of many models and is based on the assumptions within the study and estimates of post dissolution revenues and expenses.					
Note 5: Village of Red Creek Town taxpayers will only experience the Town-wide property tax increase impact.					

Table 26: Town Outside Village Impact on Typical Homeowner – Town of Butler

Estimated Impact on a Typical Town outside Village Single Family Property - Town of Butler					
Typical Single Family Home	Current Town	Model - Post Dissolution Town			
	Estimated Payment	No CETC	70% CETC	100% CETC	Estimated Annual Cost Increase
Typical Taxable Assessed Value (median)	\$85,000				
Town -wide Property Taxes	\$299	\$409	\$391	\$383	
Town outside Village Property Tax	\$31	\$0	\$0	\$0	
NO CETC	\$330	\$409			\$79
70% CETC	\$330		\$391		\$61
100% CETC	\$330			\$383	\$53
Note 1: This model does not include County or School District property taxes as they are not impacted by dissolution.					
Note 2: The post dissolution property taxes reflect the 2024 Town levy and rates based on 2023 assessed value.					
Note 3: Single family home owners w/ lower TAV will see <u>lower</u> saving and those w/higher TAV will see <u>higher</u> savings as compared to typical homeowner.					
Note 4: This is just one of many models and is based on the assumptions within the study and estimates of post dissolution revenues and expenses.					

APPENDICES

Appendix A

Frequently Asked Questions

Village of Wolcott Interim Dissolution Study

Frequently Asked Questions & Answers

1. Will only Village residents be able to vote or will all Town residents have the right to vote?

Only registered voters in the Village can vote in the referendum.

2. Are the Towns obligated to govern the Village if the vote is positive? If not, what happens?

Should the residents of the Village vote to dissolve the Village, there will no longer be a Village government. As such, all services and governance will be provided by the Towns of Butler and Wolcott.

If the Village does not vote to dissolve, governance and service delivery remain the same as it is today.

3. Are all residents of the Village allowed to vote or is it restricted to property owners who are residents? Does this include part-time residents?

All residents that are legally registered to vote at a residence in the Village of Wolcott are eligible to vote.

4. If the referendum passed, how would that affect our veteran exemptions on our "Village taxes"? Would we still get them?

Should the Village dissolve, the Village-specific veteran exemption would no longer apply. Residents would have to coordinate with either the Town of Wolcott or the Town of Butler to apply for a veteran exemption if applicable and available.

5. What would village residents gain by dissolving the Village? What would we lose if the Village is dissolved? What is the overall impact on taxes and services we are provided?

It is too early in the process to be able to provide the tax impact or a review of the pros/cons of Village Dissolution. Please check back toward the end of the study timeline for more information as it becomes available. If you would like to be notified when updated responses and information are posted to this website, [CLICK HERE](#) to subscribe to notifications.

6. Will the Historic Venus Water Fountain considered a Village asset and have to be sold?

Should the residents vote to dissolve the Village at the referendum, the Village of Wolcott will be required to develop a Final Dissolution Plan per Article 17-A of the General Municipal Law. Part of the Final Dissolution Plan is a detailed discussion of the disposition of assets. Prior to the date of dissolution, a Village can choose to sell assets to pay down Village debt or transfer them to the Town (in this case one of the Towns). Assets not sold or transferred prior to the date of dissolution automatically become the property of the surviving municipality.

7. Will Village Assets be sold to cover any debts the village owes and if any debts due exist or remain who will be responsible to pay for those debts.

Should the residents vote to dissolve the Village at the referendum, the Village of Wolcott will be required to develop a Final Dissolution Plan per Article 17-A of the General Municipal Law. Part of the Final Dissolution Plan is a detailed discussion of the disposition of assets. Prior to the date of dissolution, a Village can choose to sell assets to pay down Village debt or transfer them to the Town (in this case one of the Towns). Assets not sold or transferred prior to the date of dissolution automatically become the property of the surviving municipality.

The former Village residents are required to pay for debt incurred prior to dissolution. Upon Village dissolution, the Towns of Wolcott and Butler would create legacy districts to cover the area of the former

Village that is within their boundaries. An annual tax levy would be placed upon the former properties until the debts were paid off.

8. If the dissolution passes, what happens to any remaining Village debt? Does it pass on to the Towns or is a special legacy district comprised of the former Village properties formed and then the property owners of that district are responsible for paying the debt off? Are Village assets sold and/or any remaining cash reserves used to help pay down any Village debt as part of the dissolution?

Should the residents vote to dissolve the Village at the referendum, the Village of Wolcott would be required to develop a Final Dissolution Plan per Article 17-A of the General Municipal Law. Part of the Final Dissolution Plan is a detailed discussion of the disposition of assets. Prior to the date of dissolution, a Village can choose to sell assets to pay down Village debt or transfer them to the Town (in this case one of the Towns). Assets not sold or transferred prior to the date of dissolution automatically become the property of the surviving municipality.

The former Village residents would be required to pay for debt incurred prior to dissolution. Upon Village dissolution, the Towns of Wolcott and Butler would create legacy districts to cover the area of the former Village that is within their boundaries. An annual tax levy would be placed upon the former properties until the debts were paid off.

9. If the village were to be dissolved, how would it affect the Fire Department?

Should the residents vote to dissolve the Village at the referendum, the Towns of Wolcott and Butler would need to decide how to provide fire protection to the former Village. Unlike Villages and Cities, Towns are not authorized by Town or General Municipal Law to operate fire departments. Fire services in all Towns in New York State are provided services through one of three means:

Fire District that is a separate government entity, with its own elected board, that sets its own budget and has the authority to levy taxes and incur debt; or

Fire Protection District, which is established by a Town. This is an entity of the Town for the purpose of raising revenues from the users in the protection district for the provision of fire services in the fire protection district; or

Joint Fire District, which can include the Town with other Towns and/or Villages.

10. If the Dissolution of the Village happens, who would take over the water and sewer departments? Would there be an increase in the rates?

Should the residents vote to dissolve the Village at the referendum, the Towns of Wolcott and Butler would need to decide how to provide water and wastewater services to the former Village. Each Town would need to create a water district and a sewer district for the area of the former Village within their municipal boundary, and then decide on how to provide the services. They could either contract with the Wayne County Water and Sewer Authority; operate and maintain their own systems; or “functionally consolidate” with one another to provide the service.

It is too early in the process to be able to provide a potential rate analysis. Please check back toward the end of the process for more details as they become available. If you would like to be notified when updated responses and information are posted to this website, [CLICK HERE](#) to subscribe to notifications.

11. If Village residents will be responsible for paying off debt held by the Village after dissolution, can we confirm the amount of debt the Village currently holds? Also, can we have an appraised value of all of the Village assets that can or will be sold in order to alleviate the debt so that we can confirm if there actually would be any left over debt that falls on the residents to pay?

We are currently developing a review of the assets and outstanding liabilities for inclusion in the Interim Dissolution Study. The draft report, which will include that analysis, should be available in late-February. Should the residents vote to dissolve the Village at the referendum, the Village of Wolcott would be required to develop a Final Dissolution Plan per Article 17-A of the General Municipal Law. Part of the Final Dissolution Plan would be a discussion of the disposition of assets as well as a listing of the either the current land/property value as provided by the Assessor, or the current insured value of each asset. We do not provide asset valuation as part of our scope of services.

For the Interim Dissolution Study, and if needed, the Final Dissolution Plan, the consultant team will utilize any provided appraisals, assessed values, and/or insured values to estimate the amount of assets a community has available. Should the residents choose to dissolve the village, a determination will need to be made by the Village of Wolcott regarding what items, equipment, vehicles and/or property will be transferred to the Towns of Butler or Wolcott and what will be auctioned/sold to reduce the final debt.

12. Are the people that started this all Village residents?

By law, only registered Village residents can sign a petition to begin the process.

13. How long will it take to fully dissolve the Village?

Should the residents vote to dissolve, the Village of Wolcott will be required to complete a Final Dissolution Plan that will include a date for dissolution. Normally this is either December 31st, March 31st or May 30th of a given year, however it is up to the Village to select a date for inclusion in the final plan. Please keep in mind that there is a timeline for dissolution ([CLICK HERE](#) to see the timeline) that includes the development of the final plan, public hearing, and an opportunity to petition to force a second referendum. As this timeline can take the Village through the late fall, we believe that any dissolution, should the process continue, would occur in 2025.

14. I live in Butler. How would the dissolution of the Village affect my taxes?

The Interim Dissolution Study will examine the potential change of governance and the resulting impact on taxpayers in the Village and both Towns. Please check back later as the consultant team is still in the data gathering process.

15. What kind of debt is the Village in?

The Interim Dissolution Study will include a description of the outstanding liabilities of the Village. Municipalities finance long term capital costs with issuance of a BAN/Bond or low interest loan. The term "Village debt" is often attributed to low interest loans and/or municipal bonds associated with infrastructure improvements (i.e. water, sewer, stormwater). However, municipalities can also use low interest loans, BANs or Municipal Bonds to finance capital costs for the purchase of equipment, vehicles, and/or property associated with municipal operations. Most often these costs are associated with DPW, Code Enforcement, Police, Fire, Emergency Services, and/or Parks and Recreation, in addition to infrastructure as noted earlier.

16. Why do villages normally have debt?

Municipalities finance long term capital costs with issuance of a BAN/Bond or low interest loan. The term "Village debt" is often attributed to low interest loans and/or municipal bonds associated with infrastructure improvements (i.e. water, sewer, stormwater). However, municipalities can also use low interest loans, BANs or Municipal Bonds to finance capital costs for the purchase of equipment, vehicles, and/or property associated with municipal operations.

Most often these costs are associated with DPW, Code Enforcement, Police, Fire, Emergency Services, and/or Parks and Recreation, in addition to infrastructure as noted earlier.

17. What is the amount of debt the village has that will need to be paid off? What is the projected amount of revenue from the sale of its assets?

We are currently developing a review of the assets and outstanding liabilities for inclusion in the Interim Dissolution Study. The draft report, which will include that analysis, should be available in mid to late-February. Should the residents vote to dissolve the Village at the referendum, the Village of Wolcott would be required to develop a Final Dissolution Plan per Article 17-A of the General Municipal Law. Part of the Final Dissolution Plan would be a discussion of the disposition of assets as well as a listing of the either the current land/property value as provided by the Assessor, or the current insured value of each asset. We do not provide asset valuation as part of our scope of services.

18. I moved here in 2022. I purchased a home and 2 commercial properties - all in the Village of Wolcott, NY. My family have loved the Village and atmosphere thus far. I have opened one small business on Main St and hope to open a second by 2025/26 in the Village itself. I have seen a few new businesses start up, as well as new construction in the Village itself, since I've been here. I was also hoping to be present a new startup music event in the Village. Did I make a mistake?

Congratulations on making Wolcott your home and place of business. Unfortunately we cannot answer your question. Please note that we do not make a decision as to dissolve or not dissolve – that is up to the voters. Should the residents of the Village vote to dissolve the Village, there will no longer be a Village government. As such, all services and governance will be provided by the Towns of Wolcott and Butler.

If the Village does not vote to dissolve, governance and service delivery remain the same as it is today.

19. Should the Village dissolve, would the Towns of Wolcott and Butler be required to stick with the Dissolution Plan set forth?

If the residents were to vote to dissolve, then the Village would be on the path to dissolution. The Village is mandated by Article 17-A of the GML to create a Final Dissolution Plan, present it to the public, and adopt it. However, the Towns do not have to follow the Plan. Nothing in the Plan is binding except for the date of dissolution.

20. If the Village dissolved, and the Town of Wolcott abolished our police department, who would write tickets for Village ordinances and local laws being disobeyed since neither the County nor State law enforcement can enforce local laws?

Pursuant to GML Article 17-A, §789, all Village local laws, ordinances, rules and regulations in effect on the date of dissolution shall remain effective for a period of up to two years following dissolution or until such time as the Town Board(s) shall adopt, repeal or integrate such laws into the Town Code(s). Such local laws, ordinances, rules or regulations shall be enforced by the Town(s) within the limits of the dissolved Village as if they had been duly adopted by the Town Board(s). If the Village dissolves, enforcement falls to the Town (and by default the county/state law enforcement for criminal and V&T). The Town code enforcement would have to enforce local ordinances, and the Town Board or Planning Board would oversee planning and zoning if there isn't a planning or zoning board.

21. Will the January 9, 2024 informational meeting be live streamed in some way?

The Public Information Meeting will be held in person on January 9, 2022 from 6:00 -7:00 p.m. at the firehouse. The Village does not have an IT department to live stream the meeting from the

firehouse, however residents are welcome to livestream on Facebook or another medium if they wish to.

22. What would the process be if it was found out that the petition to dissolve the Village of Wolcott was proven that people gathering some of the signatures were people other than the contact person who signed as witness? Would it change anything?

The current citizen petition has been deemed to be valid. Should there be a judicial order that invalidates the petition, the process would end and can only be restarted via another citizen petition or through a Village Board Initiated process. Please direct legal questions to the Village Attorney.

23. What happens to our local zoning laws and Village ordinances (such as food truck law and not allowing pigs in the Village) if the Village is dissolved? What are the Town of Butler's and Town of Wolcott's obligations in that regard?

Pursuant to GML Article 17-A, §789, all Village local laws, ordinances, rules and regulations in effect on the date of dissolution shall remain effective for a period of up to two years following dissolution or until such time as the Town Board(s) shall adopt, repeal or integrate such laws into the Town Code(s). Such local laws, ordinances, rules or regulations shall be enforced by the Town(s) within the limits of the dissolved Village as if they had been duly adopted by the Town Board(s).

24. How will the referendum question be worded on the ballot?

"Shall the Village of Wolcott be dissolved" Yes- No

25. How many votes are needed to defeat the referendum? And are the results based on a percentage of registered voters in the Village or a percentage of people who actually vote that day?

The Village of Wolcott referendum is a straight "up or down" vote on that day. If more residents vote in the referendum to dissolve, then dissolution will be approved and the Village will have to prepare a Final Dissolution Plan per Article 17-A of the GML. If more residents vote no, then dissolution fails, and cannot be brought up again for 4 years.

26. If the village is dissolved, would storm sewer maintenance and repair and electric cost and repairs for street lights be placed in a special taxed district?

The Interim Dissolution Study will examine the potential change of governance and the resulting impact on taxpayers in the Village and both Towns. Procedurally, both Towns will have the option to absorb the costs into their Town budget or to create special districts. Often the CETC tax credit is used to cover these additional costs. Please check back later as the consultant team is still in the data gathering process.

27. Of the employees who work for the Village, how many live within the Village? Are the Board Members all residents of the Village?

All Village Board of Trustees are required to be residents of the Village. The Village employees' residential breakdown is as follows:

3 Town of Butler
3 Town of Wolcott
2 Village of Wolcott
3 Wayne County
1 Monroe County

28. Are there any legal fees? How much?

Legal fees are not envisioned to be incurred for the development of an Interim Dissolution Study. Should the Village residents vote to dissolve the Village, there will be legal fees associated with the development of a Dissolution Plan, as well as legal fees incurred by the Town of Butler and the Town of Wolcott to create new special districts for water, sewer, fire, and lighting. Additional legal fees will be incurred by both Towns in relation to the development of Inter-municipal agreements for the provision of services during the transition, and for the inclusion (or abolishment) of Village laws and land use into Town ordinances post-dissolution.

29. Will the informational meeting be available by Zoom or Webx? If so when will the links be sent out? Or can we post them on Facebook?

The public information meeting will be held in person on January 9th from 6:00 – 7:00 p.m. at the Firehouse. We will not be holding the meeting online as a zoom. However, if you would like to set up a camera or phone and broadcast it live on Facebook or another platform of your choice, you are welcome to.

We will be posting the PowerPoint slides on the website the following morning. If there are questions that we can answer, we will update the Q&A page as well.

30. How many villages since 2010 have had petitions to dissolve (validated), gone to vote, and voted not to dissolve?

Per the Department of State, since 2010 there have been 50 referendums held for dissolution under Article 17-A and 1 referendum held on consolidation. The data was not separated into categories based on whether the process was “Citizen Initiated” or “Board Initiated.”

Through these referendums, 19 communities voted to dissolve.

31. Those that started and signed the petition, will they be charged with extra taxes for trying to dissolve the Village?

No, the petitioners will not be charged with extra taxes for trying to dissolve the Village.

32. Of those that started the petition that are valid voters, are they actually registered to vote and not felons? Can felons vote in the Village?

All questions regarding voter eligibility should be directed to the Village Clerk.

33. I have purchased land here in Wolcott just last year and I am hoping to start to build my forever home on my property this year. This is the first time of hearing about a dissolution. What caused the villagers and residents to have a vote for this or submit a petition?

Congratulations on your purchase. Village residents have to vote for or against the dissolution of the Village of Wolcott due to the submission of a valid petition under Article 17-A of the GML.

34. You talked about the tax incentive for dissolution; the 15 percent. I am a little confused. 15 percent of what? And of that, 70 percent has to go to reduce the future tax levy and the other 30 percent can be used for whatever. How would the two towns split that; would it be 15 percent for each town? Is that figure set year to year?

The CETC is equal to 15% of the tax levy for the Village of Wolcott in the year prior to dissolution plus 15% of the average levy in the Towns of Wolcott and Town of Butler, in the year prior to year of dissolution. The total CETC is then split between the Towns based on population from the 2020 census. The amount is set based on the fiscal year prior to the year of dissolution, and does not change.

Per NYS State Finance (STF) CHAPTER 56, ARTICLE 4-A:

“In instances of the dissolution of a village located in more than one town, such additional aid

shall equal the sum of fifteen percent of the real property taxes levied by such village in the village fiscal year prior to the village fiscal year in which such dissolution took effect plus fifteen percent of the average amount of real property taxes levied by the towns in which the village was located in the town fiscal year prior to the town fiscal year in which such dissolution took effect, and shall be divided among such towns based on the percentage of such village's population that resided in each such town as of the most recent federal decennial census. In no case shall the additional annual aid pursuant to this paragraph exceed one million dollars."

35. Will there be absentee voting?

Please contact the Village Clerk for an Absentee Ballot and for the requirements for mailing or returning the ballot.

36. Pertaining to concerns over losing Village police presence, myself and my neighbors, as well as businesses that I am aware of, have been vandalized and burglarized overnight multiple times. Troopers are who actually responded in the morning. Would the dissolution or lack of dissolution lead to the Village being willing to staff officers for those hours when the majority of burglaries and the like happen? Would the town then implement an officer position?

Should the Village vote to dissolve, the Village, or soon to be hamlet, will not have individualized police protection. Law enforcement will be provided by the County Sheriff and the NYS Troopers.

As of right now, there has not been any expression of interest on behalf of either Town to create a Town-wide police force, and there is no ability to create a special police district under NYS Town Law.

We have no knowledge of the current Village's interest in increasing police staffing to cover additional hours, and recommend that you contact the Village Mayor and Board of Trustees with that question.

37. At the meeting held at the theatre, a woman mentioned that, "we need to protect our investments", since we also pay town and state taxes, wouldn't it just be a transfer of our investments? Of all the dissolution reports I looked at on NYS website, it appears that while "outside of village" residents' overall taxes all went up slightly, ALL "inside of village" resident's overall taxes all went down. And, both times my mom had to call the cops - a state trooper and Wayne County Sheriff showed up - so no loss losing a Village Law Enforcement Officer.

Often when residents make broad statements like "we need to protect our investments" they refer to the fact that village residents have paid for the acquisition or construction of property, equipment or infrastructure and upon dissolution, they lose direct ownership of that asset as it is either sold or transferred to another municipal entity. Should the residents vote to dissolve, the Village of Wolcott will need to develop a plan for the transfer and/or disposition of assets. Any funds remaining in the Village reserve accounts will be used to pay off municipal liabilities, and equipment, vehicles and real property will be transferred or sold according to the Final Dissolution Plan.

38. The Village has been granted money for improvements to update the water service during the petition to dissolve. Will this grant still be usable and how would it be paid for?

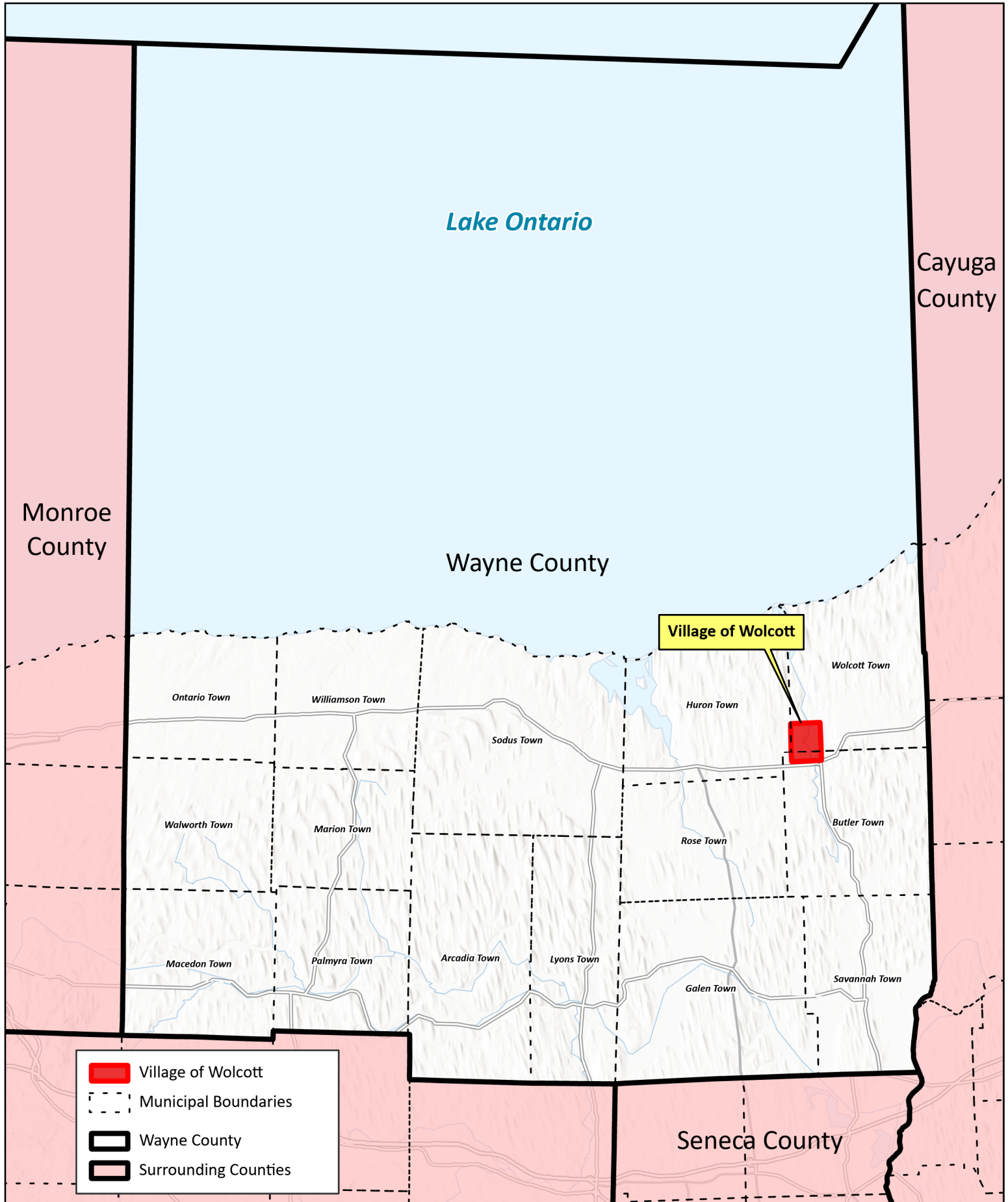
Traditionally, upon dissolution, open grants transfer to the surviving municipality to complete. However, there are too many open variables for us to be able to provide a concrete answer at this time. 1) should the voters choose to dissolve the Village of Wolcott, ownership and debt allocation of the water treatment plant will need to be negotiated after the referendum and prior to dissolution; and 2) the new owners will need to determine whether or not the treatment plant should be updated and kept as part of the drinking water system. The NYS WIIA grant is





only available for municipally owned public water systems, and as such, the final ownership of the system will play a role in whether or not the grant will be available.

Appendix B

B.1 Town of Wolcott and Town
of Butler Location Map

B.2 Village of Wolcott Map






	Village of Wolcott
	Municipal Boundaries
	Wayne County
	Surrounding Counties



Village of Wolcott Location Map

Town of Wolcott, Town of Butler, Wayne County, NY



-  Municipal Boundaries
-  Village of Wolcott
-  Parcels

Appendix C

Village of Wolcott Street Listing

New York State Department of Transportation

Local Roads Listing

Geocode:1542
NYSDOT Region:4

Municipality: Village of Wolcott
Wayne County

Jurisdiction: Village

DOT ID	State Route	County Road#	Road/Street Name	Start of Section	End of Section	Beg MP	End MP	Length	DIV Hwy	No. of Lanes	Dir	One Way	Pvt Type	Pvt Width	Shldr Width	Med Type	Med Width	Func Class	NHS
152167			ALPORT ST	AUBURN ST	OSWEGO ST	0.00	0.15	0.15		2	P		A	20	3	None		9	
152168			AUBURN ST	OSWEGO ST	WOLCOTT V/L	0.00	0.88	0.88		2	P		A	30	5	None		7	
152169			BUTLER ST	DEAD END	WILLIAMS ST	0.00	0.45	0.45		2	P		A	20	3	None		9	
152170			CEMETERY ST	MILL ST	E PORT BAY	0.00	0.34	0.34		2	P		A	20	3	None		9	
152171			CONKLIN AVE	W PORT BAY	LAKE AVE	0.00	0.20	0.20		2	P		A	20	3	None		9	
152172			COUNTRYMAN RD	AUBURN ST	WOLCOTT V/L	0.00	0.15	0.15		2	P		A	20	3	None		9	
152173			DEL F DRIVE	COUNTRYMAN RD	DEAD END	0.00	0.11	0.11		2	P		A	20	3	None		9	
152174			DRAPER ST	WILSON ST	WEST MAIN ST	0.00	0.48	0.48		2	P		A	30	5	None		9	
152175			E MAIN ST	MAIN ST	MILL ST	0.00	0.09	0.09		2	P		A	40	5	None		7	
152175			E MAIN ST	MILL ST	WILLIAMS ST	0.09	0.19	0.10		2	P		A	40	5	None		9	
152176			E PORT BAY	OSWEGO ST	CORP LINE	0.00	0.84	0.84		2	P		A	30	3	None		8	
152177			HIGH ST	LAKE AVE	DEAD END	0.00	0.29	0.29		2	P		A	20	3	None		9	
152178			JEFFERSON ST	BUTLER ST	E MAIN ST	0.00	0.28	0.28		2	P		A	20	5	None		9	
152179			LAKE AVE	MAIN ST	W PORT BAY	0.00	0.66	0.66		2	P		A	40	5	None		9	
152180			LAKE ST	AUBURN ST	OSWEGO ST	0.00	0.07	0.07		2	P		A	20	3	None		9	
152181			LEAVENWORTH AVE	DEAD END	WEST MAIN ST	0.00	0.12	0.12		2	P		A	20	3	None		9	
152183			MILL ST	E MAIN ST	E PORT BAY RD	0.00	0.25	0.25		2	P		A	40	5	None		7	
152184			NEW HARTFORD ST	MAIN ST	WOLCOTT V/L	0.00	0.67	0.67		2	P		A	40	5	None		9	
152185			NORTH ST	LAKE AVE	MILL ST	0.00	0.12	0.12	Y	2	P		A	60	10	Unpr	4	9	
152186			NORTHUP ST	WASHINGTON ST	WEST MAIN ST	0.00	0.17	0.17	Y	2	P		A	40	5	Unpr	4	9	
152187			ORCHARD ST	WRIGHT ST	W PORT BAY	0.00	0.33	0.33		2	P		A	21	5	None		9	
152188			OSWEGO ST	E PORT BAY	CORP EAST	0.00	0.42	0.42		2	P		A	30	5	None		7	
152189			PARK ST	NORTHUP ST	NEW HARTFORD ST	0.00	0.06	0.06		2	P		A	20	5	None		9	
152191			RAILROAD AVE	W MAIN ST	ORCHARD ST	0.00	0.07	0.07		2	P		A	20	5	None		9	
152192			SMITH ST	ORCHARD ST	LAKE AVE	0.00	0.27	0.27		2	P		A	20	5	None		9	
152190			SOUTH ST	NEW HARTFORD ST	JEFFERSON ST	0.00	0.13	0.13	Y	2	P		A	28	5	Unpr	4	9	
152193			SUNSET TER	DEAD END	WILSON ST	0.00	0.15	0.15		2	P		A	20	3	None		9	
152194			TYRRELL ST	E PORT BAY	WOLCOTT V/L	0.00	0.38	0.38		2	P		A	20	5	None		9	
152182			W MAIN ST	NORTHUP AVE	E MAIN ST	0.00	0.06	0.06		2	P		A	40	5	None		7	
152199			W MAIN ST	CORP WEST	NORTHUP AVE	0.00	0.54	0.54		2	P		A	40	5	None		7	
152200			W PORT BAY	W MAIN ST	WOLCOTT V/L	0.00	0.74	0.74		2	P		A	30	5	None		9	
152195			WADSWORTH ST	OSWEGO ST	WOLCOTT V/L	0.00	0.50	0.50		2	P		A	20	5	None		9	
152197			WASHINGTON ST	PRIVATE RD	JEFFERSON ST	0.00	0.45	0.45		2	P		A	21	5	None		9	

New York State Department of Transportation Local Roads Listing

Geocode:1542
NYSDOT Region:4

**Municipality: Village of Wolcott
Wayne County**

Jurisdiction: Village

DOT ID	State Route	County Road#	Road/Street Name	Start of Section	End of Section	Beg MP	End MP	Length	DIV Hwy	No. of Lanes	Dir	One Way	Pvt Type	Pvt Width	Shldr Width	Med Type	Med Width	Func Class	NHS	
152198			WEST AVE	DEAD END	WEST MAIN ST	0.00	0.16	0.16		2	P		A	20	3	None		9		
152201			WILLIAMS ST	DEAD END	EAST MAIN ST	0.00	0.32	0.32		2	P		A	20	3	None		9		
152202			WILLOW LA	DEAD END	JEFFERSON ST	0.00	0.05	0.05		2	P		A	20	3	None		9		
152203			WILSON ST	WOLCOTT V/L	NEW HARTFORD ST	0.00	0.54	0.54		2	P		A	21	5	None		9		
152204			WRIGHT ST	W MAIN ST	LAKE AVE	0.00	0.23	0.23		2	P		A	20	3	None		9		
								Centerline Miles Total:												
								Lane-Miles Total:												

Jurisdiction: County County-maintained roads are shown below for reference.

DOT ID	State Route	County Road#	Road/Street Name	Start of Section	End of Section	Beg MP	End MP	Length	DIV Hwy	No. of Lanes	Dir	One Way	Pvt Type	Pvt Width	Shldr Width	Med Type	Med Width	Func Class	NHS
THERE ARE NO COUNTY ROADS IN THIS Village of Wolcott																			

Appendix D
Village of Wolcott
Property Listing
and
Proposed Disposition Plan

Village of Wolcott										
Village Owned Properties										
Use	Property	Parcel #	Description	Code	Acres	Full Value ¹	Insurance Coverage (Replacement)	Content Coverage	Municipal Location	Preliminary Disposition Plan
Water	6365 West Port Bay Rd	75117-07-612790	WWTP Converted Lift Station	853	6.76	\$661,957	\$1,021,992	\$47,186	Village in Wolcott	TBD - Water Asset Plan
			WWTP - Dry beds/Shed				\$184,917	0	Village in Wolcott	
			Storage				\$17,892	0	Village in Wolcott	
			Influent Structure				\$140,281	0	Village in Wolcott	
	5964 Auburn St	76117-13-114255	Spring Plant	822	0.61	\$47,717	\$1,571,789	\$12,752	Village in Wolcott	TBD - Water Asset Plan
			Reservoir				\$295,500	\$0	Village in Wolcott	TBD - Water Asset Plan
			Former Filtration Plant				\$79,705	\$1,274	Village in Wolcott	TBD - Water Asset Plan
	5962 Auburn St	76117-17-149237	Part of Spring Plant Site	330	2.5	\$29,891			Village in Wolcott	TBD - Water Asset Plan
	8470 East Port Bay Rd 2.1, 3	75120-14-412397	Water Treatment Plant w/tfuel tank	822	1.6	\$191,522	\$1,724,823	\$54,837	TOV - Wolcott	TBD - Water Asset Plan
			Storage Buildings				\$93,478	\$14,800	TOV - Wolcott	TBD - Water Asset Plan
Radio Tower						\$107,124	\$0	TOV - Wolcott	TBD - Water Asset Plan	
Wilson St	75117-20-793101	Water Storage Tank	822	0.94	\$1,121,300	\$2,535,266	\$0	Village in Butler	TBD - Water Asset Plan	
Countryman Rd	76117-00-546049	Spring Plant Water Source	822	1.0	\$16,000			TOV - Town of Butler	TBD - Water Asset Plan	
Sewer	6257 East Port Bay Rd	75117-12-984626	Sewer Pumping Station	853	0.32	\$172,826	\$185,513	\$1,274	Village in Wolcott	TBD -Sewer Asset Plan
	12063 Mill St	75117-16-891380	Wolcott Falls Park/playground/deck	682	2.58	\$70,761			Village in Wolcott	Town of Wolcott
			Sewer Lift station w/ rest rooms				\$147,933	\$1,274	Village in Wolcott	TBD -Sewer Asset Plan
	5899/5903 Jefferson St	75117-20-904180	Sewer Lift Station with generator	853	0.26	\$29,800			Village in Butler	TBD -Sewer Asset Plan
	0822(5821) Auburn St	76117-13-077317	Filtration Plant - Lift Station	822	0.13	\$7,609	\$185,513	\$1,274	Village in Wolcott	TBD -Sewer Asset Plan
Auburn St.	76117-17-050040	Sewer Pump Station	853	1.19	\$85,100			Village in Butler	TBD -Sewer Asset Plan	
Fire	6162 West Port Bay Rd	75117-11-613508	Fire House 3 bay garage	652	1.91	\$401,957	\$1,220,448 \$153,289	0 \$0	Village in Wolcott Village in Wolcott	Fire Company
Museum	5994 Jefferson St	75117-16-910297	Museum	681	0.12	\$87,609	\$379,780	\$0	Village in Wolcott	Wolcott Historical Society
Parks & Public Space	6017 New Hartford St	75117-16-817330	Northrup Park	963	0.94	\$30,761		\$0	Village in Wolcott	Town of Wolcott
			Gazebo				\$72,820	\$0	Village in Wolcott	Town of Wolcott
			Fountain with Venus				\$8,163		Village in Wolcott	Town of Wolcott
	6120 Lake Ave	75117-16-822468	Old Wolcott Cemetery	695	6.55	\$35,000			Village in Wolcott	Town of Wolcott
	6044 Lake Ave	75117-16-856375	vacant - Adjacent to Village Parking	682	1.76	\$21,848			Village in Wolcott	Town of Wolcott
	12041 Main St	75117-16-865348	Lot with walkway to parking lot	330	0.04	\$2,391			Village in Wolcott	Town of Wolcott
	12041 Main St	75117-16-867347	Vacant Lot	330	0.06	\$3,478		\$0	Village in Wolcott	Town of Wolcott
	Main St.	N/A	Clock with Plaque					\$17,982		
	6026 New Hartford St	75117-16-867307	Parking Lot	653	2.2	\$94,239			Village in Wolcott	Town of Wolcott
	12065 Mill St	75117-16-887355	Parking Lot (Mill Rd & North)	653	0.65	\$17,391	\$16,070	\$0	Village in Wolcott	Town of Wolcott
	12088 Mill St	75117-16-936337	Mill Pond	682	2.58				Village in Wolcott	Town of Wolcott
	12057 East Main St	75117-16-890334	Vacant Lot-not for sale	653	0.13	\$7,609			Village in Wolcott	Town of Wolcott
	12088 Mill St	75117-16-936337	Mill Pond	330	0.32	\$15,000			Village in Wolcott	Town of Wolcott
Wilson St	75117-20-767104	Donated Property-Dr. Chan's Garden	311	3.14	\$23,100			Village in Butler	Town of Butler w/restrictions	
Village Hall	6015 New Hartford St	75117-16-826317	Village Hall	652	0.21	\$228,042	\$1,183,464	\$140,281	Village in Wolcott	Public Sale
DPW	12032 Butler St	75117-20-900140	Public Works Garage	691	6.5	\$393,600	\$418,038	\$54,837	Village in Butler	Public Sale
			Salt Shed				\$54,582	\$0	Village in Butler	Public Sale
Vacant	Countryman Rd	76117-17-150190	Vacant Land/Used for Brush	311	9.1	\$34,900			Village in Butler	Public Sale

Appendix E

Village of Wolcott

Vehicles and Equipment and

Proposed Disposition Plan

Village of Wolcott					
Vehicles and Equipment					
Dept	Description	Make/Model	Year	Amount of Insurance (Not Current Value) ²	Preliminary Disposition Plan
Vehicles					
DPW	Dump with Plow	Chevy	1994	\$15,000	See Note 1
DPW	Dump with Plow	International	1997	\$35,000	See Note 1
DPW	Dump with Plow & Wing	International	2008	\$65,000	See Note 1
DPW	Utility Trailer	Big Text	2016	\$1,600	See Note 1
DPW	Pick Up with Plow	Chevy Silverado	2016	\$80,000	See Note 1
DPW	Pick-Up w/ Plow	Chevy Silverado	2014	\$65,000	See Note 1
DPW	Dump with Plow	International	2005	\$65,000	See Note 1
DPW	Dump Truck	Chevy Silverado	2008	\$14,960	See Note 1
DPW	Tymco Street Sweeper Truck	International	2007	\$16,625	See Note 1
DPW	Dump with Plow/Sander/Wing	International	2005	\$60,000	See Note 1
Police	SUV	Chevy Tahoe	2012	\$40,000	Auction
Police	SUV	Chevy Tahoe	2019	\$31,900	Auction
Sewer	Express Van	Chevy	2010	\$24,300	Auction
Water	Pick Up with Plow	Silverado	2016	\$80,000	Auction
Water	Express Van	Chevy	2009	\$16,610	Auction
Fire	Pumper	Freightliner	1994	\$260,000	Wolcott Fire
Fire	Mini Pumper	Chevrolet	1996	\$55,000	Wolcott Fire
Fire	Tanker	Freightliner	1998	\$140,000	Wolcott Fire
Fire	Pumper	Freighliner	1999	\$260,000	Wolcott Fire
Fire	Ladder Truck	Pierce	1992	\$400,000	Wolcott Fire
Fire	Rescue/Brush UTV	Polaris	2009	\$7,000	Wolcott Fire
Fire	2500 Pick Up	Chevrolet	2016	\$43,435	Wolcott Fire
Fire	Trailer	Cargo	2008	\$3,000	Wolcott Fire
Fire	Tanker	GMC	1991	\$50,000	Wolcott Fire
Equipment					
DPW	Misc Equipment			\$25,000	See Note 1
DPW	Brush Chipper	Bandit	1994	\$10,000	See Note 1
DPW	Skid Steer Loader	New Holland	1996	\$12,000	See Note 1
DPW	Diesel Generator		1993	\$14,000	See Note 1
DPW	3 Yard Sander (Stainless Steel)	Smith	2000	\$5,000	See Note 1
DPW	6 Yard Sander(Stainless Steel)		2001	\$7,300	See Note 1
DPW	Sewer Cleaner		2000	\$12,000	See Note 1
DPW	Leaf Machine		1999	\$4,500	See Note 1
DPW	Mower	John Deere	2007	\$6,000	See Note 1
DPW	Payloader	CAT	2013	\$110,000	See Note 1
DPW	Mower Cab Blower	Kubota	2016	\$25,000	See Note 1
DPW	Backhoe w/ HCA Snow Wing	CAT	2019	\$140,000	See Note 1
DPW	Tractor	Ford New Holland	1997	\$11,500	See Note 1
DPW	Mower	Ferris	2019	\$11,500	See Note 1
DPW	Tow Behind Generator	Hi-Power	2015	\$77,000	See Note 1
DPW	Tractor w/ Front End Loader; Cab & Front Mount blower	Kubota	2020	\$35,000	See Note 1
DPW	Zero Turn Mower	Kubota	2022	\$16,000	See Note 1
Note 1: Provide the Towns the Right of First Refusal based on the Public Works Operations Plan. If Town(s) not interested then put up for auction.					
Note 2: This is the maximum agreed upon insurance amount for replacement.					

Appendix F

Fiscal Analysis

**Village of Wolcott
Interim Study of Dissolution
Framework and Assumptions Use for Fiscal Modeling**

The Interim Study includes only one fiscal model out of many potential scenarios. A series of the assumptions used in the analysis are outlined below:

Assumptions Used in the Analysis

- The fiscal analysis assumed the creation of the following districts in each town: Fire District/Fire Protection District, Sewer District, Water District, Lighting District and Drainage District specific to the provision of services in the Village of Wolcott. An additional water district is assumed in the Town of Wolcott for properties receiving water directly through agreements with the Village.
- The fiscal model assumed a level of debt service in the Water Districts equivalent to the current debt service in the Village Water Fund which is scheduled to be paid off in 2025; likely prior to dissolution. The amount was carried assuming new debt service will be needed to support the Lake Plant improvements or alternative improvements necessary to continue to provide water services. Debt service was assumed as a charge upon the property tax bill in both Towns on a per unit basis.
- The model took into account the Town salary schedules and employee health benefit costs.
- The fiscal model assumed the continued level of debt service for the Village storm sewer debt service.
- The EFC loan repayment costs for the Village's sewer infrastructure improvement project were assumed to be paid as a per unit charge upon the Village users; however, the fiscal model assumed a model rate similar to the EFC annual payments
- The WCWSA was not able at this early stage to conduct the analyses necessary to determine the post dissolution rate per equivalent dwelling use for the Village water and sewer users. Current WCWSA rates for other users in the Town of Wolcott were used. An assumption of 47,000 gallons of usage per unit was used.
- Post dissolution costs and revenues were developed using a combination of a review of the 2024 budget and six years of historical by cost and revenue centers.
- In general, other than where noted differently, the costs were split between the towns on an 80% Town of Wolcott and 20% Town of Butler basis. Examples where the 80/20 split was not used included DPW staffing, DPW equipment and water and sewer fund costs and revenues.
- General fund revenues including sales tax revenues, NYS Aid such as Consolidated Highway Improvement Program (CHIPS), mortgage tax, and AIM funding are assumed in the post dissolution model. The franchise fee was reduced proportionally recognizing the Town of Butler currently does not have an agreement with the provider.
- The post dissolution model did not include the annual Village's payment in lieu of taxes revenue based on a three way agreement with a property owner and the Town of Butler.
- Fire service costs are assumed to be shared on the basis of assessed value across all users including beneficiaries outside Village. Fire service costs were increased to cover the likely need for administrative and fiscal services and for funds to support capital improvements that are currently funded through the Village's capital reserve system funded through its General Fund.

The fiscal model includes an analysis on the net change on the Town levies and taxable assessed value tax by fund and new special districts. The impact analysis does not include school district or county levies or

taxes as they are not impacted by the dissolution. The fiscal model includes the analysis of charges upon a typical user of water and sewer services. The charges upon the water and sewer users includes the use charges based on water usage, current Village and Wayne County rates schedules. In addition, water and sewer the analysis.

The impact to an individual property owner is the combined impact of all of these elements. A projected impact based on the model assumptions was presented for a typical single family home. Typical single family home is defined in the fiscal model as home with the average median assessed value on a town-wide basis. Property owners with higher assessed value should anticipate greater savings and homeowners with lower assessed value should anticipate less savings.

Projected Modeled Post Dissolution Property Tax Rates in the Town of Wolcott

Town of Wolcott		Taxable Assessed Value	2023-2024 Village Levy & Town 2024 Levy	Dissolution Impact Levy Shift from Village	CETC Impact	Post Dissolution Estimated Town Tax Levy	Post Dissolution TAV	Current Village Tax Rate	Current Town Tax Rate	Post Dissolution Town Tax Rates
Village General Fund		\$52,502,065	\$531,584					\$10.1250	N/A	N/A
General Fund Townwide			\$417,966	\$126,537						
Highway Fund Townwide			\$421,783	\$47,701						
Total Townwide	NO CETC	\$282,137,231	\$839,749	\$174,237	\$0	\$1,013,986	\$282,137,231	N/A	\$2.9763849	\$3.5939467
Total Townwide	70% CETC	\$282,137,231	\$839,749	\$174,237	(\$118,361)	\$895,625	\$282,137,231	N/A	\$2.9763849	\$3.1744314
Total Townwide	100% CETC	\$282,137,231	\$839,749	\$174,237	(\$169,087)	\$844,899	\$282,137,231	N/A	\$2.9763849	\$2.9946391
B Fund - General TOV			\$0	\$26,038	\$0	\$26,038				
BD Fund - Highway TOV			\$131,915	\$200,177	\$0	\$332,092				
Total Town outside Village		\$202,748,060	\$131,915	\$226,215	\$0	\$358,130	\$255,167,955	N/A	\$0.6506351	\$1.4035079
Fire Prot District - Wolcott Hamlet		N/A	N/A	\$20,462	N/A	\$20,462	\$52,419,895	N/A	N/A	\$0.3903403
Lighting District - Wolcott Hamlet		N/A	N/A	\$23,056	N/A	\$23,056	\$52,419,895	N/A	N/A	\$0.4398293
Sidewalk District - Wolcott Hamlet		N/A	N/A	\$9,000	N/A	\$9,000	\$52,419,895	N/A	N/A	\$0.1716905
Storm Sewer District - Wolcott Hamlet		N/A	N/A	\$35,851	N/A	\$35,851	\$52,419,895	N/A	N/A	\$0.6839266
Water District - Wolcott Hamlet		N/A See Water District Fiscal Impact Per Unit Charges								
Sewer District - Wolcott Hamlet		N/A See Sewer District Fiscal Impact per Per Unit Charges								
NOTES										
Note 1: This model does not include County or School District property taxes as they are not impacted by dissolution.										
Note 2: The allocation of public works staff time between the D Fund and the DB Fund was based on the Village spread. If the Town allocation is used, the Village taxpayer savings is slightly higher.										
Note 3: The Village property tax reflects the 2023/2024 property tax levy and rates which were based on 2022 assessed values and equalization rate of 100%.										
Note 4: The post dissolution property taxes reflect the 2024 Town levy and rates based on 2023 assessed value.										
Note 5: Single family home owners w/ lower TAV will see <u>lower</u> saving and those w/higher TAV will see <u>higher</u> savings as compared to typical homeowner.										
Note 6: Village Cost for water debt service/capital improvements is included in the District as a per unit charge and is not included in the property tax levy.										
Note 7: Village Cost for sewer debt service/capital improvements is included in the District as a per unit charge and is not included in the property tax levy.										
Note 8: This is just one of many models and is based on the assumptions within the study and estimates of post dissolution revenues and expenses.										
Note 9: The Town of Wolcott Tax rates on Town tax bills includes a slight adjustment for refunds and chargebacks from the County and not included in this analysis.										

Projected Modeled Post Dissolution Property Tax Rates in the Town of Butler

Town of Butler		TAV	Tax Levy	Dissolution Impact - Levy Shift ToV to Townwide	Dissolution Impact - Levy Shift from Village	CETC Impact	Post Dissolution Estimated Town Tax Levy	Post Dissolution TAV	Current Village Tax Rate	Current Town Tax Rate	Post Dissolution Town Tax Rate
Village General Fund*		\$12,384,693	\$125,395						\$10.1250	N/A	N/A
General Fund Townwide			\$307,494	\$0	\$29,409						
Highway Fund Townwide			\$164,540	\$44,248	\$100,320						
Total Townwide	NO CETC	\$134,197,587	\$472,034	\$44,248	\$129,730	\$0	\$646,012	\$134,197,587	N/A	\$3.517455	\$4.81388
Total Townwide	70% CETC	\$134,197,587	\$472,034	\$44,248	\$129,730	(\$28,739)	\$617,272	\$134,197,587	N/A	\$3.517455	\$4.59973
Total Townwide	100% CETC	\$134,197,587	\$472,034	\$44,248	\$129,730	(\$41,056)	\$604,956	\$134,197,587	N/A	\$3.517455	\$4.50795
B Fund - General TOV		\$121,558,582	\$0	\$0	\$0	\$0	\$0	N/A		\$0	\$0
BD Fund - Highway TOV		\$121,558,582	\$44,248	-\$44,248	\$0	\$0	\$0	N/A		\$0.364006	\$0
Fire Prot District - Wolcott Hamlet		N/A	N/A	N/A	\$5,635	\$0	\$5,635	\$12,639,005	N/A	N/A	\$0.44587
Lighting District - Wolcott Hamlet		N/A	N/A	N/A	\$6,774	\$0	\$6,774	\$12,639,005	N/A	N/A	\$0.53598
Sidewalk District - Wolcott Hamlet		N/A	N/A	N/A	\$1,000	\$0	\$1,000	\$12,639,005	N/A	N/A	\$0.07912
Storm Sewer District - Wolcott Hamlet		N/A	N/A	N/A	\$12,963	\$0	\$12,963	\$12,639,005	N/A	N/A	\$1.02562
Sewer District - Wolcott Hamlet		N/A See Water District Fiscal Impact Per Unit Charges			N/A	N/A	N/A	N/A	N/A	N/A	N/A
Water District - Wolcott Hamlet		N/A See Sewer District Fiscal Impact Per Unit Charges			N/A	N/A	N/A	N/A	N/A	N/A	N/A
NOTES											
Note 1: This model does not include County or School District property taxes as they are not impacted by dissolution.											
Note 2: The Village property tax reflects the 2023/2024 property tax levy and rates which were based on 2022 assessed values and equalization rate of 100%.											
Note 3: The post dissolution property taxes reflect the 2024 Town levy and rates based on 2023 assessed value.											
Note 4: Single family home owners w/ lower TAV will see <u>lower</u> saving and those w/higher TAV will see <u>higher</u> savings as compared to typical homeowner.											
Note 5: Village Cost for water debt service/capital improvements is included in the District as a per unit charge and is not included in the property tax levy.											
Note 6: Village Cost for sewer debt service/capital improvements is included in the District as a per unit charge and is not included in the property tax levy.											
Note 7: This is just one of many models and is based on the assumptions within the study and estimates of post dissolution revenues and expenses.											

Estimated Water and Sewer Fiscal Impacts

Single Family Home (= 1 EDU¹)

Preliminary Estimated Post Dissolution Water Services Fiscal Impact on Typical Homeowner		
	Current Village of Wolcott	Post Dissolution Homeowner in Village
Annual User Cost ¹	\$262	\$379
Current Debt Service/Unit ²	in rate	\$36
Capital Improvement Charges/Unit ³	in property tax rate	\$35
Estimated Total	\$262	\$450
<p>Note 1: Consumption assumed at 47,000 gallons/year. Current rate is \$25/Q plus \$3.34/1000 gallons. Post dissolution assumes rate of \$30/Q plus \$5.25/1000 gallons.</p>		
<p>Note 2: Current level of Village water debt service was assumed.</p>		
<p>Note 3: The modeled capital improvement charge is based on historical Village spending. Village currently funds through property tax. In post dissolution model; cost is funded/EDU.</p>		

Preliminary Estimated Post Dissolution Sewer Services Fiscal Impact on Typical Homeowner		
	Current Village of Wolcott	Post Dissolution Homeowner in Village
User Rate	\$240	\$260
Current Debt Service/Unit	in rate	\$31
Capital Improvement Charges/Unit	in rate/reserves	\$26
	\$240	\$317
<p>Note 1: For Village user rate, the model assumes 47,000 of water consumption/ yr/unit</p>		
<p>Note 2: Post Dissolution Rate utilized is the 2024 WCWSA flat rate in Sodus Bay/Port Bay.</p>		
<p>Note 3: The modeled capital improvement charge is based on historical Village spending and does not include possible future major capital improvements; however a capital improvement charge of \$25/unit is assumed..</p>		
<p>Note 4: This is a model fiscal impact only. The rates and charges will be based in the needs at the time and determined by the Town Boards.</p>		

1. EDU is Equivalent Dwelling Unit