

August 16, 2016

The regular Town Board meeting of the Town of Stony Creek was held on August 16, 2016.

Supervisor Frank Thomas called the meeting to order at 7:01 PM with members present:

Councilman Nathan Thomas

Councilwoman Doreen Ryan

Councilman Carl Thomas

Absent: Councilman John Thomas

July 19, 2016 minutes:

Page 177 change noisy to nosy.

A motion was made by Councilman Carl Thomas seconded by Councilwoman Ryan to accept the July 19, 2016 minutes with this corrections. All in favor, motion carried.

098-16. A resolution was made by Councilwoman Ryan seconded by Councilman Nathan Thomas to pay the General Fund bills in the amount of \$8,391.35. Roll call vote, all in favor.

099-16. A resolution was made by Councilman Nathan Thomas seconded by Councilman Carl Thomas to pay the Highway Fund bills in the amount of \$10,995.54. Roll call vote, all in favor.

Town Clerk Report:

Conservation license	\$ 1.38
Marriage copy	\$ 10.00
First 100 Years book	\$ 10.00
First 100 Years postage	<u>\$ 5.00</u>
Total Town Clerk Fees	\$ 26.38
Dog Licenses	<u>\$110.00</u>
Total Town Revenues to Supervisor	\$136.38
NYS Ag & Markets	\$ 22.00
NYS Environmental Conservation	<u>\$ 23.62</u>
Total Disbursed	\$182.00

Correspondence:

Dog Control Log-July 2016.

John Durham-resigning his position on the Board of Assessment Review.

Virginia Lorrain-resigning her position on the Board of Assessment Review.

Lisa Bartow, Director Stony Creek Free Library- requesting Occupancy Tax money in the amount of \$750.00 for two back-to-back Wood-burning Workshops to be held on September 13, 2016.

Patrice Weber, Stony Creek Library- Permission to use the park pavilion for an Astronomy-Star Gazing on Sept. 9, 2016 from 7-10 PM.

Tony Lomenzo, Stony Creek Community Church-permission to use the park pavilion for a church service on September 4, 2016 from 9AM to 12 PM and also permission to use the park pavilion on September 19, 2016 for a free concert from 5-9 PM.

Ronda Thomas-permission to use the town hall for a party on September 24, 2016 from 10:00 AM to 2:00 PM.

Supervisor Thomas reported that Ronald Charbonneau requested to use the town park on August 3, 2016 for a Birthday Party, being it was available Supervisor Thomas approved this.

A motion was made by Councilwoman Ryan seconded by Councilman Carl Thomas authorizing the following:

Patrice Weber, Stony Creek Library permission to use the park pavilion for an Astronomy-Star Gazing on Sept. 9, 2016 from 7-10 PM.

Tony Lomenzo, Stony Creek Community Church permission to use the park pavilion for a church service on September 4, 2016 from 9AM to 12 PM and also permission to use the park pavilion on September 19, 2016 for a free concert from 5-9 PM. All in favor, motion carried.

A motion was made by Councilwoman Ryan seconded by Councilman Nathan Thomas authorizing Ronda Thomas permission to use the town hall for a party on September 24, 2016 from 10:00 AM to 2:00 PM. All in favor, motion carried.

Old Business:

Truck bids:

Two bids were received for the truck and one for the snowplow.

West Hurr- includes the plow into the total price-\$48,616.00.

Warren Ford-\$43,377.00

Snowplow bid-Arrowhead-\$5800.00

Supt. Bradley will review the bids.

Warren County Intermunicipal Agreement:

Supervisor Thomas stated if you recall last fall we passed a resolution to enter into an Intermunicipal Agreement with Warren County Soil and Water. They got a grant from the NYS Dept. of Environmental Conservation to buy a vacuum excavator. The county put up the money to buy it. The grant is for \$180,000.00. Part of that is a three-year use of the excavator the county put as part of the grant. The excavator itself cost about \$82,000.00. It's in the possession of the Warren County DPW. Although it is available to all the towns, you have to make arrangements with Dan Smith at the Warren County DPW repair shop.

This is an Intermunicipal Agreement authorizing the town with Warren County to be able to use this. It says when using the equipment each municipality must provide usage data to submit for grant matching and reimbursement. So as you use it you have to keep track of it. The amount of material and what you are doing with it and time, because it will help back as the match.

Warren County Soil and Water is basically the Administrator, they are keeping track of all the data.

This is an agreement between the town and the county. They ask for insurance, the town already provided them with a Certificate of Insurance for plowing the highways as additional insured and thinks that would cover this. Councilwoman Ryan asked what the machine would be used for. Supervisor Thomas stated if you wanted to clean out a culvert, if you want to extricate the water instead of using a bucket, clean out storm drains and vacuum dirt. He thinks Supt. Bradley had one for the storm drains at the garage, the sediment tank on the floor drains to take the sand out.

100-16. A resolution was made by Supervisor Thomas seconded by Councilwoman Ryan to enter into the Intermunicipal Agreement with Warren County for the vacuum excavator. Roll call vote, all in favor.

Cedarwood contract will be tabled and discussed at a future date.

Committee Reports:

Dean Farm Trails:

Councilwoman Ryan reported that Sharon Tyniec from Ledge Brook Lane enjoys walking the trails on the Dean Farm Trail system and likes to bring her dog along. She is purposing at her expense to put together a doggie waste system. She would like to do this for the town she would buy the baggies for the town. Councilwoman Ryan suggested after the first year the town can do the baggies. Councilwoman Ryan suggested having this look like what the bathroom facility will be and have this placed near the bathroom facility.

Supervisor Thomas stated that was what some of the Cedarwood thing was about. The whole thing is 6X8 and doesn't think it would cost us what they are proposing.

Supervisor Thomas stated that we should think about some rules for the trail system and they be placed by the trail locator maps on the Kiosk.

Dean Trails compost toilet:

Councilman Carl Thomas asked if the toilet was order. Supervisor Thomas stated no it hasn't been ordered yet because he was told by Warren County Planning that we have to have stamped drawings from an engineer or architect for the Department of State to reimburse the town.

That's where he is having a problem because what Cedarwood propose is actually more than it would cost for engineering services. Unless they can come to some different arrangement.

Councilman Nathan Thomas stated the company we were looking to order it from, do they have drawings already? Supervisor Thomas stated right pretty much. Councilman Nathan Thomas stated so how much are their stamped drawings vs. dealing with this co. It's something to look into. Supervisor Thomas will talk with Mr. LaMothe and Tom Suozzo and see what they come with. Otherwise he doesn't know what the purpose of having a grant is.

Councilman Carl Thomas stated the drawings are probably alright you just need to get the stamp. Supervisor Thomas stated right. Councilman Carl Thomas stated the county doesn't have anybody? Supervisor Thomas stated they do have a couple of engineers but don't think they would stamp it. They have refused others, they work for the highway department.

Councilman Carl Thomas stated do they have anything that's suggested that you would approve? Supervisor Thomas stated he doesn't think that's the case, he thinks it's more then what the town has chosen. He submitted all the information on it to Mr. LaMothe, he seemed to think it was ok but the Department of State wanted engineered stamped drawings.

Councilwoman Ryan suggested a porta-potty, is that something that's doable for the town. Supervisor Thomas stated yes, he is sure we can do that. Councilman Nathan Thomas stated that's what they ended up doing at the park in Warrensburg across from Curtis Lumber. Building a structure around the plastic pump toilet, because it wasn't worth the price point. It was an Eagle Scout project. Supervisor Thomas stated hopefully it won't come to that but he can't see the town spending more on engineering then you spend on a toilet. It's a 50% grant but what are we getting, we're going to get cheated, we might better pay for it ourselves.

Budget; Inflation Cap:

Supervisor Thomas reported that comptroller has determined that the inflation rate for the coming budget is .68%. Under the tax cap rules and with our levy this year was \$638,802.00. That will allow an increase to stay under the tax cap of \$4344.00. The decrease in value of the town, he thinks we're in trouble, we are going to have to cut some somewhere.

Postal; mail delivery on Hadley Road:

Supervisor Thomas reported he did have a meeting on August 10th with a gentleman, Matt Scollin from Congresswoman Elise Stefanik Office. He talked about several items but the main one was the postal district from Grist Mill Road to the Hadley Town line. He told him this was a problem and doesn't see why it's a big hassle to fix it. Supervisor Thomas took a county map and outlined what they were talking about. Mr. Scollin gave Supervisor Thomas a Constituent Service Form. They need people to release or give permission to them to assist them. There are two individuals, one who brought a car and he complained his sales tax went to Saratoga County. He spent \$15,000.00, so it cost Warren County \$400.00. \$200.00 to the county and \$200.00 for the town. There was a lady getting caught up in the social services between Warren County and Saratoga County. One is telling her she has to go to Saratoga Co. and the other is telling her she has to go to Warren County and basically she is afraid she is going to be in trouble or arrested because she went to the wrong place or did something wrong. Councilman Nathan Thomas stated they have an on-going issue with the Rainbow Valley Ranch with 911 service. Their fire insurance is listed through Edinburg Fire Dist., which increases their rate because they are further away from the firehouse. Supervisor Thomas asked Councilman Nathan Thomas to fill the form out and make sure to mention he is the Town Councilman to get their attention. Councilman Nathan Thomas will also knock on some doors. Supervisor Thomas stated he thinks this is the first step then from there he thinks the town should file a grievance and maybe next month pass a resolution and if that doesn't work then go to the newspaper and find out what the problem is. It's just a little stretch of road that isn't going to impact anything and there is no reason why this can't change right away. He doesn't think you need an act of Congress to get this done, if we do then there's something wrong. He expressed this to Mr. Scollin but he doesn't know if it made any difference.

Supervisor Thomas did talk to him about a few other things. Broadband. He talked to him about the Instead Project at SUNY Adirondack. Congresswoman Stefanik came up with some money for Warren-Washington County. He also asked about Narrow banding. The fact the FCC Narrow banded here a few years ago and it has cost the local taxpayers millions of dollars and the Government turned around and sold the frequency for billions of dollars and now they want the local taxpayers to build another system and pay for it again.

EMS:

Supervisor Thomas reported he received some numbers from the Lake Luzerne EMS. He told them to give him a price per call, per run. Continuously they give the \$1400-\$1500.00 price and he isn't going to pay it. He is willing to work with them to pay them something. But he knows they're not getting paid that much money. He doesn't think they should expect the Town of Stony Creek to pay these fees. They only gave what they bill and what they receive.

Councilman Nathan Thomas stated there was a County-Wide EMS Advisory Board Meeting at the county station and there was a lot of discussion, it's not just Stony Creek. There is a major shortage county-wide. North Warren and West Glens Falls are in the same boat. We can sit back and say they're people on the waiting list but it's the same people working somewhere else. There's no training, no initiative of being an EMT in NYS. He can make more money stocking shelves at Walmart. He's been with Empire almost nine-years and he is up to \$13.50 an hour. The price points just aren't there and Medics are the same way, two-years of college at either Cobleskill or Hudson Valley. Everyone in Mohawk is starting at \$30.00 an hour.

Supervisor Thomas stated there has been and still is discussion on a way to resolve this. He thinks fly cars will probably be cheaper. Councilman Nathan Thomas stated if they can get the fly cars system up and flying and the ambulances back in the firehouses, your volunteer fire staff is 10 times the manpower if you paid EMS and that's the hardest leverage point to tell your fire dept. in the budget line that they are going to support an ambulance. Supervisor Thomas stated he thinks the county intends to help.

Truck bids:

Supt. Bradley stated it looked like West Hurr is cheaper, it says FOB (free on board) Stony Creek, NY, so it would mean if they deliver here it would be cheaper, if not it will be \$1000.00 more figuring travel time and hours. It's out near Buffalo, 13 hours round trip, 314 miles. He doesn't see a couple things on it that Ford informed him, because of the seat you have to have the electronic 4-wheel drive. It's not saying that, it's not saying what the options are. If everything is right West Hurr is cheaper by \$500.00. West Hurr did include the price of the plow in the bid. It is cheaper as long as everything meets up and the only way to know that is to go to a Ford Dealer and ask if the stuff is the same. Supervisor Thomas asked how much the plow is on West Hurr. Supt. Bradley stated it doesn't say, it's not broken down and he did specify that in the specs that it be broke down. Supervisor Thomas agreed and said we did make that an option. Supt. Bradley stated it says "we have included the plow into our total price FOB Stony Creek, NY". Does this mean a truck and plow is FOB, which means it will be here. If it's free on board out there then its 13 hours and you're paying overtime so it will be even more.

If the Board is going through with it then I'd approve that one pending that would be, if the specs were right and he can confirm them, it's up to the Board how you want to do that. Supervisor Thomas stated if you want to check it out its fine with him. Councilman Carl Thomas stated get clarification. Councilman Nathan Thomas stated get clarification make sure, if it doesn't match up with the bid sheet because you requested the plow to be separate from the truck, which they didn't.

A Special Meeting will be held on Tuesday August 23, 2016 at 6:00 PM to give Supt. Bradley a chance to review and get clarification on the truck and snowplow bids that were submitted.

New Business:

Stony Creek Free Library Community Connection Project:

Lisa Bartow, Director of the Stony Creek Library. She is speaking on behalf of the Library Board. The Committee present is the subcommittee, Cindy Cameron, Ronda Thomas, Karyn Calo. They put together this proposal and she is going to give a little back story. Mrs. Bartow gave letters to the Town Board and stated the back story is, as you know the library purchased the church in 2007 in hopes of making the new library bigger and preserving the nature of the building. For the past years since then the Board, which no longer any of the current members of the board are the old members of the board that initially purchased the property. But of the course of that time they pursued all these avenues toward making the library happen in the church building. Come to find out push comes to shove, it can't happen because the library is too close to the wetlands. They can't drill a well and can't put in a septic. No ands, if's or buts about it. It comes down to a simple phrase because the nature of the building will change. If the building remained a church they could use the septic, well and the water system they have now. Because the nature of the building is changing we have to start over fresh and we can't because we're too close. So they had to scrap the whole idea but they were still looking for a new place for the library. The Town Board knows how much she uses the town hall for concerts, which are 90 people in here or just packed, she uses different ventures for all kinds of different programs and stuff. Historically libraries aren't going to be what they were because books are getting phased into nooks and reference, what use to be reference places are non-existence because Goggle is the reference book now. Goggle Maps exist so we don't need atlases. That's the nature of the beast. In order to maintain relevant as a library they moved intentionally toward community projects, workshops, events you can't get on computers. That's why she has gone on hands on projects, demo and all kinds of stuff for the community. As a result their expansion, because of the number of people they are drawing for events, requires them to have something bigger then what they have now. Although it would be fine for the library proper to remain the same but they really need a conference center, a lecture hall, a place for programming for musical events. Something that can accommodate even the rest of the community like a wedding reception. They have been looking for different alternatives and then across the creek from the rec. field/park, that property came up for sale. It's almost 8 acres and expands from right across the Dean Homestead almost all the way to the town center. When that came up for sale the board kind of had a appifanity because that is such a vital piece of property in the town.

The exciting thing about this coming up for sale is if that was to be the new library/community center it would also tie the trail system to the Dean Historical Society to the library/community center, which could extend the trails system all the way, almost to the town center and the rec field by way of maybe a foot bridge. So all of these properties can be awesome town supporting properties. Then they started thinking under the library community center there could be historical displays, conference research, study areas, entertainment, lecture media, dinner venues and a comfortable place. Mrs. Bartow would love a place where there could be a night a week the seniors could go and be comfortable and talk, knit or whatever. Then you see a continuation of the trail system. A Creekside Water Ecology Science area across from the park beach, community gardens, greenhouses, footbridge that would join and access the town park. It would provide additional parking space for town functions, which is solely needed, outdoor seating and reading areas. We could partner with ESF SUNY Adirondack for study space and partnerships. When the property came up for sale they thought WOW! We really don't want to pass this up because it would be so much more than just a library it would tie in the whole town together. She thinks about even the town youth program that now bounces around between buildings. Everything would be right there, the rec field, and a safe place for the kids, the gardens, the trail systems. So like to centralize all of the communities stuff. If things got rained out they could move into the community center. In the wintertime, pavilion own events that could never happen could happen in the community center. So their vision got way bigger. The problem with the big vision is that it creates a lot of extra headaches for everybody. They would have to find a way to liquidate the current building. It would be great to see the church go back to a church. They have been talking to Tony Lomenzo, Pastor of the Stony Creek Community Church about the possibility of that becoming a church again. They are at the firehouse right now and it would be great if they had their own space too. They could use the church because of the nature of the building wouldn't change. They are looking at it as a real win-win for everybody and they want to buy the property. The library would like to buy the property, however at this point they can't and they are asking for the town to be the grantor for their loan and that is the punchline to her presentation. It's a big vision, it would have to be done in several stages. Obviously they can't do everything to once. There are ways we can move the library incrementally so that services to the patrons aren't disrupted. She can pair down, she knows what people are checking out and knows what they are using and she could pair down the space. They are going to pursue lots of different funding options. Participation of volunteers, community rental of the house, that is currently on that property, for income. They want to turn this in to a long-term plan to benefit the town not just the library. They would like to see it as a great asset to the community, a beautiful place that people would want to come to for events, have their weddings here and whatever. Kind of a big vision. There is also the consideration that if someone else buys the property there is no guarantee of what could happen to it. It could get ugly. It would get trashed, it could get trailers on it. It would kind of insulate the beauty of the whole area from maybe a would be disaster. She's not saying it would happen, but it's a very real possibility that if they don't seize that property somebody else could and do whatever they wanted with it, which would be an eyesore to the rec field and eyesore to the trails and Dean Homestead.

She is excited about this because it's a gorgeous piece of land, it's on a perfectly situated place that could really add to what is already going on with the trail system, which is fantastic and continue that trail system and let it keep going and maybe bike paths.

The vision could be really endless. The more beautiful and the more compelling our town becomes, the more it will draw people to this town, the more it will draw business possibilities to this town, the more it will make people say, hey maybe I will refurbish this or maybe put another room on this for a bed and breakfast. She thinks it's a cool idea. Their vision got bigger in a very small amount of time. So they have really put this together. Mrs. Cameron stated employment opportunities, Mrs. Bartow stated yes, in terms of developing the land itself and hopefully drawing business and expanding the businesses that we have. Mrs. Bartow stated she is hoping the Town Board will get behind it and just sign behind their loan that they fully intend to pay and find a way to pay. Councilwoman Ryan asked if the church was something they would sell. Mrs. Bartow, Cindy Cameron and Ronda Thomas all stated yes and Karyn Calo stated property the library building, it's there so they can use it. Mrs. Bartow stated even the current building (on the property), they would have to negotiate a way to rent it from them for a period of time while they are moving. It's not all yet formulated. How that would happen there is a lot of up in the air, but they are on a time crunch because it's for sale and she doesn't want to see it slip through their fingers. She thanked the board for their time.

Mrs. Cameron stated from a historical perspective she just wants to say all the properties Mrs. Bartow is talking about, at one time was all owned by the Deans. It's almost like going back to preserve it. Mrs. Cameron stated the church becomes a church. Supervisor Thomas asked if the board had any questions. Councilwoman Ryan asked if there was a monetary value to this property, does it come with different parcels. Mrs. Bartow stated \$150,000.00 for the house and property. There are two pieces that are already parceled off. Councilman Carl Thomas asked if that is the asking price on it. The committee stated yes, \$150,000.00 for the whole thing. Mrs. Cutler asked what they would get for the church and library. Mrs. Bartow stated they got an estimate for the church between \$65,000.00 and \$75,000.00. They don't think they can get that but that's the estimate they have and haven't looked into the current building yet.

Councilwoman Ryan asked how long the church was vacant for. Mrs. Thomas stated since 2007 at least. Mrs. Bartow stated every year the Southern Adirondack Library System offers a construction grant, usually it's \$250,000.00 to \$300,000.00. So obviously they would be applying for that grant. That is the 38 libraries that's in the system that can apply for that grant. They would be a prime candidate to receive it and if not all in one year, over a course of a couple years. So there are streams of revenue for sure. Councilman Carl Thomas stated when you are talking of renting, are you talking of renting the house currently on the property. Mrs. Thomas stated renting it out, yes. Councilman Carl Thomas stated renting that out, so you have to construct something to mover your library into. The committee stated right. Mrs. Cameron stated and they don't want to be landlords forever either, it's just temporary source of money. Mrs. Bartow stated that would be one of the options. Mrs. Thomas stated it would be their source of income. Supervisor Thomas stated so you're trying to obtain a loan at this time.

Mrs. Thomas stated yes, from Glens Falls National Bank and it would enhance their capability of getting the actual loan if the town guarantees the loan. But the library fully intends to pay it back. They always have a fund balance so they have the capability of doing that. It's just that because they are a smaller budgeted library it doesn't look good on paper.

Councilwoman Ryan asked what the monthly payments would be. Mrs. Thomas stated the bank is working on that right now, they are trying to give them the best lowest interest rate. They have two different ways their going like non-profit commercial or municipality type. So they're not really sure right now. They are still working on it.

Supervisor Thomas stated so you're asking the town to basically co-sign. Mrs. Thomas and Mrs. Cameron stated co-sign, yes. Councilman Carl Thomas asked if they have anything toward design of which they would be building and the cost involved. Mrs. Cameron stated no, right now they are at the beginning stages. Mrs. Thomas stated we do have the grants through the county through the town that will allow them to do the actual design and construction documents. It was gotten through the Wilderness Heritage Corridor. Supervisor Thomas stated yes it was the county that got the grant but it's in the towns name, it's through the town, \$45,000.00 to finish the construction documents on the church and that grant is still good for 2018 before it expires. Councilman Carl Thomas asked if it had to be used on the church. The committee and Supervisor Thomas stated no. Supervisor Thomas stated because it's connected with the First Wilderness and actually this is not a biggest stretch as the church was.

Councilman Carl Thomas stated he was speaking more in the line like a proposal for new larger size of what you envision for and even placing it on the property. Mrs. Cameron stated they have all these things waiting on hold. She knows one time they talked about the layout of the town hall. Mrs. Bartow stated personally she doesn't want to see a huge monstrous library because they don't need it in our little town and it's not really practical for the future because books are, they're not going to need book shelf space for books as time goes on, but defiantly they need something big in terms of community center for bigger functions that they have been putting on because it's virtually standing room only for concerts here in the winter and she doesn't have space in the library for simple workshops of a dozen people. Mrs. Cameron stated Mrs. Bartow also talked about a place where kids were doing art and they were waiting for their project to dry. You could have a room where you could leave everything out and shut the door but it wouldn't impact someone that's having a wedding or concert in another room, so it would be kind of like the town hall, where it could be closed off. Mrs. Bartow stated a building that there would be a big room for big functions and then bathrooms and attached rooms to the library off the community center.

Councilwoman Ryan asked how much land is with this parcel. Mrs. Bartow stated 8 acres.

Councilwoman Ryan stated at the last board meeting she stated that Marcy, Program Director had about 18-20 kids. She has about 30 kids. Mrs. Cameron stated she thinks it's great for all organizations for the town to have and be able to use and not just have one thing.

Karyn Calo stated you mentioned arts and crafts, her daughter goes every Thursday to the library and sometimes it's hard because they are in the library doing the arts and crafts but you have people coming in to use the library and you would have separate rooms to do that.

Councilwoman Ryan stated they also have the computers there. Mrs. Cameron stated there is so many ideas they have to stop and think where to start. First with getting the property. Mrs. Bartow stated they would be careful about how they are going to phase it so it's most practical and cost effective. This is just the beginning. Councilwoman Ryan stated she thinks it's a good idea and Supervisor Thomas stated he thinks it's a great idea.

Mrs. Thomas stated they have a contract on it and put a deposit on it so they could hold it while they worked this out but there is a time limit on the contract. Councilman Carl Thomas stated on the property? Mrs. Thomas stated yes and the seller realizes they are working with the library so it might take little bit longer but there is still a deadline.

Supervisor Thomas stated so how do you see the, say the town were to agree to do this, how do you proceed that agreement playing out. He knows you intend to pay for it and everything but if something happens that you couldn't pay for it and the town ended up paying for it how would that agreement be put together. Mrs. Thomas stated she would think there would be a threshold it would reach, she thinks that would trigger, probably if the town ended up paying for it the town would own it. But they don't foresee them having an issue paying for it.

Councilman Nathan Thomas asked if they had a property fund balance, if they have money already set aside to start this. Mrs. Thomas stated yes they have a fund balance, it's usually about \$25,000.00 in reserve. Mrs. Cameron stated she thinks the big thing is what Mrs. Bartow talked about in the beginning, the original board had a vision and when they got to the part about not being able to do anything with the building other than how it is, and it changed the whole thing, that's why they went in a different direction. People have been commented since 2006 to make all this happen, just to move forward. They do know it needs to go in stages but they do need to act. Councilwoman Ryan stated the Board talked about a community center, at least once it has come up. She thinks it would be a great idea. Supervisor Thomas agreed and stated he can remember talking to Councilman Dale Aldrich about buying this property or the town buying it several years ago, but it wasn't for sale. Mrs. Cameron stated it enhances all the property. Mrs. Bartow stated it's the location that's just unbelievable. Mrs. Thomas stated it makes the connection and it could become a destination to enhance the town. Supervisor Thomas stated it ties everything together, it should benefit everybody. It would enhance everybody's operations. Mrs. Bartow stated you think about the dinners like the firehouse dinners. People going to other places to get married. How great would it be to get married, be an outdoor wedding and then have a community center and it would be another source of revenue for them to pay for the whole thing is to rent out space. Supervisor Thomas stated plus having this next to the ESF Property he doesn't believe it's a stretch to be able to connect with ESF and have interns there or have some kind of program. Mrs. Calo stated they could walk across the street, go back and forth and connect the trails and connect the rec. field. Mrs. Thomas stated with SUNY Adirondack it might end up becoming a satellite place for them. Supervisor Thomas stated that's a possibility. Mrs. Cutler stated she doesn't know much about zoning and there can't be a trailer park there? Mrs. Thomas stated there can be development on it but doesn't know about trailer park. Supervisor Thomas stated probably not a trailer park per se, but trailers. He's sure you could have a few.

Mrs. Bartow stated you could do campers because that's mobile, not that this would actually even happen, it's just insulation against the possibility of losing the property to disaster. Councilman Carl Thomas asked Supervisor Thomas if there was a time frame for response. Councilwoman Ryan asked how long the deposit was good for. Mrs. Thomas stated until the beginning of September. Supervisor Thomas stated so you need to know by September. Mrs. Thomas stated beginning of September. Mrs. Calo stated she would go for August 30th. Mrs. Thomas stated the bank is working on the loan right now so they would probably like to know. Councilman Nathan Thomas asked if a public hearing would need to be held. Supervisor Thomas stated he isn't sure and stated not really because we've brought trucks in the past and didn't have a public hearing he doesn't see what the difference is. Councilwoman Ryan stated it's not like we're paying for it. We're just backing them up. Mrs. Thomas stated right, you're just backing us up. Mrs. Cameron stated it's actually the name, the Town of Stony Creek is backing us, that's a big deal. Councilwoman Ryan stated she always supports the library. Councilman Carl Thomas asked if they have details on the terms of the loan. Mrs. Thomas and Councilwoman Ryan stated that's what they're working on. Mrs. Thomas stated they are waiting for the rest of the documentation from the library, and told them this was one of the things they would be asking for. She thinks once they know yes or no they can tell them the terms, but they are working on the best terms for them. Mrs. Bartow stated your signature would give them the best possible terms. Councilman Carl Thomas stated to do the duration in payment information you have all of that? Mrs. Thomas stated we will have that, we don't have that now because. Mrs. Cameron stated they won't move forward. Mrs. Thomas stated the loan process won't move forward until they have that. Councilwoman Ryan stated \$150,000.00 sounds like a lot but when you're doing like a mortgage you're not paying that you're paying a monthly payment and you have that breakdown. Supervisor Thomas stated he thinks it's a worthwhile investment. The towns not, we are just guaranteeing the loan we aren't paying for it. There is a possibility we might end up paying for it. But to his estimation it's pretty slim. Even if we did end up paying for it.

101-16. A resolution was made by Supervisor Thomas seconded by Councilwoman Ryan That the town does co-sign or guarantee the loan that the Stony Creek Free Library would obtain from the banking institution, contingent upon us reaching an agreement on what the terms would be as far as default or anything like that and contingent that they find a bank that agrees to that and agree to their terms. The said property is located at 13 Lanfear Road in Stony Creek, NY. Discussion: Councilman Carl Thomas would like to have more information because if your loan payment is \$500.00 and your income is \$450.00 that leaves you \$50.00 to do what? There's not enough information here for him. Councilwoman Ryan stated they can't get any more information until they know. Councilman Carl Thomas stated he knows it will get the property but if you get the property and can't do nothing with it for the town because of financing. It's good property for the town don't misunderstand him, but thinks there should be more detail before you make a commitment. It's wouldn't be hard to get that other information, you could bring it up at the next meeting, we have a meeting next week. Mrs. Cutler stated they are talking about library grants. They would have that money coming in.

Mrs. Bartow stated that would be hard to say because of how the SALS construction grant is written. There might be five libraries in the system applying for the construction grant for different projects, there might be one. So when Crandall Library built there big thing they were the one. They got a lot of money toward their project. You can't predict how many other libraries are going to do an additional room or maybe no one has any projects going. It's impossible to predict the income except we would apply for it every year until it was paid for incrementally. That's is just one there are other grant possibilities. Mrs. Thomas stated they have the grant for the construction documents.

Councilman Nathan Thomas stated this resolution is just to proceed so we can see terms and conditions correct? Supervisor Thomas stated correct. Councilman Nathan Thomas stated to allow to proceed not sign, but to proceed so we can get the loan information from the bank to see the price points. The bank is having a hard time writing an estimate of what it's going to be without knowing if they are giving it to the Town of Stony Creek or giving it to the Library or the Town of Stony Creek and the library. That's the point we are at. If we agree with the terms of the bank, we will proceed and if we don't then that's it.

Mrs. Bartow stated because the library budget is just too small to apply. Supt. Bradley asked if there was an appraisal done on the property yet. Mrs. Thomas stated they had lowered the price \$10,000.00 and they counter-offered down a little more. Councilman Nathan Thomas stated what Supt. Bradley is asking is if you had a third party appraisal, when you go and buy property, the timber value, land value, house value as far as what it is worth. Mrs. Thomas stated she doesn't know if it was appraised or not. Councilman Nathan Thomas stated that's part of the purchase. Supt. Bradley stated they won't give you money unless it's appraised for at least \$150,000.00. Councilman Carl Thomas and Mrs. Bartow stated the bank will do that. Mrs. Cutler asked if the bank already appraised it, if they are going to start looking into giving a loan. Supt. Bradley stated they would ok you on your credit and if your credit checks out they will proceed with the next step. Supervisor Thomas stated he thinks his resolution was basically, we would guarantee the note contingent upon the Town Board and the library coming to terms and the library come to terms with the bank. Obviously we probably know what those terms are as long as everything comes together he would be for this. That's basically what he is saying. Roll call vote, all in favor.

Occupancy Bed Tax:

Stony Creek Free Library:

102-16. A resolution was made by Councilwoman Ryan seconded by Councilman Nathan Thomas authorizing the expenditure of Occupancy Tax money to the Stony Creek Free Library in the amount of \$750.00 for two back-to-back Wood-burning Workshops to be held on September 13, 2016. Roll call vote, all in favor.

Executive Session:

8:24 PM. A motion was made by Supervisor Thomas seconded by Councilman Nathan Thomas to go into Executive Session to discuss two items. One is hiring of an individual and the other is a personnel issue. All in favor, motion carried.

8:45 PM. A motion was made by Supervisor Thomas seconded by Councilwoman Ryan to come out of Executive Session and back into Regular Session. All in favor, motion carried.

Supervisor Thomas reported no action was taken in Executive Session.

103-16. A resolution was made by Supervisor Thomas seconded by Councilwoman Ryan to hire the legal services of Matthew Fuller from Lake George for the time of four months remaining in this year at the base pay of \$2475.00, along with Mr. Fuller comes Jeffrey Meyer and Mary- Ellen E. Stockwell. Roll call vote, all in favor.

A motion was made by Councilman Carl Thomas seconded by Councilwoman Ryan to adjourn the meeting at 8:48 PM. All in favor, motion carried.

Respectfully submitted,

Susan Harrington, RMC
Town Clerk