

The Village of Cuba monthly board meeting was held on Monday, September 12, 2016 at 7:00 pm in the Cuba Village Hall.

**PRESENT:** Mayor Lon Sweet, Trustees Douglas Clayson, Michele Miller and Lori Sweet. Trustee Douglas Rettig, Sr. was excused.

**ALSO PRESENT:** Richard Hall, SPW, Cindy Dutton, reporter, David Krajna, Yvonne and Lloyd Sweet, Police Chief Dustin Burch and Janet Nolan.

**THIS MEETING WAS OPENED WITH THE PLEDGE OF ALLEGIANCE AND MAYOR SWEET WELCOMED EVERYONE.**

**GUESTS:** Lloyd Sweet attended the meeting to discuss his property located on the corner of Chapel and Stone Streets. With setbacks established in the zoning law of the Village he cannot build on this property. Mayor Sweet told him that he could apply for a variance. The Mayor also told him he should meet with the Code Enforcement Officer Pat Cummings this Saturday to go over this. Lloyd says he has tried and hasn't been able to meet with him in the past. Mayor Sweet hopes that Lloyd could meet this coming Saturday with Pat.

David Krajna told the board that he had heard that two houses on Maple Street where he lives are being turned into multiple unit homes. He worries about the parking for tenants in these homes. He was informed that the owners of these properties would have to file for a variance as these properties are in a R1 residential district. Along with the variance the zoning board would address the parking.

**MINUTES:** The Board members were given copies of the minutes of the 8-8-16 and 9-1-16 meeting. **A MOTION WAS MADE BY TRUSTEE DOUGLAS CLAYSON AND SECONDED BY TRUSTEE MICHELE MILLER TO APPROVE THE MINUTES AS WRITTEN. THIS WAS APPROVED UNANIMOUSLY.**

**BILLS:** Clerk/Treasurer Wilson had given to the Board copies of the Trial Balance and Balance sheets to date and explained that the Accountants will be here on October 3, 2016 to begin the audit and send the Annual Update Document in. Another extension for the filing of the fiscal year ending 5-31-16 AUD has been requested. The Accountants schedule is full right now and the time was needed to make sure all is correct with the new software.

The Board was given copies of all the bills to be approved this month for Vouchers 139-182 totaling \$58,719.13 with breakdown per fund as follows:

GENERAL FUND	\$45,848.19
WATER FUND	\$ 4,871.64
SEWER FUND	\$ 7,999.30

**WITH NO QUESTIONS OR COMMENTS ON THE ABOVE BILLS A MOTION WAS MADE BY TRUSTEE MICHELE MILLER AND SECONDED BY TRUSTEE LORI SWEET TO PAY THE MONTHLY BILLS. UNANIMOUSLY APPROVED**

**POLICE REPORT:** Chief Burch gave to the board copies of latest reports. In this report it said that the police department responded to 260 calls to service in August, of which 33 cases developed from these, ten motor vehicle accidents, 37 traffic summons were issued. The department had business escorts and check businesses and properties. Officers completed CPR/AED training. (The complete report is on file in the Village Hall.)

**BUILDING INSP. /CODE ENFORCEMENT**

**ZONING OFFICER:** Mr. Cummings submitted his report and it also is on file in the Village Hall.

**ANIMAL CONTROL:** Ms. Botens submitted her report and it is also on file in the Village Hall.

**SPW REPORT:** Mr. Hall reported on the activities of the Village Crew this past month. He reported that the garbage men will no longer pick up electronics including small appliances. Residents still should put them out to the curb on Thursday with the rest of their trash and the Village Crew will pick the electronics up and dispose of them.

- Cut down shoulders on W. Main to get ready for paving, thank you to the Town of Cuba for the use of their grader.
- Put black top millings on the shoulders of Spring St. Hill where it washes out.
- Cleaned ditch line from Windsor to E. Main Sts as well as the opposite side of Windsor.
- Replaced three sections of guardrail on Willow St. and finished painting all of the guiderails that needed painting.
- Worked with Donegal, the milling company on W. Main St., and thanks to the Town of New Hudson for hauling 3 ten wheel loads of millings to the Village garage.
- Mr. Hall also reported that water production is down, more than last year and has not been that low in years.

The Superintendent's complete report is on file in the Village Hall. Trustee Clayson asked when the new truck will be delivered. Mr. Hall stated that delivery was 6-8 weeks from time of ordering, so expects it about 3 weeks. The new 550 won't be in until late November.

**CLERK/TREASURER REPORT:** Ms. Wilson reported that 2<sup>nd</sup> notices for taxes were sent. There were about 65 delinquent bills. Worked on loading water meter readings and unloading the handheld when the readers came back with readings. Also the SPW will be getting a list of malfunctioning meters and meters that aren't being read for whatever reason to have them replaced with new meters. The loan at Five Star Bank was due for payment in September. This loan was for the paving of Bristol St. The Deputy is at NYCOM School this week. She will bring back a lot of information.

**COMMITTEE REPORTS:** The Board at this time gave a presentation regarding the proposed water and sewer increase. Mayor Sweet informed everyone that in 2013 the State Comptroller's office conducted an audit of the sewer fund for fiscal year 2011-12. Among the findings was that the Board did not adopt budgets for the sewer fund that

provided sufficient revenues to finance expenditures. As a result, the sewer fund balance went from \$20,000 as of May 2008 to a fund deficit of approximately \$54,000 as of May 2012. The sewer fund borrowed from the water fund \$40,000., which was not repaid in the fiscal year borrowed as required. The fund is now being repaid in installments. Also \$30,000. was improperly used from a repair fund. As a result of this the Board in 2013 raised the sewer rents 15 and 20% for the larger users. This was inadequate and the sewer fund was again in the red. In 2015 the Board increased the rates for inside users 10% and 15% on outside users, but again it was not sufficient to meet the expenditures. About 9 months ago the finance committee started looking at a simpler and more predictable rate structure. It was decided that flat rate per thousand (1,000) gallons would be the most equitable method, eliminating the upside down rates that discouraged conservation. The current rates has a customer who uses 2,000 gallons in a quarter paying just under \$92.00, while a user of 25 times as much, 50,000, pays only 2 ½ times that of approximately \$230.00. The flat rate eliminates the imbalance and allows users to pay an equitable amount for the stress they put on the system. The increase will be a flat rate of \$14.75 per thousand gallons used for water and sewer. Water customers only would be \$6.50 per thousand gallons and sewer only \$8.25 per thousand gallons. This flat rate will be a lot fairer for everyone. As of right now the sewer fund billed in July is \$71,000. and if you multiply this by 4 quarters it will not meet the budgeted anticipated revenues of \$340,000. Janet Nolan wanted to know why the sewer was higher and this was explained that right now there are 3 sewer loans being paid, and the operating and maintaining the WWTP in compliance with the DEC are the major expenses. Mayor Sweet told everyone that another audit will be coming up soon and the Village is under budget. If the revenues don't start coming in to meet the expenses than this could affect the bond rating of the Village. Mr.Krajna stated that he does not want to see the quality of the water in the Village diminish. Trustee Miller agreed that the Village water quality is excellent. One plus to this increase, Trustee Miller pointed out is that a customer will be rewarded for conserving water. SPW Hall stated that there are 3 wells and a water tank in the Village and he has 3 qualified water operators. Trustee Miller said that yes people will be angry, but now with this new rate structure it is now accruable per gallon. Mr. Krajna voiced that he was concerned about the larger users. Mayor Sweet stated that don't think he doesn't take the concerns lightly, the Board as a whole is concerned, but the funds have to be raised to support the water/sewer systems.

**A MOTION WAD MADE BY TRUSTEE MICHELE MILLER AND SECONDED BY TRUSTEE LORI SWEET TO REVISE THE CUBA WATER AND SEWER RATES AS FOLLOWS:**

- 1.) THE MINIMUM BILLING QUANTITY SHALL BE 1,000 GALLONS OF WATER OR SEWER PER QUARTER.**
- 2.) SET THE BILLING RATE FOR WATER TO \$6.50 PER 1,000 GALLONS.**
- 3.) SET THE SEWER RENT RATE AT \$8.25 PER 1,000 GALLONS**
- 4.) SET THE CHARGE FOR A NEW WATER TAP AT \$150.00**
- 5.) SET THE CHARGE FOR A NEW SEWER INSTALLATION AT \$150.00. THESE ABOVE CHANGES SHALL TAKE EFFECT WITH THE JANUARY 2017 WATER AND SEWER BILLINGS.**

**THE RATE INCREASE FOR WATER AND SEWER PASSED UNANIMOUSLY.**

Trustee Miller stated that the revisions to the employee handbook have been completed. With no further changes to discuss a **MOTION WAS MADE BY TRUSTEE MICHELE MILLER AND SECONDED BY TRUSTEE LORI SWEET TO APPROVE THE REVISED EMPLOYEE HANDBOOK. THIS WAS APPROVED UNANIMOUSLY.**

Mayor Sweet asked that the Code Committee look at the Alarm Law.

**MAYORS REPORT:** Mayor Sweet the an application for a grant for the water line study was sent in but was denied as the public hearing was not held in the year the grant was applied for.

**NEW BUSINESS:** N/A

**OLD BUSINESS:** Mr. Burt of 24 Stevens Ave. had requested of the Board to purchase a piece of property owned by the Village, which he has maintained through the years on Champlain Ave. and abuts his property. Mr. Burt had showed the SPW Hall the piece he wished to purchase and Mr. Hall said that it wasn't any problem; he could still get equipment in to the well if needed. The Board said that an appraisal would be needed to proceed further with this.

**WITH NO FURTHER BUSINESS TO DISCUSS, A MOTION WAS MADE BY TRUSTEE DOUGLAS CLAYSON AND SECONDED BY TRUSTEE MICHELE MILLER AND ALL APPROVED.**

**TIME: 8:00 PM**

**RESPECTFULLY SUBMITTED  
D. WILSON**