

September 23rd, 2013 LaFayette Town Board Meeting Minutes

Minutes of the Town Board Meeting held by the LaFayette Town Board on September 23, 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: William McConnell, Supervisor
Andrew Ohstrom, Councilman
Jerry Doolittle, Councilman
Steven Zajac, Councilman
Doug Daniel, Councilman

Recording Secretary: Jacqueline G. Roorda, Town Clerk

Others Present: Kevin Gilligan, Town Attorney
John Greeley, Highway Superintendent
Steve Robson, Deputy Highway Superintendent
Thomas Chartrand, Town Bookkeeper
Adrian Shute
Dave Knapp
Gil Holm
Leon Cook
Sumner Palmer
Mark Chambers
Jeff Palin
Mike Lamantagne
Matt Shaffer
Dottie and Bill McConnell
Thomas Rezsnyak
Laura Horian
Ana McConnell
Robert Cross
Pat Keefe
Robin Sandwick
Barbara Lasky
Bob DeRin
Richard Naylor
Raymond and Sally Bishop
Herman Bieling
Teresa Buck-Bieling
Arthur Goldsmith
Ken Schoeck
Knowlton Foote

1. Supervisor McConnell called the meeting to order at 6:35 p.m.

2. The Deputy Town Clerk took the Roll – All Present.
3. Pledge to our U. S. Flag led by Town Councilman Ohstrom.
4. Supervisor McConnell asked if there were any correction of the Town Board Minutes of the September 9th, 2013 meeting. None were voiced.

Councilman Ohstrom moved and Zajac seconded the motion to accept the September 9thth, 2013 Town Board Meeting Minutes as submitted by the Town Clerk. Motion carried 5-0.

| | | | |
|--------------------------|-------------------|--------------|------------|
| William McConnell | Supervisor | Voted | Yes |
| Andrew Ohstrom | Councilman | Voted | Yes |
| Jerry Doolittle | Councilman | Voted | Yes |
| Steve Zajac | Councilman | Voted | Yes |
| Doug Daniel | Councilman | Voted | Yes |

5. Justice Court - Supervisor McConnell advised that the recent retirement of Justice Clerk Eva Palmer has left a vacancy in the Justice Clerk Position. Judges Perrin and Shute have offered the Justice Clerk position to Carleen LaRonde, moving her from her present position of Clerk I. Her salary will increase to the Justice Clerk salary however it will no longer be a full time position and health benefits will be eliminated. They have offered Noah LaRonde the Clerk I position and will need to hire one more Clerk. All three positions will be part time. Supervisor McConnell asked if there were any questions or concerns from the Board members. Councilman Doolittle asked with 3 part-time clerks, who will be in charge. Shute advised that Carleen LaRonde will be in charge and that Noah and the new clerk will report to her.

Councilman Ohstrom moved and Doolittle seconded the motion to appoint Carleen LaRonde to the Justice Clerk part-time position at a salary of \$18,200. Motion carried 5-0.

| | | | |
|--------------------------|-------------------|--------------|------------|
| William McConnell | Supervisor | Voted | Yes |
| Andrew Ohstrom | Councilman | Voted | Yes |
| Jerry Doolittle | Councilman | Voted | Yes |
| Steve Zajac | Councilman | Voted | Yes |
| Doug Daniel | Councilman | Voted | Yes |

6. COMMUNICATIONS

Supervisor McConnell welcomed everyone to the meeting and acknowledged Leon Cook, retired Highway Superintendent from 1985-2012; previous Town Supervisor Sumner Palmer and County Legislator and previous Town Councilman, David Knapp. He thanked them for their previous service to LaFayette.

He then introduced Jeff Palin, Mark Chambers and Mike Lamantagne of C & S Companies, who for the last year and a half have been investigating, fact finding and attempting to find a solution to need for a new Highway Garage Building at the least cost to the Town. A slide show presentation and booklets were distributed illustrating the existing conditions of the present Highway Garage and the pros and cons of trying to repair the existing building, two site options and three different building options.

Existing Facility - 70 years old, code deficiencies/PESH violations, major structural deficiencies, high energy cost to operate (+/- \$15,000/year); inadequately sized for modern needs and currently 10 pieces of equipment is stored outside.

Site – Option 1 current Route 11 South location – behind existing garage would be most expensive to access the building due to the steep slope in the land.

Site – Option 2 at previous B & B Lumber property recently purchased by the Town at Tax Auction.

Building – Option 1 – 25,200 Square Feet; \$3.7 million dollar estimated project cost; 8 vehicle expansion capacity; impact to taxpayer - \$95/\$100,000 assessed; annual utility cost \$18,000.

Pros: Meets all projected needs without needing future expansion
Houses all equipment in single facility

Cons: Cost

Building – Option 2 - 15,400 Square Feet; 10,200 square feet new building and renovating old 5,200 square feet pole barn on property for cold storage; 2.4 million dollar estimated project cost ; four vehicle expansion capacity; Impact to taxpayer: \$60/\$100,00- assessed value; annual utility cost \$7,000.

Pros: Smaller new build footprint
Least cost to taxpayer

Cons: Inefficient/difficult use of pole barn
Cost to update pole barn
Does not fully address future needs
Equipment in cold storage

Building – Option 3 – 17,820 Square Feet; \$3.0 Million Dollar estimated Project Cost; 4 vehicle expansion capacity; Impact to taxpayer: \$77/\$100,000 assessed value; annual utility cost \$12,000.

Pros: “Middle of the road”
Meets current needs
Affords easy future expansion if needed

Cons: Equipment juggle

Future of Existing Building

Sell Building and Property – “as is”

Repurposed – Potential Storage for Parks and Recreation

Rehabilitate - Code/PESH violations - \$10,000 +/-

Structural Related Issues _ \$75,000 +/-
Continued close maintenance
High utility costs

Questions comments and discussions took place including pros and cons of plowing County Roads, privatizing plowing; monetary advantage to Town to continue to plow County roads, large school district area and numerous miles of road to maintain and keep safe, highway equipment maintenance; future increasing costs of building materials and seasonal juggling of equipment with Options 2 & 3, and a timeframe if approved,etc.

October 19th, 2013 10:00 am – 2:00 pm – the Highway Garage will be open for anyone to walk through to see damage and state of disrepair present.

Supervisor McConnell advised that this has been a three year study and hopefully a full presentation will be done at the High School in January or February to accommodate residents and educate on the Options. Once the Town Board takes action the issue would be voted on by all registered voters. If approved it would take approximately 6 or 7 months to complete the building.

7. SPECIAL REPORTS -

A. Shared Services Agreement -

Councilman Ohstrom moved and Zajac seconded the motion authorizing Supervisor McConnell to execute that 2014 Shared Services Agreement between Sate of New York and Town of LaFayette for the time frame of October 1, 2013 - September 30, 2014, pending Attorney Gilligan's review and approval of said contract.

Motion carried 5-0.

| | | | |
|--------------------------|-------------------|--------------|------------|
| William McConnell | Supervisor | Voted | Yes |
| Andrew Ohstrom | Councilman | Voted | Yes |
| Jerry Doolittle | Councilman | Voted | Yes |
| Steve Zajac | Councilman | Voted | Yes |
| Doug Daniel | Councilman | Voted | Yes |

B. Sugarbush Property Sale

Supervisor McConnell reported that he has spoken with the Ashfords and the Sandwicks regarding the Sale of the Town Property located on Sugarbush Drive which borders their properties. It will be on the first of communications on the Agenda for the October 28th, 2013 Town Board meeting and a decision should take place at that time, if not settled before.

C. Groth Road, AT&T Towers -

Supervisor McConnell advised that Pinnacle Wireless, Inc. (Contractor for AT&T) requesting to add 3 additional LTE Panel Antennas and associated equipment to the existing 6 panel antennas at the same height of 153'. A short discussion took place. McConnell and Gilligan will do some homework and report back.

D. Municipal Separate Stormwater System (MS4) - Councilman Doolittle explained that a Coalition was formed to simplify, educate, train and assist with monitoring and taking care of any pollution concerns while adhering to State Pollutant Discharge Elimination System Municipal Separate Storm Sewer System and DEC requirements. Town Engineer, Mark Parish takes care of the technical portion and reports to the Coalition. The cost is \$3,600 per year and 31 out of 33 towns are already members of the Coalition.

Councilman Ohstrom moved and Doolittle seconded the motion authorizing the Supervisor to sign the Resolution Supporting Participation in the CNY Stormwater Coalition Staff Services and Education Compliance Assistance Program System at a cost of \$3,600.

Motion carried 5-0.

| | | | |
|--------------------------|-------------------|--------------|------------|
| William McConnell | Supervisor | Voted | Yes |
| Andrew Ohstrom | Councilman | Voted | Yes |
| Jerry Doolittle | Councilman | Voted | Yes |
| Steve Zajac | Councilman | Voted | Yes |
| Doug Daniel | Councilman | Voted | Yes |

8. Handyman Vacancy –

Councilman Doolittle advised that he already has nine resumes that he and Councilman Zajac will be reviewing and setting up interviews.

9. Motion to audit and pay bills.

Councilman Daniel moved and Zajac seconded the motion to audit and pay bills.

Motion carried 5-0

| | | | |
|--------------------------|-------------------|--------------|------------|
| William McConnell | Supervisor | Voted | Yes |
| Andrew Ohstrom | Councilman | Voted | Yes |
| Jerry Doolittle | Councilman | Voted | Yes |
| Steve Zajac | Councilman | Voted | Yes |
| Doug Daniel | Councilman | Voted | Yes |

Councilman Daniel moved and Ohstrom seconded the motion to adjourn the meeting. Motion carried 5-0.

The Regular Town Board Meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Jacqueline G. Roorda
TownClerk