

**Town Board Meeting held April 25, 2022 at 6:00 P.M. at the Town Hall in**

**Schroon Lake N.Y.**

**Present:**

**Town Supervisor:** Meg Wood

**Councilpersons:** Richard Gero, Ethan Thompson, Lynn Donaldson, Leanna Welch

**Deputy Town Clerk:** Melissa Armstrong

**Also Present:** Albert May, Paul McCann, Brian Ritchings

Supervisor Wood called the meeting to order at 6:00 P.M. with a salute to the Flag.

**RESOLUTION #81 Approval of Minutes**

Councilman Gero moved a resolution to approve the March 22, 2022 and March 28, 2022 minutes, seconded by Councilwoman Welch; carried.

**RESOLUTION #82 Approve 2 vouchers**

Councilwoman Welch moved a resolution to approve two bills, Scrapper Smith \$352.00 and Wood Waste Reduction Service for \$4000.00 to come out of the General Fund, seconded by Councilman Gero; carried.

**RESOLUTION #83 Approve Adirondack Landfill Services, LLC Post-Closure Monitoring Services at the Town of Schroon Landfill for 2022**

Councilwoman Donaldson moved a resolution authorizing the Supervisor to sign the Landfill Post-Closure Contract with Adirondack Landfill Services which will include sampling and analysis of three groundwater monitoring wells, performing a site inspection and preparing a written report for submittal to the NYSDEC and to the Town of Schroon, the total cost will be \$1902.00, seconded by Councilman Thompson; carried.

**RESOLUTION #84 Approve Water Tap at 1361 Charley Hill Road**

Councilman Thompson moved a resolution to approve a Water Tap located at 1361 Charley Hill Road Tax Map # 146.20-2-8.100 seconded by Councilman Gero; carried.

**DISCUSSION: Change of zoning from R20 to B2, east side US Route 9 north of Alder Meadow Road-**

The property owners went to the planning board, the planning board discussed it, the reasoning behind it is because it is industrialized. Rick was concerned others would need to be notified but a notice would only have to be sent to homeowners within 100 feet, no one else was too concerned. We can have a hearing, set a date, and advertise so that any homeowners can voice their opinions.

**RESOLUTION #85 Set a hearing for the change of zoning from R20 to B2, east side US Route 9 north of Alder Meadow Road**

Councilwoman Welch moved a resolution to hold a meeting, Monday, May 9th at 5:30pm to discuss the change of zoning from R20 to B2, east side US Route 9 north of Alder Meadow Road, seconded by Councilwoman Donaldson; carried.

**DISCUSSION: Use of ARPA (American Rescue Plan Act) funds**

Supervisor Wood states we're going to get, between the County's general sharing of their ARPA money with the individual towns, approximately \$207,000. Before the end of the month, we have to report to the IRS. All Chris and I have to do is say we haven't done anything yet. At some point we need to have a decision made on how we are going to spend it. Chris and I attended a meeting held by the county and they explained how you do the reporting as you go along. One thing we're going to need to do before anything is come up with how we're going to spend the money. One of the things we found out was that with the book keeping part of this, the more simple we can keep it, the better. Towns and Cities that are getting millions of dollars, for them it's going to be a full time job for somebody. For us, if we can keep it to one project, it will be one thing to follow, and one thing to report on. It's a lot of money for us but it's not in the big picture. Supervisor Wood suggests that we think about the Sewer Project at Rogers Brook, I'm not sure that we will get to the water tower in time, this money has to be spent by 2025. We can think about other things but the one thing that has been breathing heavily down our necks is the sewer project and we have some grant information that could help towards the cost of the Sewer Project. We don't have to decide on anything tonight but I think by the next meeting we should make a decision. If there are

any other ideas now or within the next two weeks, we can bring them to the table. Let's make sure we make a decision by our next meeting. Councilwomen, Donaldson and Welch, along with Councilmen Thompson and Gero all added that they are all for the Sewer Project. Councilman Thompson asked if in the event that we get a lot of grant money by chance, because I know Jessica and Rob, they sounded like they were going to try again for more money, what happens then at that point if by chance, you know it's Christmas and we get a lot of money and we don't need all that money for there but we've already allocated, I just don't know how that works. Supervisor Wood answered she will get the answer from Dan Palmer, and we will then make a decision based on that.

#### **DISCUSSION: EFC Grant for Rogers Brook**

Councilwoman Donaldson explained that it's an WIIA Grant for \$108,750. They also give us a loan and forgive \$108,750 which takes it up to \$217,000 with 0% interest. So that means, we will have \$434,000. Brian Ritchings states that will cover the cost of half the Sewer Project. Supervisor Wood asked Brian Rithings if he thinks the project will be \$800,000? He replied, in this day and age it may be close to a million, labor, equipment, I mean the cost of fuel alone is ridiculous. Unless the economy flips back around and everything is good on the supply chain. Councilman Gero asks what the original quote was 14 months ago. Ritchings replied he thought the original quote was \$750,000. Councilman Thompson and Gero thought the original quote was \$450,000 with a \$100,000 contingency, and that was only 14 months ago.

Councilman Thompson asked if Councilwoman Donaldson would explain the Principal Forgiveness loan. Councilwoman Donaldson replied, you take out a loan, and then they give you the same amount in hand, taken off the Principal balance so we would then owe \$108,500 at 0% interest. Once we get the award letter, we will have directions and instructions, and Ana will want to go over everything. Hopefully we will receive that in May and we will know more.

#### **DISCUSSION: Air Strip fees**

Supervisor Wood stated we now technically charge for people using our Air Strip, \$250 per month for hangar rental, \$30 per month to tie down, \$5 per day for parking but since no one is there to instruct anyone where to go or what fee to pay, no one pays anyway.

We collect \$250/month for a hangar rental. Supervisor Wood tried to collect research and information on other surrounding air strip but really there are no other air strips in the area that are similar. Councilman Thompson asked what we pay for insurance to have the air strip and Supervisor Wood believes it is around \$1500. Even if we collect the small amount of money we charge for using the runway, we wouldn't make that in a year. Since the price of the hangar rental hasn't changed in at least 13 years. Councilman Thompson asked if we should increase the rent since it hasn't changed in over a decade. Everyone agreed and a resolution was made to increase the Hangar rental by 10% bringing the rental price to \$275.

**RESOLUTION #86 Raise the price of the Hangar rental at the Schroon Lake Air Strip**

Councilwoman Donaldson moved a resolution to raise the price of the Hangar rental from \$250 to \$275, starting July 1<sup>st</sup>, 2022 at the Schroon Lake Air Strip, seconded by Gero; carried.

**RESOLUTION #87 Town of Schroon Safety Committee Meeting**

Councilman Gero moved a resolution to hold a Town of Schroon Safety committee meeting to be held during the first two weeks of May, pending availability. Councilman Gero will inform everyone once the date is set, seconded by Councilwoman Welch; carried.

**DISCUSSION: Codes - addition to Building Permit application to reflect Town Codes:**

**E.G.**

**Contractor and Property Owner shall remediate any damage done to municipal property in the course of the project completion. Or, Contractor and Property Owner shall reimburse the Town of Schroon for the remediation. Certificate of Occupancy will be issued after such remediation is completed. Statement to be signed by Owner and Contractor.**

Supervisor Wood states that it was brought to her attention that in our codes, it says that if there is a project where any Municipal property has been damaged that the town should either be reimbursed for the cost of repairs, or the work needs to be repaired by the ones that created the damage. In the past, people have been billed for the damages, but have never paid. I have one that goes back to 2020, and I thought it would be nice, to make it definite, so if someone applies for a permit, they have some sort of statement in their application that states that they understand if damages occur, then they are liable for the

damages. I would like to have a spot for a signature for the contractor and one for the owner, to eliminate any discrepancies. We thought that maybe we can add something in there that states they don't get their certificate of occupancy until they have fixed or paid for damages in full. Again, we don't have to finalize this today, but I know there are a lot of people coming along and are building huge houses with huge equipment rolling around on small town roads. Councilman Gero states that it's not only new construction but also add-ons and such. It should include any damage done to property, and we need to make sure that they are liable and maybe add it on to their taxes, if that is allowed. Supervisor Wood states she will talk to John tomorrow, and we can come up with the re-write after we get the answers we need.

Supervisor Wood called the meeting to adjourn at 7:00 P.M., seconded by Councilwomen Donaldson; carried.

I, Melissa Armstrong, do hereby certify the foregoing to be a true and correct transcript from the minutes now on file in my office and of the whole such original minutes.

Dated: May 7, 2022 \_\_\_\_\_ Deputy Town Clerk