

June 23, 2010

The Special Town Board meeting of the Town of Stony Creek was held on June 23, 2010.

Supervisor Thomas called the meeting to order at 6:32 PM with members present:

Councilman Dale Aldrich

Councilman Ross

Absent: Councilman William Liebl

Councilman Harry Paul Gill

Attorney James Cooper

The purpose of the meeting is to review the proposals on the Business Park and also the Smart Growth Grant from the NYS Environmental Conservation.

Councilman Aldrich asked if anybody had a preference of who they would like.

Supervisor Thomas stated himself he kind of narrowed it down to Leberge and LA Group.

Councilman Aldrich stated the LA Group he feels went right to the money, that set him back a little bit. Every time they had a task they had a fee.

Supervisor Thomas stated he thinks they all do that, they just break it out.

Councilman Aldrich stated they spread it out pretty thin so you can see the pain. Maybe that's what threw him back. Leberge Group was well prepared and did a heck of a job with what they do and they have a lot of. Supervisor Thomas stated they explain it a lot.

Councilman Aldrich stated they done an awful lot of work with municipalities all over.

Supervisor Thomas stated their fee, if you hire them for the whole thing it will be \$1000.00 less.

Supervisor Thomas stated the Smart Growth is for the Hamlet area.

Councilman Aldrich stated Fraser didn't put a lot of work in to this. Supervisor Thomas stated actually they did give him there full presentation but they only sent one copy. He couldn't copy all of it. Basically which you read, the rest of it is there people. He passed it for the Board members to look at. There is a couple of their projects.

Councilman Aldrich stated Chazen they laid it out simply of what they were going to do. That looked good but when they talked about their retainer they left that blank.

Supervisor Thomas stated they have a price of \$4850.00 for the Business Park. He thinks they are all capable especially with the Smart Growth end of it. We probably need somebody that we communicate with because that's a lot of ideas, promoting ideas, bring things forward. If we have three or four people working that we aren't able to communicate with or don't seem to communicate with, it won't work very well.

Councilman Ross asked if Leberge had something to do with the town hall.

Supervisor Thomas stated they were with the old town hall, we were going to add on to that at one time. They never really do plans but they drew up an idea, sketch. Plus they also helped us with the park when the water and bathrooms were put in. They also did the landfill closure.

Councilman Aldrich stated then you have had previous involvement with them and evidently was happy with it. Supervisor Thomas stated yes

Councilman Aldrich stated they did come well prepared with all there books. Certainly if we have had three or four dealings with them and they didn't leave a bad taste in our mouth we would certainly remember it. People seem to forget the good and remember the bad.

Supervisor Thomas stated the last dealing we had with them was in 2000-2001 with the park.

Then it took quite a few years to get reimbursed by the State but the wasn't Leberge's fault. We

had the fire and had a hard time making up the documents and back up what we have done. Took the State quite a long time to come across with the money.

Councilman Aldrich stated he thinks both Leberge and Chazen, both are fairly well prepared.

The only thing, we had previous work with Leberge so that's a good thing. His only question is the other one is more local, that's more out of Glens Falls, other than that.

Supervisor Thomas stated they have an office in Glens Falls. They are out of Poughkeepsie.

Supervisor Thomas stated Leberge has done about the same thing in Horicon last fall. He would say out of all of them he would say they are probably warrant just looking at what they put together here and there prices.

Councilman Aldrich stated they didn't seem to hold it back, they went the extra mile so to speak to catch your eye. He knows that LA Group wants it because he got a call from Fred Monroe today for a reference for them and the Supervisor in Bolton Landing they worked for them. He doesn't think we will get hurt too much whichever one we hire.

Councilman Aldrich stated, is that what we are going to do pick one. Supervisor Thomas stated we could either pick one or pick a couple that we might want to talk to before we want to hire somebody it's up to us really.

Councilman Aldrich stated he thinks we pick one and lay out the ground rules of what we have on our mind or plan and see what we can do.

Supervisor Thomas stated Leberge also talked to him about another Grant Application they have. Councilman Aldrich stated something we don't know.

Supervisor Thomas stated yes. It's up to \$40,000.00 local match of 1/3 of what the match is and it's basically the same type of thing this Smart Growth Grant is, another Planning Grant.

He indicated to him, he thinks they would like more money, but they said they thought they could do a better job if they had this grant money on top. Supervisor Thomas and Councilman Aldrich stated they are sure they can.

Councilman Aldrich stated that is true we could do more if we had more money. This is what it is. Supervisor Thomas agreed and stated that is what he kind of told him when they were trying to get him to admit to it, make do with what we have. Councilman Aldrich agreed.

Councilman Aldrich stated they did a good job of everything laying the whole thing out. He recommends that we use them.

Supervisor Thomas stated he thought they explained it pretty good. They whole Smart Growth thing is, he doesn't know if abstracts required, it's kind of, a lot of ideas. It's going to be hard thing to get a good grasp on to.

Councilman Aldrich stated working with a lot of small municipalities it seems like they would have their feet on the ground. Supervisor Thomas stated they have some experience in the Adirondacks. He would say more so than Fraser, he doesn't think Fraser has a whole lot of experience, they have some but not that much.

Councilman Aldrich stated you have to have someone that knows the APA and knows how to work them.

Supervisor Thomas stated the LA Group they put together the Adirondack Park Regional Assessment Project (APRAP) study for the Adirondack Association of Towns and Villages. So they understand the Adirondacks.

Councilman Ross stated he is leaning toward Leberge because the town has dealt with them before. He personally doesn't know anything about any of them but if the town has dealt with them and has done well by the town there is no reason not to go with them this time.

Supervisor Thomas stated we can hire someone or we can decide to bring in a couple of them and talk to them before we hire them. That would be his two suggestions. He is comfortable with either one of them.

080-10. A resolution was made by Councilman Aldrich seconded by Councilman Ross to retain the services of Leberge Group for the Hamlet Revitalization Plan. Roll call vote, all in favor.

Business Park:

Councilman Aldrich asked how much that would cost us.

Supervisor Thomas stated if you hire Leberge \$4000.00. Councilman Aldrich stated this is less than the other. Supervisor Thomas stated yes. They said if we got them for the Business Park it would be \$4500.00 but if we hired them for both they would do the Business Park for \$4000.00. Councilman Aldrich stated what would they do for us as far as the Business Park goes?

Supervisor Thomas stated Page 9, First thing is have a meeting with the Board to discuss what to obtain for \$4000.00. It would map the site of what they are looking at. They mentioned a survey. He doesn't believe there is a survey of the property. The third thing they are going to do is lay out the boundaries, physical constraints, permitting constraints and separation requirements and buffers. Then a layout of where sewage might be and where you might get a water supply. The fourth task is contacting the Park Agency, DEC, Board of Health, and see what kind of permitting requirements the town would have to go through and also archeological sites. He doesn't see that as a problem. And then come up with an opinion of probably costs to develop an area like that down there.

Councilman Aldrich stated if we have all of this, like the cost and everything laid out and the land, it would be easier to get grants and stuff to work with because the groundwork is done. We would have made the investment to get it going. That would be a positive thing.

Supervisor Thomas stated right. It would defiantly help in the future, if the Board decided to move forward with the project like that, as far as getting State or Federal money.

Councilman Aldrich stated under the conditions, the way things are now he doesn't think you will get many grants as much.

Supervisor Thomas agreed and stated there are still some out there and a lot of grant money left.

They keep funding that kind of stuff. This application Leberge is talking about is due on July 19th. Councilman Aldrich stated the extra \$40,000.00. Supervisor Thomas stated yes, it's

Community Planning CDBG. Community Planning Grants. It's like a Block Grant. So there is still money out there. But like you said with the trouble the States having that could change.

Councilman Aldrich asked how this would affect the budget with the \$4000.00 going out got this deal. Supervisor Thomas stated he thinks we will be fine. Councilman Aldrich asked if it would limit him on something else or is there money there to give. Supervisor Thomas stated there is a pretty healthy surplus in General Fund. Councilman Aldrich stated he thinks this would be money well spent. Supervisor Thomas agreed, at least we would have some professionals look at it, as least we would know one way or another. Councilman Aldrich stated they are going to look at the positive side because they are going to try to get something going to make more money, get another grant, going to do something so they can keep busy. He thinks we should do something in that line to get something going. Supervisor Thomas thinks it is a reasonable price. At least it's a start and we will have an idea of what to do next. He thinks we will get grant money. He thinks in the end even if you get one business down there.

Councilman Aldrich stated if you get anything at all. You will probably get a little resistance from the neighbors but that's part of the game also. He thinks we can work around anything there as far as noise. Supervisor Thomas agreed. Councilman Aldrich stated we will work to make it ok, he doesn't see any problems, they may not be too happy when we get started but it always has worked out.

081-10 A resolution was made by Councilman Aldrich seconded by Supervisor Thomas to hire Leberge for the feasibility study for the development of the Town Business Park in the amount of \$4000.00. Roll call vote, all in favor.

ESF Agreement College Foundation:

Supervisor Thomas stated about a month ago Mr. Quinn sent him a copy of an agreement that they had put together and he read it over and sent it over to Attorney Cooper. Supervisor Thomas read it over and basically he got on the phone and told Mr. Quinn that if this was your agreement we aren't going to do this. Mr. Quinn explained to him that he got caught in a pickle and one of his lawyer got a hold of it the night before his meeting with the Board, he has a Committee and Board he answers to. The lawyer put in all these legalities and stuff in there, they had a clause that was taken out which was a 30-day out clause so that anytime either party, with 30-day written notice, that would be the end of the agreement. Councilman Aldrich stated in other words if this was done and we were using it and they didn't want it anymore they could close the door. Supervisor Thomas stated yes or we could do the same. He told them that the grant the County got from the State, the State is never going to agree to anything like that. They won't award the grant to us or award the contract with that kind of clause in this agreement.

Supervisor Thomas read the agreement with changes and additions.

Supervisor Thomas stated he talked to Mr. Quinn today and he has put this back before his committee and they have approved it.

Councilman Ross asked if Attorney Cooper looked this over with his blessing.

Supervisor Thomas stated yes he did look at it. Most of it is what he wrote in the first place. Councilman Aldrich asked if he read this after all the stuff was deleted and put the other stuff back in. Supervisor Thomas stated he hasn't read exactly this one he read the one they originally sent. Councilman Aldrich asked what his feelings were, he is the one that has to sign it. Supervisor Thomas stated he thinks we will be ok with it. Everybody has a way out if that's what we come to. This is good for them and good for us and has been very cooperative and thinks it will fly. Hopefully it will be something that will last a good long time the College. Foundation and the Town will all benefit. He would like to see at some point some of the student from the college come up to study because it is a Forestry College and thinks they have that in mind.

082-10. A resolution was made by Councilman Aldrich seconded by Councilman Ross authorizing Supervisor Thomas to sign the Francis J. Dean Farm Heritage Trail Development Agreement between the Town of Stony Creek and the ESF College Foundation. Roll call vote, all in favor.

083-10 A resolution was made by Supervisor Thomas seconded by Councilman Aldrich authorizing the Stony Creek Fire Dept. to host a car show at the recreation field July 25th, 2010. Roll call vote, all in favor.

Supervisor Thomas reported the guy was here yesterday to do the lighting audit for the town hall and town highway garage and will send back a report in a week. He felt that he could cut the light bill in half at the highway garage by putting in the florescent lights plus he said they would come on when you flip the switch where they lights now when you shut them off and turn them back on it takes 20 minutes to come on.

Councilman Ross asked if they are mercury lights. Supervisor Thomas stated yes. He said the town hall he can't do a whole lot, it's a pretty new building he can put in proximity readers, when if your not in the room they automatically shut off if there is no movement.

A motion was made by Councilman Ross seconded Councilman Aldrich to adjourn the meeting at 7:29 PM. All in favor, motion carried.

Respectfully submitted,

Susan Harrington
Town Clerk

Proposals submitted for the Hamlet and Business Park is as follows:

LA Group:

Hamlet Revitalization Study \$25,000.00 (Smart Growth Grant)

Business Park \$5000.00

Fraser:

Hamlet Study \$24,909.00. (Smart Growth Grant)

Business Park: Part One \$2000.00

Part Two \$8470.00

The Chazen Co.:

Hamlet Plan: not to exceed \$25,000.00 inclusive of reimbursable expenses.(Smart Growth Grant)

Business Park study: \$4850.00

Laberge Group:

Hamlet Revitalization study \$25,000.00. (Smart Growth Grant)

Business Park: \$4500.00.

If awarded in conjunction with the Smart Growth Proposal: \$4000.00.