

## **Redwood Sewer Committee Meeting Minutes**

**January 28, 2019**

The meeting of January 28, 2019 was held at the Alexandria Town Hall. It opened at 6:00 p.m. Present were: Linda Hartman, Dee Brown, and Gene Kring. Also, present were John Stine and Mike Fayette, Town Board members, Shookie Millett, Town Assessor, and Norris Handschuh, Town Zoning Enforcement Officer. Absent was Rick Lopez.

Dee Brown read a mission statement for the Redwood Sewer Committee (see attached).

Shookie explained to the committee about “assembling” properties on tax maps. He explained that it was a process where owners of properties that are adjacent to each other may “assemble” them into a single tax map parcel. This allows the property owner to receive a single tax bill instead of multiple tax bills. He further explained that the parcels of land remain as separately deeded parcels of land. For the parcels of land to be considered a single parcel of property, the property owner would have to have a surveyor and attorney combine the properties into a single deed.

Article II, Section 17 defines what an Equivalent Dwelling Unit (EDU) is and refers to the various EDU user classifications.

The committee then had a discussion involving vacant lots that do not meet current zoning requirements. They felt that those parcels of land should not be assessed an EDU charge. However, the committee went on to state that if the property owner sought, and obtained, a variance for the property, that the property should receive an EDU charge that met its’ new use. For example, a parcel of land that didn’t meet current zoning requirements would be considered “unbuildable” and would receive a 0 EDU charge. However, if the property owner received a variance which would allow, for example, the construction of a single-family residence, the property would then be considered “buildable” and would receive a ¼ EDU charge until the residence was built and the property then would receive a 1.0 EDU charge.

The committee then had a discussion regarding EDU charges for apartments. As part of the recent amendment to the Redwood Sewer Ordinance, apartments went from ¾ EDU per apartment to 1.0 EDU per apartment. Some apartment owners have questioned that change. The committee decided to review the change and determine if they wished to recommend that there be a change to the EDU charge.

The committee reviewed the single grievance the Town has received since the last committee meeting.

Property Owner Name	Parcel Number	Parcel Size	Proposed EDU	Committee Recommendation
Samia A. Ghattas	15.06-2-8	115'' x 30' x 92' x 40' (0.08 Acres)	0.25	This tax parcel has no road frontage and does not meet current zoning requirements. It is considered "unbuildable" at this time. 0 EDU

The meeting concluded at 7:00 p.m.

Job description or mission statement for the Redwood Sewer District Committee:

- \* The committee is a group of four property owners from the Redwood sewer district.
- \* The meetings are for discussion and recommendations & are not open to the public.
- \* They are appointed by the town supervisor.
- \* They are volunteers.
- \* Their role as of November 2018 is to review grievances that citizens send in regarding their sewer bill. The committee makes a recommendation using the ordinances of the Town (??? and the dimensions of the properties according to the zoning officer???) The committee sends the recommendations back to the town board or the town lawyer who then make a final decision.
- \* Beginning in 2019 the committee will meet to begin to go over the ordinances. The ordinances are the guide or code that must be applied appropriately. However, some of the language is vague and the committee desires to work on clarifying these sentences. The final decision still rests with the town board after review by the town attorney as the ordinances are a legal document.