

Town of Aurelius
April 14th, 2016
Board Minutes

Pledge to the Flag Board members present: Supervisor Edward J Ide Jr., Deputy Supervisor Stephanie Church, Councilors Stan Hoskins, and Sharon Hayden, Councilor Jim Bona.

Staff present: Highway Superintendent Kent Walter, Planning Board Chairman Jerry Scouten, Deputy Clerk Kim Sincerbeaux and Town Engineer Matt Schooley.

1. Supervisor Ide opened the meeting with the pledge to the flag at 7:05pm.
2. Public Forum –

Issue #1

Andy and Patty Maggio (Cooper's Trailer Park) were present in response to the discussion at the March Board Meeting regarding the installation (by the Maggio's) of 34 meters to Park residents and the responsibility of reading these individual meters. The Board felt, at that time, that the Town is responsible for the master meters and anything after that is the responsibility of the property owner.

As per Supervisor Ide, after further discussion Deputy Supervisor Church put together a spreadsheet on the Village of Cayuga and the effect of the minimum charge on rates. It has a definite impact on the rates charged. Per Deputy Supervisor Church, the village reduced the number of minimum charged and did not adjust the rate charged and it was determined that they are not collecting enough money. Andy Maggio asked what this had to do with them. Ed mentioned that the Town is already reading individual meters for tenants of Garropy's Trailer Park and also for the tenants of Cayuga Crossing. The Finger Lakes Mall is more difficult to break out. He feels we should be doing it all one way or the other.

Per Kent Walter, Garropy's has approx. 30 individual meters – they are all paying the minimum charge.

Mr. Maggio said he has a real problem with the Board's response to this issue. The Park has been there for 50 plus years. He approached the Town before he began this process. There were extensive leaks in the water lines in the Park. He started planning and making provisions over a year ago. There were several ways to do it and he went with the most expensive option. He wanted to do everything right. He said he was told there would be no problem. It was only after he purchased the materials did the Town Attorney say that they can't do it. He would like an explanation. He was told he would not need an Engineering report. They Health Dept. contacted them and said they were supposed to notify them that they were installing a water line. They were told they needed to do this. He could have done it a lot cheaper if they knew this was going to be a problem.

Supervisor Ide said in realty, per Town Law, no one should have been allowed to do it. Our issue is that this is making our water district more complicated. A key issue is how to enforce unpaid bills. Mrs. Maggio said if the unpaid bill is sent to her she will see that it gets paid. She said that most of their tenants are long-term tenants and always pay their bills on time. She feels that this is quite unfair. She stated that she visited other Mobile Home Parks and their Towns are reading the meters without a problem.

Deputy Supervisor Church stated that there are two main concerns here. The first is the billing issue and the 2nd is unpaid water bills. Mrs. Maggio is certain that this can all be worked out. In other instances unpaid bills could be relieved on the tax bill. In this case the individuals are not taxed, so that is not an option.

Kent said that a new Master Meter was installed yesterday and will probably install a new one in the other meter pit. The Master Meter would be read and any difference in that and the individual meters could be billed to the Maggio's. From the meter to the dwelling is the Park's responsibility. The piping to the Master Meter is the Town's responsibility.

Mr. Maggio stated that brand new lines were installed to each home in the Park. He said some residents are leaving tap running to avoid frozen pipes in the winter. By having meters that responsibility falls back on the individual users. He said they can't finish the project until this issue is resolved.

Kent said that they can read the meters much faster now. It can be done in a few hours. It would have taken 3 days with the old system. He said that the readers are working better. They are getting the bugs worked out.

Mr. Maggio assured the Board that they would pay any unpaid water bills and they would get the money from the tenants.

Per Deputy Supervisor Church, usage from pit meter reading should be same as the total of individual meter readings. She will check with the Clerk to make sure she is documenting this and also see how she is doing the others (i.e. Garropy's).

Mr. Maggio said the line would be charged next week.

Councilor Bona asked the Maggio's how they will recoup the costs. Mr. Maggio responded that it will take us 12 years.

Councilor Hoskins said that he feels better knowing that all the supply lines are brand new. He asked how they were getting billed now. Quarterly up to about 6 months ago. They had a lot of leaks so they asked for a monthly bill. Mrs. Maggio said the last 6 months billing has been irregular. She requested that they be billed monthly. Deputy Supervisor Church will work with the Clerk on this. Garropy's is billed quarterly per Kent. Councilor Hoskins asked who is supplying the meters – the Maggio's are supplying the meters. He said there are no additional costs to the Town. Deputy Supervisor Church said the only additional charge to the Town is for the additional billing – but that will be

recouped by the minimum charge. She asked if we should put together a written agreement detailing the responsibility of all parties involved. If they ever sell the Park in the future it would be helpful to have everyone's responsibilities in writing. The Maggio's agreed. Mr. Maggio asked Kent what type of reader was needed for each meter – cubic feet in tenths per Kent.

The Board will have the Town Attorney prepare an agreement. After it is reviewed by the Board it will be sent to Maggio's for their review.

Resolution #38 - Motion by Deputy Supervisor Church to rescind the action from last month on this matter. Councilor Hayden seconded this motion. 5/0 approval.

Issue #2

There is a nuisance piece of property located inside the Park. It was a house previously Owned and occupied by Mrs. Maggio's brother and after his death by her niece. The property is land locked. It was sold about 5 years ago and later abandoned. The mortgage has been sold to at least three different banks. They have been trying to get the bank to clean up this property for 5 years. The building is falling down and there is a rodent problem as well as an uncovered pool. The bank did have someone a put a tarp over the roof a couple of weeks ago. They had someone come in and take care of the mold issue, but the mold is coming back. Food was left in the refrigerator. Basement is full of garbage bags. The electricity was turned off and the basement flood. The in ground pool is full of frogs and is a real health hazard. There are children in the Park and someone is going to get hurt. The Maggio's spoke with Tom Passarello who did get the bank to mow the grass. He gave them 30 days to bring it up to code or it's condemned. What is the recourse if they don't respond?

Mrs. Maggio said they called the Health Department when rats were seen on the property. The Maggio's blocked the area off trying to keep the kids out.

Councilor Bona thinks it's a definite Public Health issue – he can't believe the Health Department won't get involved. Deputy Supervisor Church said that it is surprising on how little teeth the Town has in these matters.

Supervisor Ide asked how big the property is....a half acre per Mr. Maggio. Councilor Bona asked if there is any asbestos on this property. Mr. Maggio said they took care of it when they came in and took care of the mold.

Jerry Scouten said this property was sold about 5 years ago. This sale created a land-locked parcel – it should not have been done. Mrs. Maggio said there are no easements. The only access is through the Park driveway.

Councilor Hoskins said that Tom Passarello got guidelines for a proposal to give the Town teeth in these situations.

Councilor Bona asked if Town Attorney Dave Thurston might have suggestions on how to handle this matter. Supervisor Ide will email Code Officer Tom Passarello and include Dave Thurston and Eileen O'Connor of the Health Dept. Councilor Bona suggested that they contact the Health Department again.

The Maggio's thanked the Board for their time.

3. Minutes of the March 10, 2016 Meeting – **Resolution #39. Motion Councilor Hayden To approve the minutes with corrections. Second by Deputy Supervisor Church. 4/0 approval with Councilor Bona abstaining as he wasn't at the March meeting**

4. Correspondence – Supervisor Ed Ide

Resume from Edgar Harold, who has a degree in Geography and Urban planning. He is interested in utilizing his education and work experience in urban planning.

Correspondence from the County regarding the delivery of the voting machines on Monday, April 18.

Request from B& L for approval and signature on two Change Orders.

5. Committee Reports

- a. Assessor - Linda Wright – no report
- b. Zoning and Code Enforcement – Tom Passarello – no report
- c. Aurelius/Cayuga Recreation – Debbie Pinckney – no report

d. Highway Department – Kent Walter

*He went to a meeting last night in Throop regarding the reconstruction of Turnpike Road from Rts. 5 & 20 to Grant Ave. Matt Schooley stated that it probably won't happen until 2017 or 2018.

*Harold, Randy, Kevin and Kent attended grinder pump training in Springport. They learned how to tear apart a meter and put it back together. It was very beneficial. He was in and out of the training as he was asked to pick up Martha Russell (who is recovering from surgery) and bring her to the office and bring her back home.

*Meter reading – approximately 30 meters didn't read and they went back and reread them. There are still some meters in Cayuga that Dan Patterson has not installed. Kent will follow up on this.

*Road repair – there is a spot in front of the Town building that they will dig out, put down fabric and hot mix.

*State Police Barracks – there are lockers that need to be moved. Kent and Harold will work on that next week. Someone from the State Police will contact Supervisor Ide about setting up a meeting to discuss a new lease and some of the problems at the facility.

*New mower – will probably be here in June.

*Old roadside grader – would the Board like it sent to auction. They don't use it. If the need arises, they can borrow Springport's. It is hard to start so one of them will need to go to the auction to start it. **Resolution #40 – Motion by Councilor Hoskins to declare this grader as surplus and to send it and any additional parts they may have for this to the Auction in Palmyra. Second by Councilor Hayden. 5/0 approval.**

*Debris on side of Short Road. Deputy Supervisor Church said that Thurston's trimmed **the** bushes on Short Road and left the debris on the side of the road. She asked Kent if he would have someone clean it up.

e. Planning Board – Jerry Scouten

*Jerry worked with Tee-Ann Hunter all day on the property file project. He feels it will be a great system when she is done. She is doing a great job.

*Jerry asked Kent Walter how many can be hooked up to a grinder pump. Kent said he was told 6 or 7 if it's a duplex pump. Deputy Supervisor Church thinks we should get that in writing.

*The first River Road resident was in today with questions on this project. He walked him through the process. He was asked if the Town sells the property and makes a profit if this profit will be used to towards paying the debt service. He told him no.

*Johnson's Trailer Park put campers in the Park. Code Enforcement Officer Tom Passarello to him he could not do this. Jerry told Joe Johnson he could go through the process of requesting permission to set up campers in the Park, but in the end they would still deny him permission. Joe Johnson seemed resigned to this outcome. But this week Tom Passarello got a letter from Joe Johnson's sister's attorney saying they were pursuing this matter.

*Reister's Appliances – Tom Passarello has contacted them about having the old appliances in the front and on the side of the building. Matt Schooley suggest that they be behind some sort of fence/gate. Jerry thinks Reister's should get something in specific in writing.

- f. Town Clerk – Debbie Pinckney
- g. Town Historian – Barrie Lyn Foster - none
- i. IO – Jim Bona

6. Old Business

- a. Town of Aurelius/City of Auburn IMA – Water District 3 – Nothing per Supervisor Ide. He went to a cost of services kickoff meeting on Thursday. They hired a firm to do the study. They didn't get a lot of responses to the RFP.
- b. Supervisor Ide spoke with the owner of the Auburn Armature property. The City installed a pumping station on his property. There is a buildup of sewage on his property. Ed is trying to help him get this matter resolved. He told Kent Walter that he might be asked about this.
- c. Broadband – Councilor Hoskins said there was nothing new on this. He asked if we got an answer on the former Deacon Dairy Farm on whether or not they could get water. Kent Walter said he hadn't heard from him. Councilor Church thinks they need to revisit this matter and get an answer from Attorney David Thurston.
- d. Beech Tree Road – District 4. Per Matt Schooley, the State is waiting on one thing – and that is if it was advertised correctly. Matt will get with the Clerk on this to find the backup. If not, it will have to be republished. Deputy Supervisor Church suggested that we just go ahead and publish it again. Matt said that he has the final drawings. The final bid is due next month.
- e. State Police Barracks – Supervisor Ide asked if there are any other outstanding issues. No per Councilor Bona. Councilor Hoskins asked him how long the drainage prices are good for. Thirty days per Councilor Bona.
- f. Cooper's Trailer Park – handled out of order
- g. Local Law regarding dangerous and unsafe buildings – Tom Passarello is going to speak with Attorney Dave Thurston. Councilor Hayden likes the signs that have been put on unoccupied buildings.

New Business

- a. Councilor Jim Bona's resignation. The Board expressed their sincere gratitude for his years of service. He will be missed. Supervisor Ide ordered a plaque that will be presented to Councilor Bona for his 16 years of service. Jim said that has been a pleasure working with the Board.
- b. Request for Board permission to fund an employee's full Health Savings Account (they have met their deductible). **Resolution #41 - Motion by Deputy Supervisor Church to approve this action. Second by Councilor Bona. 5/0 approval.**

- c. Update from B & L and request for approval of two Change Orders.
Resolution #42 – Motion by Deputy Supervisor Church to approve the Change Orders. Second by Councilor Hayden. 5/0 approval.

Executive Session – none

Supervisor's Report – none

Transfers – none

Pay Bills – Abstract #4-2016/plus Joint Committee Vouchers. **Resolution #43- Motion by Deputy Supervisor Church to pay the Bills Second by Councilor Hayden. 5/0 approval**

CODE	FUND	PREPAIDS	UNPAIDS	TOTALS	
A	GENERAL FUND	\$1,867.54	\$12,810.67	\$14,678.21	
B	GEN PART TOWN	\$834.38	\$850.20	\$1,684.58	
DB	HIGHWAY PART TOWN		\$13,302.02	\$13,302.02	
SL1	LIGHTING DISTRICT 1	\$264.01		\$264.01	
SL2	LIGHTING DISTRICT 2	\$72.09		\$72.09	
SW1	WATER DISTRICT 1	\$15,737.60	\$387.38	\$16,124.98	
SW2	WATER DISTRICT 2	\$22,063.43	\$2,677.55	\$24,740.98	
SW3	WATER DISTRICT 3	\$125.43	\$5,780.49	\$5,905.92	
SS1	SEWER DISTRICT 1	\$1,409.01	\$122.40	\$1,531.41	
SS2	SEWER DISTRICT 2	\$8,316.97	\$378.90	\$8,695.87	
SS3	SEWER DISTRICT 3	\$80.14		\$80.14	
TA	TRUST & AGENCY	\$5,535.72		\$5,535.72	
HK	CAPITAL WATER				\$41,524.02
HI	CAPITAL sewer				\$29,696.80
		\$56,306.32	\$36,309.61	\$92,615.93	\$71,220.82

Adjourn – **Resolution #44 – Motion to adjourn by Councilor Hayden. Second by Councilor Bona. 5/0 approval.**

The next regular Board meeting is May 12th at 7:00 pm.

Respectfully submitted by Kim Sincerbeaux, Deputy Town Clerk