

MINUTES OF THE MEETING OF THE TOWN BOARD
TOWN OF RICHLAND
1 BRIDGE STREET, PULASKI, NY

DATE: Tuesday, October 17, 2017

KIND OF MEETING: DPW Project Public Information Meeting

PLACE: H. Douglas Barclay Courthouse Pulaski, NY

BOARD MEMBERS PRESENT: Supervisor Dan Krupke
Councilman Kern Yerdon
Councilman Allen Goodsell
Councilwoman Sue Haynes
Councilwoman Donna Gilson

OTHERS IN ATTENDANCE: Highway Superintendent, John Fox
Town Attorney, Allison Nelson
Town Clerk, Millie Newcomb
Deputy Town Clerk, Julie Peterson
Town Residents – Sign in sheet will be attached to these Minutes

CALL TO ORDER: The meeting was called to order at 7:00 p.m. with Supervisor Krupke asking all Town Board Members and staff to introduce themselves to the public.

Following the introductions, Supervisor Krupke presented the slideshow displaying photos and a brief explanation of the condition of the existing DPW building. Matt Fuller from Barton and Loguidice then presented the proposed project for the new DPW facility. Supervisor Krupke explained the history of this project thus far. The Town Board has been working on this project for the last 4 years, have traveled to several other facilities to obtain ideas and feedback from other municipalities, and have interviewed 4 different engineering firms to determine who they would like to work with. The Town has spent the least amount of money possible to get to this point in the project, approximately \$30,000, and have now reached out to USDA for financing. USDA has approved the Town to borrow \$2.6 million at a rate of 3.25% for 30 years. The term of the loan allows the Town to minimize the impact to the taxpayers. The project was estimated to cost \$2.3 million a year ago, we currently have over \$300,000 accumulated in a building fund for the project and have the potential to obtain \$100,000 grant from USDA Rural Development. The hope is to have the final number to be financed down to approximately \$2.1 to \$2.2 million. The building is a basic, functional building that will last a long time.

PUBLIC DISCUSSION: Resident, Peggy Balcom asked for clarification on the \$0.49 per thousand to equal \$49 in taxes for a \$100,000 house. Supervisor Krupke stated that was accurate. Resident, Doug Haynes inquired about the cost of upgrading the existing facility or the possibility of the County DPW building on County Route 2A. The Town has received an estimate of \$650,000 to update the building to suit the needs of the town, meet current code requirements, and repair the structure. Oswego County representatives, Kevin Gardner and Kurt Oshelt were approached about the possibility of a shared DPW facility a few years ago. The County expressed no interest in a shared services facility and they do not plan on closing or selling that facility. Deputy Mayor, Terry Allen, from the Village of Pulaski addressed the board. He would like to know if the Town plans to put the building project up for a public referendum. It is still up for discussion at this time and will hopefully be decided tonight. Based on the previous 2 meetings that had minimal attendance and positive feedback from the attendees, that was the initial plan. The cost to put it out to public vote would be an additional \$4-5,000, would delay the project further, and we would risk losing a \$50,000 NYSERDA grant that was intended for this project. If the Board votes on it, it is subject to a Permissive Referendum, with a sufficient number of signatures it would force the Board to put it up for Public Vote. The previous meetings were well publicized in all of the local newspapers and on the marquee of the Kallett. The future of the existing structure has yet to be determined. There is a possibility of it being sold, turned back into a residential area, or even a public parking area. Resident Randy Turner would like to pursue the option of selling it to recoup money towards the loan and wondered if other grant options were explored. Once the future of the facility is determined the Town will explore every grant opportunity possible to assist with lowering the cost of the project to the taxpayers. In order to submit the project for a grant or present it to the public, the Town had to develop a plan with engineers to get an estimate of the cost, and had to secure preliminary funding. Ed Delaney states that the people know that a new building is necessary for the Town and the Village and was wondering if the Town had approached the Village about a consolidated building project. The Town and the Village have had discussions about a shared services project. The Town was much further ahead in the process, the facility is being built in such a way that it can easily be added onto at a later date, should the Village decide to be involved. Deputy Mayor, Terry Allen, asked Supervisor Krupke what services the Town provides to the Village. Supervisor Krupke informed him that we plow the Village streets. Mr. Allen asked if that was the only service the Town provided, we plow 7 miles of streets. Supervisor Krupke asked Highway Superintendent, John Fox, to expand on that. Mr. Fox said that the Town provides numerous other services to the Village DPW. We supply the sand and salt for all of the parking lots and sidewalks, occasional maintenance, Mr. Allen interrupted and states that Mr. Fox does do a lot and works with the Village. He was asking about any other services that the Town provides to the Village. Board members added the Town has taken on the added responsibility of the Haldane Center. Mayor Hax, states the Village also shares the responsibility of the facility and that it is a town wide service that each party contributes to equally, we are all taxed for that, which is not a service that you provide to the Village.

Supervisor Krupke says he is correct, but without the Town, the Village would carry that burden. Mayor Hax says that without the Town that building wouldn't exist, the Village can't afford to support that facility. Councilman Yerdon states that the facility is a clear example of the Town working with the Village to benefit the people that reside within the Town and the Village. Mr. Hax says the Town works with them, but tax them for it. Supervisor Krupke states that the Town has worked with the Village on many occasions. The recreation program, the Haldane Facility, and the Justice Court Systems, are some of the examples of shared services that the Town has worked with the Village on. Resident, Ron Crandall expressed his concern over the traffic flow near the school zone at the intersection of County Route 41 and US Route 11, the lack of sidewalks for students to get to school, and wonders if this has been addressed with the school board. Supervisor Krupke states that we have to travel down the same roads regardless, and to a certain degree, main roads to the Village could be avoided via Palmiter Rd., County Route 41, and US Route 11 S. Travel flow to the area may increase. A resident asked if there were going to be fuel tanks on site. That is not currently planned at this time, depending on how project costs come in, we may discuss that possibility with the school as there is some funding for that type of shared service. The resident states that the reduced truck traffic in the Village would be good and that it would be a big mistake to perform such a large project and not consolidate it with the Village. It would reduce costs for tax payers and that both buildings are in very bad shape and in need of repair. Resident, Pete Backus expressed concern about the increase in the size of the proposed building. Does it need to be that big or can it be down sized and can the old facility still be used for storage of equipment? Mr. Krupke explained that the new facility has many additions that the current facility does not have such as locker rooms, another bathroom, wash stations, along with future needs of a fuel station, there would no longer be a need to have the old facility. There is also a purchase offer on the property adjacent to the property to address ingress and egress concerns. Supervisor Krupke mentioned some other ideas for other uses of the current structure. Resident Dinah Scram, understands the need for the new facility and asked about the removal of all of the dirt, gravel, and salt piles, and fencing at the current facility. Mr. Fox informed her that all of them would be removed and relocated to the new building site and some items would be sent to recycling. Mrs. Scram also informed the Board that the idea of using the existing facility for something else would not be an option as it is in an R2 zone. Ed Gilson inquired about the possible impact of the high water levels and the tax base, is there a possibility of the taxes increasing for others due to lower assessment values. Supervisor Krupke does not feel that this will be an issue, the payments on the loan will remain the same for 30 years. Mr. Crandall inquired about the residents that live there and their homes, would there be some sort of screening to protect the property owners. Mr. Krupke states that the dirt and aggregate will be kept out back. There are plans to create some type of berm or tree line to screen the unsightly items. Mr. Haynes wondered if the Board would be making the final decision on this project or will it be put out for a public vote? Supervisor Krupke states that there are two options, one is to vote on it as a board and move forward with the project, which makes it subject to permissive referendum. If there are enough people concerned, the board could be petitioned

within thirty days and it would force a public vote. The other option is the Board can opt to automatically put it up for public vote. Mr. Haynes feels that with the magnitude of the project it should be left up to the people and they should be allowed to vote on it. Supervisor Krupke states that the Board Members were elected by the people to represent the people. It was the initial belief of the Board that the people were in favor of the project due to the lack of attendance at the several previous Informational Meetings. Mr. Haynes states that there may have been other reasons for the poor attendance, people are busy and people don't read the newspaper anymore. The letter that went out was a great idea. Mr. Krupke reiterated his previous statement regarding the board planning to make that decision after the meeting and they are thinking about other options to use the \$50,000 grant for before the deadline if this does not go through tonight. A public vote would not be able to be held for 60 to 90 days, putting it in a poor timeframe due to the seasonal residents of the community. Unfortunately, the Town did not receive the approval in time to have this meeting at an earlier date. Resident, Herb Yerdon feels that it would be a good idea to get the eyesore out of the Village and provide a safer facility for the workers. Supervisor Krupke states that the longer we delay the project, the cost is going to continue to rise. There was some discussion considering the possibility of the Town taking over the Village. Supervisor Krupke says that this would take approximately five years to do, there are several factors to consider, and that a feasibility study would need to be completed to see if it would be beneficial to both municipalities. Resident, Prescott Whitney asked if after the 30 years the additional tax for the facility would go away. Mr. Krupke would like to say yes, based on prior experience, this does not usually happen. After 30 years, to upkeep the facility, maintenance and repairs would have to be completed. Resident, Todd Masuicca would like the option of being able to vote. Councilman Yerdon does not feel that the project is being forced upon the public. The Town Board has been working on the project for over 4 years and has put an enormous amount of research into devising the best option for workers and the taxpayers. Mayor Hax states that the Village DPW Facility is in worse condition than the Towns Facility and feels that the project should proceed as a joint shared services building. The Village of Pulaski and the Town of Richland, according to the 2010 Census, has the lowest median income in the entire state of New York. Out of the 62 counties in NYS, we are ranked 60th as the poorest County in the State. To spend this amount of money, we should proceed on all future projects as a consolidated effort between the two entities. One year is not going to make a lot of difference, and we need to start somewhere to help residents be able to afford to stay here and not leave the area. Proceeding jointly may qualify us for more grant opportunities as a shared service. Councilwoman Gilson feels Mr. Hax is correct, the future is moving towards joint services in government, and we do want residents to be able to afford to live here. Eventually, municipalities are going to be forced to share services. Mr. Hax wants the project to be put out to vote and wants the Town and Village to proceed with a joint facility. Councilman Yerdon, provided the Town Board minutes from January 19, 2016, the purpose of the meeting was a workshop to discuss the idea of a new highway building for the Town of Richland and the possibility that the Village of Pulaski may want to share this facility, and Deputy Mayor Terry Allen was present at that meeting. Mr. Hax interrupted and states the

Village wants to be in this project and they came to the meetings, at that time neither entity was sure where it was going at that time. The Village residents will be paying one-third of the cost of the facility, and then in a few years will have to pay for a Village DPW facility. The Village is not trying to derail the project. Councilman Yerdon returned to his statement, after some discussion, as to the size of the building and the pros and cons of the joint venture of the Village of Pulaski and the Town of Richland, the Supervisor closed the meeting, stating that additional meetings would be scheduled for the near future. Mr. Yerdon does not recall the Village ever coming back to the table to further discuss the project. Mr. Hax feels that it is a great project but that it needs to move forward as a joint project, put it up for referendum. Resident, Randy Turner inquired about the future, and if the manufacturing companies ever leave the area. What are we going to do to bring more business to the area to help offset the costs of projects like this? Mr. Krupke says that we are always looking for new opportunities and are involved in several Committees, Boards, and Groups to try and expand and develop the area. Mr. Whitney, can the Town put together an agreement to proceed on this project with the Village, as opposed to voting on it now. Supervisor Krupke states that would need to happen at a separate meeting. Resident, Eileen Soika would like to see the two municipalities work on this project and future projects together. Future Mayor, Angel Rodriguez feels the turnout for this meeting was largely due to the letter that was sent out in the mail and commended the Town for sending it out. He too, would like to see a consolidation of the Town and Village DPW and that it would be beneficial to everyone. Another resident has a concern, the possible contamination of the Salmon River cannot continue with the location of the current facility. If fishing leaves this community, everything is going to suffer. Supervisor Krupke would like to get an inventory of what equipment the Village has to determine how much more space will be necessary.

Councilman Goodsell asked the Village when the Board would be able to get together to discuss the project. The Town has asked the Village to bring a list of equipment and an idea of how much space will be needed to accommodate their needs. A meeting was scheduled for Tuesday, October 24, 2017 at 6 p.m.

MEETING ADJOURNED: The informational meeting was adjourned at 8:45 p.m.

Respectfully submitted by
Julie Peterson
Deputy Town Clerk

MEETING ATTENDANCE SIGN-IN

Meeting Date

Tuesday Oct 17, 2017

Committee/Board

~~DPW Project Information~~

Please PRINT your name and address clearly to assure the correct spelling in the minutes of this meeting.

NAME

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