

**ALEXANDER TOWN BOARD AGENDA
ALEXANDER TOWN HALL
July 8, 2024
REGULAR MEETING**

PRESENT: Supervisor David Miller
TOWN BOARD: Laura Schmieder, Jerry Krupka, Eric Wagner, Ronald Merrill
TOWN CLERK: Shannon Tiede
HIGHWAY SUPT: Brian Farnsworth
ABSENT:
GUESTS: Teresa Thorley, Dale Spring, Dan Spring, Tim Hagen, Barbara Eddy, Steve Mountain, Gabrielle Meyers, Matt Mahaney

Supervisor Miller called the meeting to order at 6:00 p.m. with the Pledge of Allegiance and a moment of silence for our first responders and our military serving around the world.

On motion by Councilperson Schmieder and seconded by Councilperson Krupka and carried, the minutes of the June 10, 2024, regular meeting were adopted.

5– Yes Miller, Schmieder, Merrill, Krupka, and Wagner

0 – No

OLD BUSINESS

Water District #6 Update:

County Funded Portion:

Statewide Aquastore poured the concrete for the tank floor slab.

Sergi Construction completed backfill of the floor slab and foundation wall.

Statewide received delivery of the tank wall steel on 7/1 and is currently working on the tank and roof erection.

Sergi working with JL Kingdon Mechanical installed underground conduit for the electric service and tank equipment.

Sergi installed the asphalt pavement at the tank site entrance.

NYSEFC WIIA Funded Portion:

Provided the NYSDOH with the documentation requested from the conference call discussing the district water sources (City of Batavia and MCWA). The submitted documentation was deemed sufficient and eliminated their request for an addendum to the Environmental Review.

For the NYSEFC WIIA Grant (allocated for purchase of meters and radios), contract documents were submitted to NYSDOH stating the NYSEFC terms and conditions.

Notification from NYSDOH was recently received, stating that a project sign was no Longer

Water District #7 Update:

Final petitions were received by the Town and reviewed by the Town's attorney. The Town Assessor also reviewed the petitions and submitted the Assessor's Affidavit. Mountain Engineering's approximate tally was 57.9% of all property owners and 60.8% of resident property owners.

Norfolk Southern Corporation never responded to the latest requests to sign the petition for the railroad properties.

Coordinating with Deuel Archaeology & CRM to reduce the number subsurface investigations in the archaeological sensitive areas for the Phase 1B subsurface investigations before the RFQ is sent to other archaeology firms.

An updated mailing list was provided for a letter of notification to the residents for the Order for a public hearing meeting.

Coordinating with attorneys to finalize the resolution for the Order for a Public Hearing.
Preparing contract specifications and contract plans for Health Department review.
Continuing to prepare permitting documentation for stream and wetland crossings and SWPPP.

Water District #8 Update: Starting the draft report this month.

NEW BUSINESS

RES. NO. 47: ORDER FOR A PUBLIC HEARING ON THE PETITION FOR ESTABLISHMENT OF THE TOWN OF ALEXANDER WATER DISTRICT NO. 7

Adopted July 8, 2024

WHEREAS, the Town Board of the Town of Alexander, New York, has duly adopted a resolution directing the Supervisor of the Town of Alexander to file a map, plan and report for providing the facilities, improvements or services in a portion of the Town of Alexander, where a Water District is proposed to be established; and said map, plan and report dated May 2023; has been filed in the office of the Town Clerk of the Town of Alexander on May 15, 2023, and

WHEREAS, a “Petition to Request Water District” was filed in the Alexander Town Clerk’s Office on June 6, 2024, signed by the required number of property owners within the proposed district, namely, pursuant to the latest completed assessment roll of the Town of Alexander, the owners of taxable real property located in the proposed Town of Alexander Water District No. 7 (also referred to herein as “Water District”) owning in the aggregate at least one-half (½) of the assessed valuation of all of the taxable real property of the proposed Water District; and also constituting the signatures of resident owners who own taxable real property aggregating at least one-half (½) of the assessed valuation of all of the taxable real property of the proposed Water District owned by residents, and

WHEREAS, the boundary of the proposed Town of Alexander Water District No. 7 shall have an exterior boundary described in **Appendix A**, attached hereto and incorporated herein by reference.

WHEREAS, the project area has been identified through public interest and the proposed Water District will obtain its water supply from the Town of Alexander Water District No. 2 along NYS Route 98 and the Town of Bethany Water District No. 4 along Creek Road and Old Creek Road. Each of the afore-mentioned Water Districts receive their water from the City of Batavia and the Monroe County Water Authority. Both the City of Batavia and the Monroe County Water Authority have ample capacity available to provide water for this project. There will be connections to the Existing Town of Alexander Water District No. 4 at US Route 20, Brookville Road and Sandpit Road; and

WHEREAS, the project will generally consist of installing approximately 125,300 linear feet of water main within existing rights-of-way along Old Creek Road, Creek Road, Hunn Road, Gilhooly Road, Brookville Road, Cook Road, Route 20 Broadway Road, Browns Mill Road, West Bethany Road, Molasses Hill Road, Dry Bridge Road, Spring Road, Chaddock Road, Sandpit Road, Stroh Road, and Maplewood Street, including 5,650 linear feet of transmission main along US Route 20 in the Town of Alexander and 4,250 linear feet of transmission water mains in the Town of Bethany. The water main will serve approximately 184 units; and

WHEREAS, the water system will be designed to provide 164 gallons of water per household per day for domestic and commercial use and to provide fire protection meeting Insurance Services Office (ISO) Standards and will serve approximately 184 units, which may include single family houses, mobile homes, vacant land, manufactured homes, or non-residential properties; and

WHEREAS, the debt service for the initial project costs are based on equivalent dwelling units and the Town of Alexander anticipates securing grants from the USDA Rural Development and/or New York Office of Community Renewal (OCR) and/or New York State Water Infrastructure (WIIA) program and/or other local state, federal funding programs to partially fund the project through grant, while the remaining share will be paid for by a USDA Rural Development Loan in addition to all other local, state or federal funding; and

WHEREAS, a typical average household uses 60,000 gallons of water per year and water rates for that usage shall be as follows:

1. The Town of Batavia bills their customers quarterly. 2023 Rates include an effective rate of \$6.48 per 1,000 gallons ($6.48/1000 \times 60,000 = \underline{388.80}$); and the total cost to homeowners annually would be \$1,328 per year (rounded); 2024 Water Rates are \$6.67 per 1,000 gallons; and

WHEREAS, the total capital cost (estimated maximum amount) for the Town of Alexander Water District No. 7 is seventeen million, five hundred thirty-six thousand dollars (\$17,536,000.00), which amount is to be financed by the issuance of serial bonds in an aggregate amount not to exceed \$17,536,000.00 such amount to be offset by any federal, state, county and/or local funds received including, but not limited to, a USDA Rural Development and/or New York Office of Community Renewal (OCR) and/or New York State Water Infrastructure (WIIA) program and/or other local state, federal funding programs grant in the approximate amount of \$13,152,000.00; and

WHEREAS, Net local project costs are anticipated to be approximately \$4,384,000.00 with an annual debt service including (38 years at 2.25 % interest) of \$172,850.00 and the estimated Debt Service per Unit of \$939.00; and

WHEREAS, the payment of debt service will be made by levy and collection of special assessments from the several lots and proceeds of lands within the District which for the Town Board shall determine and specify to be specifically benefitted thereby, so much upon and from each as such shall be in just proportion of the amounts of benefit conferred upon the same, to pay the principal of and interest on said bonds, as same shall become due and payable; and

WHEREAS, the total annual cost for an average homeowner including debt service and water bill would be estimated to be \$1,328 per year, per household; and

WHEREAS, the Town Board acknowledges that the total annual cost to the owner of the typical one- or two-family home is above the threshold for the Office of the State Comptroller's (OSC) approval and the Town Board will need to submit an application to the OSC for their approval of the Town of Alexander Water District No. 7; and

WHEREAS, in addition each unit shall be responsible for several one-time costs, including cost to hookup and connect to the right-of-way to interior plumbing, (approximately \$12.00 – \$24.00 per linear foot) and well separation costs (approximately \$200.00 - \$600.00 per unit); and

WHEREAS, the map, plan and report describing such improvements is on file in the office of the Town Clerk of the Town of Alexander and available for public inspection.

NOW ON MOTION OF Councilperson Schmieder, which has been duly seconded by Councilperson Merrill, therefore, it is

ORDERED, that the Town Board of the Town of Alexander, New York, shall meet at the Alexander Town Office, located at 3350 Church Street, Alexander, New York on the 22nd day of July 2024, at 6:30p.m. for the purpose of conducting a public hearing on the proposal to establish said Water District with the improvements specified herein, at which time and place all persons interested in the subject thereof may be heard concerning the same, and it is further

ORDERED, that the Town Clerk of the Town of Alexander is hereby authorized and directed to publish a copy of this Order in The Daily News, to post a copy of the same on the signboard of the Town of Alexander and to mail a copy to all owners of property located within the proposed Water District, in the time and manner required by law.

DATED: July 8, 2024

Shannon Tiede, Clerk

[SEAL]

Town of Alexander

Approved on Roll Call as follows:

Supervisor	David Miller	Aye
Councilmember	Laura Schmieder	Aye
Councilmember	Ronald Merrill	Aye
Councilmember	Jerry Krupka	Aye
Councilmember	Eric Wagner	Aye

RES. NO. 48: ESTABLISH RATE FOR FEMA GRANT ADMINISTRATOR

On motion by Councilperson Schmieder and seconded by Councilperson Krupka and carried the Town Board agreed to establish the rate for the FEMA grant administrator at \$50 per hour not to exceed 5% of the grant.

4- Yes Schmieder, Merrill, Krupka, Wagner 0- No 1- Abstain Miller

RES. NO. 49: ASSESSMENT SERVICES AGREEMENT WITH THE TOWN OF BATAVIA

On motion by Supervisor Miller and seconded by Councilperson Krupka and carried the Town Board approved the Assessment services agreement with the Town of Batavia.

5- Yes Miller, Schmieder, Merrill, Krupka and Wagner 0- No

RES. NO. 50: NYSERDA CONTRACT

On motion by Supervisor Miller and seconded by Councilperson Schmieder and carried the Town Board approved the contract from NYSERDA.

5- Yes Miller, Schmieder, Merrill, Krupka and Wagner 0- No

RES. NO. 51: QUOTE FROM CINTAS FOR AED'S

On motion by Councilperson Wagner and seconded by Councilperson Merrill and carried the Town Board moved to accept Cintas's FA and Safety quotes of \$130 for the Town Hall and \$99 for the Highway Barn

contingent on the training being included and being able to lock into a set price if they were to sign a three year contract.

5- Yes Miller, Schmieder, Merrill, Krupka and Wagner

0- No

RES. NO. 52: ACCEPTING BID FOR 2016 FORD

On motion by Supervisor Miller and seconded by Councilperson Merrill and carried the Town Board accepted a bid in the amount of \$6500.00 for the 2016 Ford.

5- Yes Miller, Schmieder, Merrill, Krupka and Wagner

0- No

RES. NO. 53: SURPLUS OF HIGHWAY ITEMS

On motion by Councilperson Krupka and seconded by Councilperson Schmieder and carried the Town Board approved to surplus a Paver box, salter, and 1947 V plow from highway.

5- Yes Miller, Schmieder, Merrill, Krupka and Wagner

0- No

RES. NO. 54: HIRING OF NEW MEO FOR HIGHWAY

On motion by Councilperson Wagner and seconded by Councilperson Schmieder and carried the Town Board accepted Highway Superintendent Farnsworth's recommendation to hire Dan Spring as the new MEO contingent on approval from the Genesee County civil service department.

5- Yes Miller, Schmieder, Merrill, Krupka and Wagner

0- No

DISCUSSION:

- Councilperson Wagner is going to request a contract from Cinta's to discuss with the board about getting AED's for the Town Hall and Highway Barn.
- Town Clerk Tiede brought up assessing a bounced check fee. The board agreed to look at it again if it becomes more of an issue.
- Superintendent Farnsworth is going to contact Zoladz about taking the brush there from the Transfer Station. Farnsworth and Krupka are going to look at numbers for possibly charging residents to discard brush. Tim Hagen is going to start taking the recycling to the prison instead of one of the highway workers.

Reports:

Insurance: Ron Merrill will be added to the insurance committee

Building: Safety audit was done, waiting for report. Boiler inspection was done 6/24.

CEO/ZEO: New builds are going well. The board discussed with Matt their options as far as moving along with the zoning violations. They agreed to start at the local level. Supervisor Miller will reach out to the town attorney.

Shannon Tiede, Town Clerk