

November 25th, 2013 LaFayette Town Board Meeting Minutes

Minutes of the Town Board Meeting held by the LaFayette Town Board on November 25th, 2013 at 6:30 p.m. in the Meeting Room of the LaFayette Commons Office Building at 2577 Route 11 in the Town of LaFayette.

Present: Andrew Ohstrom, Deputy Supervisor
Steven Zajac, Councilman
Douglas Daniel, Councilman

Recording Secretary: Jacqueline G. Roorda, Town Clerk

Others Present: Kevin Gilligan, Town Attorney
Thomas Chartrand, Budget Officer
Ralph Lamson, Building and Code Officer
John Greeley, Highway Superintendent
Shawn Adam, Assessor
Jeff Palin, C & S Companies
Nick Kirby, Resident

1. Deputy Supervisor Ohstrom called the meeting to order at 6:33 p.m.
2. The Town Clerk, Jackie Roorda took the Roll – Superintendent McConnell absent.
3. Pledge to our U.S. Flag led by Town Councilman Zajac.
4. Town Board Minutes of October 28st, and November 6th, 2013.

Councilman Daniel moved and Zajac seconded the motion to accept the October 28th, 2013 and November 6th, meeting minutes submitted by Town Clerk Jackie Roorda, as amended. Motion carried 3-0.

Andrew Ohstrom	Deputy Supervisor	Voted	Yes
Steven Zajac	Councilman	Voted	Yes
Douglas Daniel	Councilman	Voted	Yes

5. PUBLIC HEARING

6. COMMUNICATIONS

Deputy Superintendent Ohstrom began introducing the items regarding the proposed Highway Garage. Discussion and review of the C & S statement of work, Phase 2 Contract, Timeline and issues needed with regard to the property adjacent to the Route 11 north property where the Garage Project is anticipated to take place and resulted in the following motions.

A. C & S Engineers Statement of Work

Councilman Zajac moved and Daniel seconded the motion to approve the scope of services and statement of work presented by C & S Companies for the LaFayette Highway Garage Project. Motion Carried 3 – 0.

Andrew Ohstrom	Deputy Supervisor	Voted	Yes
Steven Zajac	Councilman	Voted	Yes
Douglas Daniel	Councilman	Voted	Yes

B. C & S Companies Contract

Councilman Daniel moved and Zajac seconded the motion to accept and approve of C & S Engineers Contract and Proposed Lump sum fee of \$13,100 for Phase 2 which includes performing the services of Soil Borings (SBO); Laboratory Testing (SBO); Completing the Full Environmental Assessment Form and C & S Services Reporting. Motion carried 3 – 0.

Andrew Ohstrom	Deputy Supervisor	Voted	Yes
Steven Zajac	Councilman	Voted	Yes
Douglas Daniel	Councilman	Voted	Yes

C. Highway Garage Timeline

Councilman Daniel moved and Zajac seconded the motion to accept and approve the tentative November 25th, 23013 – April 28th, 2014 Timeline of events required for the LaFayette Highway Garage Project, dependent on the Title Review as submitted by C & S Companies. Motion carried 3 – 0.

Andrew Ohstrom	Deputy Supervisor	Voted	Yes
Steven Zajac	Councilman	Voted	Yes
Douglas Daniel	Councilman	Voted	Yes

D. The Board requested that Attorney Gilligan move ahead and order the abstract of title for the proposed Highway Garage property and discussed Nadine Bell moving ahead with the application for a purchase deed.

Councilman Daniel moved and Zajac seconded the motion authorizing Attorney Gilligan to move ahead and order an abstract of title for the proposed Highway Garage Property and approving Nadine Bell to apply for a purchase deed and authorize expenditures in accordance with Tier I provisions associated with the deed for the property adjacent to the Route 11 North property. Motion carried 3 – 0.

Andrew Ohstrom	Deputy Supervisor	Voted	Yes
Steven Zajac	Councilman	Voted	Yes
Douglas Daniel	Councilman	Voted	Yes

Ohstrom then asked if there were any other matters associated with C & S Companies authorizations. Jeff Palin, of C & S Companies explained that the main Town/C&S contract needs to be in effect prior to the start of any work on this project.

Councilman Zajac moved and Daniel seconded the motion authorizing the General overall Contract for with C & S Companies, subject to the Attorneys review of the changes.

Motion carried 3 – 0.

Andrew Ohstrom	Deputy Supervisor	Voted	Yes
Steven Zajac	Councilman	Voted	Yes
Douglas Daniel	Councilman	Voted	Yes

Mr. Palin advised that the Driller is expected to start next week doing the soil Geotechnical checks and that he will give prior notice to Highway Superintendent Greeley.

8. REPORTS

A. Departmental

1. Assessors

2. Building and Zoning Code Enforcement

Building and code Enforcer Ralph Lamson advised that he had about 15 applicants for the Deputy Code Enforcer position which he narrowed down to 4 to 5 and performed interviews. He has offered the position to Nick Kirby whom he would like the Board to appoint at the December 9th meeting.

Lamson then reported that he is in need for a new computer as the laptop computer that he is presently using 10 years old. So much involved in Building and Codes is reliant on computer programs therefore he needs to get update and plan for future to stay current with the times.

Ralph also advised that he recently attended a Workshop at Syracuse University regarding Solar Energy in which Municipalities are encouraged to get onboard with roof-top Solar Projects. Municipalities whom adopt the NYSERTA application for the Solar Energy projects are eligible for a \$2,500 incentive check. He advised that he will not be able to attend the December meeting therefore he will have the details written up for that meeting. Ohstrom thanked Lamson for checking into this matter and attending the workshop.

Ohstrom then introduced Nick and Nick stood up and gave a brief summary of his background and reason for applying for this position. Nick advised that he graduated from LaFayette High School, ESF and Boston where he received his teaching degree. He teaches 7th grade Science at Fayetteville Manlius Schools and has experience in construction. His teaching schedule will allow him evening hours and summers off

therefore will be available at peak times of building. He also advised that he recently purchased a home in LaFayette and is looking forward to working in the Town. Ohstrom welcomed him and thanked him for his interest in the Building and Code Deputy for LaFayette. Ohstrom then asked Lamson if there is any certification or education needed for this position. Ralph advised that there are many training seminars and workshops that are offered at no cost by the State that will assist Nick in the rules and regulations and he will get that information to Nick as they arise.

3. Dog Control

4. Highway Superintendent

Mr. Greeley submitted a written report and discussed the items directly relating to his report:

Roads: Snow and Ice Operations were performed 8 times so far.

Equipment: Five plow trucks are ready for next snowfall.

Greeley advised that he is having ongoing problems with the Volvo and has met with Vantage Equipment who have been trying to resolve the hydraulic issues. A solution to fix his is not being found, therefore Vantage is trying to make amends and have offered a slightly larger 180E model with a bigger hydraulic/motor replacement which is the same year with same number of hours as the 160E Volvo. Deputy Highway Superintendent Steve Robson and Greeley will go check it out after Vantage will submit the necessary paperwork to the Attorneys to look over.

Greeley also advised that he has gotten some calls requesting the walking path at Stafford being plowed. Discussion regarding times that we are not able to maintain the trail and if someone falls, liability and insurance costs; and posting signs stating "danger of ice, walking at your own risk" and of took place. Ohstrom will check with the insurance company and report their recommendations.

Greeley said he has been working with C & S looking at a three year study of gas and diesel consumption and investigating the possibility of the Troopers and/or LaFayette Fire Department joining in on the proposed Highway Garage Fueling Station. This would give them 24 hour access and would propose a huge savings on fueling costs for all involved as purchasing the fuel would be on State contract and tax free. Councilman Zajac advised that possibly the School may be interested in using this as a back-up also.

Attorney Gilligan advised that he has been working on the bonding aspect of the Highway Garage project. As Tom Chartrand has pointed out, the Town needs to obtain a current bond rating so that it can proceed with the bonding of this project. The better the bond rating, the lower the overall borrowing cost to the Town rate. If we do not obtain a rating, our costs will be much higher. Bonding would need to go out for public bid, as the total amount will exceed \$1,000,000. It will take a minimum of 60 days to go

through the bonding process. The bonding authorization is subject to a 30 day moratorium period. He further advised that SEQR needs to be complete before the bond resolution is considered.

5. Justice Court

a. August and September Monthly reports for Judge Shute submitted and reviewed.

74 - Total cases; \$5,200.00 taken in for the month of August.

92 - Total cases; \$8,380.00 taken in for the month of September.

6. Library Director – Deputy Supervisor Ohstrom asked the Board if they have any questions or comments regarding the Library Minutes or Directors Report. None voiced.

7. Recreation Director Councilman Ohstrom reported that the usual sports activities are ongoing and that bleachers have been purchased.

8. Parks and Rec

9. Tax Collector

10. Town Clerk

a. Monthly report submitted by Town Clerk Roorda.

b. Roorda advised that progress is being made on the records in the Archive File Room, however it is going to be a slow and trying project.

11. Town Supervisor

a. Monthly Statement of Supervisor submitted.

B. Committees

1. Community

2. Emergency Response

3. Employee Policies and Benefits

4. Environmental and Conservation Advisory Board – Ohstrom advised that Rainer Brocke has submitted his letter of resignation as the Chairman of the Environmental and Conservation Advisory Board. Ohstrom further stated that Mr. Brocke's devotion, leadership and knowledge will be missed and that he will be further recognized at the Organizational Meeting in January.

5. Highway

6. Physical Plant
7. Recreation and Youth
8. Safety
9. School District Liaisons
10. Service
11. SOTS and OCRRA Liaison
12. SPDES

9. LITIGATION & OTHER LEGAL MATTERS

A. A Millennium Pipeline Meeting was recently held at the High School. After discussing this with Supervisor McConnell, Attorney Gilligan attended the meeting and gave a brief summary of what was addressed. He advised that Attorney Joe Heath, Counsel for the Onondaga Nation and Craig Stevens, a property owner and activist from Pennsylvania were the main presenters discussing the Millennium Pipeline and reasons they feel it should not be allowed.

B. Jamesville Grove Insurance

a. Kevin Gilligan shared an email wherein Marla Cohen questioned why they need to maintain insurance on the Jamesville Grove Development since construction is completed. Gilligan advised that normally the insurance is required throughout the one year warranty period until final acceptance by the town and in accordance with the developer agreement. After a brief discussion it was determined that the Cohen's will need to keep the insurance coverage for the full one year warranty period as in accordance with the developer agreement. This would ensure insurance coverage in case any additional site work that may be deemed necessary.

C. "Sandwich/Ashford acquisition of paper street– Discussion took place regarding the sale of a paper street located in the Maple Grove Subdivision, to the adjoining landowners. Attorney Gilligan advised that such a transaction will be subject to permissive referendum. The Board requested that he that he that prepared a resolution for the December 9th, Town Board meeting for the Board to consider.

10. UNFINISHED BUSINESS & ACTIVE PROJECTS

11. NEW BUSINESS

12. Suggestions for improvement and positive contributions. John Greeley suggested a proposal for a \$4,000 Grant toward Recreation equipment for Senior Citizens, which was briefly discussed.

- 13. Executive Session
- 14. Motion to audit and pay bills.

**Councilman Zajac moved and Daniel seconded the motion to audit and pay bills.
Motion carried 3 - 0.**

Andrew Ohstrom	Deputy Supervisor	Voted	Yes
Steve Zajac	Councilman	Voted	Yes
Doug Daniel	Councilman	Voted	Yes
General Fund	4367- 4374	\$	40,265.53
Highway Fund	4349- 4366	\$	14,265.83
Special District Trust & Agency	4397- 4398	\$	1,080.75

Councilman Zajac moved and Daniel seconded the motion to adjourn the meeting. Motion carried 3 - 0.

The Special Town Board Meeting was adjourned at 7:31 p.m.

Respectfully submitted,

Jacqueline G. Roorda
Town Clerk