

## **Redwood Sewer Committee Meeting Minutes**

**February 18, 2019**

The meeting of February 18, 2019 was held at the Alexandria Town Hall. It opened at 10:00 a.m. Present were: Linda Hartman, Dee Brown, and Gene Kring. Also, present were John Stine and Mike Fayette, Town Board members and Norris Handschuh, Town Zoning Enforcement Officer. Absent was Rick Lopez.

The committee continued a discussion regarding apartments from their previous meeting. The committee agreed to keep the EDU charge as it currently is (1.0 EDU per apartment). Norris Handschuh will work with Jay Gascon to determine the exact number of apartments located within the Redwood Sewer District.

Further discussion was held regarding user charges. Currently the Ordinance has EDU definitions based on several classifications (i.e. residential, apartment, vacant, etc.) See Article II, Section 17 of the Ordinance for the definition of an “Equivalent Dwelling Unit” (EDU).

The committee, during previous meetings, discussed updating the Ordinance. During this meeting it was decided to begin with defining what a “Vacant Parcel” was and expand on that, if necessary, as part of updating the Ordinance. Currently, a “Vacant Parcel” is defined in Article II, Section 7 of the Ordinance as:

- “Vacant Parcel” shall mean a parcel of land as recorded in the land records of Jefferson County upon which there are no habitable buildings.

Within the Redwood Sewer District there are parcels of property that are completely vacant, parcels of property with garages and other structures, and parcels of property whose dimensions do not meet current zoning requirements to allow for the construction of a structure or dwelling.

As part of this exercise in updating the Ordinance, the committee investigated the definition of a “habitable building”. They found the following:

- Habitable Building –
  - Habitable building means a permanent or temporary structure on land that –
    - Is fully or partially enclosed; and
    - Has at least one wall of solid material and a roof of solid material; and
    - Is used for a purpose that involves the use of the interior of the structure by people for living, working, studying, or being entertained.

The committee tentatively recommends the following changes to Article II, Section 7 of the Ordinance:

- Section 7: “Vacant Parcel” shall mean a parcel of land as recorded in the land records of Jefferson County upon which there are no habitable buildings. Habitable buildings are defined in Article \_\_\_, Section \_\_\_ of this Ordinance.
  - Section 7A Vacant Parcel - Shall mean a parcel of land with no habitable buildings of any type and no pump station or pump.
  - Section 7B Vacant Parcel – Shall mean a parcel of land upon which there are no habitable buildings of any kind, but there is a pump station with pump.
  - Section 7C Vacant Parcel – Shall mean a parcel of land upon which there are no habitable buildings of any kind, but there is a pump station without a pump.
  - Section 7D Vacant Parcel – Shall mean a parcel of land upon which there are no habitable buildings of any kind, and whose dimensions do not meet current zoning requirements.

“Buildable” or “non-buildable parcels of land will be defined in Article \_\_\_, Section \_\_\_ of the Ordinance.

Gene Kring suggested that the Town Board should investigate sump pumps that are hooked into the Redwood Sewer. This is a violation of the current Ordinance. The increased flows from sump pumps that end up at the sewer plant must be treated just like any of the sewage that arrives at the plant. This increased flow requires additional chemicals which increases the cost to operate the Redwood Sewer District.

The meeting concluded at 11:00 a.m.