

**TOWN OF CORINTH
TOWN BOARD MEETING
MAY 20, 2021
4:30 PM**

CALL TO ORDER: 4:30 PM Zoom Recorded

ROLL CALL: Supervisor Lucia
Councilman Butler
Councilman Collura
Councilman Halliday – arrived 5:20 PM
Bookkeeper Halliday
Building Code Enforcement Officer Brooks
Highway Superintendent Eggleston
Deputy Town Clerk Baker

EXCUSED: Councilman Byrnes
Town Clerk Peris
EMS Director Fogarty

INVITED SPEAKERS: Donald Rhodes – Laberge Group
James Martin – The LA Group
Michelle DeGarmo – Flatley Read, Inc.
Andrew Alberti – Flatley Read, Inc.

PUBLIC HEARING ON HOUSING -

Legal Notice Public Hearing

The Town of Corinth invites citizen participation and comment on the Community Development Block Grant (CDBG) funded Mobile and Manufactured Home Replacement Program. The program funds replacement of income eligible, owner occupied, single family homes, on their own land, located within the Town. In accordance with citizen participation requirements detailed in 24 CFR 570.486, the Town will: fully describe the project and activities, provide information regarding the CDBG funded Program, describe where the activity is being carried out, explain how this project meets the primary and national objectives.

The Public Hearing will be held on:

May 20th, 2021 at 4:30 pm

Meeting to be held remotely

Legal Notice Public Hearing

The Town of Corinth invites citizen participation and comment on the Community Development Block Grant (CDBG) funded Home Improvement Program. The program funds rehabilitation of income eligible, owner occupied, single family homes located within the Town. In accordance with citizen participation requirements detailed in 24 CFR 570.486, the Town will: fully describe the project and activities, provide information regarding the CDBG funded Program, describe where the activity is being carried out, explain how this project meets the primary and national objectives.

The Public Hearing will be held on:

May 20th, 2021 at 4:30 pm

Meeting to be held remotely

Supervisor Lucia: Publicly asked if there was anyone that was in favor of this or would like to speak? Michelle DeGarmo explained that these were the end of the program public hearings. She indicated that they had to do one at the beginning of the program and another one at the end. She stated that these two are for the Housing Rehab 325-18 that is ending on June 1st and the Mobile Home Replacement Program 306-19 that ends on June 28th, so this is the closing Public Hearing. Michelle stated that they also intend to resubmit the grant that was not funded at no cost to the Town. They will be resubmitting the same application again. Flatley Read, Inc. has been advised by the New York State Rural Housing Coalition that there will be a second funding round. The one that they submitted previously that the grant was not funded was the 2020 funds that the grant funding round never happened because of COVID. Now there is going to be both the 2020 round, as well as the 2021 round. She stressed that the 2020 round is still forthcoming. Supervisor Lucia asked if anyone else had anything in favor of or against this program?

RESOLUTION# 164

TO APPROVE THE CLOSURE OF THE PUBLIC HEARING

A Motion by Councilman Butler and Seconded by Councilman Collura to Approve the Closure of the Public Hearing

| | |
|------|---|
| Ayes | 3 |
| Nays | 0 |

Motion Passed

Supervisor Lucia indicated that Michelle DeGarmo – Flatley Read, Inc. requested that the Town Board adjourn to Executive Session for discussion on a pending litigation.

RESOLUTION# 165

TO APPROVE RECONVENING TO REGULAR SESSION

A Motion by Councilman Collura and Seconded by Councilman Butler to Approve reconvening to regular session.

Ayes 3

Nays 0

Motion Passed

PRAYER: Given by Supervisor Lucia

Supervisor Lucia: Stated that Don Rhodes – Laberge Group was present to address a question regarding water boosters. Councilman Butler stated that he had discussed with Don the topic of water boosters and what the possibilities are with the properties located on West Mountain Road. Councilman Butler turned the discussion over to Don Rhodes.

Don Rhodes – Laberge Group: Don opened his discussion by starting back at the beginning for the need of the Town to create a water district for the folks that had no pressure or were complaining of no pressure. There was no way to do anything, until a district was created since these folks are not within anything that the Department of Health recognized. So, the Village asked the Laberge Group to assist with creating a water district that encapsulated all the folks that were not in a water district that is required by the New York State Town Law and that was done. As part of that process and that final report was developed that specifically talked about these specific individuals that may have low pressure and an ordinance was drafted to allow a resolution to that matter if it ever come up. The ordinance as drafted puts the responsibility on the landowner to invest in booster pumps if they have a pressure issue. Last week or two weeks ago there was a pressure complaint made to the Village who transferred that call to the Town. It is the Town's

district although the Village would end up helping the Town deal with the issue. These calls need to be directed to the Town. Don indicated that he prepared some information for Councilman Butler and the Village whereby he took a page from the final report that the Town approved that talks specifically about the folks in and around the Walsh Road area near the tank. Don indicated that because of their elevation approximate to the tank that these residents probably should not have been allowed to connect. But, because they were allowed to connect the resolution is that the Department of Health requires one of two things: If there is a pressure problem the resident installs a booster pump to their satisfaction. They will only allow this resolution if there is a small number of residents, which is what we understand to be the case based on hydrant tests. We think there are only 4 or 5 homes that are affected that are less than 20 p.s.i., which is the Department of Health's limit. The other alternative would be for the Town to invest in a booster pump system that would put a new main to those homes. Obviously, the new main is what the Department of Health would prefer because it is a more typical system. But because it is such an isolated problem the Department of Health is willing to consider the booster pump strategy.

The Department of Health has had an opportunity to look at the Town ordinance as it was being drafted for both the Village and the Town. Now that there is a complaint it needs to be sorted out, but the ordinance allows for that. Specifically in the water ordinance it states that those that have a water pressure problem will need to make the application to the Town, they will have to hire a plumber to put in the water booster pumps and then there will have to be some sort of reporting that happens to be sure that the pump is operatively maintained – consistent with the water system. Don Rhodes suggested pressure readings be provided to the Town.

Councilman Butler requested clarification on whose responsibility it was to install the water booster and Don Rhodes indicated that the ordinance makes it the responsibility of the landowner, because it is not a district expense, it is a landowner expense. He suggested that the Board work with the Town Attorney to seek clarification on the interpretation of the ordinance and the use of district funds. Don Rhodes indicated that a water booster is different than the meter project, because a meter is owned, operated and maintained by the District. Don Rhodes expressed that the ordinance was drafted in a way so that it did not become a burden on the District, because most municipalities want to be very careful about spending and establishing precedent, especially when it comes to pressure. Pressure is a very subjective term.

Councilman Collura asked Don Rhodes if he knew what kind of pressure that the homes in question have. Don indicated that there is no way to tell unless someone goes into the homes and tests the pressure. Don suggested that the landowner hire a plumber to find out what would be necessary to install a booster pump, because they are going to need that information for the application to the Town as Don understands the ordinance. Councilman Collura asked Don if he had any idea what a water booster would cost. Don indicated that he had no idea and explained how the water booster system would operate. According to Councilman Collura's estimation it may cost in the vicinity of \$2,500.00 to get the pressure up per household.

Councilman Collura asked if the required inspections that are done annually if the Village would perform the inspections. Don Rhodes indicated that there were two pieces. There is an inspection fee that would need to be done to verify that the work was compatible with the system. But, what they (Laberge) would recommend and what he believes the Village would like to see is depending on what equipment is supplied there is normally an

operation or maintenance schedule – they would like some sort of notification back that it was looked at and that its meeting within the manufacturer’s requirements. The fundamental thing to look for is that to be sure that it is being looked at periodically and that they don’t have problems. The Town would need to have an easement to allow them to inspect if they didn’t get that information or if the Town felt the information was not sufficient. Don Rhodes indicated that he did not know if the ordinance allowed for this or not, but suggested to pose that question to the Town Attorney.

Don questioned Councilman Collura as to who was going to own the system. Councilman Collura suggested that once installed the system would be the responsibility of the landowner. Councilman Collura indicated that the landowner should be responsible for repairs. He indicated that it should be a one-shot deal with maybe a warranty of working ability of one year. Don Rhodes suggested to make sure that he speaks with the Town Attorney about this suggested proposal. Don Rhodes indicated to be very careful that this is not considered a gifting of public funds and just realize that this would be a prevailing wage project. Councilman Collura indicated that they do pay a water tax and agreed that it would be up to the Town Attorney to decide. Councilman Collura thanked Don Rhodes for his time. Supervisor Lucia reiterated the Town’s appreciation for Don taking the time meet with the Town.

Don Rhodes wanted to clarify one more thing with the Town Board. He indicated that he noticed there was some concern about how much the water meter project cost. He indicated that the project was completed well under budget. He had the actual payment estimate in front of him from the contractor and he thought they had told the Town to budget about \$460,000 and the final cost was about \$310,000, so it is significantly under budget. There are obviously some additional fees on top of that, but what we want to be very clear about is that we sent you a letter, he believes was last

December, making sure that the Town reserves about \$87,000 for some repairs that is basically payment withholding to the contractor until the repairs are done. But, he wanted to be certain that the Board understands that as that gets closed out to have those funds available. That the total amount due would be \$310,613 for all the meters that were installed with East National after that \$87,000 is released. Councilman Collura thanked him for coming in under budget and clarified that no one was questioning him. Don Rhodes told the Board to let him know how he could support them with the booster systems.

Councilman Collura indicated that the next step would be to contact the Town Attorney and inquire as to the legality of how to proceed. Supervisor Lucia indicated that he thought there would be more like 8 or 9 residents that were affected. Councilman Collura agreed. Supervisor Lucia indicated that since it was Attorney Hafner that worked with the Board in the past on this project that he would need to be brought up to speed.

RESOLUTION# 166

TO APPROVE THE MEETING MINUTES FOR APRIL 22, 2021 & MAY 6, 2021

A Motion by Councilman Collura and Seconded by Councilman Butler to Approve the Meeting Minutes for April 22, 2021 & May 6, 2021

Ayes 4

Nays 0

Motion Passed

Supervisor Lucia welcomed Councilman Halliday.

| <i>From Account</i> | <i>To Account</i> | <i>Amount</i> | <i>Confirmation</i> | <i>Approval status</i> |
|--|-------------------------------------|---------------|---------------------|------------------------|
| General A1782- Checking - *1782 | GENERAL CHECKING - Checking - *6396 | \$490.70 | 658509197 | 1 of 1 received |
| Outside Vill B 1795 - Checking - *1795 | GENERAL CHECKING - Checking - *6396 | \$702.43 | 2356236833 | 1 of 1 received |
| EMS Billing 6367 - Checking - *6367 | GENERAL CHECKING - Checking - *6396 | \$200.01 | 3611185769 | 1 of 1 received |
| | Total | \$1,393.14 | | |

| <i>From Account</i> | <i>To Account</i> | <i>Amount</i> | <i>Confirmation</i> | <i>Approval Status</i> |
|--|--------------------------------|---------------|---------------------|------------------------|
| General A 1782 - Checking - '1782 | Payroll T&A • Checking • '6260 | \$9,603.56 | 3457165400 | 1 of 1 received |
| Outside Vill B 1795 - Checking - '1795 | Payroll T&A - Checking • '6260 | \$2,488.00 | 1026422082 | 1 of 1 received |
| EMS Billing 6367 - Checking - '6367 | Payroll T&A - Checking - '6260 | \$4,558.01 | 1686354327 | 1 of 1 received |
| Hwy Outside DB 1818 - Checking • '1818 | Payroll T&A - Checking - '6260 | \$10,802.88 | 1577164991 | 1 of 1 received |
| | Total | \$27,452.45 | | |

RESOLUTION# 167

TO APPROVE FINANCIAL TRANSFERS OF \$1,393.14 & \$27,452.45

A Motion by Councilman Halliday and Seconded by Councilman Butler to Approve Financial Transfers of \$1,393.14 & \$27,452.45

Ayes 4

Nays 0

Motion Passed

RESOLUTION# 168

TO APPROVE THE CDBG PAYMENTS OF \$73,675.00 & \$84,900.00

A Motion by Councilman Halliday and Seconded by Councilman Butler to Approve the CDBG Payments of \$73,675.00 & \$84,900.00

Ayes 4

Nays 0

Motion Passed

Jim Martin – The LA Group – Councilman Collura had sent Jim an email requesting that he investigate the grant round – CFA’s coming up July 30th for Comprehensive Planning. Jim indicated that there is not a grant specifically for Comprehensive Planning, but the one that might work is the DEC Climate Smart Communities Grant Program that will do Comprehensive Planning. However, he is concerned that it links to a lot of requirements for green energy, carbon emissions and that kind of stuff. He did not know if the Town would necessarily want to get into this. He indicated that it would be a possibility.

Jim shared that there is an Adirondack Smart Growth Grant that is more oriented towards small communities and the Adirondacks and Corinth would qualify. This grant has not been announced yet, it is not part of the CFA, but it is coming up. Jim indicated that he spoke with Supervisor Lucia earlier in the day and explained that the way the programs are reading now they are looking for job creation, strategic planning, and cooperation among municipalities to achieve job creation and downtown revitalization. Jim shared that when you look at the EFC Programs, particularly the EFD Grant Funds and the Excelsior Jobs Program his thought is to put together a dynamic program by redeveloping the former International Paper Company site and look at that as a Business Park for job creation, incubator program, job training program and the idea of attracting local entrepreneurs, local businesses, local startups from Corinth and beyond – even into the Adirondacks. Jim expressed the idea of creating a themed manufacturing and fabrication center for local entrepreneurs. He continued with the idea of having an Adirondack themed Business Park that is showcasing Adirondack based businesses and manufactured goods and marry that up with the Village of Corinth. He suggested using the site where there was the fire on Main Street and make that into a mixed-use site for retailing and showcasing the goods that are made in the Industrial Park. This plan would hit a number of

strategic buttons in these grant programs. This plan would create jobs, redevelop a former blighted site, downtown revitalization, shared work and shared partnership between the Village and Town. Jim indicated that the Town should reach out to SEDC – Saratoga Economic Development Corporation or the Prosperity Partnership and see if they want to help with this plan. Jim recommended that this be presented as a strategic shared approach. Jim pointed out that this would be a large, very impactful project to the Town, the Village, and the Region as a center for regional job growth, regional business development and job training in these industries and make this a center of commerce and activity that would be a show piece for the State if not the nation. He feels that there is real opportunity to put all these factors together and expressed that Corinth is the only federal opportunity zone in Saratoga County. He indicated that when a project like this is presented to the State – a shared bi-municipal partnership approach – wins points in the grant application process. Jim explained the filing process and encouraged the Town Board to review the literature that he forwarded. He suggested that Supervisor Lucia reach out to Mayor Pasquarell and discuss this plan with him. Jim has offered his time for this discussion.

Charter Communications: A letter from Charter Communications has been shared by Supervisor Lucia and is included in the meeting packet.

Why-Knot Services, LLC: A proposal from Why-Knot Services, LLC was shared by Supervisor Lucia for pest control. The proposal was included in the meeting packet. Councilman Butler suggested that the Board should put the contract out for bid.

Supervisor Lucia shared that a year or so ago the EPA wanted permission to inspect the landfill for solar. The EPA contacted Supervisor Lucia and wanted to know if the Town had ever talked to a contractor about doing something at

the landfill. The EPA Representative indicated that the landfill is definitely in the sights of National Grid, etc. EPA will be sending Supervisor Lucia names of contractors. Supervisor Lucia referred to the past solar farms conversations that the Town Board has been having with Bill and Dan. Supervisor Lucia expressed the possibility of using the landfill site. Councilman Butler shared that he believed they had investigated the landfill site before, and it was not large enough. Supervisor Lucia indicated that EPA stated that it was an ideal site for a solar farm. Supervisor Lucia has agreed to talk to Bill and Dan about the feasibility of this proposal.

Saratoga County Sheriff: Supervisor Lucia shared that Saratoga County Board passed a Sheriff Contract until 2024. This contract is to commence June 1, 2021.

Expansion of Youth Hunting: Supervisor Lucia shared that the Saratoga County Board authorized the expansion of Youth Hunting. The information is included in the meeting packet.

Mortgage Tax: The report is included in the meeting packet.

Covid Update: Supervisor Lucia shared the current information.

The COVID update for today is below.

Positive Tests in the last 7 days: 110

7 Day Rolling Average % Positivity: 1.10%

Cumulative Cases: 15,165

Cumulative Deaths: 166

Currently Hospitalized: 12

Active Cases: 114

Recovered Cases: 14,917

% Population with at least 1 Vaccine Dose: 58.10%

% Population with Completed Vaccine Series: 50.60%

Tire Recycling Program: Supervisor Lucia shared a reminder about the Tire Recycling Program that is scheduled for Tuesday, May 25th. The flyers have been included in the meeting packet.

Library Annual Report: Supervisor Lucia shared that a copy of the 2020 Library Annual Report has been put in each members mailbox.

Bookkeeper Halliday made a request for the future that if there are any grants that the Town enters that Tom Bodden – Town Auditor and herself are kept in the loop.

Bookkeeper Halliday expressed that she was very impressed with Jim Martin’s presentation.

Councilman Butler recommended that the Board make a decision on whether or not the water rates should be increased.

RESOLUTION# 169

TO APPROVE AN INCREASE TO THE WATER RATES OF AN ADDITIONAL \$10.05. THE TOTAL MINIMUM VALUE CHARGE WILL INCREASE TO \$117.00 WHICH WILL BE EFFECTIVE FOR THE SEPTEMBER 1, 2021 BILLING.

A Motion by Councilman Halliday and Seconded by Councilman Collura to approve an increase to the water rates of an additional \$10.05. The total minimum value charge will increase to \$117.00, which will be effective for the September 1, 2021 billing.

Ayes 4

Nays 0

Motion Passed

Councilman Collura revisited the conversation with Don Rhodes regarding the cost of the meters. He indicated that Don Rhodes said the final cost of the meters was \$310,000 plus or minus. Councilman Halliday stated that Don said village fees and other fees that added up. Councilman Collura said that he did not think they added up to \$200,000 grant, which was confirmed by Bookkeeper Halliday, then the Town took out a bond for \$500,000 – so that’s \$380,000 plus or minus. Councilman Collura questioned as to whether we spent the bond. Bookkeeper Halliday confirmed that the bond was spent, and the bond was overspent. There is a ledger for the bond which indicates where the bond was spent. Councilman Collura indicated that it did not cost \$310,000, but the cost was closer to \$700,000 and Bookkeeper Halliday confirmed with “yes”. Councilman Butler referenced a report from Tom Bodden where the number adds up to \$640,000. Councilman Butler made reference to a water account with a balance of nearly \$400,000. Bookkeeper Halliday confirmed that she thought there was \$450,000 in the water accounts. Councilman Butler indicated that some that money will need to be kicked back to the bond. Bookkeeper Halliday confirmed that the money in and money out was right.

Highway Superintendent Eggleston reported that the Building Inspector’s truck needs tires. The price for the tires is \$458.00 and he indicated that the tires were not in his budget. Supervisor Lucia indicated that the cost would have to come out of the Building Fund or Code Enforcer.

Highway Superintendent Eggleston reported that he had received a letter from the Department of Transportation for the CHiPs allocation. He stated that from between what he received in allocations this year and what he rolled over from last year he has a total of \$191,905, New York Pave from what he will get this year and what he rolled over from last year the total will

be about \$37,700 and the Extreme Winter Recovery he will get about \$31,000 with rollover and everything for a total of \$261,368.80. They are encouraging everyone to use all the funds. Highway Superintendent Eggleston indicated that the paving of Wall Street and Main Street will not even use half of the funds. He will be looking into paving different roads.

Highway Superintendent Eggleston reported that he refuses to pave the entire road of the Passarelli subdivision. He indicated that he would repair the exit. He reported that the contractors in the subdivision are destroying the roads. He indicated that he will not repair the roads until the building is done. Councilman Collura requested that Supervisor Lucia check with the Town Attorneys to see if the contractors can be liable for the damage.

Building/Code Enforcement Officer Brooks reported that he is extremely busy in his office.

RESOLUTION# 170

TO APPROVE ADJOURNMENT TO EXECUTIVE SESSION FOR A PERSONNEL ISSUE WITH NO DECISION.

Motion made by Councilman Collura seconded by Councilman Butler to adjourn to Executive Session for a personnel issue with no decision.

| | |
|------|---|
| Ayes | 4 |
| Nays | 0 |

Motion Passed

RESPECTFULLY SUBMITTED BY

CYNTHIA BAKER
DEPUTY TOWN CLERK