

Town of Alexandria Board Meeting  
November 17, 2021 @ 6:00pm

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

Pledge of allegiance

Continuation from Nov 3, 2021 Open Public Hearing for the 2022 Budget and Special Districts

No comment from the floor

Discussion on a higher paid wage for the Highway Superintendent, Mike Tibbles. Board agreed he will receive the 3% raise like all employees.

Councilman Sandy Caputo stated that she's concerned and feels that the legal fees that town has accrued this year, currently that have been paid out of Gen A that are supposed to be to the Redwood Sewer has not been addressed and a plan should be in place. Redwood should not be hit with all these fees at one time.

Motion by Councilman Ron Thomson to Close the Public Hearing seconded by Councilman Sandy Caputo. Ayes 5 Nays 0 Motion Passed.

Motion made by Councilman Ron Thomson to approve the budget for the year 2022 seconded by Councilman Mike Fayette.

Roll call Vote:	Ayes	Nays
Supervisor Brent Sweet	x	
Councilman Sandy Caputo		x
Councilman Mike Fayette	x	
Councilman Ron Thomson	x	
Councilman John Stine	x	
		Motion Passed.

Approval of Bills: Motion made by Councilman Mike Fayette to approve the bills seconded by Councilman Sandy Caputo. Ayes 5 Nays 0 Motion Passed.

Approval of Minutes: Motion by Councilman Mike Fayette to approve October 20 & Nov 3rd seconded by Councilman Sandy Caputo. Ayes 5 Nays 0 Motion Passed

Minutes Tabled- September 15 & September 29

Engineer Report: given

Cans & Bottles (money) for the Booster Club: Tabled

Speed sign location: Speed sign location to be determined.

**Introduced: Motion made by Councilman Sandy Caputo to introduce 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 seconded by Councilman John Stine. Ayes 5 Nays 0 Motion Passed.**

**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:

**ARTICLE II:** Definitions The following definitions are hereby added to the list of definitions contained in the Ordinance, as amended:

**Benefit Assessment** – Each real property tax parcel in the District is deemed to be benefitted by the Water District, whether connected or not, and will be charged a special assessment as defined at Section 102(15) of the Real Property Tax Law as a charge imposed upon benefitted real property in proportion to the benefit received by such property with respect to retirement of debt on

**Connected Parcel** – A parcel of real property located within the Water District that is actually receiving water through the District facilities.

**Unconnected Parcel** – A parcel of real property located within the Water District which is developable, or buildable, but is vacant or otherwise not connected to the Water District facilities. Unbuildable Parcel – A parcel of land located within the District upon which no structure or facility may reasonably be constructed.

The following definitions are hereby amended in the list of definitions contained in the Ordinance, as amended:

**Equivalent Dwelling Unit (EDU)** – A typical single family residential parcel connected to the facilities of the Water District.

**Equivalent Dwelling Unit (EDU) Factor** – A system under which a uniform rate is assessed and charged for the costs of the Water District based upon a connected parcel's character as it relates to an EDU.

**ARTICLE XII:** Imposition of Benefit Assessment Commencing with the fiscal year beginning on January 1, 2022, each benefitted parcel shall be assessed a benefit assessment, which benefit assessment is designed to defray the capital cost reduction expense established by the Town Board. The benefit assessment shall be payable based upon the parcel type and related benefit as set forth on Exhibit A.

**ARTICLE XI:** Water Rate Article XI shall be amended to read as follows: Water rates per EDU shall be fixed and established by the Town Board at least annually during the annual budget process, or any time it is deemed necessary or appropriate by the Town Board. Until a new rate is fixed and established by the Town Board, the existing rate shall continue in effect. Water charges shall be calculated based upon the EDU factors established for the Carnegie Bay Water District attached as Exhibit B.

All properties connected to the District's water system shall be billed based upon its designated EDU count as the same may be amended from time to time by action of the Town Board, plus water actually used. No vacant parcel, nor a parcel of land not connected to the District's water system, shall be billed by EDU.

**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:

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- 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. (If 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:
  - Units 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 31st) 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.

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

**EXHIBIT “B” Carnegie Bay – Table OF EQUIVALENT DWELLING UNIT**

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
Commercial Multi Family Residence 4 or more with 1 meter	1 for first living unit + .75 for each additional
Commercial Multi Family Residence 4 or more with separate meters	1 per meter

Motel rooms	25 / room
Laundry matl # 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 (i.e. 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 year's 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

**Motion made by Councilman Ron Thomson to have a Public Hearing on December 17 @ 6:15pm on ORDINANCE NO. 1 : An Ordinance amending the Town of Alexandria Water Use Ordinance for the Carnegie Bay Water District seconded by Councilman Sandy Caputo. Ayes 5 Nays 0 Motion Passed.**

**Introduced: Motion made by Councilman Sandy Caputo to introduce Ordinance NO.2, No.3 and No.4 amending Exhibit "B" seconded by Councilman John Stine. Ayes 5 Nays 0 Motion Passed.**

**ORDINANCE NO. 2 OF NOVEMBER 17, 2021 FOR THE TOWN OF ALEXANDRIA An Ordinance amending the Otter Street Amended and Restated Water Use Ordinance.**

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

**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**

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, Redwood & Route 12 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 Water Districts.

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
Commercial Multi Family Residence 4 or more with 1 meter	1 for first living unit + .75 for each additional meter
Commercial 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

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
Commercial Multi-Family Residence 4 or more with 1 meter	1 for first living unit + .75 for each additional
Commercial Multi-Family Residence 4 or more with separate meters	1 per meter
Motel rooms	.25 / room
Laundry mat # 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 (i.e. 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

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
Commercial Multi Family Residence 4 or more with 1 meter	1 for first living unit + .75 for each additional
Commercial Multi Family Residence 4 or more with separate meters	1 per meter
Motel rooms	.25 / room
Laundry mat # of washers	.35 / washer rounded to nearest quarter
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Seasonal commercial parcels with high water usage (IE 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

**Motion made by Councilman Ron Thomson to have Public Hearings on December 15 @ 6:15pm for Ordinance No.2 (Otter Street water use ordinance), No.3 (Redwood water use ordinance) and No.4 (Route 12 water use ordinance) amending Exhibit "B" seconded by Councilman John Stine. Ayes 5 Nays 0 Motion Passed.**

Supervisor Brent Sweet stated that he has been in contact with Associations of Towns and Mike Lisson has been in contact with the State Comptrollers. Sweet read the opinion of the State Comptrollers # 86.3 & Opinion 86.43 & 91.10 Accounting fees/principles - special districts. Redwood Sewer should be paying the cost of the litigation.

Motion made by Councilman Ron Thomson to transfer in the actual accounting system out of Gen A in the places the money has been spent and into the special district which is Redwood Sewer seconded by Councilman Sandy Caputo. Ayes 5 Nays 0 Motion Passed.

October Financials – View of Town’s website

Update on Bonnardio Audit: Audit is taking much longer because of accusations from a tax payer.

Motion made by Councilman Ron Thomson to approve Bonnardio audit not to exceed \$5000 dollars above the original cost of the audit and ask for a report at that time seconded by Councilman Mike Fayette. Discussion: Councilman Sandy Caputo asked questions on what are the accusations and Supervisor Sweet stated that Mike Lisson received a list to review. Ayes 5 Nays 0 Motion Passed.

Budget Transfers:

TOWN OF ALEXANDRIA		11/17/2021	
SUMMARY OF BUDGET TRANSFERS #11			
FYE 12/31/2021			
	ACCOUNT	DR	CR
Gen A			
	A51324.1.4 Garage - CE	\$ 8,500.00	
	A19904.1.4 Contingency - CE		\$ 8,500.00
	To cover extra expenses due to PESH inspection @ town barn.		
	A71401.1.1.14 Rec - FT - PS	\$ 2,000.00	
	A71401.1.1 Rec - PT - PS		\$ 2,000.00
	To cover expenses within its own fund.		
	A81601.1.1 Brush Pit - PS	\$ 700.00	
	A19904.1.4 Contingency - CE		\$ 700.00
	To cover PS at the brush pit .		
Gen B			
	B69894.2.4 Playgrounds - CE	\$ 100.00	
	B90508.2.8 Unemployment Ins.	\$ 150.00	
	B40101.2.1 Board of Health - PS		\$ 250.00
	To cover expenses within its own fund.		
RT 12 Sewer			
	81204.13.4 San Sew - Town Orleans	\$ 2,375.00	
	SS2120.13 Sewer Rents Income		\$ 2,375.00
	To cover increased cost for Rt 12 Sewer.		



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Motion made by Councilman Ron Thomson to approve the Budget Transfers seconded by Councilman Sandy Caputo. Discussion: Rte 12 Sewer \$23.75. Ayes 5 Nays 0 Motion Passed.

Haylor, Freyer & Coon Insurance – Supervisor Brent Sweet met with them to double check equipment list and values.

Water report -given

Sewer report -given

DPW report -given

Arena report-given

Grievance Board appointments - Will be done in January

Youth report- given

Hwy report—given

Water/Sewer Committee: The committee will be reviewing Sewer

Streetscape project: Project will be re-bid – with a couple items taken off the project specs.

Randall's purchase on Rte 12 : The Randall's wrote a letter to the board asking for a refund (50 % reduction in the legal fees) because they did not receive a deed at the time of purchase.

Motion made by Councilman Sandy Caputo to refund the Randall's the difference between what the town had for expenses (\$2503.75) and what the Randall's actually paid (\$3362.00) The Town agrees to refund them \$858.25 dollars seconded by Councilman John Stine. Ayes 5 Nays 0 Motion Passed.

Fred Ciliberti: Water leak and payment due to town- Ciliberti can pay in 3 payments to the town.

Fire Protection: Motion made by Councilman Ron Thomson to allow the Supervisor to sign the Town of Orleans Fire Protection agreement seconded by Councilman John Stine. Ayes 5 Nays 0 Motion Passed.

Motion made Councilman Ron Thomson to go into Executive Session for contract negotiations and legal matters pertaining to lawsuit seconded by Councilman John Stine. Ayes 5 Nays 0 Motion Passed.

Meeting adjourned.