

MINUTES – Alfred Village Board of Trustees Meeting

May 8, 2012

Present: Mayor Clark; Trustees Bowden, Dosch, Rasmussen, Prophet; Clerk-Treasurer Koegel; Police Chief O’Grady, Code Enforcement Officer Cagle, 30 members of the public and 1 member of the press

1. **Meeting Opening** –Mayor Clark opened the meeting at 7:32 p.m.

2. **Minutes** –

- a. A motion was made and seconded by Trustees Bowden/Dosch to approve the minutes of the Public Hearing of April 10, 2012 as written. Motion passed 5-0.
- b. A motion was made and seconded by Trustees Prophet/Dosch to approve the minutes of the Regular Meeting of April 10, 2012 as written. Motion passed 5-0.
- c. A motion was made and seconded by Trustees Dosch/Bowden to approve the minutes of Special Meeting of April 26, 2012 as written. Motion passed 5-0.
- d. Planning Board Minutes – Trustee Rasmussen requested the minutes of the Planning Board be posted to the village website upon approval, as are the village board minutes.

3. **New Business**

- a. Summer Employment – **A motion was made** and seconded by Trustees Bowden/Prophet to hire the following as temporary full-time summer employees at \$8.50/hr. from May 14 through August 3rd; Motion passed 5-0:
 - i. Lucas Wales and Alex Minnick – Streets Dept.
 - ii. Derrick Clark – WWTP Dept.
- b. Sewer Rates – **A motion was made** and seconded by Trustees Dosch/Prophet to establish sewer rates as follows; Motion passed 5-0:
 - i. Sewer Service Rate - \$3.20 per 1,000 gallons.
 - ii. Sewer Bonds Rate - \$1.29 per 1,000 gallons.
 - iii. Fire Protection Rate – \$1.23 per 1,000 gallons.
- c. Local Law #2012-4 – Water and Sewer Service Law –**A motion was made** and seconded by Trustees Bowden/Prophet to approve Local Law #2012-4 – Water and Sewer Service. Motion passed 5-0.
- d. Zoning Law Amendment: Congregate Housing – Trustee Rasmussen distributed zoning maps and re-introduced the proposed zoning law amendment, and expressed appreciation and understanding for the public interest on the subject. There was a 1-1/2 hour discussion about the proposed amendment with highlights and major points as follows, after which **a motion was made** and seconded by Trustees Dosch/Rasmussen to table action on the Zoning Law Amendment, to continue discussion with the colleges and landlords in June. Motion passed 5-0.
 - i. Zoning Law Amendment Summary – Trustee Rasmussen explained that in 2006 the zoning law was changed to allow fraternities and sororities only in zone E-1, which meant on a college campus. The proposed change was initiated by a Zoning Board of Appeals’ denial of a variance for a fraternity and concurrent recommendation to the Planning Board that it reconsider the zoning law as having exclusionary properties. The Planning Board spent considerable time conducting research of zoning law and examples of the zoning in other municipalities, and

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proposed an amendment that would allow the wider term “congregate” housing (a comprehensive term including, but not limited to, fraternities and sororities) to be located in the B-2 zone, which is considered a higher-intensity use zone than residential. Each congregate house located in districts other than B-2 or E-1 would be required to obtain an annual Special Use Permit that requires a resident owner or manager.

- ii. B-2 Zone, E-1 Zone – There were questions about changes in makeup of properties in the B-2 zone over the years, and why it was zoned as such when the zones were created in 1972. There were queries about why the large E-1 zone is not adequate to locate all congregate housing. There was a request to reconsider all zoning in the village. There were several queries about placing congregate housing instead in wider areas of the village instead of concentrating it in the B-2 zone. One resident stated there are not any single-family dwellings in the B-2 district, so it would seem there would be the least amount of resistance to congregate housing within that zone.
- iii. Congregate-type Housing Student Behavior – There were several resident statements about student behavior in current congregate housing, indicating perceived problems associated with densely-located housing and infringement on bordering zones (noise, trespass, disturbing peace, malicious mischief, littering). There were suggestions that involvement and oversight of landlords, enforcement agencies and college personnel could improve behavior, especially in terms of better communication about problems and requirements for standards of behavior in order to live off-campus. One resident of the Reynolds Street area stated the public might be more open to such a zoning proposal if there were signs of better control. Fraternity and Sorority representatives described measures taken by college administration to maintain high standards of behavior in Greek organizations, including community service requirements, grade standards, interaction with college oversight personnel and risk management policies. Police Chief O’Grady confirmed there is a high noise-level at the hour of bar closing, and stated they have fewer calls for service relating to recognized fraternities and sororities than sports teams and other tenants. The importance of making reports to the Police Department was emphasized, for response and record of activity. Mayor Clark stated we need to hold people more responsible for present laws. The new Social Hosting Law was quoted as a measure to improve behavior in congregate housing. A Reynolds St. resident stated the challenge is finding balance, and asked the village board to err on the side of protecting permanent residents. It was pointed out that existing congregate housing will continue regardless of whether the zoning law changes. Several residents requested the board to discuss student behavior with the colleges, and the board agreed the next meeting of the Alfred Community Coalition would be a good place to start.

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- e. **Streets & Water Personnel** – A motion was made and seconded by Trustees Dosch/Prophet to appoint Bryan Dodge as permanent Working Supervisor at the Streets and Water Department, now that he has satisfactorily completed his six-month probationary period. Motion passed 5-0.
 - f. **Complete Streets** – Trustee Rasmussen reported there was \$3,000 received for the purchase of signs and bicycle racks.
4. **Reports**
- a. **Planning and Zoning** – Trustee Rasmussen gave a written report in advance of the meeting.
 - b. **Streets & Water** – Trustee Dosch gave the report.
 - c. **Wastewater Treatment Plant** – Trustee Bowden gave a written report in advance of the meeting. The UV System arrived just yesterday and is being installed.
 - d. **Housing and Code Enforcement** - Trustee Rasmussen gave a written report in advance of the meeting.
 - i. **Water Drainage** – Trustee Rasmussen stated the complaint of water draining from neighboring properties onto 26 South Main Street property was addressed in 2011, with a proposed solution and meeting facilitated by the Code Enforcement Officer, to which all agreed except the owner of 26 South Main St. Neighboring property owners are planning to place stones in the ditch behind their property to slow down water flow and allow ground absorption, and this concludes village involvement in the matter, which does not involve a village right-of-way and is on private property.
 - ii. **Property Tax Assessments** – Trustee Rasmussen reported that she will continue communication with the tax assessor and town board about property assessments and PILOTs.
 - e. **Youth and Recreation** – Trustee Prophet gave a written report in advance of the meeting.
 - i. **Hot Dog Day** – As a representative of and liaison to the A.E. Crandall Fire and Ambulance Company, Trustee Prophet requested to participate in meetings with the organizers and the Alfred Community Coalition regarding the direction of Hot Dog Day and whether it can be made safer and more fun for the community. A student guest suggested involving more student committees in the creation of Hot Dog Day events.
 - f. **Police** – Chief O’Grady gave a written report in advance of the meeting.
 - g. **Clerk-Treasurer** – Clerk-Treasurer Koegel gave a written report in advance of the meeting.
5. **Fiscal Summary** – A motion was made and seconded by Trustees Bowden/Dosch to acknowledge receipt of fiscal summary and financial statements for the periods ending March 31, 2012 (received in April) and April 30, 2012. Motion passed 5-0.
6. **Budget Adjustments** – A motion was made and seconded by Trustees Dosch/Bowden to increase the Sewer Fund \$8,511, per attached detail; Adjustment 2012-10. Motion passed 5-0.

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7. Bills

- a. **A motion was made** and seconded by Trustees Bowden/Dosch to approve payment of **Abstract 2012-12A** in the total amount of \$91,897.77 as detailed below and on the abstract list distributed to the board. Motion passed 5-0.

- i. General Fund \$65,692.06
- ii. Water Fund \$19,256.87
- iii. Sewer Fund \$6,948.84

- b. **Adjournment** – The meeting was adjourned at 9:48 p.m.

8. Upcoming Meetings

- a. The next regular board meeting will be June 12, 2012 at 7:30 p.m.

Respectfully submitted,

Kathryn L. Koegel, Clerk-Treasurer