

**SPECIAL TOWN BOARD MEETING**  
CRAIG WOOD CLUBHOUSE & RAY BROOK WELL

TUESDAY, SEPTEMBER 27, 2011

Minutes of Town Board meeting held on the above date beginning at 4:38 pm in the meeting room of the North Elba Town Hall, 2693 Main Street, Lake Placid, New York.

**Members Present:** Supervisor Politi, Councilman Doty, Councilman Miller, Councilman Rand, Laurie Curtis Dudley

**Members Absent:** Councilman Favro

**Others Present:** Richard Smith, Rosalind Deitz, James Morganson

Supervisor Politi opened the Special Town Board meeting at 4:38 pm

Supervisor Politi asked Laurie Curtis Dudley to read the following notice which was properly published and posted:

Please take notice, that the North Elba Town Board will hold a Board Meeting on September 27, 2011 at 3:45 pm for the purpose of approving the Bond Resolutions for the Craig Wood Clubhouse and the Ray Brook Well.

Said meeting shall be held at the Town Hall, 2693 Main Street, Lake Placid, NY 12946

Supervisor Politi – We have two things on the agenda: the Craig Wood clubhouse and the Ray Brook well.

**CRAIG WOOD CLUBHOUSE IMPROVEMENT**

Richard Smith – I don't play golf. My son is golf pro in Delmar. I am just a taxpayer. Lake Placid has to have these amenities like the Police Department, Highway and Fire. There are all nonproducing.

Supervisor Politi – Can you imagine trying to make a profit in the Fire Department?

Richard Smith – or the Highway? But we wouldn't be where we are today if you didn't have facilities like that. When you go to Lake George, you don't pay taxes to drive through there. Those people there are paying and that is the way it is here.

Supervisor Politi – We reacted tonight to numbers. If there were 100 people throwing bananas at us we would know it would be best to go in a different direction. Five people come and we heard only positive feedback.

Councilman Miller – They are just asking us to be responsible.

Richard Smith –Look at the fee structure of those who actually play golf. You play, you got to pay.

Councilman Doty – The users have to carry their weight.

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Richard Smith – Exactly. It is more palatable to me when the membership goes up \$25 or \$50 for a family. A person that doesn't play golf wonders why they have to pay.

Supervisor Politi – I understand that. It has always been a delicate balance between the Don Hills and the guy from the outside. The people who are already taxpayers here should be treated a little differently than those that aren't.

Richard Smith – My son is golf pro in Delmar, and he can't believe how inexpensive it is here. His club went private and the bank is about ready to take it back. Someone bought them out for 50¢ on the dollar. Now they are semiprivate.

Supervisor Politi – Golf courses typically don't make money. We are doing well with what we have, but we can do better. There is a resolution on the floor to go to bond for the Craig Wood clubhouse not to exceed \$750,000.

Councilman Miller moved and Councilman Doty seconded the motion to approve the bond resolution not to exceed \$750,000 for the Craig Wood clubhouse. There being no further discussion, the motion was unanimously carried by those present.

Supervisor Politi – I was surprised more people didn't show up. Maybe it was the time. The only people who come are usually the negative. That wasn't the case.

Councilman Doty – It was a word of caution to us.

Councilman Miller – They just wanted to be comforted that we are being forthwith.

Councilman Rand – There is nothing out of line.

Councilman Doty – I talked to Don and he understands the balance.

Supervisor Politi – What bothers me is that the press got it all wrong and then they didn't come.

**RAY BROOK WELL**

Supervisor Politi – What do you want to do on the well?

Councilman Doty – Pay for it. We determined the new flat rate for Ray Brook water gave us up to \$22,000 a year in revenue.

Catherine Gregory – Roby and I discussed that yesterday. I printed out the August 1<sup>st</sup> billing which represents May, June and July. That billing was just shy of \$15,000. We have about \$16,000 left in the budget to receive in revenue for the November billing. The Tale of the Pup, High Peaks Ford, High Peaks Animal, Sara Placid Hotel, The offices at the DEC was \$1800. It is on actual usage every month. I think we are going to be ok for what we budgeted this year.

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Supervisor politi – What she is saying is, if you use the \$85,000 to offset the cost of the well, we should still have a fund balance of around \$30,000.

Catherine Gregory- Assuming that we receive the revenue that we projected.

Councilman Doty – What more can you ask for?

Supervisor Politi – We are going to do it and use their money.

Catherine Gregory – It is a good idea to use the Fund Balance now for the smaller project. It gives you time to go to NYS Environmental Facilities Corporation to say we have a project coming up. We might not know when it is going to happen, just that it will happen.

Councilman Doty – If we can buy enough time to get this well and get the system back running, we still have the ace in the hole with the Federal and State prisons. There is a sharing of water systems fund in NYS. The prison systems have their own water system. If the State recognized their water system tying into ours, we could get water for the tank from a big well and create a special line from the new tank to the prison. Put in another well in the aquifer and supply them water. That is \$500,000 to \$750,000 a year.

Supervisor Politi – What would it cost to run the water line?

Councilman Doty – From Hunt's to the prison is just crossing the road. The State has the internal systems connecting the two now.

Supervisor Politi – Do you want to bypass bonding for the well and use the Ray Brook Fund Balance?

Councilman Miller – The other expenses will be paid by the taxpayers?

Supervisor Politi – Unfortunately, it's by an ad valorem tax. We have this fund already built up so we might as well use it. Do I have a motion to use funds from Ray Brook Fund Balance to pay for the cost of the well, excluding the land?

Councilman Doty moved and Councilman Miller seconded the motion to approve the use of funds from Ray Brook Fund Balance to pay for the cost of the new Ray Brook well.

Councilman Rand – What is the total to come out of the Fund Balance?

Catherine Gregory – The total was \$144,000 and the land was \$40,000 so it would be \$104,000 max.

Supervisor Politi – That number increased. I have \$90,000.

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Councilman Doty – Those are Ivan’s suggestions. We’re going to bid the drilling out.

Supervisor Politi – We should modify the motion to say up to \$90,000.

The motion was modified: Councilman Doty moved and Councilman Miller seconded the motion to approve the use of funds from Ray Brook Fund Balance up to \$90,000 to pay for the cost of the new Ray Brook well. There being no further discussion the motion was unanimously carried by those present.

**CLUBHOUSE, CONT.**

Supervisor Politi – Do you want me to sign this letter to Berry Halperin to start the design? Do you want to sign a contract with him to get it going?

Councilman Miller said he would stay out of the decision because Berry Halperin is a friend. Both Supervisor Politi and Councilman Doty disagreed with him saying he should stay involved and that his friendship inconsequential.

Councilman Doty – Once we start moving this, are we going to have a committee to work through design change? Jim should be involved.

Supervisor Politi – Absolutely, and you should be involved.

Councilman Doty – We have four rooms that are 300 sq. ft. and make no sense at all.

Supervisor Politi – The only thing is, the price can’t go up. It has to go down.

Catherine Gregory expressed her concern about the lack of an exterior door in the basement. She was concerned that handicap players will not have access to the locker rooms. Councilman Doty explained that there are two sets of stairs to exit the basement and handicap players will be using the upstairs bathrooms that are accessible.

Supervisor Politi – Most public golf clubs don’t have locker rooms. Just because the lockers are drawn in the basement doesn’t mean we have to use it for that.

Councilman Doty – Coolers and freezers need to be down there for food.

Supervisor Politi – Do you want to wait on the vote until Ron can review the contract?

Councilman Miller – We should vote for it pending his review.

Councilman Doty moved and Councilman Rand seconded the motion to contract with architect Berry Halperin subject to the approval of Attorney Briggs. There being no further discussion, the motion was unanimously carried by those present.

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There being no further business to come before the board, Councilman Doty moved and Councilman Miller seconded the motion to adjourn the meeting 5:35 pm.

Respectfully Submitted,

Laurie Curtis Dudley  
Town Clerk