

July 11, 2019

The Town of Corinth Town Board held a meeting on July 11, 2019 at 7:00 PM at the Town Hall.

Present: Richard Lucia, Town Supervisor
Edward Byrnes, Councilman
Jeffrey Collura, Councilman
Joshua Halliday, Councilman-Excused
Eric Butler, Councilman
Robert Hafner, Town Attorney
Rose E. Farr, Town Clerk
Cheri Sullivan, Deputy Town Clerk
Shawn Eggleston, Highway Superintendent
Albert Brooks, Code Enforcement Officer-Excused

Public:

There was public present.

After roll call and the pledge of allegiance the following business was conducted:

Supervisor Lucia spoke on the following:

- PUBLIC HEARING ON CONSOLIDATION OF WATER DISTRICTS-
Supervisor Lucia had the Deputy Clerk read the following public hearing into record:

**NOTICE OF PUBLIC HEARING ON
PROPOSED TOWN OF CORINTH
WATER DISTRICTS CONSOLIDATION AGREEMENT**

NOTICE IS HEREBY GIVEN that the Corinth Town Board will hold a Public Hearing on Thursday, July 11, 2019, beginning at 7:00 p.m. at the Corinth Town Hall, 600 Palmer Avenue, Corinth, New York, at which Hearing all interested parties shall have an opportunity to be heard concerning the proposed Consolidation Agreement which would consolidate all five of the Town's Water Districts pursuant to New York General Municipal Law Article 17-A.

A summary of the proposed Consolidation Agreement is as follows: The five Districts to be consolidated are: #1 – Corinth Homes or Dorset Drive Water District; #2 – Eastern Avenue Water District; #3 – Tranquility Estates Water District; #4 – Passarelli Water District; and Corinth Water District #5. The name of the proposed consolidated District would be the Corinth Consolidated Water District (the "Consolidated District"). All of the rights, duties and obligations of each of the separate Districts would become the rights, duties and obligations of the Consolidated District. The five Water Districts currently have \$500,000 in outstanding bonds and/or bond anticipation notes; there is no other outstanding indebtedness. The O&M rates charged to property owners within the existing Districts are the same. The boundaries of the Consolidated District would be the combined jurisdictional boundaries of the five existing Districts. Maps for each of the Water Districts showing the present jurisdictional boundaries of the Water Districts and the properties within the Water Districts are included in the proposed Agreement. The consolidation would have no effect on elected or appointed officials or public

employees. The Town Board currently is the body responsible for all five Districts and would continue to be responsible for the Consolidated District. The consolidation of the five Districts would result in moneys being saved and long term costs lowered. A study by Laberge Group estimated it would save the Town \$477,500 annually in increased costs by consolidating all five Water Districts. All assets currently owned by the Town on behalf of each of the existing Districts would become the property of the Town on behalf of the Consolidated District. Local Laws, Ordinances, Resolutions and Orders affecting the Consolidated District would continue to be administered and enforced by the Town of Corinth Supervisor and/or the Town's Code Enforcement Officer. All properties included in the Consolidated District would pay an annual ad valorem tax based on property assessment. Annual charges for the cost of operation and maintenance costs for the water treatment plant and water distribution system would be based on each property's metered water consumption and would be billed quarterly. Any pre-consolidation debts duly incurred and agreements entered into by any of the existing Districts would continue to be honored by the Consolidated District and satisfied according to their terms. Any obligations of the Town issued pursuant to the Bond Resolution adopted September 6, 2018 authorizing the issuance of up to \$500,000 in bonds and/or bond anticipation notes to finance the acquisition and installation of water meters shall be a debt of the Consolidated Water District and all properties within its boundaries. The Town issued a \$500,000 Bond Anticipation Note on February 27, 2019.

The proposed consolidation would take effect as of January 1, 2020 after compliance with the requirements of GML Article 17-A and adoption of approval of a final version of the Agreement by the Town Board.

The proposed Consolidation Agreement is available for viewing at the Town Clerk's Office at Corinth Town Hall, 600 Palmer Avenue, Corinth, New York, 12822, and on the Town's website: www.townofcorinth.org.

Dated: June 24, 2019

ROSE FARR

Corinth Town Clerk

RESOLUTION # 200

MOTION TO OPEN PUBLIC HEARING ON PROPOSED TOWN OF CORINTH WATER DISTRICTS CONSOLIDATION.

On a motion by Councilman Byrnes and seconded by Councilman Butler the following resolution was

ADOPTED	Ayes	4	Lucia, Byrnes , Collura, and Butler
	Nays	0	
	Absent	1	Halliday

RESOLVED that the public hearing on the proposed water districts consolidation be opened.

There was no comment from the public present.

RESOLUTION # 201

MOTION TO CLOSE PUBLIC HEARING ON PROPOSED TOWN OF CORINTH WATER DISTRICTS

CONSOLIDATION.

On a motion by Councilman Byrnes and seconded by Councilman Butler the following resolution was

ADOPTED	Ayes	4	Lucia, Byrnes, Collura, and Butler
	Nays	0	
	Absent	1	Halliday

RESOLVED that the public hearing on the proposed water districts consolidation be closed.

The Following resolution was passed:

RESOLUTION # 202

RESOLUTION APPROVING CONSOLIDATION AGREEMENT FOR CONSOLIDATION OF CORINTH WATER DISTRICTS 1 THROUGH 5.

**RESOLUTION APPROVING CONSOLIDATION AGREEMENT
FOR CONSOLIDATION OF CORINTH
WATER DISTRICTS 1 THROUGH 5**

WHEREAS, New York General Municipal Law Article 17-A authorizes water and sewer districts to consolidate into combined districts if such combination “shall be conducive to the public health, welfare, and convenience and be of special benefit to the lands of the district”; and

WHEREAS, the Corinth Town Board has established the following five water districts over the years:

- #1 Corinth Homes or Dorset Drive Water District;
- #2 Eastern Avenue Water District;
- #3 Tranquility Estates Water District;
- #4 Passarelli Water District; and
- #5 Corinth Water District #5 (collectively, the “Town Water Districts).

WHEREAS, the Town Board has considered whether it would be to the mutual benefit, and in the best interests of the properties in the Town Water Districts, to combine the Town Water Districts into one District, and determined that such a combination would create greater operating efficiencies, provide better service to the public each serves, and generate cost savings by avoiding duplication in administrative services; and

WHEREAS, New York General Municipal Law Article 17-A requires endorsement of a Consolidation Agreement to commence proceedings to consolidate districts; and

WHEREAS, Town Counsel, the Town Board, and the Town’s Engineers have worked together to prepare a proposed Consolidation Agreement and provided it to the Town Board for its review; and

WHEREAS, the Town Board adopted a Resolution on May 16, 2019 endorsing the proposed Consolidation Agreement and scheduling a Public Hearing to hear public comments on the proposed Consolidation Agreement; and

WHEREAS, after providing notice as required by General Municipal Law Article 17-A, the Town Board conducted a Public Hearing on the proposed Consolidation Agreement on Thursday, July 11, 2019, and the Town Board has considered the evidence given together with other information; and

WHEREAS, the Town Board wishes to consolidate the Town Water Districts in accordance with General Municipal Law Article 17-A;

NOW, THEREFORE, IT IS HEREBY

RESOLVED:

1. The Town Board hereby determines that consolidation of the Town Water Districts as described in the Consolidation Plan would be conducive to the public health, welfare, and convenience and be of special benefit to the lands of the Town Water Districts, approves the Consolidation Agreement as the final Consolidation Agreement and authorizes the Town Supervisor to execute the Consolidation Agreement in substantially the form presented at this meeting.

2. The Town Board authorizes and directs the Town Supervisor, the Town Water Superintendent and the Town Clerk to take all actions necessary to effectuate this Resolution and the Consolidation Agreement.

Duly adopted this 11th day of July 2019 by the following vote:

Roll Call: Lucia-Yes, Byrnes-Yes, Halliday-Excused, Collura-Yes, Butler-Yes

- MINUTES

RESOLUTION # 203

TO APPROVE THE MINUTES FROM JUNE 27, 2019 WITH THE CHANGE OF BROOKHAVEN TO BEND OF THE RIVER.

On a motion by Councilman Byrnes and seconded by Councilman Butler the following resolution was

ADOPTED	Ayes	3	Lucia, Collura, and Butler
	Nays	0	
	Absent	1	Halliday
	Abstain	1	Byrnes

RESOLVED that the minutes from June 27, 2019 be approved with the change from Brookhaven to Bend of the River.

The Following items were discussed:

- Grants-

Supervisor Lucia said the Town has now been awarded a \$500,000.00 grant for replacement of manufactured housing in the Town of Corinth. This grant with the \$500,000 CDBG grant for owner occupied housing means that the Town of Corinth has been awarded \$1,000,000.00 in grant monies for improvements to our community.

- Agenda Day meeting 08/01/2019-

Supervisor Lucia said if items are not submitted to him by 3 p.m. on the 1st then they will not be on the agenda to discuss unless they are deemed an emergency.

- Discussion on 9N tax Property-

Supervisor Lucia said he received an email this week pertaining to the route 9N (73.-2-61) parcel that was acquired by the county for back taxes. Supervisor Lucia said the following options are available to the County and they would like to know if the Town of Corinth would be interested in acquiring this parcel.

1. Retain parcel for County land and recreational use
2. Retain parcel for timber harvest- There is not a feasible amount to harvest.
3. Retain a ROW to access County Forestland in rear- County feels this may happen regardless so they have deeded access to their lands.
4. Subdivide out a larger area and ROW out to Route 9N and have parking lot and defined access County parcel in the rear.
5. Add additional acreage to parcel in the rear and auction rest of it.

Supervisor Lucia said the County just wants to know if there is interest from the board. The Board agreed that they are interested but need more time to get answers.

- Steve Cernek Resubmitted contract renewal-

Supervisor Lucia said that the board has received a revised contract from Mr. Cernek with the following revisions:

1. The proposal was modified by the addition of the lease of the IP building from the Town as deliverable (was omitted from original contract)
2. The dates of contract have been changed to the period of July 01-December 31, 2019.

A member of the historical committee asked to speak regarding the museum. Maureen Kelly said the project now has 5013C status which now requires the building to be in a certain condition before they can lease it so if it's not a gift but rather a lease it changes things. Supervisor Lucia said they must review the contract with IP before they move forward. Attorney Hafner said he can draft a lease agreement, but he does not believe that they can give the building to the Museum, but can require that they lease with stipulations.

Councilman Collura requested that someone contact Steve Cernek and have him send the documents to the Town. Attorney Hafner said that he will send a letter to Mr. Cernek requesting that info. Attorney Hafner also requested that the Town Clerks email him the prior resolution that the town passed at the last meeting for him to review.

- Don Rhodes-

Supervisor Lucia said Don Rhodes would not be at the meeting tonight.

- Warren County Rail Meeting-

Supervisor Lucia said there was going to be another rail meeting next Thursday for further discussions. The committee had decided to go with United Rail. Councilman Collura requested to attend next meeting with Supervisor Lucia. Attorney Hafner said that only one town board member could attend with the Supervisor otherwise there would be a quorum.

- Saratoga Community Health Assessment meeting-

Supervisor Lucia said many things were discussed, they are working on the next steps and there are many people from the community that wish to be involved.

- Senior Sentinel-
 1. Annual Senior Picnic 9/5/19
 2. Saratoga County Fair 7/23-7/28
- Mortgage Tax-\$9,503.50
- Real Property Notices- On File
- Protect the Adirondacks- On File
- Kendra Proposal-

Supervisor Lucia said he received a proposal from Kendra Schieber for the repairs and painting of the Town of Corinth signs dating back to the 1950's. There were questions relating to the procurement policy. Town Attorney Hafner said the board may waive the procurement policy amount if it is not in the threshold in which it can't modify.

RESOLUTION # 204
TO APPROVE THE REPAIRS AND REPAINTING OF THE TOWN OF CORINTH SIGNS DATING TO THE 1990'S
FOR A TOTAL \$ 2,950.00

On a motion by Councilman Byrnes and seconded by Councilman Butler the following resolution was

ADOPTED	Ayes	3	Lucia, Collura, and Butler
	Nays	0	
	Absent	1	Halliday
	Abstain	1	Byrnes

RESOLVED that the repairs and repainting of the following signs, Corinth Town Hall, Town Maintenance Garage sign, Senior Center, and the Briner Community Fields sign for a total cost of \$2,950.00.

- Senior Chimney Proposal-

Supervisor Lucia said that Mrs. Crossman had a bid proposal for the chimney repair needed at the Senior Center. Councilman Byrnes questioned where this came from because it was the first time he had heard anything about chimney issues. After some discussion the board decided that this should go out to bid and requested two more quotes before they award the bid.

RESOLUTION # 205
TO REQUEST TWO MORE QUOTES CONSISTANT WITH POLICY FOR THE REPAIRS TO THE CHIMNEY AT
THE SENIOR CENTER.

On a motion by Councilman Byrnes and seconded by Councilman Collura the following resolution was

ADOPTED	Ayes	4	Lucia, Byrnes, Collura, and Butler
	Nays	0	

Absent 1 Halliday

RESOLVED that two more quotes consistent with policy be obtained for the repairs to the chimney at the Senior Center.

The Following Reports are on file:

Town Clerks Report

Landfill Report

Senior Report

Assessors Report

Justice Reports

Highway Report

Building Report

PUBLIC SPEAKING:

A member of the public present asked what is happening with the railroad.

Supervisor Lucia said that all the RFP's received for the railroad had rescinded except for one. Supervisor Lucia said that Warren County had created a working committee that developed a list of what all interested parties were looking for and there is a meeting on the 18th for all interested parties to hash out.

A member of the public also asked about the property on 9N and whether it bordered the reservoir property. Supervisor Lucia said Jason Kemper was considering using part of that property for the trail system, but it did not border the reservoir property. Supervisor Lucia explained there are two parcels there a 27-acre lot that is landlocked and owned by the county and another parcel consisting of 47 acres that was on the auction block and the County offered to the Town first. It was unclear as to who legally owned the parcel at this point.

Town Board & Town Offices:

Town Attorney - No Comment

Councilman Collura-

Discussed the following:

1. Asked if the Town was a member of "Protect the Adirondacks". Councilman Collura said that if the Town was that when renewal time comes, he feels they should opt out because they are looking into not allowing ATVs and snowmobiles on their trails in the future.
2. Councilman Collura asked where they were with the FOIL request to the Village. Deputy Clerk Sullivan stated the first part of the FOIL request pertaining to the bank statements had been fulfilled and we were just waiting for bill pay so that we could pay the required amount due.
3. Also suggested taking down the Bi-Centennial sign as it is being graffitied.

Councilman Byrnes-

Discussed the following:

1. Councilman Byrnes stated that the Town Wide annual Garage Sale will be held on August 10th and 11th.

2. Councilman Byrnes questioned what had happened with his request on the FOIL. The board explained that they had waited for him to be present. Councilman Byrnes felt it was important for the Town to have all the information relating to emergency vehicles purchased in the last five years. He wanted to know how many add-ons and extras the Town was paying for that may not be necessary.
3. Asked if the Kate Mandigo pictures were still for sale. Supervisor Lucia said they were.

Councilman Halliday-Excused

Councilman Butler - No Comment

Town Clerk Farr-

Discussed the following:

1. Town Clerk Farr said the meeting with the Village Clerk and Don Rhodes was very productive. Town Clerk Farr said the Town was put on notice that according to the IMA agreement the Village said it will be billing the Town for all vacant lots in the Passerelli water district beginning the next quarter.
2. We understood that the Village was reading the master meters and now we are reading the master meters and getting the figures to the Village so that they can bill us.
3. Met with Debbie Richards from TI Sales to start work setting up the billing process.

Deputy Town Clerk Sullivan -No comment

Highway Superintendent Eggleston – No comment

Building/Code Enforcement Officer Brooks –Excused

Supervisor Lucia wanted to remind all that there would be a bill pay next week and that there would be no board meeting on the 25th of July.

RESOLUTION # 206

MOTION TO ADJOURN.

On a motion by Councilman Byrnes and seconded by Councilman Collura the following resolution was

ADOPTED	Ayes	4	Lucia, Byrnes, Collura, and Butler
	Nays	0	
	Absent	1	Halliday

RESOLVED to adjourn at 8:15pm.

Respectfully submitted



Cheri Sullivan, RMC

Deputy Town Clerk
Town of Corinth