

North Rose – Wolcott Central School District
Assistant Superintendent for Business and Operations' Monthly Dash Board Report
November 2017

1. 2017 – 2018 District Data
 - Approved Budget - \$27,907,192
 - Tax Levy - \$9,383,829
 - True Value Tax Rate - \$14.54 per thousand
 - Current student enrollment (as of 11/3/17)
 - K-12: 1164 (decrease of 2)
 - In house UPK: 41 (no change)
 - Head Start UPK: 16 (decrease of 1)

2. Transportation
 - Nothing new to report at this time.

3. School Lunch
 - With the new mandated charge policy, we are closely monitoring outstanding balances on student accounts. Written notifications are sent home weekly for any student that owes \$3.00 or more. Assistant principals have also been making calls to parents in reference to larger balances. We remind parents of the application process for free or reduced lunch and have also involved the district's social worker in this process.

4. Facilities Department
 - After BOE action next Tuesday, we will have all positions filled in the facilities department.
 - The heavy rains over the last month have brought us multiple roof leaks. We believe that we have addressed them all. With the heavy winds, the auditorium roof was beginning to lift up. There is really no fix other than replacement, so we have put sandbags on it for ballast. It is scheduled for replacement in the upcoming construction.

5. Technology
 - The civil service test for Coordinator of Network and Technology Services was given in October. We are awaiting results of the test and a canvass list to look for potential candidates.
 - We will be transitioning to a new website platform at the end of the calendar year. This process is being facilitated by our PR team through Citi BOCES.

6. Capital Projects/Building Improvements/Ongoing Maintenance
 - We continue to explore different options for District Office during the construction phase of the capital project. Once we have estimated costs for all options, we will bring that information to the BOE.

- We have an SED face to face review of our capital project plans scheduled in Albany for January 16. We are confident that we should get through the approval stage on schedule and be able to bid at a favorable time.

7. Budgeting/Reserves

- The Audit Committee has recommended that entire BOE accept the audit, management letter, and corrective action plan. This will be an action item on next Tuesday's agenda.
- We have also received the Single Audit and Financial Report of the Extraclassroom Activity Funds. These will be reviewed by the Audit Committee and they will make recommendations to the BOE.
- The budget process has begun. Building packets will be distributed to principals before the Thanksgiving Break. The first draft of non-instructional expenditures will be presented to the BOE on January 23 with instructional expenditures to follow on February 13.
- As you know, we used \$100,000 in capital outlay funds this year to address the filters and pump in the pool as well as the needed fire suppression system for the concession stand. The total of all this work was just over \$219,000. We covered the amount over the \$100,000 by using leftover funds from last year's roof project. (Those funds were remaining from the original 2007 authorization.) However, the Capital Fund is short by \$5,178.17. In December, I will be asking the BOE to authorize the transfer of this amount from Fund Balance into the Capital Fund, as we still have authorization from the 2007 vote to move up to \$10,000 more. By paying it out of the Capital Fund as an approved project, we will receive building aid.

8. Other Notes

- The tax collection period has ended. At Tuesday's meeting, the BOE will take action to report unpaid taxes to the county. They will then pay us that amount and will take care of collecting unpaid amounts when they levy the county taxes in January. This process will require the signature of every BOE member. We will have the paperwork available for signatures on Tuesday evening.
- Attached to my report, please find a letter from the district's attorney in reference to a boundary agreement that he recommends the BOE approves. I have not attached the title commitment or the abstract of title, as they are 21 and 47 page documents. However, if you would like to see them, I can e-mail a copy at your request.
- I have attached information outlining Deputy Pitt's activities for the month of October. He will be attending the December BOE meeting so you will have an opportunity to meet him. On November 29th, he will be offering a drug awareness evening for parents. He will also be covering this topic in middle school health classes.

BARCLAY DAMON^{LLP}

James P. Evans
Partner

October 6, 2017

VIA ELECTRONIC MAIL

Robert Magin
Assistant Superintendent for Business and Operations
North Rose-Wolcott Central School District
11631 Salter-Colvin Road
Wolcott, New York 14590

Re: Request of Frank Marscio for Boundary Agreement

Dear Mr. Magin:

Enclosed with this letter is a copy of a boundary agreement that Frank Marsico asks the District to enter into with him regarding his residential property at 5084 North Huron Street, North Rose, New York. The Marsico lot is the second lot, north of the Caroline Avenue and North Huron Street intersection; and its eastern boundary abuts the western edge of the District's soccer field, which is on the north side of Caroline Avenue. Mr. Marsico has requested this agreement to resolve a technical cloud to his title relative to the eastern most 40 feet of his lot (*i.e.*, the entire backyard, right up to his backdoor). This cloud apparently occurred several years ago, resulting from an error in converting the lot's dimensions from rods to feet. He now has a pending contract to sell the property and the owner, understandably, wants the issue resolved.

The proposed boundary agreement is depicted on the enclosed survey map prepared by Gambino Surveying, which, at my request, has been certified to the District. The proposed line appears to be consistent with the line recognized by the District and Mr. Marsico for the past several years. It is essentially on-line with the lot immediately north of the Caroline Avenue and N. Huron Street intersection and roughly on-line with a 47-foot long stockade fence running north-south along the recognized Marsico-District boundary.¹

I have reviewed the abstract of title for the parcel and the title insurance commitment papers, along with the Gambino survey map. I am not aware of any basis for the District to claim any portion of the eastern 40 feet of the Marsico parcel. Based on the information I have available to me, I conclude that the proposed boundary agreement will simply memorialize the

¹ The proposed boundary line is .7' from the fence, at the fence's southern end, and .1' east of the fence, at its northern end. I estimate it is approximately 15' west of the line, where the District stops mowing.

Robert Magin
October 6, 2017
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parties' tacit agreement on their boundary line and remove a cloud to Mr. Marsico's title to his backyard.

The District is under no legal obligation to enter into the boundary agreement with Mr. Marsico. However, if it declines to do so, his only other option is to commence an action in the Supreme Court to quiet title. He is likely to prevail in such an action, and I am doubtful that the Board would want to defend against such an action. So, I see no purpose to refusing the agreement, and the Board should bear in mind that doing so will probably scuttle his pending sale of the property. For these reasons, I believe the proposed agreement is reasonable under the circumstances, and I recommend it to the Board.

I am enclosing with this letter the following: (1) the Gambino survey map, certified to the District, and depicting the proposed boundary line; (2) the abstract of title to the Marsico parcel; (3) the title commitment to the parcel; (4) the proposed boundary agreement; (5) a digital picture of the Marsico parcel; and (6) a proposed resolution approving the boundary agreement. Counsel for Mr. Marsico (Doug Jablonski) and the purchaser (Christopher Mumford) respectfully request that the Board consider the agreement at its next scheduled meeting so their transaction can move forward with minimal delay. I will forward by separate correspondence hard-copies of necessary forms (*i.e.*, TP-584 and RP-5217) that are bar-code and best handled in paper form.

Please advise if you, Steve, or the Board have any questions regarding this matter or wish to discuss it.

Very truly yours,

A handwritten signature in blue ink, appearing to be "James P. Evans", written over a printed name.

James P. Evans

JPE
Enclosures

BOUNDARY LINE AGREEMENT

THIS AGREEMENT, made the ___ day of September, 2017, between Frank Marsico III, parties of the first part, as owner of a certain parcel of land recorded in the Wayne County Clerk's Office in Liber 848 of Deeds at Page 127, hereinafter "Marsico", and the North Rose Wolcott Central School District, as owner of a contiguous parcel of land lying and adjoining the Marsico premises immediately to the east, hereinafter "NRWCSD",

WHEREAS the aforesaid parties are the owners of contiguous and adjoining parcels of real estate located in the Town of Rose, County of Wayne and State of New York, which parcels are located on Huron Street therein as shown on a map of survey made by Gambino Surveying, L.S., dated August 28, 2017 under Job No. 17-0809 and annexed hereto and hereinafter the "Map," and

WHEREAS, owing to certain ambiguities and inaccuracies in prior deeds in their respective chains of title, a disagreement exists between said parties as to the location of the line dividing their parcels; and

WHEREAS, the said parties are desirous of settling this dispute and putting their disagreement to rest without resort to litigation,

NOW THEREFORE WITNESSETH,

That in consideration of the mutual promises and conveyances herein contained, and other good and valuable considerations the receipt of which is hereby mutually acknowledged, the parties agree as follows:

1. That the common line which shall be deemed the boundary between the foregoing identified premises owned by the parties hereto shall be a line commencing as follows:

BEGINNING at a point in centerline of Huron Street in the Town of Rose, County of Wayne and State of New York, said point being located northerly along the centerline of Huron Street a distance of 101.0 +/- feet from the intersection of Huron Street with the centerline of Caroline Street, thence S 83 degrees 23' 00" E a distance of 139.25 feet to the place of beginning; thence from said point of beginning N 05 degrees 31' 15" E a distance of 82.48 feet to a point.

2. Marsico shall hereby Quitclaim any and all interest he may have in and to any land lying east of said line to NRWCSD, and

3. NRWCSD shall hereby Quitclaim any and all interest it may have in and to any land lying west of said line to Marsico.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on the date first above mentioned.

Frank Marsico III

North Rose Wolcott Central School District
By:

State of New York)
County of Wayne)ss.:

On September __, 2017, before me, the undersigned, personally appeared Frank Marsico III, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

State of New York)
County of Wayne)ss.:

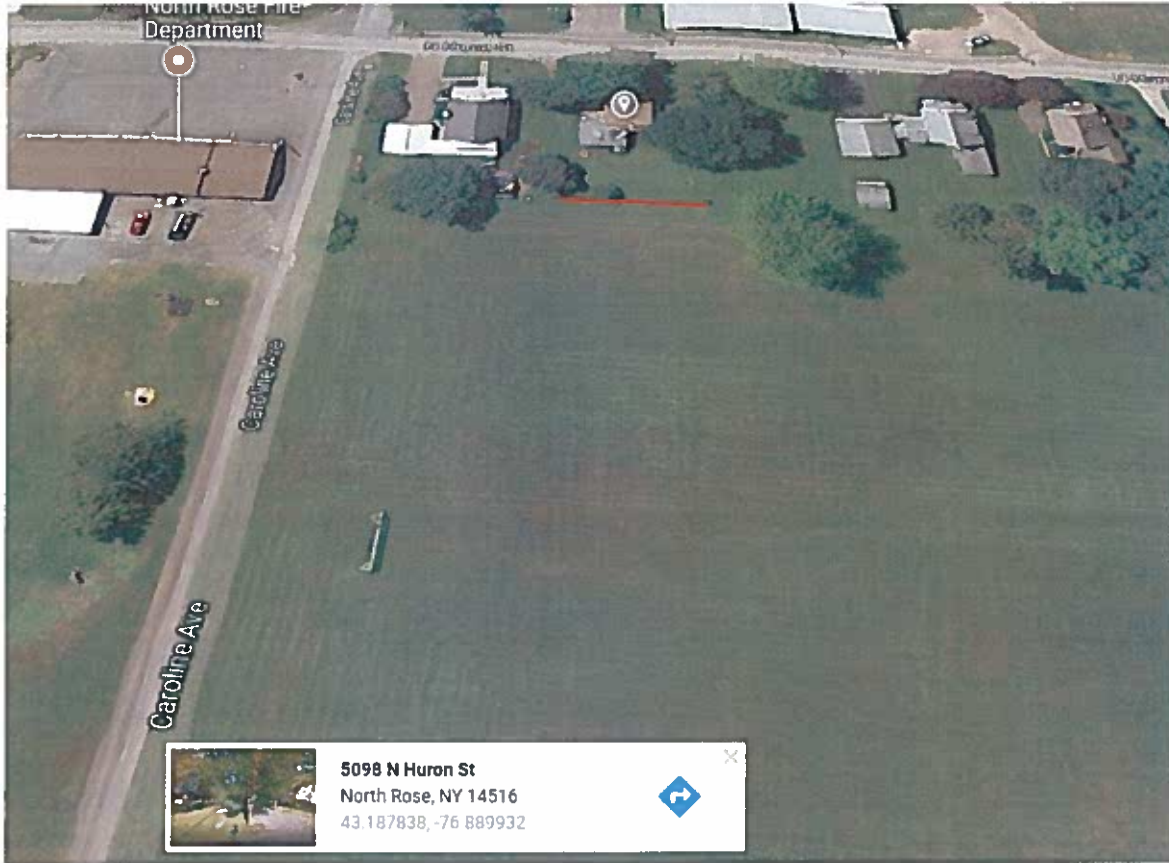
On September __, 2017, before me, the undersigned, personally appeared

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Notary Public

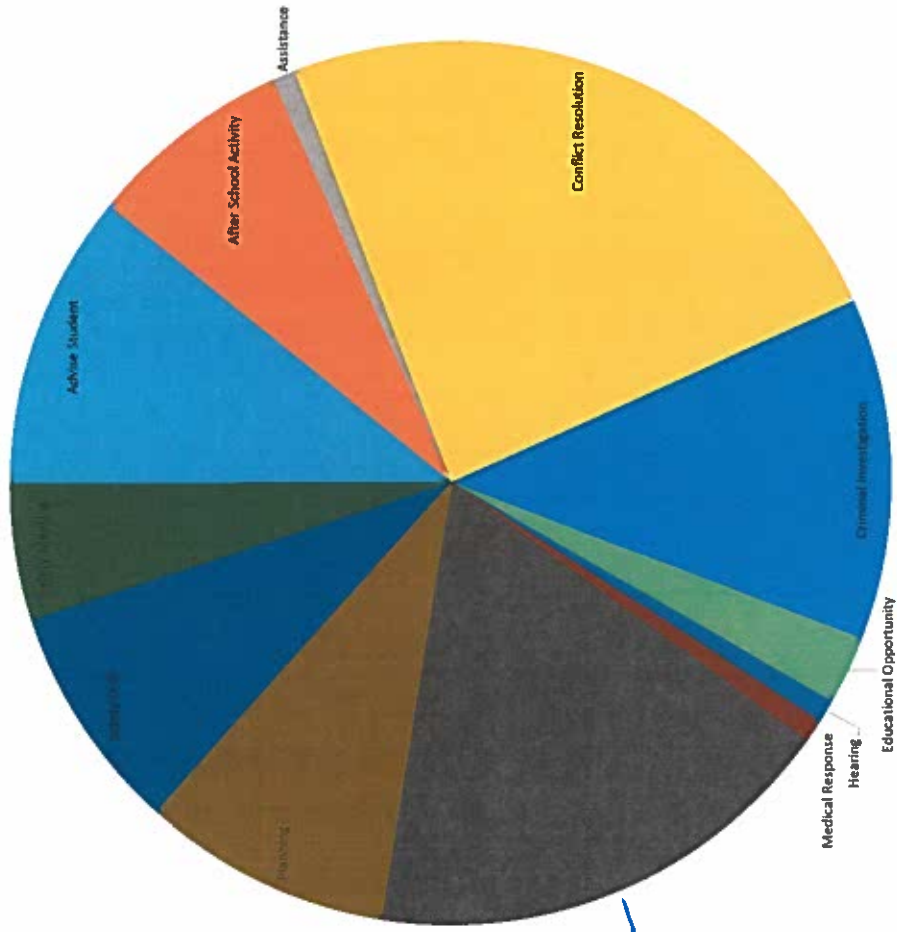
RECORD and RETURN:

Back of Marsico Lot



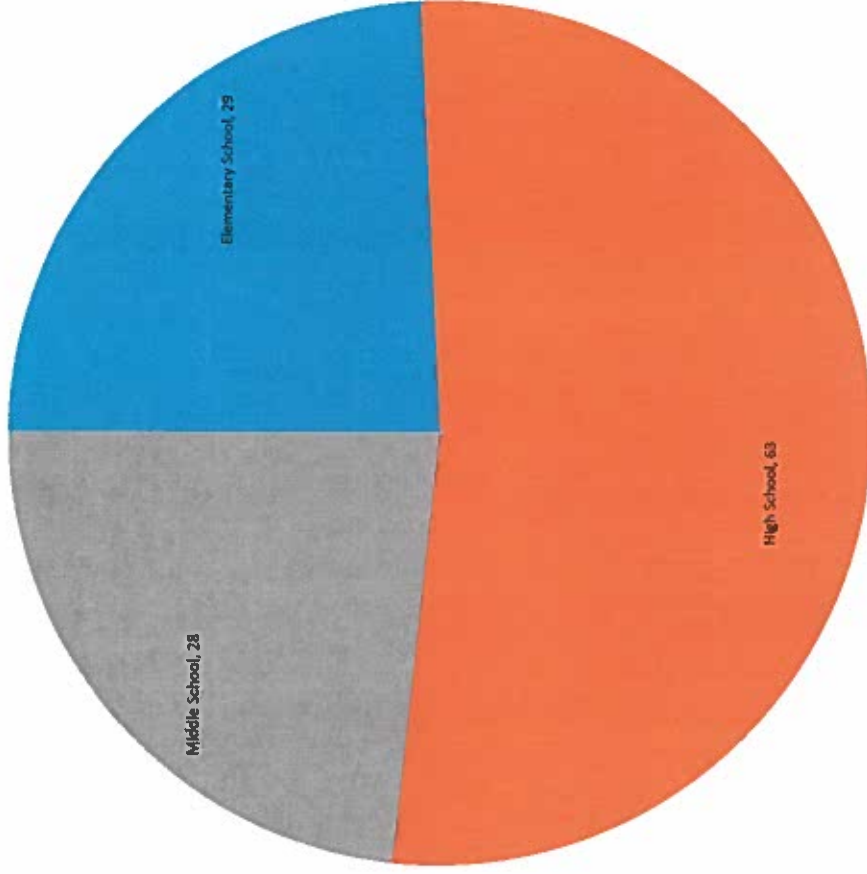
Front of Marsico Lot

District Wide Division of Activity

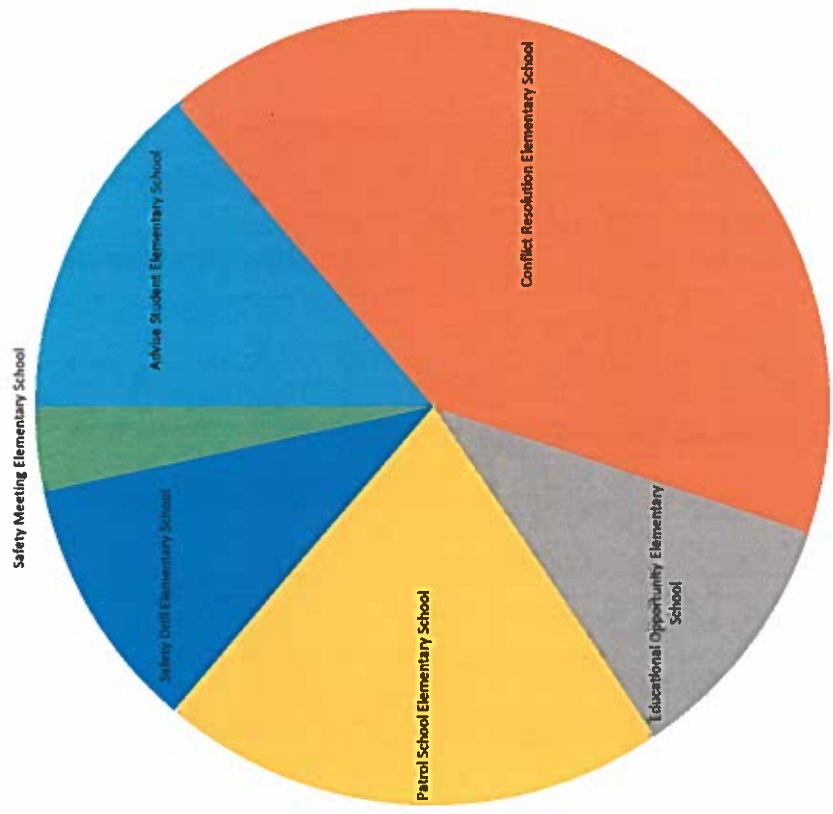


Patrol

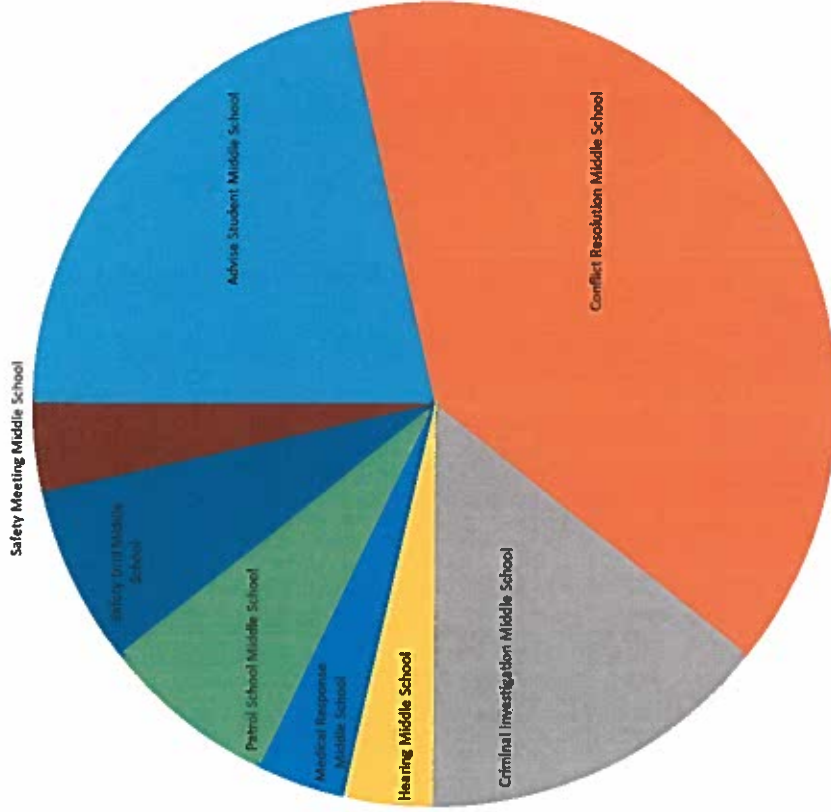
Division of Time by School



Elementary School Activity



Middle School Activity



High School Activity

