

Amston Lake Special District Meeting – April 27, 2012

- .Agenda for April 27th Special District Meeting
- Cost to demolish the Old Firehouse (includes Permits, State of CT. Testing & Abatement)
- Financial Information (General Fund, Taxes on Property, Annual Tax Increase per Year)
- 2012/2013 Proposed Amston Lake Budget (with Tax Increase for Old Firehouse Property)
- Amston Lake Board Budget Trends (Projects are completed while reducing the Budget)
- History of Amston Lake Firehouse from 2003 who owns it? All Legal Ownership issues have been resolved by Town of Hebron Attorney.
- Amston Fire Company 2 proposal to Amston Lake in 2005 – Rejected by the residents. The residents were adamant that the Amston Lake District not assume ownership of the Old Firehouse Building. Their concerns were numerous (costly repairs, maintenance, heating, electric, and insurance, possibility of asbestos and other possible contaminants).
- Pros versus Cons of acquiring both the two land parcels after the building is demolished
- Motion to present to the residents at Special District Meeting on April 27th

April 13, 2012 • NEWS BULLETIN

LEGALS

Amston Lake District Special District Meeting Agenda

April 27, 2012 6:30 p.m.

ALA Clubhouse, 16 Wood Acres Road, Amston, 06231
www.AmstonLake.org

A. Roll Call of Officers and Directors

B. Call to Order

C. Consider and act upon approving up to \$45,000 to reimburse the Town of Hebron for demolishing and removing the old firehouse on Deepwood Dr, Amston Ct 06231. In consideration of this financial reimbursement, the property and its adjacent parking lot would be deeded over to the Amston Lake District.

D. Adjournment

Respectfully submitted by,
Sherri-Ann Martin, Clerk
Amston Lake Tax District

Proposed Costs for Old Firehouse Demolition

Application for Town Permit	\$ 200.00
State Permit	\$ 50.00
Asbestos, Lead, and Other Contaminants Testing	\$ 4,000.00
Abatement and Removal of Contaminants	\$ 10,000.00
Final Inspection Included in Abatement	\$ -
Demolition of Building Includes Removal of Materials	\$ 20,000.00
Clean Fill and Landscaping	\$ 6,000.00
Legal Fees for Land Transfer and Title	\$ 2,500.00
Total	\$ 42,750.00

Amston Lake Financial Status – General Fund

General Fund (as of March 31, 2012) = \$151,874.45

Cost to purchase two parcels of land (.26 Acres and .3 Acres) = \$45,000.

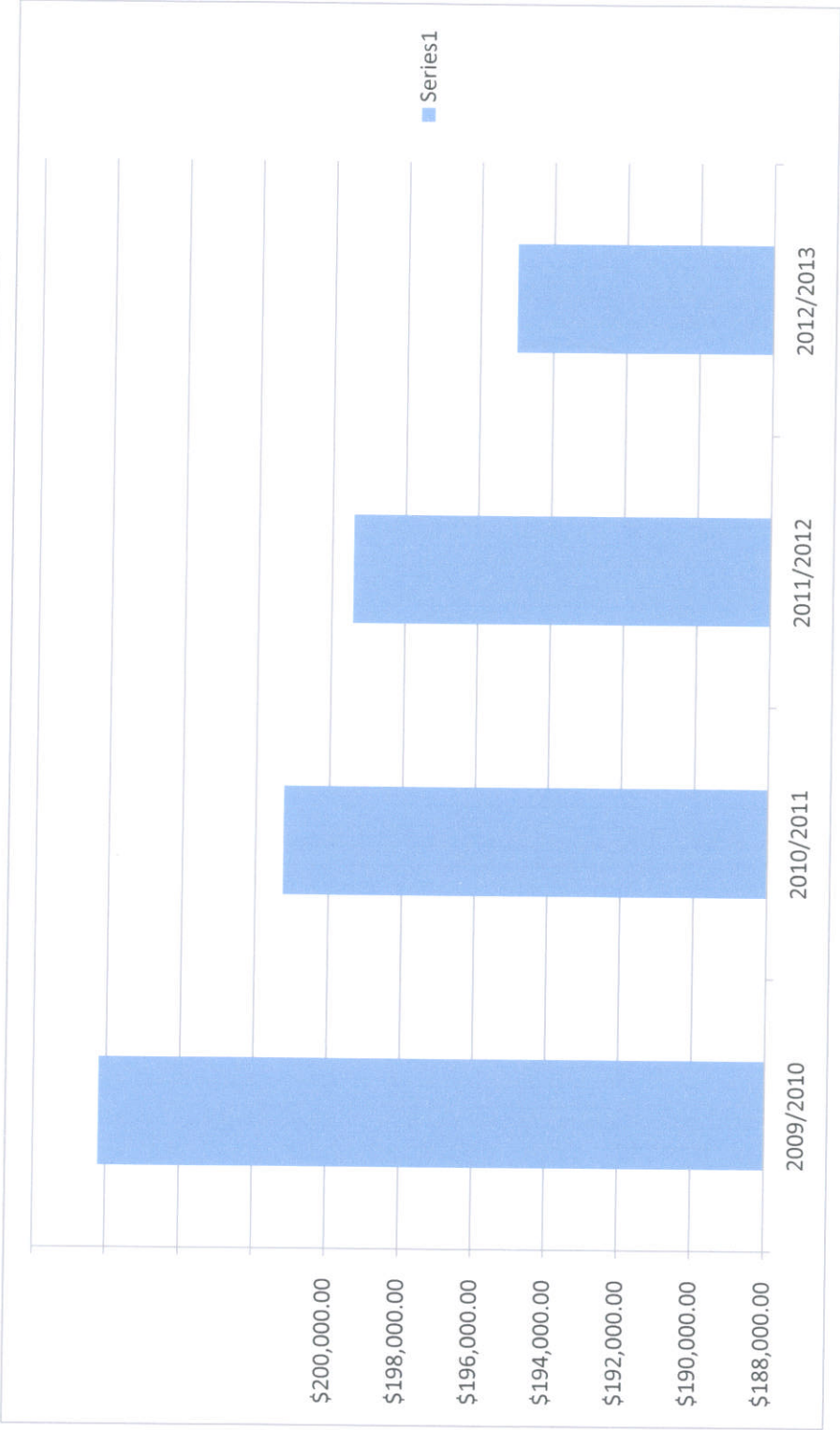
Yearly Taxes on the combined land (.26 Acres and .3 Acres) = \$3,457.94

Note: The Amston Lake District has no debt

2011-2012 - Amston Lake Budget		2012-2013 - Amston Lake Budget		Net Change From 2012 to 2013
Lake Health		Lake Health		
Lake Consulting, Misc.	\$ 5,000.00	Lake Consulting, Misc.	\$ 5,000.00	\$0.00
Rain Gardens	\$ 3,000.00	Rain Gardens	\$ 3,000.00	
Barley Straw	\$2,500	Barley Straw	\$2,500	
H2O Testing	\$ 4,000.00	H2O Testing	\$ 4,000.00	
Weeds (1st \$4,500, 2nd \$2,500)	\$ 7,000.00	Storm Water Runoff	\$ 7,000.00	
Lebanon Roads	\$ 25,500.00	Lebanon Roads	\$ 26,000.00	\$500.00
Road Repairs	\$11,000.00	Road Repairs	\$11,000.00	
Snow Plowing	\$14,500.00	Snow Plowing	\$15,000.00	
Main Dam Repairs	\$60,000.00	Southwest Cove Dredging Project	\$45,000.00	(\$15,000.00)
Taxes	\$12,500.00	Taxes	\$16,500.00	\$4,000.00
Insurance	\$ 12,000.00	Insurance	\$ 13,000.00	\$1,000.00
Security	\$ 13,000.00	Security	\$ 13,000.00	\$0.00
Boat, Swimming & Car Passes	\$3,000.00	Boat, Swimming & Car Passes	\$5,000.00	\$2,000.00
Internal Adm	\$28,150.00	Internal Adm	\$ 29,000.00	\$850.00
Tax Collector & Expenses	\$ 9,000.00	Tax Collector & Expenses	\$ 9,000.00	
Clerk & Expenses	\$ 2,500.00	Clerk & Expenses	\$ 2,500.00	
Treasurer & Expenses	\$ 4,000.00	Treasurer & Expenses	\$ 4,000.00	
Records, Safe Box, Records	\$ 900.00	Records, Safe Box, Records	\$ 1,000.00	
Legal & Prof Services	\$7,000.00	Legal & Prof Services	\$7,000.00	
Comm (Web, News Ltr, Signs)	\$4,750.00	Comm (Web, News Ltr, Signs)	\$5,500.00	
ROWS, Grass, Beaches, Docks	\$16,000.00	ROWS, Grass, Beaches, Docks	\$18,000.00	\$2,000.00
Vendors & Materials	\$11,000.00	Vendors & Materials	\$12,000.00	
1099 Labor	\$ 4,000.00	1099 Labor	\$ 5,000.00	
Sanitation	\$ 1,000.00	Sanitation	\$ 1,000.00	
ALA Contribution	\$7,770.00	ALA Contribution	\$8,000.00	\$230.00
Total Budget	\$ 199,420.00	Total Budget	\$ 195,000.00	(\$4,420.00)

AMSTON LAKE DISTRICT BUDGET TRENDS

ACTUAL	ACTUAL	ACTUAL	PROPOSED
2009/2010	2010/2011	2011/2012	2012/2013
\$ 206,204.00	\$ 201,240.00	\$ 199,420.00	\$ 195,000.00

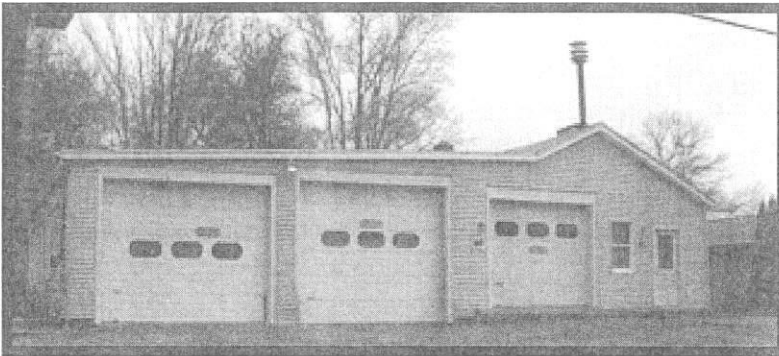


WHO OWNS THE AMSTON LAKE FIREHOUSE?

By Robert Norton Warner

When the new Amston firehouse is built on Church Street next year, if the town abandons the old one on Amston Lake, who will claim ownership of the old structure?

That question, among others, is of concern to fire and town officials trying to uncover the ownership of the current firehouse. Officially, the lake firehouse is owned by the Amston Fire



District, created in April 1946. However, Hebron Town Attorney Donald Holtman can find no record with the State of the District's creation or dissolution. The town leases the firehouse from the Fire District at no cost, but most likely will not want to use the outdated building once the new structure is completed, probably in September of next year. The lease calls for the property to revert to the Fire District should it cease to be used for fire purposes.

The current firehouse, located on Amston Lake's Deepwood Drive, is near the Lake's main beach. There are actually two properties being utilized: about .3 acres owned outright by the town, and .26 acres leased from the Fire District, which includes the building. Confusing as it may seem, the Amston Lake Volunteer Fire Company, Inc., created just three months after the Fire District, later conveyed the property to the Fire District in 1953. In 1968, the Fire Company is on record as leasing the firehouse property from the fire district. Got that? The Amston Fire Company later merged with the Hebron Volunteer Fire Department. Officially, it's now called Company Two.

To further muddy the waters, according to Holtman, the Amston Lake Volunteer Fire Company, Inc. is listed with the Secretary of the State's Office as an active business, with Amston resident Larry Zimmerman as its president. Zimmerman, however, was never a member of the original Fire Company.

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Town Manager Robert Lee indicated several options to the Board of Selectmen: they can just vacate the property after the new firehouse is built; deed it to someone else; or continue to use it until and unless challenged by the Amston Fire District.

It appears that the selectmen, perhaps jointly with the Amston Lake Taxing District, yet another entity, may cohost an information session in the future, to make the public aware of the situation, and reveal any plans the town might have to resolve it.

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AGREEMENT RE AMSTON FIRE STATION NO. 2

This Agreement is made among the AMSTON LAKE VOLUNTEER FIRE COMPANY, INC., a non stock corporation organized under the laws of the State of Connecticut and having a location in the Town of Hebron, County of Tolland and State of Connecticut, acting herein by David Lynch, its President hereunto duly authorized (hereinafter the "Company"), the AMSTON LAKE HEBRON TAX DISTRICT, a special tax district organized and existing under the laws of the State of Connecticut and having a location in said Town, County and State, acting herein by Wendell Snell, its President, hereunto authorized (hereinafter the "District"), and the TOWN OF HEBRON, a municipal corporation organized and existing under the laws of the State of Connecticut and having its territorial limits in the County of Tolland and State of Connecticut, acting herein by Paul R. Mazzaccaro, its Town Manager, hereunto duly authorized (hereinafter the "Town") on the date hereinafter shown at Hebron Connecticut.

1. RECITAL:

The Company and the Town have or may have interests in or claims to certain premises more particularly described on Exhibit A hereto attached, upon which a presently unused fire station is located. It is the parties' desire that the District acquire all of the right, title and interest of the Company and Town in the premises upon the terms and conditions herein set forth.

2. CONVEYANCE TO THE DISTRICT

The Company and the Town agree to execute in favor of, and deliver to, the District properly executed quit-claim deeds conveying to the District all of the right, title and interest of the Company and the Town in and to the premises described on Exhibit

A. The Town further agrees that it will lease to the District property abutting the premises described on Exhibit A owned by the Town heretofore used as part of the fire station complex, such Town-owned property being described on Exhibit B attached hereto. Said lease shall provide for rental of \$1 per year and shall run in perpetuity unless terminated by the Town on not less than six months written notice to the District.

3. OBLIGATIONS OF THE DISTRICT

In consideration of the conveyance to it of the interests of the Company and the Town in the premises described on Exhibit A and a lease to it by the Town of the premises described on Exhibit B, the District agrees that it will maintain the structure or structures on the premises exclusively for the use of the District and not for any commercial or private purposes whatsoever. Alternatively, the District agrees that, if at any point in the future, it determines that the facilities on the premises are no longer needed or desirable for District purposes, it shall demolish the structures on the premises and convert the premises into a small park. In doing so, it may, if it so elects, place upon the site or construct facilities suitable for the use of the premises as a park, such as benches, walkways, flagpoles, playground equipment and the like and may, if it so elects, memorialize volunteer firemen or other persons or entities it deems desirable to memorialize by ascribing a name to the park and by the erection thereon of a suitable memorial stone, sculpture, fountain or the like.

Dated at Hebron, Connecticut, this day of , 2005

AMSTON LAKE VOLUNTEER FIRE COMPANY, INC.

By _____
David Lynch, President

Positive Points:

The importance of acquiring both of these land parcels:

- Acquiring open space in the Amston Lake watershed is a key part of the Amston Lake District Lake Health goals and objectives (waterfront property is an important buffer for the lake)
- The land purchase is part of a long range vision to combine the Berglund property with Main Beach property (remove the road in between) so the District has a contiguous piece of property for the residents to enjoy in the future.
- Including the Old Firehouse property will make this a larger open space area at the lake that will provide many future possibilities for the protection of our lake and the recreational enjoyment of our residents.
- If the Amston Lake District does not acquire the land parcels – someone else will and that might be detrimental to the health of the lake (watershed)
- The residents are exchanging one asset (cash from the General Fund) for land at roughly 1/3 its current market value
- The land can be used for resident's boats and trailers storage – the land is located near the Main Beach Boat Launch. Boat storage is a major problem at Amston Lake. Residents do not have enough storage for boats and trailers on the ROWs
- The Amston Lake District has no debt. As of March 31, 2012 the General Fund has \$151,874.45 in the bank. This purchase would be a cash transaction and will not increase the resident's taxes.

Note: As part of the Old Firehouse building demolition process any pre-existing contamination will be removed before the land is transferred to the Amston Lake District. The State of CT Public Health Dept is providing testing and removal oversight.

Yearly taxes on combined land .26 acres and .3 acres = \$3,457.94

Negative Points:

- Spending \$45,000 from the General Fund
- Increases annual tax bill by \$3,457.94

Amston Lake District Motion to be presented to our residents at a Special District Meeting

I move that the Amston Lake District spend up to \$45,000. Dollars from the Amston Lake District General Fund to reimburse the Town of Hebron, CT. 06248 for the cost to demolish and remove the Old Firehouse Building located on Deepwood Drive in Amston, CT. 06231. The Old Firehouse Building is located next to the Amston Lake Main Beach. In consideration of up to a \$45,000. Dollar payment, the Amston Lake District will assume control/ownership of the .26 acre land parcel where the Old Firehouse once stood and the .3 acre adjacent parking lot land parcel. The Amston Lake District will become a tax payer to the Town of Hebron, CT. 06248 for both of these land parcels. This agreement between the Town of Hebron, CT 06248 and the Amston Lake District will be spelled out in writing: what is to be paid, when it is to be paid and when the Old Firehouse Building on its .26 acre site is to be razed. Once the agreement with the Town of Hebron, CT 06248 and the Amston Lake District is properly memorialized, the Town of Hebron, CT 06248 will convey its interests in the two land parcels (the .26 acres where the Old Firehouse Building once stood and .3 acres adjacent parking lot) to the Amston Lake District by quit-claim deed.