

Town of LeRay

Town Board Minutes

March 10, 2022

Call to Order

Proceedings of a Town Board Meeting held at the LeRay Town Municipal Office on March 10, 2022. The meeting was called to order by Supervisor Taylor at 4:00 p.m. who lead the room in the Pledge of Allegiance. Supervisor Taylor asked all to remain standing after the Pledge of Allegiance for a moment of silence in honor of Ukraine.

Open Regular Meeting

Ronald C. Taylor – Supervisor, Melissa L. Verne – Town Clerk, Nathan Toutant – Clerk to Supervisor, Board Members in attendance: Samuel Biondolillo, John Eisenhauer, Michael Gracey, Lee Carpenter, Lee Shimel – Zoning Enforcement Officer, Joseph Russell – Town Attorney, Jessica Jenack – Community Development Coordinator, William Vargulick – Town Assessor, Dan Young – Highway Superintendent, and Mike Altieri – Town Engineer. Also present: Mary Smith, Jason Wagner-Fort Drum, Linda Garrett & Nathan-Tug Hill Tomorrow, Debbie Biondolillo-Planning Board chairperson, Nexamp Reps attended virtually

Approval of Minutes

The minutes from the meetings held on February 10th & 22nd, 2022, were reviewed by the Board Members. A motion to approve the minutes for both as drafted was made by Councilman Eisenhauer and seconded by Councilman Carpenter.

The vote went as follows:

Ayes: 5 Nays: 0

The motion passed.

Comments from the Floor

Supervisor Taylor asked if there were any comments from the floor. None at this time, although there are a few people that will be called upon to talk later.

Virtual meeting with Nexamp Representatives

Jared Sonett and Joe Fiori, two (2) representatives from NexAmp attended virtually once again to discuss a revised five (5) year agreement to sign as discussed at the January 2022 meeting.

A motion was made by Councilman Eisenhauer and seconded by Councilman Gracey to agree to sign the five (5) year agreement with Nexamp.

The vote went as follows:

Ayes: 5 Nays: 0

The motion passed.

Supervisor Taylor called upon Linda Garret from Tug Hill Tomorrow and Jason Wagoner from Fort Drum to speak. Mr. Wagoner discussed what they do with Army Compatible Use Buffer (ACUB). The parcel that they just purchased behind Walmart they would like to be tax exempt, as their plan is to use it for endangered species, specifically Indiana Bats. Supervisor Taylor showed his concern with the program purchasing a lot of land and taking them all off the tax roll. A discussion was had between Councilman Eisenhower and Mr. Wagoner whether the program purchasing up many parcels would be sustainable for the Town. Mr. Russell, Town Attorney asked what kind of exemption they are seeking, and Mr. Wagoner and Ms. Garrett said, a full tax exemption. Mr. Russell said that just owning the land does not qualify them for an exemption. Research needs to be done on what needs to be done to get tax exempt status. Mr. Wagner said they are looking at other parcels, in the Town of LeRay as well as other townships and wants to make sure communication is open between the ACUB program and the Town.

Public Hearing was held at 4:10 p.m. on proposed Local Law #2-2022 to hear comments on amending Chapter 60 (section 60-3 D) of the code for the Town of LeRay to increase the dog licensing fees as follows; spayed or neutered dog will be \$12.00 and unspayed or unneutered dog will be \$22.00

Mr. Taylor asked if there were any comments, hearing none, the Public Hearing was closed.

A motion was made by Councilman Biondolillo and seconded by Councilman Carpenter to approve the Local Law #2-2022 for dog licensing fees as presented.

The vote went as follows:

Ayes: 5 Nays: 0

The motion passed.

Public Hearing was held at 4:15 p.m. on proposed Local Law #3-2022 to hear comments on increasing the sliding scale income eligibility range for the partial real property tax exemptions for certain individuals sixty-five (65) years of age and over as follows:

<u>Annual Income</u>	<u>Percentage Assessed Valuation Exempt from Taxation</u>
Less than or equal to \$17,400	50 per centum
More than \$17,400 but less than or equal to \$18,400	45 per centum
More than \$18,400 but less than or equal to \$19,400	40 per centum
More than \$19,400 but less than or equal to \$20,400	35 per centum
More than \$20,400 but less than or equal to \$21,300	30 per centum
More than \$21,300 but less than or equal to \$22,200	25 per centum
More than \$22,200 but less than or equal to \$23,100	20 per centum

Mr. Taylor asked if there were any comments, hearing none, the Public Hearing was closed.

A motion was made by Councilman Carpenter and seconded by Councilman Gracey to approve the Local Law #3-2022 for increasing the sliding scale income eligibility range for the partial real property tax exemptions for certain individuals sixty-five (65) years of age and over, as presented.

The vote went as follows:

Ayes: 5 Nays: 0

The motion passed.

Report from Mike Altieri, Town Engineer

Mr. Altieri gave his report on projects currently in process. He spoke on the bidding coming up on March 24th for the water extension. Mr. Altieri presented The Board with NGI proposals for test well drilling. Mr. Altieri spoke on the order that each should be tested. Mr. Altieri asked The Board to accept the proposals from NGI.

A motion was made by Councilman Eisenhauer and seconded by Councilman Biondolillo to accept the proposal from NGI for test well drilling as presented.

The vote went as follows:

Ayes: 5 Nays: 0

The motion passed.

Report from Jessica Jenack, the Community Development Coordinator

Mrs. Jenack gave her monthly report on projects being reviewed by the Planning Board, two (2) final reviews of minor subdivisions and three (3) sketch reviews of subdivision applications. The Planning Board reviewed the letter from Mr. Abbey, regarding The Towns sign laws, that the Town Board referred to them to take a look at. Mrs. Jenack presented a copy of The Planning Board's recommended law changes for signs. A discussion on the wording of the Town's sign law ensued. Mr. Russell will draw up local law for sign law changes.

Report from Dan Young, Highway Superintendent

Mr. Young gave a breakdown of all work the Highway Department had completed this month. Mr. Young stated that they have received the new plow truck and it is being used. Mr. Young will have a plan for summer road work next month, due to an increase in fuel prices and material cost some work may have to be postponed. Mr. Young will bring an estimated quote for the planned roads next month to reevaluate original plans from last October. Mr. Young presented a quote of \$1,905.00, to The Board for each truck to go from 2 steps to 3 steps. Mr. Young brought up the hydrant markers they have saved in good shape and said they could repaint, instead of buying more at this time. Councilman Carpenter would like to purchase more hydrant markers to finish replacing the rest in The Town, 50 have already been replaced, which would be 300 more at \$7,500. Councilman Eisenhauer suggested purchasing 50 each year until all are replaced.

A motion was made by Councilman Eisenhauer and seconded by Biondolillo to purchase 50 more hydrant markers now, with the intent to then purchase 50 hydrant markers each year until all are replaced.

The vote went as follows:

Ayes: 4 Nays: 1

The motion passed.

Report from Lee Shimel, Zoning Enforcement Officer

Mr. Shimel gave his monthly report. The 2 owners of the building that Mr. Abbey had sent a letter on for their sign have agreed to share a sign.

There is still an opening on the ZBA board and Councilman Eisenhower received a written request from John Hallett to be considered for the open position.

A motion was made by Councilman Eisenhower and seconded by Councilman Carpenter to appoint John Hallett to the ZBA.

The vote went as follows:

Ayes: 3 Nays: 2

The motion passed.

Report from Steve Marshall, DANC

Mr. Marshall gave his monthly report. Mr. Marshall explained that all sites have backup batteries and he replaced twenty (20) backup batteries. Mr. Marshall brought to The Boards attention they are getting a lot of garbage coming through in the sewer lines near Woodcreek and it is clogging the lines right up. Mr. Marshall said the clutch at the KC pump station has gone up and has a verbal quote of \$10,000-\$13,000, plans to go online and work on a price for it. Water leak in water district #1 and ongoing leak (30,000/day) in water district #2, and it is being worked on to find it.

Mr. Marshall has meter bids for two (2) six-inch (6") meters for the interconnect that's going to run under the railroad tracks on Route 342 that measures the flow through the system.

1. Turbine meter \$5,039.69 x2
2. Compound meter (higher accuracy) \$5,861.32 x2

A motion was made by Councilman Biondolillo and Seconded by Councilman Carpenter to order two (2) compound meters, each \$5,861.32 for a total of \$11,722.64.

The vote went as follows:

Ayes: 5 Nays: 0

The motion passed.

Report from Bill Vargulick, Town Assessor

Mr. Vargulick gave his monthly report. An application was submitted for refund of taxes, a pole barn was assessed on the wrong parcel. A motion is needed to refund tax amount to owners.

A motion was made by Councilman Eisenhower and seconded by Councilman Gracey to refund property tax to Steven and Shelby Honeywell in the amount of \$73.42 as the assessor assessed a pole barn on the wrong parcel.

The vote went as follows:

Ayes: 5 Nays: 0

The motion passed.

Report from Melissa L. Verne, Town Clerk

A motion was made by Councilman Eisenhauer and seconded by Councilman Gracey that Abstract #3 vouchers 325-503 in the amount of \$741,776.64 be paid from the following accounts:

	Cash Balances as of February 28, 2022		Current Month Abstract 3	
General Fund	\$	3,191,139.81	\$	173,194.46
Highway Fund-Town wide	\$	849,334.39	\$	298,382.60
Highway Fund-Town Outside	\$	671,401.28	\$	17,919.61
Expendable Trust	\$	787.39	\$	0.00
Consolidated Water District	\$	1,931,785.07	\$	23,868.83
Water District # 3	\$	12,618.11	\$	18,454.58
Sewer District # 1	\$	280,822.32	\$	6,944.26
Sewer District # 2	\$	19,473.75	\$	4,440.57
Sewer District # 3	\$	22,696.66	\$	3,726.00
Sewer District # 4	\$	294,743.52	\$	365.08
Capital Project # 1 (Taylor Rd)	\$	113,014.43	\$	0.00
Capital Project # 2 (Water Dist. 4)	\$	0.00	\$	0.00
Capital Project # 3 (Sewer Dist. 1)	\$	119,140.04	\$	0.00
Capital Project # 3A (Sewer Dist. 4)	\$	0.00	\$	0.00
Capital Project # 4W (Water 2 Imp)	\$	-3,682.08	\$	0.00
Capital Project # 5 (Highway Fac.)	\$	360,869.66	\$	184,416.76
Trust & Agency	\$	21,897.00	\$	3,508.56

The vote went as follows:

Ayes: 5 Nays: 0

The motion passed.

Report from Nathan Toutant, Clerk to the Supervisor

A motion was made by Councilman Eisenhauer and seconded by Councilman Gracey to pass the financial resolution to modify the 2022 Town Budget as follows:

1. Appropriate \$200,000 from 911.01 Unappropriated Fund Balance General Fund-Townwide to 99509.1 Transfer to Capital Projects.
2. Authorize the Supervisor to transfer \$400,000 from 99509.1 Transfer to Capital Projects into Highway Facility Capital Project Fund 5031.58 Interfund Transfer.

Left to invoice:	
Ontario HVAC	\$118,383.00
ENI Mechanical	\$91,887.65
J.E Sheehan Contracting	\$38,640.00
D.E.W. Builders	\$274,852.73
Docteur Environmental	\$44,900.00
	\$568,663.38
Total:	
Less: Current Balance of Capital Project Fund	\$176,452.90
Less: 2022 Budgeted Amount for Transfer to Capital Project Fund	\$200,000.00
	\$192,210.48
Total:	

The vote went as follows:

Ayes: 5 Nays: 0

The motion passed.

A motion was made by Councilman Eisenhauer and seconded by Councilman Carpenter to accept D.E.W. Builders quote of \$12,274.00 for the building security upgrades discussed in January 2022 board meeting.

The vote went as follows:

Ayes: 4 Nays: 1

The motion passed.

Mr. Toutant informed The Board that the closing was held for the Briant property on February 15th 2022, and Mr. Russell has filed the paperwork with Jefferson County. When Mr. Toutant emailed to have the water/sewer shutoff he was informed by the Evans Mills Village Clerk that there was still an outstanding bill of \$1,734.00. Mr. Toutant will request an itemized bill and send it to Mr. Russell to review. Since this house was built prior to 1974 an asbestos assessment is required before a demolition permit can be pulled from Jefferson County as well as contact with the Village zoning and code officer.

A motion was made by Councilman Carpenter and seconded by Councilman Eisenhauer to move the regularly scheduled Town Board meeting from April 14th to April 21st.

The vote went as follows:

Ayes: 5 Nays: 0

The motion passed.

Councilman Eisenhauer brought up to The Board going from a Town of the 1st class to a Suburban Town. A discussion ensued of the pros and cons of what a Suburban Town is. Mr. Russell suggested talking with other existing towns that are Suburban Towns to get their opinions/views. Councilman Eisenhauer suggested setting up a public hearing, Mr. Russell will write up wording to present to the board for next month's meeting.

A motion was made by Councilman Eisenhower and seconded by Councilman Biondolillo to pay the acting ZBA chair, chairman's pay for last month's ZBA meeting.

The vote went as follows:

Ayes: 5 Nays: 0

The motion passed.

A motion was made by Councilman Eisenhower and seconded by Councilman Carpenter to pursue a new website design through WIX.

The vote went as follows:

Ayes: 5 Nays: 0

The motion passed.

A motion was made by Councilman Eisenhower and seconded by Councilman Carpenter to adjourn the Town Board meeting at 6:45pm.

The vote went as follows:

Ayes: 5 Nays: 0

The motion passed.

Respectfully given:

Melissa L. Verne

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LeRay Town Clerk