

Town of Alexandria Board Meeting  
December 15, 2021 @ 6:00pm

Present: Supervisor Brent Sweet, Councilman Sandy Caputo, Councilman Mike Fayette, Councilman John Stine, Councilman Ron Thomson, Attorney Bob Slye and Town Jessy Hudon.

Approve bills: Motion made by Councilman Mike Fayette to pay the bills seconded by Councilman Brent Sweet. Ayes 5 Nays 0 Motion Passed.

Approval of minutes: Motion made by Councilman Sandy Caputo to approve September 15, September 29, November 17 & December 13 seconded by Councilman Ron Thomson with correction to the November 17<sup>th</sup> meeting-Caputo stated legal and "accounting" needs to be added to the minutes, second the September 15 meeting to strike the sentence Mike Fayette stated the tax payers can write off a portion of the water bill on their personal tax return. That statement will be stricken from the September 15<sup>th</sup> minutes. Ayes 5 Nays 0 Motion Passed

Privilege of the floor

Supervisor Sweet stated that a letter was sent to the board to be read at tonight's meeting, however by the Attorney's suggestion any correspondence will be filed & available in the Town Clerk's office if anyone would like to read it.

Open Fuel Bids: 2022 -2023 year term One Fuel Bid Received

Mirabito:

Heating Fuel :	12/1/2021: SU rack price	Fixed Differential	Fluctuating bid price	including tax/NYS
	2.0245/gal	+ .2875/gal	2.3120/gal	2.3130/gal
Diesel Fuel	2.1550/gal	+.2500/gal	2.4050/gal	2.4060/gal
Clear Kerosene (If needed)	2.3151/gal	+2500/gal	2.5651/gal	2.5661/gal
Non-Ethanol Gas 90Octane	2.3625	+2775/gal	2.6400/gal	2.6410/gal

Motion made by Councilman Ron Thomson to accept Mirabito Fuel Bids seconded by Councilman John Stine. Ayes 5 Nays 0 Motion Passed.

**6:15pm Open Public Hearing on Ordinance No. 1 of November 17, 2021**

**ORDINANCE NO. 1 OF NOVEMBER 17, 2021 FOR THE TOWN OF ALEXANDRIA**

**An Ordinance amending the Town of Alexandria Water Use Ordinance for the Carnegie Bay Water District.**

WHEREAS, the Town of Alexandria adopted a Water Use Ordinance governing the Carnegie Bay Water District on December 8, 2004; and

WHEREAS, the Town Board of the Town of Alexandria has determined that it is in the public interest to amend each of its Water District Ordinances to call for a special assessment pursuant to New York Real Property Tax Law §102(15) to create a charge imposed upon benefitted real property in proportion to the benefit received by such property to defray the cost of each respective District's improvements or service; and

WHEREAS, the State Comptroller has concluded that such a special assessment must be imposed on all parcels within a District as being deemed benefitted by the improvement, whether or not the parcel is utilizing the service and whether the parcel is vacant or improved; and

WHEREAS, the Carnegie Bay Water District is composed of parcels that either are connected to the water system or are unconnected to the District, even though the parcels are within the District and services are available; and

WHEREAS the Town Board acknowledges that some parcels located within the District may well be unbuildable, such that a special assessment should not be imposed,

NOW, THEREFORE BE IT ORDAINED, by the Town Board of the Town of Alexandria, hereby adopts the following amendments to the Carnegie Bay Water Use Ordinance:

**EXHIBIT "A"**

**Carnegie Bay Water District Benefit Assessment Calculation**

Each parcel within the water district will be subject to a special assessment, annually, on its town tax bill in accordance with Section 102(15) of the Real Property Tax Law. The special assessment is a charge imposed upon beneficial real property to defray the cost of the improvement.

Properties within the district will be broken down into the following units of benefit:

- Residential properties receiving water service will be "1" unit of benefit.
- Properties not receiving service will be ".5" units of benefit.
- Properties unable to reasonably obtain water service will be "0" units of benefit. (IE parcels that are too small to build, swamp land etc.)
- Commercial properties with annual usage of 150,000 gallons or more will be assigned the following units of benefit:

	<u>Units</u>
150,000 – 300,000 Gallons -	3
300,000 – 500,000 Gallons -	5
500,000 – 700,000 Gallons -	7
700,000 – 900,000 Gallons -	10
900,000 – 1,100,000 Gallons -	12
1,100,000 – 1,300,000 Gallons -	14
1,300,000 – 1,500,000 Gallons -	16
1,500,000 – 1,700,000 Gallons -	18
1,700,000 - 1,900,000 Gallons -	20
1,900,000 – 2,100,000 Gallons -	22
2,100,000 – 2,300,000 Gallons -	24
2,300,000 – 2,500,000 Gallons -	26

The benefit assessment of a particular parcel in any given year will be calculated by dividing that year's annual debt retirement (using the retirement schedule from the previous August 31<sup>st</sup>) and dividing that number by the total units of benefit, and then multiplying the debt per benefit by that parcel's number of units of benefit. Example: (Annual Debt Retirement ÷ total units of benefit) x units of benefit = benefit assessment.

**EXHIBIT "B"**

**THE WATER RATE FOR EACH USER SHALL BE ESTABLISHED AS FOLLOWS:**

Cost per EDU: Each parcel receiving water through the system shall be metered and charged a rate per EDU established annually by the Town Board after public hearing. The rate shall include an amount designed to cover annual operation and maintenance expense and the funding of a reserve fund for maintenance and repairs/replacement.

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**Benefit Assessment (all parcels within the District)**

Annual special assessment based upon total District capital cost reduction divided by the total assessed value in the District to determine the rate to be applied to each parcel's assessed value.

Type of User	EDU
Unconnected – no infrastructure from Water Main	0
Connected by lateral line with curb stop from Water Main	0.5

Connected by lateral line with curb stop and meter/meter pit	1
Single Family Residence	1
Multi Family Residence up to 3 units with 1 meter	1 for first living unit + .75 for each additional
Multi Family Residence up to 3 units with separate meters	1 per meter
Commerical Multi Family Residence 4 or more with 1 meter	1 for first living unit + .75 for each additional
Commerical Multi Family Residence 4 or more with separate meters	1 per meter
Motel rooms	.25 / room
Laundry matt # of washers	.35 / washer rounded to nearest quarter
Commercial property any food sales	1.5
Boat Slips with water hook up	0.1 rounded to nearest quarter
Accessory structures on same parcel (IE living quarters / business)	.75 / accessory
Seasonal mobile home park	.75 / developed site
Commercial parcels with high water usage (I.E. grocery store, car dealerships, restaurants) Usage runs from Oct 2020 - Sept 2021. High usage is over 100,000 gallons annually	prior years annual gallon usage / 50,000 = # of EDU rounded to nearest qtr
Seasonal commercial parcels with high water usage (I.E. grocery store, car dealerships, restaurants, etc) See exhibits. Usage runs from Oct 2020 - Sept 2021	Highest quarter usage x 4 qtrs / 50,000 = # of EDU rounded to nearest qtr
Bath houses / gyms	1
RV Parks/Marina/Multi business parcels	SEE EXHIBIT C

No Comment from the floor:

Close Public Hearing: Motion by Councilman Ron Thomson to Close the Public Hearing seconded by Councilman Mike Fayette. Ayes 5 Nays 0 Motion Passed.

**Motion** made by Councilman Ron Thomson to approve the amendments for the Town of Alexandria Water Use Ordinance for the Carnegie Bay Water District seconded by Councilman Mike Fayette. Ayes 5 Nays 0 Motion Passed.

**Open Public Hearing: ORDINANCE NO. 2 OF NOVEMBER 17, 2021 :**

An Ordinance amending the Otter Street Amended and Restated Water Use Ordinance.

WHEREAS, on September 29, 2021, the Town Board of the Town of Alexandria, following a public hearing, adopted Ordinance No. 2, 3, 4 of September 15, 2021 amending the Otter Street Water Use Ordinance; and

WHEREAS, that Ordinance attached an Exhibit "B", establishing designated EDU counts for various types of properties; and

WHEREAS, Exhibit "B" as appended to the Ordinance when adopted was in error, and the Town Board wishes to again amend the Ordinance to include the appropriate Exhibit "B",

NOW, THEREFORE BE IT ORDAINED, by the Town Board of the Town of Alexandria, that the attached Exhibit "B" shall be attached to Ordinance No. 2, 3, 4 of September 15, 2021 amending the Otter Street Amended and Restated Water Use Ordinance to establish the attached Exhibit "B" as the designated EDU count for properties located within the Otter Street Water District.

The Town Clerk is directed to append the attached Exhibit "B" to Ordinance No. 2, 3, 4 of September 15, 2021 with appropriate notations as to the change to Exhibit "B" made by this Ordinance.

### Exhibit B: Otter Street

Type of User	EDU
Unconnected -- no infrastructure from Water Main	0
Connected by lateral line with curb stop from Water Main	0.5
Connected by lateral line with curb stop and meter/meter pit	1
Single Family Residence	1
Multi Family Residence up to 3 units with 1 meter	1 for first living unit + .75 for each additional
Multi Family Residence up to 3 units with separate meters	1 per meter
Commerical Multi Family Residence 4 or more with 1 meter	1 for first living unit + .75 for each additional
Commerical Multi Family Residence 4 or more with separate meters	1 per meter
Motel rooms	.25 / room
Laundry matt # of washers	.35 / washer rounded to nearest quarter
Commercial property any food sales	1.5
Boat Slips with water hook up	0.1 rounded to nearest quarter
Accessory structures on same parcel (IE living quarters / business)	.75 / accessory
Seasonal mobile home park	.75 / developed site

Commercial parcels with high water usage (I.E. grocery store, car dealerships, restaurants) Usage runs from Oct 2020 - Sept 2021. High usage is over 100,000 gallons annually	prior years annual gallon usage / 50,000 = # of EDU rounded to nearest qtr
Seasonal commercial parcels with high water usage (I.E. grocery store, car dealerships, restaurants, etc) See exhibits. Usage runs from Oct 2020 - Sept 2021	Highest quarter usage x 4 qtrs / 50,000 = # of EDU rounded to nearest qtr
Bath houses / gyms	1
RV Parks/Marina/Multi business parcels	SEE EXHIBIT C , D, E

No Comment from the floor

Motion made by Councilman Ron Thomson to Close Public Hearing seconded by Councilman Mike Fayette. Ayes 5 Nays 0. Motion Passed.

Call the question: Supervisor Brent Sweet asked the Board if they Approve Ordinance No. 2 . Board approved. Ayes 5 Nays 0 Motion Passed.

**Open Public Hearing:**

**ORDINANCE NO. 3 OF NOVEMBER 17, 2021 FOR THE TOWN OF ALEXANDRIA An Ordinance amending the Water Use Ordinance for the Redwood Water District.**

Exhibit B – Redwood Water District

Type of User	EDU
Unconnected -- no infrastructure from Water Main	0
Connected by lateral line with curb stop from Water Main	0.5
Connected by lateral line with curb stop and meter/meter pit	1
Single Family Residence	1
Multi Family Residence up to 3 units with 1 meter	1 for first living unit + .75 for each additional
Multi Family Residence up to 3 units with separate meters	1 per meter
Commerical Multi Family Residence 4 or more with 1 meter	1 for first living unit + .75 for each additional
Commerical Multi Family Residence 4 or more with separate meters	1 per meter
Motel rooms	.25 / room
Laundry matt # of washers	.35 / washer rounded to nearest quarter

Commercial property any food sales	1.5
Boat Slips with water hook up	0.1 each rounded to nearest quarter
Accessory structures on same parcel (IE living quarters / business)	.75 / accessory
Seasonal mobile home park	.75 / developed site
Commercial parcels with high water usage (I.E. grocery store, car dealerships, restaurants) Usage runs from Oct 2020 - Sept 2021. High usage is over 100,000 gallons annually	prior years annual gallon usage / 50,000 = # of EDU rounded to nearest qtr
Seasonal commercial parcels with high water usage (I.E. grocery store, car dealerships, restaurants, etc) See exhibits. Usage runs from Oct 2020 - Sept 2021	Highest quarter usage x 4 qtrs / 50,000 = # of EDU rounded to nearest qtr
Bath houses / gyms	1
RV Parks/Marina/Multi business parcels	SEE EXHIBIT C, D

No Comment from the floor

**Close Public Hearing: Motion** made by Councilman Sandy Caputo to close the Public Hearing seconded by Councilman Mike Fayette. Ayes 5 Nays 0 Motion Passed.

Call the question: Supervisor Brent Sweet asked the Board if they Approve Ordinance No. 3. Board approved. Ayes 5 Nays 0 Motion Passed.

**Open Public Hearing:**

ORDINANCE NO. 4 OF NOVEMBER 17, 2021 FOR THE TOWN OF ALEXANDRIA  
 An Ordinance amending the Water Use Ordinance for the Route 12 Water District

Exhibit B - Route 12 Water District

Type of User	EDU
Unconnected -- no infrastructure from Water Main	0
Connected by lateral line with curb stop from Water Main	0.5
Connected by lateral line with curb stop and meter/meter pit	1
Single Family Residence	1
Multi Family Residence up to 3 units with 1 meter	1 for first living unit + .75 for each additional
Multi Family Residence up to 3 units with separate meters	1 per meter
Commerical Multi Family Residence 4 or more with 1 meter	1 for first living unit + .75 for each additional

Commerical Multi Family Residence 4 or more with separate meters	1 per meter
Motel rooms	.25 / room
Laundry matt # of washers	.35 / washer rounded to nearest quarter
Commercial property any food sales	1.5
Boat Slips with water hook up	0.1 rounded to nearest quarter
Accessory structures on same parcel (IE living quarters / business)	.75 / accessory
Seasonal mobile home park	.75 / developed site
Commercial parcels with high water usage (I.E. grocery store, car dealerships, restaurants) Usage runs from Oct 2020 - Sept 2021. High usage is over 100,000 gallons annually	prior years annual gallon usage / 50,000 = # of EDU rounded to nearest qtr
Seasonal commercial parcels with high water usage (I.E. grocery store, car dealerships, restaurants, etc) See exhibits. Usage runs from Oct 2020 - Sept 2021	Highest quarter usage x 4 qtrs / 50,000 = # of EDU rounded to nearest qtr
Bath houses / gyms	1
RV Parks/Marina/Multi-business parcels	SEE EXHIBIT C - N

Diane Kring asked a question? Mrs. Kring asked what her trailer park is labeled in the district, example, RV trailer park, Campsite? Councilman Sandy Caputo commented and said that as of right now your park is not in the water district. Councilman Caputo stated if the park decided they wanted to be in the district then the Town will have to look and see what is best for everyone. Outside user agreement or extending the boundary line, Councilman Caputo discuss at another time.

**Close Public Hearing: Motion made by Councilman Sandy Caputo to close the Public Hearing seconded by Councilman Mike Fayette. Ayes 5 Nays 0 Motion Passed.**

**Call the question: Supervisor Brent Sweet asked the Board if they Approve Ordinance No. 4. Board approved. Ayes 5 Nays 0 Motion Passed.**

Engineer Report – Met w/ Keeywadin & FX Caprara for design changes, Request additional funding – USDA. Three grant application are in for Redwood Sewer, Otter Street, and Mud Lake Trail.

Supervisor Brent Sweet stated that a meeting took place on Nov 16 trailer parks interested into joining the Rte 12 Water Districts. No real rush, so they would like the town to come up with a plan and look into grants to connect to the mobile parks. Usually takes between 90 days for the first steps and 6 months to evaluate the plans.

Motion made by Councilman Mike Fayette authorize Rob Campany to do the Map Plan and Report for Otter Street Sewer and for the Route 12 Water with new boundary lines extension seconded by Councilman Sandy Caputo. Councilman Caputo asked if the parks where ever offered the water when the original district went through. Ayes 5 Nays 0 Motion Passed.

Hire Part time laborer at the Arena: Motion made by Councilman Mike Fayette to hire Julio Gamloa at a rate of \$15.25 dollars per hour seconded by Councilman Sandy Caputo. Ayes 5 Nays 0 Motion Passed.

Jefferson County Dog Agreement – Motion made by Councilman Ron Thomson to allow Supervisor Brent Sweet to sign the 5 year agreement with the Jefferson County Dog seconded by Councilman Mike Fayette. Ayes 5 Nays 0 Motion Passed.

Water, Sewer, Arena, DPW, Zoning, Youth & Hwy gave updated reports to the Board.

Budget Transfers:

TOWN OF ALEXANDRIA		12/15/2021	
SUMMARY OF BUDGET TRANSFERS #12			
FYE 12/31/2021			
	ACCOUNT	DR	CR
Gen A	A14902.1.2 DPW - Equipment	\$ 1,200.00	
	A14904.1.4 DPW - CE	\$ 1,200.00	
	A71404.1.4 Recreation - CE	\$ 10,000.00	
	A19904.1.4 Contingency - CE		\$ 12,400.00
	A51324.1.4 Garage - CE	\$ 500.00	
	A51324.1.41 Garage - Electricity		\$ 500.00
	A71401.1.12 Rec - Arena Mgr - PS	\$ 5,100.00	
	A71404.1.1.1 Recreation - PT - PS		\$ 5,100.00
	A81601.1.1 Brush Pit - PS	\$ 200.00	
	A81601.1.1.1 Refuse/Garbage - PS		\$ 200.00
	To cover expenses within its own fund. Recreation CE is high due to extra costs to get the ice equipment repaired for the season.		
Hwy DA	DA51481.3.1 Service Other Gov'ts - PS	\$ 1,800.00	
	DA51421.3.1 Snow Removal - PS		\$ 1,800.00
	To cover expenses within its own fund.		
Hwy DB	DB51101.4.1 Road Maintenance - PS	\$ 2,200.00	
	DB51121.4.1.202 Perm Imp - PS	\$ 375.00	
	DB51104.4.4 Road Maintenance - CE		\$ 2,575.00
	To cover expenses within its own fund.		
RW Sewer	SS81104.9.4 Sewer Admin - CE	\$ 25.00	
	SS81204.9.4 Sanitary Sewer - CE		\$ 25.00
	To cover expenses within its own fund.		
RT 12 Water	SW83204.22.4 Source of Supply - CE	\$ 21,400.00	
	SW2140 Meter Water Sales - Revenue		\$ 21,400.00
	To cover extra water purchased by increase in water sales.		



Motion made by Councilman Sandy Caputo to approve the Budget Transfers seconded by Councilman John Stine. Ayes 5 Nays 0 Motion Passed.

Monthly Financials: Please see the Towns website to review monthly financials. Motion made by Councilman Ron Thomson to approve the monthly financials seconded by Councilman John Stine. Ayes 5 Nays 0 Motion Passed.

IRLC – Land Trust Grant Application – Motion made by Councilman Mike Fayette to approve the a letter of support for the IRLC grant application. Seconded by Councilman Sandy Caputo. Ayes 5 Nays 0 Motion Passed.

**Cemeteries : Highland & Point Vivian Resolution:  
Authorizing the sale of cemetery plots in Highland Park Cemetery**

**RESOLUTION No. 1 – December 15, 2021**

Authorizing the sale of cemetery plots in Highland Park Cemetery and Point Vivian Cemetery.

WHEREAS, the Town of Alexandria owns two cemeteries in the Town, namely the Highland Park Cemetery (tax parcel nos. 7.38-2-51.1 and 7.38-2-51.2) and the Point Vivian Cemetery (tax parcel nos. 6.16-2-13 and 6.16-2-14); and

WHEREAS, the Town Board has determined that the Town shall proceed to sell burial plots in those cemeteries by section and site number, and that said deeds to those sites shall be issued by the Town Clerk; and

WHEREAS, the Town Board has further determined that each of the cemeteries shall be governed by rules established by the Town Board for maintenance and upkeep; and

NOW THEREFORE BE IT RESOLVED by the Town Board of the Town of Alexandria that the Town Clerk of the Town of Alexandria shall, upon application by purchasers, issue deeds for grave plots in the forms attached to this Resolution and Exhibit A; and be it further

RESOLVED that the Town Clerk, at the time of issuing the deeds, shall receive, for each plot or site, the sum of Seven Hundred Fifty Dollars (\$750.00); and be it further

RESOLVED that the Town Clerk, shall, at the time of issue of issuing deeds, provide each purchaser with a copy of the "Rules and Regulations for the Proprietors of Plots" which govern the purchaser's obligations as owner of the plots, said rules being attached to this Resolution as Exhibit B; and be it further

RESOLVED that prior to the issuance of any deeds to cemetery plots, a representative of the Town Board and the Town Clerk shall meet to determine which plots in the respective cemeteries have previously been sold and which are available for sale, and that, upon completion of that study, the Town Clerk shall maintain a historical record of issuance available to the public; and be it further

RESOLVED that the Town Board shall mark all existing and occupied grave plots, and all plots sold in the future, with concrete markers in each corner of said plots, and that all such markings shall be a Town charge.

Motion made by Councilman Mike Fayette accept Resolution NO. 1 – December 15, 2021 seconded by Councilman John Stine.

Roll call vote: Supervisor Brent Sweet	Yes
Councilman Sandy Caputo	Yes
Councilman John Stine	Yes
Councilman Ron Thomson	Yes
Councilman Mike Fayette	Yes

Ayes 5 Nays 0 Motion Passed.

Street scape: Bid Status: scope of street scape needs to be re-looked at.

Supervisor Brent Sweet recognized both Councilman John Stine and Sandy Caputo for their dedication to the Town Board.

Executive Session: Session for legal matters.

7:30pm Motion made by Councilman Ron Thomson to go into executive session for legal matters seconded by Councilman Sandy Caputo. Ayes 5 Nays 0 Motion Passed.