

Town of St. Armand  
Special Board Meeting – Rockledge (#6) Infrastructure  
Tuesday, May 17, 2022  
5:00 PM

*These Meeting Minutes were approved by the St. Armand Town Board on June 21, 2022.*

A Special Board Meeting of the Town of St. Armand was held on the above date and time at the St. Armand Town Hall, 1702 NYS Route 3, Bloomingdale, NY. The meeting was held in person and virtually. This meeting is the sixth Special Board Meeting held to discuss the Rockledge Water districting and Rockledge Sewer lines.

**BOARD MEMBERS PRESENT:**

Town Supervisor Davina Winemiller, Deputy Supervisor Karl Law, Councilperson Donald Amell, Councilperson Sheridan Swinyer, and Councilperson Stephanie Mikesell (on line).

*A quorum of the Board was in attendance.*

**TOWN EMPLOYEES PRESENT:**

Town Clerk Barbara Darrah.

**GUESTS:** Jonathan D., Jay Federman, Klaus Meissner, Judy Odell, Phyllis Magnus, and (1) unidentified caller.

Public Notice was published in the Adirondack Daily Enterprise regarding the date and time of this meeting, and posted on the Town of St. Armand’s website and Facebook page. Emails were sent to the Rockledge Water District users, advising them of the meeting date and time.

Supervisor Winemiller called the meeting to order at 5:00 p.m. Winemiller asked everyone to stand and join in the Pledge of Allegiance. Winemiller thanked everyone present for attending this meeting.

Supervisor Winemiller had previously emailed the 2<sup>nd</sup> draft of the Rockledge Rules and Regulations to the Rockledge residents, and at this meeting she asked them to state what they felt needed to be changed or reworded in the draft regulations:

Klaus Meissner served as Task Force spokesperson for Rockledge.

Page 1, Item #2. That the proposed provisions comply with the Village of Saranac Lake water system rules.

Supervisor Winemiller stated she reviewed the Village of Saranac Lake’s Rules and Regulations, and in comparing, she found no discrepancies as far as she could tell.

Klaus had a question on the Water rates. Since SL Village establishes the rates, he wanted to know if there had been any more news on possible changes and how they charge for water?

Supervisor Winemiller stated she would be setting up a meeting with the Village of Saranac Lake when we were ready to apply for the grant. The first step is to get the Rules and Regulations done, and once that is done, then we can complete the steps to apply for the grant.

Page 3, Curb Stops: Klaus stated he did not know where his curb stop is and is not sure that others know where theirs are.

Supervisor Winemiller stated that the locations of the curb stops could be located and she believes the Village of Saranac Lake does have some maps. She will speak with Dustin to determine if they have maps.

Under Disconnection, Page 7, Item A: Klaus stated a typo should be corrected to “In the case where the resident is currently receiving, rather than current.”

Supervisor Winemiller noted the correction.

Rockledge Water District Tax Parcels: Klaus stated some owners have more than one lot and some people have combined lots to have one lot. Owners with more than one lot would be charged a higher rate than owners with one lot.

Supervisor Winemiller pulled up the Rockledge map describing the green dots that represent taxed parcels. There are three lots in the Rockledge area that are not being charged any tax. They don’t have a water tap to them, but their property is more valuable because the water goes right by their property.

For example, an Owner that has a vacant lot and a lot with a residence. If the owner combined the two lots, they would only pay for one lot. That is a decision the property owners are going to have to make.

Klaus questioned the taxing process here has to do with supporting the infrastructure. A different way to approach this is perhaps going by road lots. Some people have large road frontage and some people have less road frontage.

Winemiller explained it is charged by what is considered “building lot” on the vacant lots, not road frontage. In Rockledge it is taxable rate. The tax rate in Rockledge is .88 cents per \$1,000.00 of assessed value. If you have a

\$100,000.00 house, you are paying \$88.00 for taxes. If we did 50% on the vacant lots, it could be .44 cents per thousand, so they are still contributing to the infrastructure.

Klaus was just wondering if there could be another way. Winemiller stated it could not be based on the size of the road frontage, because Rockledge tax is based on the assessed value.

Jay Federman stated he thought that the current process of evaluating vacant lots is fair.

Judy Odell asked that is basically what is in place now, correct?

Supervisor Winemiller replied that there are some property owners who are being charged the full amount and there are some that are paying nothing. The quarterly charge is the charge from the Village of Saranac Lake. The proposed changes in the revised Rules and Regulations have not been adopted yet.

Jonathan D. explained when we are all on the same page, and asked how does this become ratified and become law?

Supervisor Winemiller replied that once we have made all the changes that we are discussing, the Town of St. Armand by Resolution introduces the proposed Local Law at a Public Hearing, where all in attendance are allowed to weigh in. The date of the Public Hearing is publicized in the Adirondack Daily Enterprise, and other avenues. A second Public meeting is then scheduled, where by Resolution the Local Law is passed and then submitted to the Department of State in Albany for registering as a law. Once the Town receives the letter of acceptance from the Department of State in Albany, the Law then becomes Local Law.

Jonathan D. then asked at what point do people have an opportunity to weigh in and perhaps make modifications?

Supervisor Winemiller explained that the purpose of these meetings is to discuss the items and give everyone the opportunity to weigh in. She continued that at the Public Hearing attendees are given the opportunity to weigh in, as well. Winemiller stated that we are doing this to work with the Rockledge residents. There is no "us vs. them".

#### QUESTIONS, COMMENTS OR CONCERNS:

Winemiller asked those present if anyone had any more comments, questions, or concerns? There were no further questions, comments or concerns. Winemiller stated she would make the changes that were discussed at this meeting and email the revised version to the Rockledge residents. The next Rockledge meeting (#7) will be scheduled for Tuesday, June 21<sup>st</sup> at 5:30 pm.

#### MOTION TO ADJOURN:

Councilperson Donald Amell made a Motion to Adjourn the Special Board Meeting. The Motion was seconded by Councilperson Sheridan Swinyer and the Special Board Meeting adjourned at 5:27 pm.

I, Barbara J. Darrah, Town Clerk for the Town of St. Armand, do hereby certify that the above is a true and correct transcript of the Special Board Meeting minutes held on the above-referenced date.

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Barbara J. Darrah  
St. Armand Town Clerk

Dated: May 17, 2022