

TOWN BOARD MEETING

TUESDAY, JULY 9, 2019

Minutes of the Regular Board meeting held on the above date beginning at 7:00 in the Meeting Room of the North Elba Town Hall, 2693 Main Street, Lake Placid, New York.

Members Present: Supervisor Politi, Councilman Favro, Councilman Miller, Councilman Doty, Councilman Rand, and Laurie Dudley

Others Present: Attorney Ron Briggs, Larry Straight, Mike Orticelle

Supervisor Politi opened the Regular Town Board meeting at 7:00 pm. by asking everyone to stand for the Pledge of Allegiance.

Supervisor Politi asked for a motion for the minutes of the Board meeting on June 11, 2019

Councilman Favro moved and Councilman Rand seconded the motion to approve the minutes as written and presented. There being no further discussion, the motion was unanimously carried.

DEAN DIETRICH – COMMUNITY DEVELOPMENT COMMITTEE

(Laurie Dudley apologized for not adding Dean Dietrich to the Agenda)

Dean Dietrich – You should have received a two page memo which has some background that talks about a request for money for a study. It outlines the proposal which comes from the Housing Committee; Chairperson, Emily Politi, Peter Roland, Eli Schwartzberg, Jessica Kelly, and Brendan Montag. Each person represents different backgrounds. The Comprehensive Plan calls for an inventory of the housing stock, which has not been done since 2008. The idea of the registration program should be used for two purposes; offset the administration costs and mitigate the impact of Airbnb or vacation rentals and the housing market which means the development of workforce housing. We are starting with the Town Board. If you say no then our discussion is done. If you want us to move forward with investigating how that can be done, then we need some help. The final discussion is yours to make. We did a projected inventory and based upon the fee schedule, that the Town and Village Boards developed, and ran that through the inventory that came from the building office in October 2017. We have projected revenue of approximately \$365,000 which should cover the administration cost and have money left over to put toward affordable housing stock.

Dean Dietrich explains the following chart which is a 3 year stance from July 2016 to July 2019 from Airbnb. If someone who is renting a part of their house, we are not charging them a fee. The \$365,000 is probably very conservative estimate.

RENTAL REGISTRATION PERMIT: PROJECTED REVENUE

Based upon 2017 Building Office Inventory

Category	Proposed Rate	Number of Units	Total Revenue
VILLAGE			
1-2 Bedroom	\$500 / year	46	\$23,000
3-5 Bedroom	\$1000 / year	133	\$133,000
6-8 Bedroom	\$2000 / year	17	\$34,000
9+ Bedroom	\$3000 / year	3	\$9,000
Subtotal		199	\$199,000
TOWN			
1-2 Bedroom	\$500 / year	36	\$18,000
3-5 Bedroom	\$1000 / year	97	\$97,000
6-8 Bedroom	\$2000 / year	21	\$42,000
9+ Bedroom	\$3000 / year	3	\$9,000
Subtotal		157	\$166,000

Total Estimated Revenue-	\$199,000
	\$166,000
	\$365,000

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Dean Dietrich – Given that amount of money, the Housing Committee developed a list of strategies. We called Boulder, Telluride, and Brendan Montage’s dad is a planner in Colorado Springs who has been a valuable source. They all asked about our inventory. We cannot leverage federal funds without an inventory. How do we fund that inventory?

Councilman Miller – Our inventory fee is every two years. It is projected \$365,000 every two years.

Dean Dietrich – I misunderstood. We obviously will not have as much as we thought. We are asking for a housing study. We are thinking that we cannot use the Federal Government’s definition of Work Force Housing. It does not fit with our need. It is usually poor people going in substandard housing. This could be used to subsidize Section 8 housing. The Village has a problem with Section 8 is that it follows the person even if they move to Florida. We can have our own program which would offer the same thing but take care of a different income level.

Councilman Doty – Are you proposing a Housing Authority?

Dean Dietrich – It might come to that. We have to look at the strategy of having a housing committee. There always has to be a mechanism to keep it cheap; HCHT, Adirondack Community Trust and Housing Assistance Program of Essex County.

Supervisor Politi – What is the study of; rented housing or regular houses?

Dean Dietrich – The study would look at what is affordable for people in our area. The income levels we are looking at is the Federal standard of \$30,000 - \$60,000.

Supervisor Politi – You are doing an income study?

Dean Dietrich – The study takes a look at income groups and then sees what inventory is available. We also look to see if there is additional market outside of our area.

Supervisor Politi – How do J1s fit in?

Dean Dietrich – We are working with ROOST and FESU is making plans for J1. Our committee is not moved for J1. We thought our job was to take care of the people in North Elba. FESU will be doing some housing that is convertible to \$175,000 - \$200,000. We identified seven different undeveloped parcels of land when we worked with the APA Economic Development Commission a few years ago. We also looked at tax sales. The problem with relying on the University Games is that it is antithetical to good planning. Good planning spreads out income levels so you don’t have a “Project”. They would like to put their athletes in one area. The bottom line, we have to make some decisions collecting information if we are going to move forward. Jim McKenna might be doing a study. This meeting is to see if you are amenable to that. Is it worth moving forward before we do all that work?

Supervisor Politi – The information might be valuable for people in the private sector who are looking to consider a development opportunities in Lake Placid for tax credit and so forth.

Dean Dietrich – It is nice to have Eli Schwartzberg because he knows the development strategy. He said just that a number of times at our meeting. Given the household income range of \$20,000 - \$60,000, the average medium income in Lake Placid is \$62,175 in North Elba. The next income range is \$60,000 - \$90,000 which is what our group will probably target because there are some federal programs. The other income targeted is \$90,000-\$120,000. Try to get an inventory for both is and find the gap. I am not convinced that everybody who works in Lake Placid and makes \$60,000-\$90,000 wants to live here. They may be very happy in Brushton or Morira. We are hoping a consultant will help us do that. We are hoping to do that for \$20,000 for being targeted. We will sit-down with the Essex County Housing Development Board said they would meet with us. They will help us write the RFP. You have \$20,000 that is held by ACHD for you to use for initiatives for affordable housing.

Supervisor Politi – Your request is us to approve the use of those funds.

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Dean Dietrich – I don't need the approval right now, but would like to know that you will not say no when we are ready to move forward.

Supervisor Politi suggested a conceptually approve and Councilman Doty said it is great they took the indicative and Dean Dietrich said Emily is really the brains behind this.

The Board thanked Dean Dietrich and his Committee.

BUILDING CLOSURE- FRIDAY BEFORE IRONMAN

Supervisor Politi – I have a request to close the building the Friday before Ironman. It is something we have done for a number of years.

Councilman Miller moved and Councilman Favro seconded the motion to approve closing the Town Hall on July 26, 2019 due to Ironman. There being no further discussion, the motion was unanimously carried.

RE-APPOINTMENT OF TOWN ASSESSOR

Supervisor Politi – We need to reappointment the Town Assessor. His position terminates in October. Todd Anthony needs to be reappointed for a term of 6 years.

Councilman Miller – He is doing a fantastic job. We are really lucky to have him.

Supervisor Politi – Essex County tried to recruit him because they did not have a good property director and he said no.

Councilman Miller moved and Councilman Doty seconded the motion to reappoint Todd Anthony to another 6 year term. There being no further discussion, the motion was unanimously carried.

Roll Call: Councilman Rand; Aye, Councilman Miler; Aye, Councilman Favro; Aye, Councilman Doty; Aye, Supervisor Politi; Aye

SURPLUS DECLARATION- TOWN COMPUTERS

Supervisor Politi – Cathy Edman requested a surplus declaration on the following list of Town computers:

Dell PowerEdge T110 purchase date 12/21/10 Service Tag: 1F4C8P1
Dell OptiPlex 7010 purchase date 4/10/13 Service Tag: HPCR4W1
Dell Inspiron 3847 manufacture date 10/02/14 Service Tag: H8JM22
HP SlimDesk 450-A114 purchase date 2/15/16 Service Tag: MS79G044162542716

Councilman Doty moved and Councilman Miller seconded the motion to approve the declaration of surplus computers. There being no further discussion, the motion was unanimously carried.

UNSAFE BUILDING DECLARATION- 342 MILL POND- AUTHORIZE BIDS

Supervisor Politi – Mike Orticelle brought forth at our last work shop an unsafe building at 342 Mill Pond Drive. Do you want to authorize mike to get some costs for raising that building?

Mike Orticelle – Last week after speaking with the Board, I had a website that you can report properties. Apparently, they changed websites from Zombie and the new site is a bear to navigate. I will look into it but it may not wise to spend the money if they are going to do it.

Supervisor Politi – I think we need to declare it as a safety and health hazard. Are you requesting that it be declared a safety and health hazard?

Mike Orticelle – Yes.

Councilman Doty asked if there is habitation in the house and Mike Orticelle said there is not.

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Councilman Miller moved and Councilman Favro seconded the motion to declare 342 Mill Pond Drive as a health and safety hazard. There being no further discussion, the motion was unanimously carried

APPROVE USE OF ROADS- HALF MARATHON- OCTOBER 12, 2019

Supervisor Politi – We received a request from Rich Preston for approval by the Town Board for them to hold the Lake Placid Classic 49th annual ½ marathon on Sunday, October 12, 2019. It utilizes both Town and Village roadways as well as the tents at the horseshow grounds.

Councilman Doty – It must be later this year. It is Columbus Weekend. That would be a tough weekend. I guess it depends on his pre-registration but I can foresee it being a problem. It is a big hiking weekend. It is all colors which bring in so many people.

Councilman Miller – With the traffic coming in and out of town for the long weekend, I think it is going to be a mess.

Supervisor Politi – They moved the start time to 8:00 am based on the Police Departments request. There is no hurry. We can table it and we can approve it in September.

Councilman Miller moved and Councilman Favro seconded the motion to table the ½ marathon. There being no further discussion, the motion was unanimously carried

Councilman Rand will call Rick Preston in the morning.

SIDE LETTER OF UNDERSTANDING- UFCW

Councilman Miller – Because of the nature of the work that they do, we made a side letter to the Highway Union Contract that they can have a paid ½ hour lunch in place. They will work a full 8 hours and be paid to have a ½ hour lunch.

Supervisor Politi – This is something you discussed with the Union representatives. Has Ron looked at the Side Letter?

Attorney Briggs – I looked at it and it is very thorough.

Councilman Doty moved and Councilman Favro seconded the motion to approve a side letter of understanding to allow the Union members a ½ hour paid lunch. There being no further discussion, the motion was unanimously carried.

APPROVE FINAL ACCEPTANCE- AIRPORT IMPROVEMENTS

Supervisor Politi – The airport improvements have been finalized regarding the rehabilitation of the general aviation apron. I need to get your approval of acceptance of this construction project by the US Department of Transportation FAA for approx. 11, 750 Sq. yards at the airport apron.

Councilman Favro moved and Councilman Rand seconded the motion to approve the final acceptance of the Airport apron improvements. There being no further discussion, the motion was unanimously carried

TOWN HIGHWAY TRUCK SECURITY- IRONMAN

Supervisor Politi – Ironman had requested that they need security to cover River Road. They wanted it to be a celebrative effort between DOT, the Village of Lake Placid and the Town of North Elba to utilize tandem trucks to block off the road from River Road at Wilmington in the event of a terrorist event. We will have to provide manpower throughout the event. I talked to Larry about it today and then I got a text from Greg Borzilleri saying that he had just heard back from the DOT and they will provide the equipment. If the State needs backup in security, can we have approval? The World has changed.

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Councilman Rand – Would these trucks be right there?

Supervisor Politi – They would drive them across the road so that a vehicle could not get through. A car driving down River Road could wipe everybody out running on the highway.

Councilman Doty – Would Ironman compensate that driver?

Supervisor Politi – The DOT is going to do it but they wanted us to compensate if we are asked to do it. We have had extensive security meetings.

The Board unanimously was in favor of conceptual approval.

RFP- LACROSSE FIELDS IRRIGATION

Councilman Doty – I drafted an RFP. This is the first time we have a project where we own all the equipment and we need to hire for the labor. I have found two certified irrigation professionals. Anything over \$20,000 we need at least two bids.

Attorney Briggs – It has to be competitive.

Councilman Doty – This RFP, I have been talking to two companies on this project. This is the first attempt at giving apples to apples. They have each submitted draft forms of costs but this will firm it up. I think I have done a good job on the RFP.

Councilman Doty explained the main lateral in the fields and the connections of the casts around the Ts because of the change in pressure. The thrush blocks keep everything from exploding.

Councilman Doty - I have asked for them to do a pressure test when they are done so I know there are no leaks out on the fields. I want a registered company opening the fields every spring. At every valve I want an isolation valve so if only three heads are acting up you can isolate the three heads without draining the whole system. I would like Laurie to have Butch one to give to Jim Gerard. And I will make sure to get one to Northern Irrigation.

Supervisor Politi – You are going to have to publish it. Cathy will publish it. It has to go in the trade journal.

Councilman Doty - I would like to Run it until August 15th. We have to start this as soon as the tournaments are over.

Supervisor Politi – Do you know how much grant money is left on that? I thought we had money leftover from Betty Little.

Councilman Doty – I am not sure. I think it is on the playground. It's not leftover because we needed \$19,000 for the installation. We paid close to \$38,000 for the parts.

Supervisor Politi asked if the Newman Park is finished and Councilman Miller showed a picture of the almost finished project.

Supervisor Politi – We can conceptually approve this subject to its review by Cathy.

Councilman Doty moved and Councilman Miller seconded the motion to conceptually approve the RFP for the irrigation of the lacrosse fields. There being no further discussion, the motion was unanimously carried

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PERSONNEL ACTIONS

Supervisor Politi asked for approval of the following personnel actions.

ACCEPT RETURNING SEASONAL EMPLOYEE APPOINTMENTS							
NAME	POSITION	Date of reappointment	UNION CLASSIFICATION	RATE OF PAY	CIVIL SERVICE CLASSIFICATION	Appropriation account	
Gage Perry	Recreation Asst	06/11/2019	n/a	\$11.95/hr	non-competitive	SP00.1331.0102	
Recommendation: Butch Martin							
ACCEPT RECOMMENDATION OF NEW HIRES:							
NAME	POSITION	DATE OF HIRE	UNION CLASSIFICATION	RATE OF PAY	CIVIL SERVICE CLASSIFICATION	Appropriation account	
Maddy Cohen	Lifeguard	07/09/2019	n/a	\$14.00/hr	non-competitive	B000.1345.0102	
**Recommendation: Butch Martin							

Councilman Miller moved and Councilman Favro seconded the motion to approve the personnel actions as written and presented. There being no further discussion, the motion was unanimously carried.

BUDGET AMENDMENTS

Supervisor Politi asked for approval of the budget adjustments.

2019 BUDGET AMENDMENTS 07/09/2019						
ACTION	ACCOUNT	DESCRIPTION	AMOUNT	REF	ADDITIONAL INFO	
Increase Expenditure	A000.1220.0200.0000	Supervisor. Equipment	771.98	po 31711	new computer for supervisor (replace bldg coordinator computer and reimaae and send to supervisor)	
Increase Expenditure	A000.4068.0200.0000	Insect Control. Equipment	771.98	vchr 1239	new computer for black fly per Essex County Information Systems	
Appropriate Fund Balance	A000.0000.0917.0000	Unassigned Fund Balance	<u>1,543.96</u>			
Increase Expenditure	DB00.5130.0417.0000	Highway Equipment Repairs	2,626.57	vchr 1212, 1213, 1216; po, 31699, 31700	Sheldon Trucks (2017 Volvo \$1,125.66); Sheldon Trucks (2016 Volvo \$1,048.25); CRW excavator repair \$226.01; Sheldon Trucks (2012 & 2015 Volvo \$149.87)	
Appropriate Fund Balance	DB00.0000.0915.0000	Assigned unappropriated fund balance	<u>2,626.57</u>			

Councilman Favro moved and Councilman Doty seconded the motion to approve the budget adjustments as written and presented. There being no further discussion, the motion was unanimously carried.

COMMITTEE REPORTS –REVIEW CORRECTIONS TO THE SHORT-TERM RENTAL LAW

Attorney Briggs – Derek caught some mistakes that should come out of the corrected short-term rental law. Does anyone else see a correction other than Derek and Roby?

Councilman Miller and Councilman Rand did not have a chance to read it. Supervisor Politi and Councilman Doty said it is very hard to read it with what we changed and what we did not change. Attorney Briggs suggested reading it from cover to cover like you have never seen it.

Attorney Briggs – Janet and I worked on this and we missed 14 items. Other than that, she believes this is what we agreed to and will talk to the Village Board about it.

Supervisor Politi stated he is surprised the Village Board does not come back to you with the issues that they raise. Councilman Miller wanted to know if the moratorium issue a dead and it was agreed the Board did not know.

Attorney Briggs – I am dealing with Janet and not all five. She speaks for them. I put it in final draft. Everyone read it page per page.

To go to a public hearing, it has to be an approved law. We can approve the law at the next workshop meeting. And set a public hearing for August. After that there needs to be a joint meeting to approve the law. It then has to go to the Department of State which takes about 30 days for approval. We will then have to put a licensed permit fee in place.

Councilman Miller asked if the law effective January 1, 2020as we need time to get organized. Attorney Briggs we can add it to the law. Supervisor Politi would like to add the permit fee which Attorney Briggs stated we can but I do not remember the Boards reaching an agreement

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on the fee. The fees is something that is subject to change and therefore do not what to included it in the law.

COMMITTEE REPORTS – NEWMAN PLAYGROUND

Councilman Favro – We have the Newman Park and now need to make some parking. We are going to take the trees out it will allow 8 feet to get 3 or 4 cars off the road. We will put in a new fence. The trees are in the electric line and I will ask Kim Daby if the Electric Department will cut the trees.

COMMITTEE REPORTS –MIRROR LAKE SIDEWALK.

Councilman Rand – Art Devlin called me on my way here after a Village workshop. He had gone to a few places to see about granite which will be over a million. The Permacon is installed at \$800,000. The stamped cement is about half that, \$400,000. It might be a good idea if everybody could look at the stamped cement at St. Agnes church. We no not know the longevity of either. Stamped cement might erode quicker but there is a big difference in cost. Whatever we do, we will have to put it out for bid.

Councilman Rand explained the Canadian company was Techo-Block and Permacon are actual pavestones which have drainage. Councilman Doty stated stamped cement will shed water much better wit the right grade.

There are quite a few companies that installs the stamped cement.

APPROVE AUDITS AS PER AUDIT #'S

Supervisor Politi asked for approval of the audits.

(Attached)

Councilman Miller moved and Councilman Doty seconded the motion to approve the Audits as presented. There being no further discussion, the motion was unanimously carried

ADJOURNMENT

There being no further business to come before the Town Boards, Councilman Doty moved and Councilman Favro seconded the motion to adjourn the meeting at 7:57 pm.

Respectfully Submitted,

Laurie Curtis Dudley
Town Clerk