

May 14th, 2024 LaFayette Town Board Meeting Minutes

Minutes of the Regular Town Board Meeting held by the LaFayette Town Board on May 14th, 2024 at 6:30 p.m. at LaFayette Town Hall and live on Facebook.

Present: William McConnell, Supervisor
Melanie Palmer, Councilor
Jerry Marzo, Councilor
Nate Loughlin, Councilor
Carole Dwyer, Councilor

Deputy Supervisor: Mark Distler
Recording Secretary: Kristin Shute Colburn, Town Clerk
Attorney: Jeff Brown
Budget Officer: Marty Knapp
Others Present: Ralph Lamson, Bldg. & Code Enforcement
Dave Prince, Parks & Rec
Jessica Rice, Library Director
Sean Doolittle, LaFayette Fire Dept.
Ashlie Carrier, LaFayette Ambulance & TOL Facilities Manager
Steve Pitoniak, Safety Manager
Several residents

1. Supervisor McConnell called the meeting to order.
2. Town Clerk Kristin Shute Colburn took the roll, all present
3. Pledge to our U. S. Flag led by Councilor Palmer
4. Motion to accept regular meeting minutes of April 9, 2024

R-54-24 Councilor Loughlin moved and Councilor Palmer seconded the motion to accept the April 9th, 2024 regular meeting minutes as submitted by Town Clerk Kristin Shute Colburn. Motion carried 4-0-1.

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Abstained
Nate Loughlin	Councilor	Voted	Yes

5. Motion to accept special meeting minutes of May 7, 2024

R-55-24 Councilor Dwyer moved and Councilor Marzo seconded the motion to accept the May 7th, 2024 special meeting minutes as submitted by Supervisor William McConnell. Motion carried 5-0.

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

6. COMMUNICATIONS

A. Supervisor old computer - Scrap

R-56-24 Supervisor McConnell moved and Councilor Marzo seconded the motion to scrap the Supervisor's 2008 computer. Motion carried 5-0.

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

B. Cardiff Water District - Resolution to schedule public hearing

Supervisor McConnell provided an update to the congressional funding request to fund the Cardiff Water District connections to the Village of Tully. He said that the Town is slated very well to receive \$2M but the official announcement will come later this year with the actual funding available next year. He said that this grant would cover less than half of the \$4.8M estimated total cost for the upgrade. He said the estimated cost was recently derived by B&L, and is provided in the preliminary engineering report (PER), a link of which will be sent to the Town Board.

Supervisor McConnell reminded the Town Board that they need to schedule a public hearing for the June 11, 2024 meeting to hear public comments on a bond needed for the water district project. He asked for questions about the resolution to schedule the public hearing. He mentioned that a draft public notice and affidavit of posting was also provided for the Town Clerk to use for the public hearing posting. B&L will contact the Town Clerk to detail the posting requirements. Deputy Supervisor added that after the public hearing in June, the Town Board will be asked to approve two other resolutions (bond and 202-b improvements to an existing district).

R-57-24 Supervisor McConnell moved and Councilor Dwyer seconded the motion to schedule a public hearing on June 11, 2024. Motion carried 5-0.

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

C. State & Local Relief Funds (SLFRF/ARPA) 2024 report
Supervisor McConnell and Budget Officer Knapp advised of the remaining funds and explained that the goal is to have a plan on how to expend the remaining approximately \$179k by the upcoming budget time.

D. Crossroads Project - Letters of Intent, LRC resolution, C&S proposal
Deputy Supervisor Distler provided a presentation about a request for three Town Board approvals, as discussed at last month's meeting. The requests are to approve: (1) letter of intent with the Morgan's, (2) two LRC resolutions, and (3) authorization of the C&S proposal. His presentation explained why the approvals are needed now, before a purchase and sale agreement (PSA) can be executed, namely the November 30th deadline of the \$300k NYS Stabilization Grant. He explained their approvals will allow for: (1) the stabilization design to begin now so the sitework is substantively complete by the deadline, and (2) the formation of the LaFayette Redevelopment Corporation (LRC) that can purchase the properties from the Town, negotiate the PSA with the Morgan's, and sell the properties.

Deputy Supervisor Distler presented two schedules, one for the stabilization work and the other for the LRC/PSA process. The schedules show that in August about \$50k of engineering work (design and RFQs) will be completed and the PSA will be executed, after which the stabilization contracts can be awarded so sitework can begin. He explained how the Town will risk that \$50k if the PSA is not executed, but that it will be covered by a county grant exclusive to the property.

John and Kate Morgan talked about what they have done so far and what they still are looking into. They said what they have learned makes them willing to sign the letter of intent. There was some discussion and questions, some regarding the Town's outstanding conditions for the building.

Deputy Supervisor Distler wrapped up with a discussion of options the Town would have if it does not approve the request.

R-58-24 Supervisor McConnell moved and Councilor Loughlin seconded the motion to approve the letter of intent, the two LRC resolutions, and the C&S proposal. Motion carried 5-0

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

E. Letter of Resignation from Justice Court Clerk Carleen LaRonde

Supervisor McConnell advised that Carleen LaRonda has submitted her resignation after 18 years of service.

**R-59-24 Supervisor McConnell moved and Councilor Palmer seconded the motion to reluctantly accept the resignation of Justice Court Clerk Carleen LaRonde effective June 15, 2024.
Motion carried 4-0-1**

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Abstained
Nate Loughlin	Councilor	Voted	Yes

7. COMMUNICATONS FROM THE PUBLIC - 3 MINUTE LIMIT PER SPEAKER

Several residents spoke during the open forum about a variety of topics, including the corner hotel building, CNYRPB, abrasive and derogatory flags and signage in the Town, and the potential wind turbines in our neighboring towns.

8. BOARD ACTION

9. REPORTS

A. Departmental

1. Town Supervisor

a. March Monthly Audit

R-60-24 Councilor Marzo moved and Supervisor McConnell seconded the motion that a positive audit of the March, 2024 bank reconciliation of the Supervisor's account as completed by Councilor Marzo was appropriate. Motion carried 5 - 0

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

b. April Monthly Audit

R-61-24 Councilor Palmer moved and Supervisor McConnell seconded the motion that a positive audit of the April, 2024 bank reconciliation of the Supervisor's account as completed by Councilor Palmer was appropriate. Motion carried 5 - 0

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

2. Attorney - Nothing further to report
3. Highway

a. Superintendent's Report - May 2024

Roads: Miscellaneous general maintenance to our roads, shoulders, ditches and culverts will continue through the spring and summer.

Our spring brush pick-up was completed on May 1, 2024.

Our annual town "Dump Days" ended on May 11th and clean-up was completed on May 13, 2024.

Preparations for our Cold Mix Paving Projects are 50% complete to Clark Hollow Rd, Palmer Rd and Cascade Rd. Tentative start date for paving operations is June 3, 2024

Highway Business: I would like to ask the Town Board to approve and sign the 284 Agreement, for the expenditure of our Highway Roads budget of \$ 220,000 and CHIPS, EWR, POP and Pave NY totaling \$204,795.17.

R-62-24 Councilor Palmer moved and Councilor Dwyer seconded the motion authorizing the acceptance of the 284 Agreement for the expenditure of Highway Roads budget of \$220,000 and CHIPS, EWR, POP and Pave NY totaling \$204,795.17. Motion carried 5 - 0.

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

4. Town Clerk

a. Monthly report for April 2024 is on file

b. Update - Supervisor McConnell advised the Town Board that Deputy Clerk II Jackie Bush Roorda has requested that her hourly rate of pay be equal to that of the court clerks based on her numerous years of experience. Town Clerk Colburn said she should have looked at that more closely during budget time but was new to the process and it slipped through. And she agreed that Jackie should be making the

same rate as the court clerks. It was confirmed with bookkeeper Knapp that the funds were in the budget to allow this.

R-63-24 Supervisor McConnell moved and Councilor Palmer seconded the motion increasing the rate of pay for the deputy clerk II position to \$24/hr. Motion carried 5 - 0.

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

5. Building & Zoning Code Enforcement/SPDES
 - a. April 2024 Building Permits report is on file
6. Justice Court - April 2024 Justice Reports

Judge Perrin had 286 and turned over \$10,744.00 to the Town of LaFayette for April 2024.

Judge Shute had 295 cases and turned over \$12,150.00 to the Town of LaFayette for April 2024
7. Parks (Dave Prince) report is on file. He also inquired as to the status of the dirt pile at the east side of the pond left from the dredging of the pond. Councilor Marzo advised that the dirt is now movable as it hasn't rained in a while. They hope to have it moved soon.
8. Library Director -Written report in on file
9. LCC report is on file
10. LaFayette Fire / Ambulance Department reports are on file

B. Committee Reports

1. LACC (Mark Distler) - Written report is on file. /CSC Resolutions, NYSERDA grant letter

Chair Distler requested, as provided in the LACC report and discussed last month, to approve: (1) two resolutions that would certify LaFayette as a Climate Smart Community (CSC), a NYSDEC program, and (2) a letter of commitment to use the \$10k Clean Energy Community (CEC) grant on energy saving recommendations from a free energy study of the Community Center, scheduled for June 7.

Chair Distler reminded the Town Board that the CSC certification is the key step toward being awarded the next planned CEC grant for \$40k. After some discussion, the Town Board requested Town Attorney Brown review the CSC resolutions, particularly for potential Town commitments that would be stricter for CSC-designated municipalities than all others.

R-64-24 Councilor Palmer moved and Councilor Marzo seconded the motion to approve the Supervisor’s execution of the letter of commitment. Motion carried 5-0

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

Chair Distler said that ESF presented to the LACC the results of the Town’s greenhouse gas inventory. One recommendation was to investigate the high rate of electric resistance heating (such as, space heater) usage in the Town Commons during the winter. He said he met with the Town’s contractor and learned the four heat pumps are designed to supplement heat using electric resistance coils when the temperature is below 20°F. He requested a quote to convert them to cold climate heat pumps that use electric resistance coils when the temperature is below 5°F. He asked for an estimate of annual energy cost savings. He will report back to the Town Board.

Chair Distler highlighted in the LACC report its written evaluation of NYS’ RAPID Act, as the Town Board requested at its last meeting. There was a brief discussion about the recommendations. He agreed to: (1) discuss local laws with Town Attorney Brown, (2) organize a LACC project team to follow the proposed Maple Harvest for future Town support, and (3) investigate if Tully and Otisco want to organize a technical team to provide recommendations to the town boards.

Chair Distler also introduced Peyton Kremers as the incoming LACC Chair.

2. Community Development

- Community Center - Supervisor McConnell provided an update on the projects happening to the Community Center advising that the porch is currently being reconstructed making it ADA compliant. He then referred to Councilor Dwyer for a kitchen update. She advised that the plans are done and they hope to get started on the work soon.
- ARPA Projects - Councilor Marzo advised that they would like to replace the wooden bumpers near the pond with post and chain at a cost of \$52,400 which was the lowest bid by Mike Johnson. Bookkeeper Knapp advised that the Town has approximately \$179k left in the ARPA fund.

R-65-24 Councilor Palmer moved and Councilor Loughlin seconded the motion to approve the replacement of the park bumpers at a cost of \$52,400. Motion carried 5-0

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

3. Safety & Facility Maintenance (Ashlie Carrier & Steve Pitoniak)

Facilities Manager Ashlie Carrier informed the Town Board that she has order new emergency lighting as our current fixtures do not work at a cost of approximately \$500.

Ashlie also informed the Board she has done her due diligence with regard to the fire alarm system which is not functioning, and the replacement of the gutters at Town Hall. She reviewed all the bids and recommends going with Eastern Security to update and make the fire alarm system functional again at a cost not to exceed \$7,520 with \$55/month monitoring. She also recommends going with Iron Horse Gutterworks as their bid and specs better meet the needs of the Town.

R-66-24 Supervisor McConnell moved and Councilor Dwyer seconded the motion to authorize Eastern Security to update the fire alarm system at a cost not to exceed \$7,520 with \$55/month monitoring. Motion carried 5-0

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

R-67-24 Councilor Dwyer moved and Councilor Loughlin seconded the motion to authorize the replacement of the gutters without the leaf guard by Iron Horse Gutterworks at a cost of \$7,300. Motion carried 5-0

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes

Nate Loughlin

Councilor

Voted

Yes

10. NEW BUSINESS

Fund	Check #'s	Total
General Fund	21623-21638, 21640-21648, 21655, 21657, 21660-21662, 21686, 21688-21690	\$64,755.47
Highway Fund	21650-21654, 21656, 21658-21689, 21688, 21689	\$33,483.44
Cardiff Water District	21649	\$5,767.00
Library Fund	21688, 21689	\$2,880.68

11. Motion to audit & pay bills

R-68-24 Councilor Palmer moved and Councilor Dwyer seconded the motion to audit and pay the above listed bills. Motion carried 5 - 0.

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

12. Motion to adjourn

R-69-24 Supervisor McConnell moved and Councilor Palmer seconded the motion to adjourn at 8:47 pm. Motion carried 5-0

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

Respectfully submitted,

Kristin Shute Colburn, Town Clerk