

Town of Alexandria
Regular Board Meeting
March 15, 2023
6:00 pm
Alexandria.statdvr.com
Audio/Video

Call the town board meeting to order at 6:00 by Supervisor Sweet.

Roll Call:

Councilman Fayette -- Present
Councilman Kring -- Present
Councilman Thomas -- Absent
Councilman Thomson -- Absent
Supervisor Sweet -- Present

Pledge of Allegiance

Abstract # 3-2023 February 17, 2023, through March 15, 2023, for \$168,766.10 was presented to the board. Motion by Counsel Fayette to pay all bills except 5 in Abstract 3-2023. Seconded by Councilman Kring. Discussion was held on several bills that had questions or were not signed off by department heads. Once invoices have been verified and questions answered, they can be paid. Motion carried by all present.

Motion to accept Minutes of January 18, 2023, by Supervisor Sweet-Seconded by Councilman Kring all present in favor.

Motion to accept Minutes of February 15, 2023, by Councilman Kring-Seconded by Councilman Fayette all present in favor.

Robert Campany spoke about Route 12 Sewer District # 2

The sewer district along Route 12 that is being referred to extends from where the existing sewer district # 1 stops around Fins / or the old Bonnie Castle Miniature Golf. This new sewer district # 2 includes, from that point, all the way to the intersection of Otter Street and Route 12. The last customer would be the MAC Hospitality LLC, and it would also include the park police barracks on Otter St. The town's been planning this district for many years. It started in 2013 or 2014. The town finally got an approved design, and it went to bid a few months ago. As expected, the bids came in higher than originally was budgeted.

The process to go to the funding agencies to get additional grant funds is to reform the district because we're picking up a couple of additional properties to be included in the district. But as part of the application process to get additional grant funding, we need to formalize the district boundaries. That's why we're here. The estimated user cost is \$694.00 per year per unit. So, a typical single-family home would pay \$694.00 per year. Businesses would be assessed differently depending on what their type of business was and what their anticipated flows would be based on water use records where you have those. So, there's a variety of Edu assignments for businesses. The total project cost with the bids that we have is about 12.5 million dollars. That includes construction of it, environmental permitting, and all other costs associated with the district. We're here tonight to solicit public comment on the district. If anybody has any questions, we are here to answer those. There's also been some interest lately to include the Otter St. area, which would include from the intersection of Otter St. Route 12 to Otter Creek. This includes the TI. Sun building and the Valero gas station on 12 all the way to the Creek, but also Otter Street itself and the single-family homes. There has been interest voiced just recently from the business owners and property owners there to include that in this district. That would increase the total capital cost by about 3.4 million. To include all the Otter St. area that's currently served by water, the estimated user cost would be the same, but we must come up with another \$3 million in grant money to try to include that in this project. So that's something that should be discussed after the public hearing, and then decide on the boundaries and how the board wants to move forward.

Supervisor Sweet stated 7 property owners along Route 12 have shown interest in expanding the Rt 12 Sewer District # 2 all the way to Otter Creek. Letters have been submitted to Congresswoman Elise Stefanik looking for federal funding support. If this project could be completed , we would have municipal water and sewer all along the Route 12 corridor from Otter Creek to the 1000 Island Bridge. This would open the door of opportunity for many things as that corridor is zoned commercial.

Motion by Supervisor Sweet to open the Public Hearing on Rt 12 Sewer District # 2 seconded by Councilman Kring and carried with all in favor.

No one from the public commented or asked any questions.

Supervisor Sweet and Rob explained that the district would be hooked into the sewer plant behind Price Chopper which is a modular facility that can be expanded. Currently, there is enough capacity to handle this expansion. Rob also commented that this could open the possibility of future expansions in Point Vivian and St Lawrence Park and other residences on the river. Maps were provided to be looked at.

Motion by Councilman Kring to close public Hearing, seconded by Councilman Fayette and carried with all in favor.

Robert Campany explained if the board wanted to include the Otter Street section it would have to be brought back for another public hearing, and a SEQRA would be required for the modified district boundaries. The SEQRA would also be required prior to modifying the bond resolution for the appropriate amount. It was agreed that the board would hold off on any discussions until other board members are present.

Motion by Councilman Kring to open the Public Hearing on Formation of Combined water Ordinance for all five water districts. Seconded by Councilman Fayette and carried with all in favor.

Councilman Fayette explained the purpose and reasoning behind this combined Water District Ordinance is that the five districts will be combined into one and will contain different appendices to address individual district differences such as Capital Billing etc.

No Comment from the public.

Motion by Councilman Fayette to close public Hearing, seconded by Supervisor Sweet and carried with all in favor.

Privilege of the Floor:

Mr. Fraccola presented the board with a pamphlet entitled Alexandria Bay Rising. It is a projection of the vision for a project at the previous location of Bonnie Castle Stables. It is to include an amphitheater, waterpark, roller-skating palace & arcade. The presentation also included revenue projections and the amount of sales tax that could be raised. Mr. Fraccola is currently working with a grant writer to help him secure funding and is requesting a meeting with the board before the next board meeting because there are deadlines to meet to get grant applications. Mr. Fraccola is going to get back to the board with a date.

Andrew Garlock spoke to the board about an upgrade to the current ice arena located on Bolton Avenue. This is what he had to say.

“The project is still very much in its infancy. We're just scoping a project now for the rec center on Bolton Avenue. There are multiple scopes to the project so let's just run through what we've discussed. The exterior of the building needs a facelift. Many of the existing exterior siding and the roofing need to be upgraded or repaired. We want the building to look nice, and be an attractive building for the Community.

We're looking at an addition to the building on the backside towards the village, away from the school for locker rooms, new entrance, concessions, essentially a lobby where you walk into the arena into a warm space. In addition, a new warming area adjacent to the lobby so that spectators can watch events in the arena in a warm area. There would also be bathrooms as part of that addition to the warming room.

The ice surface was replaced about 15 years ago, so all the equipment and the floor and the boards are in great shape. We have some of the best ice in the north country if you've ever skated on it, there really isn't any work to the ice surface itself. The town recently purchased turf for use during the off season.

The existing spaces surrounding the ice surface, the plan and scope, would be to reconstruct all the bleachers. The current wood framed bleachers would be replaced by new telescopic bleachers along the same wall. This would increase the seating capacity, by about double. We would also be able to push them in to create some open floor space in front of them for smaller events and things inside the arena. The existing concessions and bathrooms would also be demolished and reconstructed. We'd reconstruct some bathrooms in that existing location that are directly adjacent to the Bleachers. That's most of the scope, we will be making repairs and replacements of finishes throughout the rest of the building as it makes sense. It is important not to do too big of a project to the existing arena. In terms of building code, we're level one and level 2 alterations as soon as you touch more than 50% of the existing building, you become a Level 3 alteration with a Level 3 alteration. You've got to bring the entire building up to code so. It's being smart about what you renovate, how you reconstruct, but with the project the building should become much more functional. There will be quite a bit more space by putting the locker rooms in their own space behind the benches, and it should be a great facility. “

There were many comments from the audience which included:

Someone asked about the cost. Andrew responded that at this time there are no figures because there is no definite plans.

Dean Smith asked about going up and making a second floor. Andrew explained that going up would now make it a Level 3 alteration that would require a sprinkler system and to bring the whole facility up to the current day code would be cost prohibitive.

Emily Chase addressed the outdated bathrooms, and the current concession stand that is not usable and has insufficient storage area. Currently the turf is being stored outside in Conex's these upgrades would eliminate that. If there is a skating show or hockey tournament here, there is nothing to offer people coming to this town.

Matt Jobson asked if the turf in the summer is generating enough revenue to bring the facility into the black or is it going to continue to run in the black? Supervisor Sweet is hopeful that this is going to be the case.

George Martin asked if there are going to be amenities in the locker rooms like bathrooms, water, showers. George thinks we should not limit ourselves to just the village users but think bigger and if we have more to offer it will bring people in from other communities because we will have a facility that people want to use. They will go where it is nice and if we have nothing to offer, they won't come here. Andrew said the current drawings are very preliminary and we can add things to them, we just need to know what is wanted.

The owner of the semi pro lacrosse team was there, and he talked about the importance of the showers in the locker room.

Lilly Ginette spoke, as a community member, “ I serve as the President of the Alexandria Bay Figure Skating Club. I'm a teacher at school, and chaperone for many events. I also have a child that plays hockey, and my children are taking advantage of the turf as soccer players. Something that happened at a high school hockey game another team did not have enough negative comment about where they were playing hockey. We have teams and our own teams not wanting to play in our facility because of what it's like. We have students at our school that don't want to play at our arena and they'd rather play in Clayton. That is sad to me. As the President of the Figure Skating Club, when my daughter started, there was about 20 members. We currently have 58 members registered. Our board is working so hard, and we could do so much more if the facilities were improved, we could offer the ability to have a competition. At this point in time, we could never have a competition in that facility because we can't invite people there. And we had we can't store materials there because they're getting ruined. Our girls love the ice and we understand that an improvement would mean a shortened season, but we can't support it enough. For the continuation of the girls of the club, not for my own children but for the children that are going to come after them and the children that are going to come after them. This would allow the school additional opportunities or minor hockey, which is predominantly happening in Clayton right now. The opportunity to want to come back, I think right now you have people that don't want to be there. And let's make a space where people want to come.” Lilly showed passion and support that this is a much-needed project for many reasons.

Emily Chase also spoke about the location being across from the school and therefore, making it so easy for the students to just cross the street and the ease for the school to also use the facility.

Bobby Fountain spoke about the Clayton Minor Hockey and how people love to be at nice facilities. He also talked about the turf and what a great addition this has been and he talked about building a great facility and not short changing it. He stated that he was very much in favor of the project.

Councilmen Kring expressed that he wants community input into this project. Andrew stated that they will have design workshops where the public can attend.

DEPARTMENT REPORTS:

Youth Reports: Supervisor Sweet read report: Basketball is wrapping up. Next week will be the last practice for at least three of our teams. The 5th and 6th grade boys team played in a number of games as well as our third and 4th grade team. The turf is down in the ice arena. We are having two teams in there for the first time this season on Saturday. Cassidy attended a meeting last night in Dexter for the Thousand Islands Baseball Committee. Cassidy was voted to take control of 22 teams for scheduling rosters, posting scores on the TI Baseball Committee website. Softball and baseball registration has opened and are due April 1st. Spring teams include T-ball 4 to 6, coach Cassidy Daily. Grasshopper, Baseball Age 7-9, coach needed. Softball ages 8 and under, coach needed. Peewee baseball Ages 10 to 12 Coach Ed Klepac. 12 U softball coach Liz Sawyer.

Engineer report: Rob Campany talked about parking lot at arena. The suggestion to wait until plans are final for building. Drainage is an issue in some areas. Dean Smith suggested using the Highway Department to help with this project to help save money. Rob is going to put the scope of work together and get prices.

Salt barn – Kyle Felder is supposed to have guys there next week to start working.

Water tower discussion: Need to get a price on priming and recoating inside and outside of tank. Probably will be in the \$150 - \$200 range. Need to do bond adhesion test with paint

suppliers so they can tell us what paint needs to be used and how much and then it can go to bid.

Goose Bay boat launch: Work has been started. They dugout in front of the bulkhead and poured the footings. There are two little wing walls that came out today and they're going to be pouring the wall probably next week and getting ready to top the bulkhead. We're raising those 10 inches for high water. The ramp will be closed for about a week while they dredge out in front of the ramp and are placing the new ramp extension.

DC Builders, in their scope of work, are expanding that parking lot. We are cutting some trees to make it deeper and are going to put some fill and regrade the whole parking lot for a little better drainage. There will also be a walking path down to the boat ramp alongside the road. We're going to have to cut those trees soon, and the contractor doesn't want any cars in that parking lot, so he's agreed to kind of wait until the ice gets punky and we can close that parking lot off which will probably be in about two weeks. The parking lot will need to be closed for a few days while they take down the trees and do the work.

Town Clerks Report Given.

February \$599.55 was transferred to General Fund from Clerk Account for Clerk's February monthly report.

The first reconciliation with Jefferson County is on March 23 at 10am. No more full payments can be accepted. I am still collecting 2nd and 3rd installments.

Zoning Report for February 5 permits were issued, 2 variances granted, 2 FOIL's completed. Took in \$1,410.00

Sewer Report / DPW / Arena – No Report

OLD BUSINESS: Plessis Fire District is having a building built at BOCES. Allen Hunter provided some pictures of the project.

Mr. Silver provided a working draft of parking permit variance. He is looking for input from board members.

Motion by Councilman Kring to advertise for Lawn Care bids for cemeteries in the TI Sun. Bids must be returned to the Town Clerk's office by 19 April at 4PM, seconded by Councilman Fayette. Motion passed all in favor. Discussion was held on surplus equipment and if the lawnmower was originally DPW or Highway Dept. equipment. Supervisor Sweet commented that Nicole has a list of assets with all the equipment listed, so that should tell what department originally purchased it.

Discussion was held on the old Zamboni and the new one that is coming in 3 to 4 months. The old Zamboni will be used for parts as it would be a disaster if we needed apart and we had gotten rid of the old one.

NEW BUSINESS:

Discussion on putting funds into NYLAF. Councilman Kring asked if it is FDIC insured. Since no one was sure that it is, the discussion was tabled until more information can be found on the fund.

Town Clerk Caputo will be attending the NYSTCA (New York State Town Clerk 's Association) annual conference in Syracuse from April 23 – April 26 and she is asking for the town to pay for the conference and 2 nights stay in Syracuse for a total cost of \$668. Motion by Councilman Kring to pay for the conference and stay. Seconded by Councilman Fayette. Motion passed all in favor.

Audit done by Bill Dashnaw are done and on our town website.

Fort Drum Advocate letter: asked for letter of support. Motion by Councilman Fayette to support Fort Drum any way we can. Seconded by Councilman Kring. Motion passed all in favor.

Highway Fund DA has a bank account for \$2,300 that has been sitting there for 8 years and has not had any activity. Mike Lission has said there would be no problem taking the account and moving it into the highway reserve acct. Motion by Councilman Fayette to move the Highway Fund DA to Highway Fund DA Reserve. Seconded by Councilman Kring. Motion passed all in favor.

Standard Work Day Reporting Resolution: Sandy explained that she had to keep track of all her hours for the first 90 days she has worked as Town Clerk. This also included records of the activity during that time. Then, the resolution is sent into the NYS Retirement System as well as being posted on the town's website and in the town building.

Motion was made by Councilman Kring to accept the reporting resolution, seconded by Councilman Fayette and carried with all voting in favor.

Budget Transfers: Motion was made by Councilman Fayette to approve the budget transfers, seconded by Councilman Kring and carried with all voting in favor.

January and February 2023 Operating Statements and Balance Sheet: Supervisor Sweet commented that everyone received an electronic copy. He will have to get additional information from the bookkeeper.

Response to taxpayer letter: Supervisor Sweet referred to the letter stating that it was impossible to get back to the taxpayer as the letter had no name, no phone number, no address, and no signature. He stated that he would be glad to answer the taxpayer's complaints, but he needed to know who the person was so he could do so.

Redwood Sewer Plant: Motion was made by Councilman Kring to send the deposit of \$11,382 for the storage building, seconded by Councilman Fayette and carried with all voting in favor.

Bond Counsel: After discussion, motion was made by Councilman Kring to appoint Timothy McGill as Bond Counsel for the Route 12, sewer #2 project. Motion was seconded by Councilman Fayette and carried with all voting in favor.

Netting for Arena: Motion was made by Councilman Kring to accept the quote and approve the purchase of the netting for the arena - 3 pieces 30'x100' at a total cost of \$1,900 (which includes \$40 of miscellaneous charges) from Athletica Sport Systems. Motion was seconded by Councilman Fayette and carried with all voting in favor.

Councilman Fayette discussed the need to modify the Redwood Water district boundary. Some users have been paying and using it since day one but they are not currently in the district. Also, a potential customer would like to hook up to the Redwood sewer but is not currently in the district. He stated that we would like to adjust our district boundaries to encompass their property.

Attorney Silver explained that local laws were established for each of these districts within certain boundaries. Therefore, these local laws would need to be amended to encompass whatever the new properties are. He stated that he would draft an amended local law and would need some facts where the properties are so the language of the existing local law can be adjusted.

Motion for executive session for litigation was made by Councilman Kring, seconded by Councilman Fayette and carried all in favor.

Next meeting April 19, 2023 at 6pm.

