

June 4, 2024  
Town Board Meeting

In Attendance:	Kevin Bean – Supervisor	Anna Bowers – Councilwoman
	Paul Heid – Councilman	Arnold Stevens – Councilman
	Jim Williams – Councilman	Jean Comstock – Town Clerk

1. Pledge of Allegiance – led by Arthur Webb.
2. Call to Order the Regular Meeting at 7:00PM.
3. Approve the Minutes of the May 14, 2024 Meeting – Supervisor Bean – any questions or Amendments?

**RESOLUTION # 103-24**

Ms. Bowers made a Motion to accept and approve the Meeting Minutes of May 14, 2024 and moved its passage with a Second Motion from Mr. Heid. With the following Members voting in favor of the Resolution it is carried. Ayes – 5 (Bean, Bowers, Heid, Stevens, Williams); Nay – 0.

4. Pro-Housing Update – Ms. Bowers gave an update; NYS Pro Housing Certification for funding; in March I submitted a pro-housing letter; thanks to the County and Allison Gaddy for answering my many questions; the County has updated all involved; the Board needs to pass a Resolution; sent the Board a sample resolution; I would propose that we have the Resolution ready for the June 18, 2024 Meeting so we have everything checked to go for the Grants. Supervisor Bean – it sounds good for the June 18, 2024 Meeting. Mr. Williams – is there a benefit or means that we could tie in some of the preliminary Master Plan into this now? Ms. Bowers – we can certainly use it as a blue print to get us going, it’s just not fine-tuned enough.
5. Town Website update – had a meeting with Madaddie – training is included as well as support after upload. A link will be sent to all in Town Hall and Board Members prior to going live; Kerriann will work with Jean, Joann, and Danae to make sure all is good in the background. She is also working with Northshore with recreating the website; Matt Byrne has all the info he “scraped” from the website to share with her; she’ll send me a calendar.
6. Resolution for Special Event Adirondack Brewery for September 21, 2024 – Supervisor Bean – we had this at the last Board Meeting and we now have the certificate of insurance that was requested.

**RESOLUTION # 104 – 24**

Mr. Heid made a Motion to approve the Special Event Permit for Adirondack Brewery for the Community Days/Outdoor Show on September 21, 2024 and moved its passage with a Second Motion from Ms. Bowers. With the following Members voting in favor of the Resolution it is carried. Ayes – 4 (Bean, Bowers, Heid, Williams) Nay -1 (Stevens).

7. Resolution to Hire Lifeguard/Counselor – we had a lifeguard that was hired but unfortunately, he had another opportunity, we need to fill this position; Mr. Olesheski – certification completed, offered and accepted by another individual.

**RESOLUTION # 105 – 24**

Mr. Stevens made a Motion to approve the hiring of the lifeguard and moved its passage with a Second Motion from Mr. Heid. With the following Members voting in favor of the Resolution it is carried. Ayes – 5 (Bean, Bowers, Heid, Stevens, Williams); Nays – 0.

8. Resolution to Hire Summer Programming Counselors – Supervisor Bean – Mr. Olesheski spent a lot of time trying to find folks to fill the positions; to have transparency – his son is one of the candidates; two counselors is that correct? Mr. Olesheski – yes, two counselors 15 hours a week at \$15/hour. Supervisor Bean with so few applicants, I feel this is OK and not considered nepotism.

**RESOLUTION # 106 – 24**

Ms. Bowers made a Motion to approve the hiring of two counselors and moved its passage with a Second Motion from Mr. Heid. With the following Members voting in favor of the Resolution, it is carried. Ayes 5 (Bean, Bowers, Heid, Stevens, Williams); Nay – 0.

9. Resolution to Approve and Accept the Bid for the Truck Scale at the Transfer Station – Supervisor Bean – authorize purchase scale for Transfer Station; came in a little higher than we expected but still within budget; Mr. Konis – load sensors, an extra load sensor is also being included; Mr. Williams – I had some questions, but I think they’ve all been answered; payment seemed a little top heavy; ordered, paid for by the Contractor while the concrete work is being done; we don’t take ownership until it’s done; insurance is on them; who will be getting the building permit? Mr. Olesheski – I assume that since it falls under my department I would be responsible for that; Mr. Heid – expected delivery schedule? Mr. Olesheski – 10-12 weeks; again my hope is that if this gets approved tonight the Highway Department can do some of the dirt work and need to hear back from SLIC; those things need to be tied up soon; we’ll then schedule for the concrete. Mr. Stevens – collection of fees? Mr. Olesheski – the Committee is working on that; if we know that this is going through we need to think about the fees.

**RESOLUTION # 107 – 24**

Mr. Williams made a Motion to approve and accept the Truck Scale Bid and moved its passage with a Second Motion from Mr. Heid. With the following Members voting in favor of the Resolution, it is carried. Ayes – 5 (Bean, Bowers, Heid, Stevens, Williams); Nay – 0.

10. Resolution to Authorize Supervisor to Sign for Professional Services Modification Proposal #1 – Ski Bowl Mitigation Contract; some things have popped up; 3-phase power in the way for proper drainage; we’re still a ways away from getting that completed; this will help me get this completed; Mr. Williams – this really highlights the concerns that Mr. Nettle has voiced in the past; the Town needs a project manager that understands the scope of the work; this is a classic example of why we need one; we need to set aside the funds for this; Mr. Konis – in conversation with the engineers they told us that when the Grant was written there is money in there to hire a Clerk of the Works or Project Manager; may want to chat with Jessica Leerkes about that; Ms. Nettle – was wondering about the power – shouldn’t the engineer be responsible for that, not the Town? Mr. Williams – we need to be careful with the information we divulge as it is a contract; we’re aware of it and we’re on top of it.

**RESOLUTION # 108 – 24**

Mr. Heid made a Motion to Authorize Supervisor Bean to Sign the Professional Services Modifications for the Ski Bowl Mitigation Project and moved its passage with a Second Motion from Ms. Bowers. With the following Members voting in favor of the Resolution, it is carried. Ayes – 5 (Bean, Bowers, Heid, Stevens, Williams); Nay – 0.

11. Motion to Move to Executive Session

**RESOLUTION # 109 – 24**

Ms. Bowers made a Motion to move into Executive Session at 7:20PM and moved its passage with a Second Motion from Mr. Heid. With the following Members voting in favor of the Resolution, it is carried. Ayes – 5 (Bean, Bowers, Heid, Stevens, Williams).

12. Motion to Adjourn Executive Session at 8:01PM.AB/PH

### **RESOLUTION # 110 – 24**

Ms. Bowers made a Motion to Adjourn the Executive Session at 8:01PM and moved its passage with a Second Motion from Mr. Heid. With the following Members voting in favor of the Resolution, it is carried. Ayes – 5 (Bean, Bowers, Heid, Stevens, Williams).

### **RESOLUTION #111 – 24**

Supervisor Bean indicated that the vote for the new Zoning Enforcement Officer was 3-2 in favor of John Fallon. With the following Members voting in favor of the Resolution, it is carried. Ayes – 3 (Bean, Heid, Williams); Nay – 2 (Bowers, Stevens).

#### 13. Motion to Return to the Regular Town Board Meeting.

### **RESOLUTION # 112 – 24**

Mr. Williams made a Motion to return to the Regular Board Meeting at 8:03PM and moved its passage with a Second Motion from Mr. Heid. With the following Members voting in favor of the Resolution, it is carried. Ayes – 5 (Bean, Bowers, Heid, Stevens, Williams); Nay – 0.

#### 14. Committee Reports

##### **Paul Heid**

- We're still working the Hooskick Tire for disposal of tires.
- We're moving ahead with the Highway Committee – we have a lot of concerns regarding spending, save some money for the Town, making sure the money is being used efficiently; using CHIPS money properly; Tom Volcheck is being appointed to Chair the Highway Committee; Roger Smith couldn't be here tonight, but within the next couple of days we'll set up a meeting.

##### **Anna Bowers**

- Occ Tax – nothing new.
- Child Care – virtual meeting for funding opportunities; June 20, 2024 meeting;
- Community Development ... - not another workshop planned yet; Allison Gaddy – is planning to attend a Town Board Meeting, we can get that on the Agenda.

##### **Supervisor Bean**

- Zoning Laws – need a over-haul; not putting Mr. Fallon on this immediately; we have about 7-8 parcels in the Hamlet of North Creek; want to change to C-1 – owners could do more with their property; been in touch with the County, Town Attorney – this all makes a lot of sense; we can do this in short order to provide flexibility with these parcels; we'll be making that Resolution at the next Board Meeting;
- Budget – not a lot accomplished; another meeting at the end of June; Danae will be in attendance at this meeting; I just want to make this clear folks – the last thing I want in November is to say what Mark Smith had to say - we're doing a 6-7% tax increase; I will feel like I've failed if this happens; that's the whole point of the Budget Committee, to be fair and less increase in taxes.

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##### **Jim Williams**

- Connector Trail – WPM has completed the trails; it's an unbelievable trail; working on a lease for the remaining connection – at next meeting; similar lease as to what's happened in the past.
- ORDA – water hookup was approved; flew the towers out by helicopter this past weekend; all were removed.
- Electric Service – for snack shack, entrance, tennis courts – that will all be upgraded; should be completed by the 1<sup>st</sup>/2<sup>nd</sup> week in July.

- Sewer – countless meetings and phone conversations; trying to keep it on track; having problems with the ammonia limits; these were in the last round of comments; working on ways to work around this so that we have a system that’s beneficial to the Town and allow for growth; working within the deadline for ORDA’s lodge as well; we’re on the verge of going public with this; we’ll continue to plug away. Chris Heidrich – scalability? Mr. Williams – the amount we were able to scale 25:1 we’re at 9:1, we’re working on a second discharge to help eliminate that.

**Arnold Stevens**

- Water Mitigation at Ski Bowl – on-going;
- Water Tank Replacement – visited the site the other day; ledges and granite are some issues we’re dealing with; from what the engineer said, they said they are hopeful to start laying forms for concrete.

15. Warrants

GENERAL FUND:	\$ 28,706.08
HIGHWAY FUND:	\$ 37,094.11
WATER IMPROVEMENT PROJECT:	\$ 1,575.00
SKI BOWL MITIGATION PROJECT:	\$ 52,206.60
RECREATIONAL TRAILS GRANT:	\$ 40,975.00
LIBRARY FUND:	\$ 338.80
WATER DISTRICT:	\$ 21,566.59
TRUST & AGENCY:	\$ <u>1,376.88</u>
<b>TOTAL</b>	<b>\$183,839.06</b>

**RESOLUTION # 113 – 24**

Ms. Bowers made a Motion to approve the Warrants and moved its passage with a Second Motion from Mr. Stevens. With the following Members voting in favor of the Resolution, it is carried. Ayes – 5 (Bean, Bowers, Heid, Stevens, Williams); Nay - 0

Mr. Williams – before we get into Privilege of the Floor – where are with the sale of Town Property RFP? Town Clerk – I gave the Supervisor a packet of what we’ve had done in the past, appraisals, list of properties, etc.; Supervisor. Bean, that’s on me, I’ll work on that.

Mr. Webb – admissions have been opened; haven’t heard about the application yet; big letter writing campaign to Governor, Senators; keep pressure on the Governor. Supervisor Bean – timeframe for VAP? Mr. Webb – they’re putting them in for all of their facilities; Mr. Williams – they’re adding residents? Mr. Webb – yes.

16. Privilege of the Floor –

- Jennifer Zimmerman – Hamlet? North Creek? Make properties commercial? Supervisor Bean – very constrictive HB-1, C-1 has some flexibility; Ms. Bowers – not all are mixed use; Supervisor Bean – it’s just Hamlet designation; stop in and I can show you the properties; all will still have to go to Planning and Zoning; these are empty lots at this time; Ms. Zimmerman – I’ll stop by.
- Volcheck – Mr. Williams – sewer project – has anyone asked about the DB levels? Mr. Williams – I can’t say yes or not to that; the hoops and concerns from multiple agencies, we still need rural development to sign off on it; will the re-zoning interfere with the quality of life? Mr. Williams – I can’t answer that right now; Mr. Volcheck – the fans could be a concern.
- Kelly Nessel – where are the lights going? Mr. Williams – the snack shack at the ball fields; that whole panel will have a new service panel.

- Bob Nettle – I assume that you're aware when you change the land use codes you have to have Public Hearings, etc.; Supervisor Bean – I've spoken to Town Attorney and APA, we'll work with their rules; Mr. Nettle – I've had conversations and will follow the letter of the law.

17. Motion to Adjourn

**RESOLUTION # 114 – 24**

Mr. Stevens made a Motion to Adjourn the Regular Town Board Meeting at 8:36PM and moved its passage with a Second Motion from Mr. Heid. With the following Members voting in favor of the Resolution, it is carried. Ayes – 5 (Bean, Bowers, Heid, Stevens, Williams); Nay – 0.

Prepared by:

*Jean M. Comstock*

Jean M. Comstock  
Town Clerk

**THE NEXT REGULAR TOWN BOARD MEETING WILL BE JUNE 18, 2024 AT 7:00PM  
AT TANNERY POND AND VIRTUAL.**