

Caroline Town Board Minutes, April 8, 2008

The regular meeting of the Town Board of the Town of Caroline held on April 8, 2008 at the Town Hall was called to order by Supervisor Don Barber at 7:04 p.m.

Present:

Don Barber, Town Supervisor
Toby McDonald, Councilman
Pete Hoyt, Councilman (arrived at 8:15)
Dominic Frongillo, Councilman
Linda Adams, Councilwoman

Recording

Secretary: Debra DeAugustine, Town Clerk

Privilege of the Floor

Nobody came forward.

Department, Committee, & Liaison Reports

Highway Superintendent

Mr. McDonald gave the report for Cindy Whittaker.

- Gravel roads are in poor shape: started temporarily patching
- Buffalo Rd will be closed to traffic for Apr 14
- Household cleanup week April 28 to May 2: appliances, scrap metal. No construction materials, etc. TC Solid Waste would like us to collect used computers and monitors
- New tractor has arrived and put into use
- Ms. Whittaker encourages board to make decision on tearing down Midnight Sun building before excavator is not available and before crew is into road season.
- Antenna for county radio system has been installed. Next step is to get radios and training.
- Supervisor wants to set up meeting with Ms. Whittaker talk about salt stockpile for next year and purchase of a new generator. Need to come up with a plan. Also need to talk about taking down tower on Bald hill so we're not paying rent on it. Don Porteus works in generators and comes across used generators from time to time that are smaller than people need. They might be some years old, but often in great condition. If board is interested, he'll keep his eye out. Board says that's a good idea, also keep an eye out for Brooktondale Fire company because theirs is undersized.

Supervisor's Report

Correspondence of Note

- Shared services agreements for many towns
- John Confer wants to attend meeting next month regarding amphibian migration.

Report

1. TCSW will honor our request for waiving disposal fee for Trash pick up day(s) – they would like Town to facilitate collection of computers, monitors and accessories as part of this effort.
2. Council of Gov'ts – Health Care Consortium: will be presenting a law firm to review Consortium agreement for compliance with NYS Law
3. TG Miller will complete survey by end of April of Barille II
4. Expect to hear about FEMA funding for Valley Road by end of month – will need a community info meeting shortly there after.

Dominic Frongillo

Planning Board had public meeting. Have not met yet to figure out how to process the input.

EIC: Lighten up Caroline got front page coverage in Syracuse Standard. Any ideas on how to transport volunteers from the colleges? Got 60 people signed up so far to go door-to-door. Bag stuffing party on the

12th at the Old Fire Hall from 2-6 pm. Asked about recycling the bulbs: is there a way for the town to facilitate the process? Mr. Frongillo will talk to Solid Waste.

Ithaca College is putting up a tower to measure wind speed. Mr. Frongillo handed out brochure. EIC looking into this too. Identified a certain area of Buffalo Hill as best location for measuring. Pogorzala Len suggested using the radio tower.

Beautification: does Town Board need to approve project for beautification? Supervisor: no, only if we're the conduit for the money.

Linda Adams

Got invoice for services for 6 mile creek water quality testing from CSI. Gave to clerk. Barry Goodrich is one of a group that gets water samples 5 or 6 times per year. CSI does all the analysis and gives information to us and to all the other groups who care about the water we're shipping to Cayuga Lake.

Toby McDonald

New long distance carrier says all phones are now changed over.

Transfers

By Mr. Barber; Seconded by Mr. Frongillo

\$556.30 from General Fund Account A 1990.4 Contingency to
General Fund Account A 1010.4 Town Board CE

Passed Barber: Aye; Frongillo: Aye; Adams: Aye; McDonald: Aye; Hoyt: Absent

Budget adjustment

By Mr. Barber; Seconded by Ms. Adams

Increase Revenue Line A2705 Gifts and Donations by \$5030 and increase Appropriation Lines A1670.4 Print and Mail by \$414 and line A8710.4 Conservation by \$4,616; and

Increase Revenue line DA 2300 Services- Other Governments by \$12,400 and increase Appropriation line DA 5142.4 Snow and Ice CE by \$12,400

Passed Barber: Aye; Frongillo: Aye; Adams: Aye; McDonald: Aye; Hoyt: Absent

Abstracts

Approval of General Fund Abstract

A motion was made by Mr. Barber and seconded by Mr. McDonald to approve payment for the General Fund voucher numbers 94 through 128 in the amount of \$34,188.87.

Passed Barber: Aye; Frongillo: Aye; Adams: Aye; McDonald: Aye; Hoyt: Absent

Discussed tax exempt cards etc. Supervisor will hold Home Depot voucher about getting sales tax credited and to find out from Highway Superintendent what the other charges were for.

Approval of Highway Fund Abstract

A motion was made by Mr. Barber and seconded by Ms. Adams to approve payment for the Highway Fund voucher numbers 78 through 96 in the amount of \$147,700.27.

Passed Barber: Aye; Frongillo: Aye; Adams: Aye; McDonald: Aye; Hoyt: Absent

Approval of Streetlight Fund Abstract

A motion was made by Mr. Barber and seconded by Mr. McDonald to approve payment for the Streetlight Fund voucher numbers 6 and 7 in the amount of \$375.12.

Passed Barber: Aye; Frongillo: Aye; Adams: Aye; McDonald: Aye; Hoyt: Absent

Approval of Community Development Fund Abstract

A motion was made by Mr. Barber and seconded by Mr. Frongillo to approve payment for the Community Development Fund voucher numbers 5 through 7 in the amount of \$6374.48.

Passed Barber: Aye; Frongillo: Aye; Adams: Aye; McDonald: Aye; Hoyt: Absent

Minutes**Minutes of March 4, 2008**

A motion was made by Supervisor Barber and seconded by Mr. McDonald to accept the minutes of March 4 as submitted by the town clerk.

Passed Barber: Aye; Frongillo: Aye; Adams: Aye; McDonald: Aye; Hoyt: Absent

Minutes of March 11, 2008

A motion was made by Mr. Barber and seconded by Ms. Adams to accept the minutes of March 11 as submitted by the town clerk.

Passed Barber: Aye; Frongillo: Aye; Adams: Aye; McDonald: Aye; Hoyt: absent

Resolutions**Resolution 4-4****Appoint Members to the Information Technology Committee**

By Mr. Frongillo; Seconded by Mr. McDonald

RESOLVED, the Caroline Town Board appoints Bert Cooley, Tim Larkin, and Rob Elshire to the Information Technology committee and requests a report by the June abstract meeting.

Passed Barber: Aye; Frongillo: Aye; Adams: Aye; McDonald: Aye; Hoyt: Absent

Resolution 4-5**Support Tompkins County Council of Governments Health Benefits Consortium**

By Mr. Barber; Seconded by Mr. Frongillo

WHEREAS, the Town of Caroline joined the Tompkins County Council of Governments (TCCOG), and
WHEREAS, in 2007, the County, on behalf of TCCOG, accepted an incentive grant award under the New York State Shared Municipal Services Program,

WHEREAS, the grant will assist the municipalities in Tompkins County to create a local health care consortium, and

WHEREAS, the health care consortium will seek to develop health benefits coverage for all municipalities with the intent to provide a net savings to the taxpayers of Tompkins County, now therefore be it

RESOLVED, that the Town Supervisor is authorized to execute an inter-municipal agreement with TCCOG members to participate in the review of the development of the health benefits consortium, and

FURTHER RESOLVED, that the Town of Caroline understands that upon a complete review and plan design of a health benefits program, the Town of Caroline will have the option of joining a health benefits consortium that would require the Town of Caroline to sign another inter-municipal agreement.

Passed Barber: Aye; Frongillo: Aye; Adams: Aye; McDonald: Aye; Hoyt: Aye

Resolution 4-6**Parking Restrictions on Coddington Road at Corner of Caroline Depot and White Church Roads**

By Mr. Hoyt; Seconded by Mr. McDonald

WHEREAS, the town board has determined that parking along certain roads in the Town of Caroline hinders snow removal and driver visibility; and

WHEREAS, the Caroline Highway Superintendent has requested on behalf of the Tompkins County Highway Department that permission be granted to install "No Parking" signs along two stretches of county road within the town; now therefore be it

RESOLVED, that the Town Board permit the placement of no parking signs by the Tompkins County Highway Department along both sides of Coddington Road in the Town of Caroline beginning in the vicinity of 2295 Coddington Road and running south toward the Tioga County line for a distance not to exceed 1000 feet; and be it further

RESOLVED, that the Town Board permit the placement of No Parking signs by the Tompkins County Highway Department along both sides of White Church Road in the Town of Caroline beginning at the intersection of White Church Road and Caroline Depot Road and running north toward Brooktondale for a distance not to exceed 150 feet.

Passed Barber: Aye; Frongillo: Aye; Adams: Aye; McDonald: Aye; Hoyt: Aye

Annex Advisory Committee

Presentation handout attached. Recommendation to demolish old Midnight Sun and use modular construction for new annex.

Bert Cooley: New orientation: where is expansion for, say, 20 years from now. Answer: On the west. Separation enough between buildings for fire fighting? Answer: Wanted to site it closer for easier expansion on far end. Will talk to fire dept.

Chris Fillinger: does town have enough to start demo? Answer: We have \$100,000 in account toward the building right now.

Janice Burton: today it looked like the front parking lot was full. Thinks the comp plan talks about the park and ride areas. The site plan looks as if most of the parking will be right in front. Would be nice to see more green space in front instead of lots of cars. I can see the normal amount increasing over the years. For long range, might want to consider parking issue. Answer: the town is committed to having a park and ride and hope the county will chip in.

Janice Burton: building size. Only one extra office. People seem to fill every space that's available. Does it need more growing room potential? Answer: weighed these issues, and this is a great improvement. We do have the extra room now designated for the councilmen. Wanted to keep it small enough that existing needs are met. The courtroom now will still be the main meeting room. Also, this building is larger and we've increased the library size right now. If you look at where the building in is sited, can add a whole building right next to it.

More than one entrance? Not a residence; don't legally need two exits.

Fire code for records retention room: state grant money available.

Will be built on a 4-ft crawl space.

Dominic Frongillo: Disadvantages to modular - restricted to a specific footprint. Answer: 70 feet is the longest, and 15 feet is the widest. Energy efficiency isn't as doable, but we plan to blow insulation into the attic. Will have to build septic system anyway, so cost would be the same.

Court is required to have certain space, so this would free up the court for their use. The library will be the jury room.

Don Barber: damage to the joists and mold is not in the main building. Tim Seely: The original \$263,000 included selected demolition in existing Midnight Sun. So it included the whole package of building it. It proposed true construction-grade materials. Barry Goodrich: all exterior siding will be made to fit with this building [Town Hall], and will look similar to this building. Probably be vinyl for low maintenance, and allows us to make corner posts and door trims that are similar to this building. Also adding an inch of foam to the exterior before siding.

Original did not include an insulated slab; this one does, at least in terms of an insulated floor.

Ceiling was only 7'6"; new is 8".

Passive and active solar: one advantage of having the library on the west and south wall would be the lighting all day, except in the morning. Can easily adjust and specify siting and size of windows. Also solar tubes to decrease use of electricity during daylight hours. They do not affect heat loss in winter. Thermally a good idea. In future, slope of roof is good for installing solar panels. Can plan to add solar in the near future without putting them into current plan.

Don Barber: will this come with interior partitions? Answer: Yes. Factory will not install records storage room. This does not include floor covering. Does the \$90/sf include upgraded insulation package? Not for ceiling. Factory cannot leave out insulation. Barber: fiberglass is useless. Nicholson: the foam on outside will be helpful. We estimate that with this building on that site, energy use should not change in town budget. Barber: let's work with supplier to make it as energy efficient as possible and spend the money up front, and not in trying to heat the building. Seely: also upgrade to commercial windows. That will increase energy efficiency greatly. Commercial doors? Answer: Yes. Roofing? Answer: Didn't look into roofing materials; assume it would be at least 25 year rated. Is vinyl only option? Answer: No; factory can put in any siding. They can replicate this siding on that building. Tied to minimize maintenance inside and outside.

Gutters: probably don't need. Drainage is excellent on this site.

A 4-ft crawl space under building will not be buried; will probably be 2 ft above grade. Barber: Plan on having water in the basement, so plan on ventilating. Need to come up with a way of drying out after we get water in it. Goodrich: may have to make site-specific modifications to accommodate.

Barber: poor location and orientation of original site. What was poor? Answer: driving along route 79 and seeing Midnight Sun and not Town Hall, giving more perception of open space. Barber: getting to the artesian well without hip boots, so keep it in mind. Nicholson: in an informal pole, only improvement would be having roof over their people's heads while getting water. Goodrich: can move the outlet as part of site plan.

Barber: I needs to talk to TCAT about parking. Nicholson: don't want to see whole place paved over for park and ride, but should have enough for overflow lot.

Nicholson: Have to think about covered entrance, which will decrease sunlight and energy gain in winter. Local labor can be involved in electrical; insulation; etc. This is skilled labor.

Linda Adams: several manufacturers can do this modular design? Answer: Yes, several manufacturers will be able to give us a quote.

Barber: if the existing building is a poor orientation and terrible for high water events, we might agree to knock it down. We could vote tonight to take that option away, remove it from the equation.

Frongillo: only concern is cost for new building might be considerably higher than the \$200,000 presented tonight. Toby McDonald agrees: upgrade windows, premium floor covering etc. Can't see us eating up that \$63,000 though. He also does not think mold in building can be removed. Barber: mold that's in there comes from how it was constructed before, and because water is leaking in. Can get around it, but can't speak to person's ability to work with mold. McDonald: one point we might be missing is that there is great community support to remove that building. People don't want to see it as one of the options. It was a cob job to start with, and no reason to pour money into it.

Barber: yes, but we are in this position to not vote emotionally, but to look into it technically and make a solid decision based on objective arguments. But there are good reasons to tear it down based on objective reasons.

Pete Hoyt: thinks people worked hard to come to this point, and doesn't want to put the brakes on something we'll likely make anyway. Does not want to be overly cautious at this point.

Adams: I'm not making the decision based on some people working hard on it, but on the information they came up with. Hoyt: Let's move forward because it's a good decision. Only reason to postpone decision is if board has doubt about demolishing the Midnight Sun. We can continue looking at new building specs at later time for future decisions.

Seely: tear the building down and remove it from the equation even though the other end isn't cooked yet. More important thing is that when we get done, we will have a building the people need and will use.

Don Porteus agrees that the two reasons for tearing Midnight Sun down are good reasons. He's been in the industry for many years and can see what rehabbing that building could achieve, but there are two good reasons for tearing it down.

Bert Cooley: even if it costs 20% more than the \$200,000 estimate, it will still not exceed the \$263,000 cost of rehabbing the Midnight Sun, and will be dealing with new construction.

Resolution 4-7 of 2008
Resolution to raze building

By Mr. McDonald; Seconded by Mr. Hoyt

RESOLVED, the Caroline Highway Department may begin demolition of the old Midnight Sun building at their earliest convenience.

Discussed how demo would be done. Also whether workers are all highway employees and if volunteers are present, are they covered. Mr. Barber will call insurance about volunteers. Mr. McDonald volunteers coordinating demolition with the highway dept.: anything that Ms. Whittaker plans on not doing (such as removal of trusses for people who want to save them), how will it get done? Nothing much else worth saving any way. Hauling: attempt to get prices on hauling from more than Seneca Meadows. Only need to try to get more bids. Barry Goodrich has contact.

Passed Barber: Aye; Frongillo: Aye; Adams: Aye; McDonald: Aye; Hoyt: Aye

Adjourn

On a motion, the meeting adjourned at 10:14 p.m.

Respectfully Submitted,

Debra DeAugustine, Town Clerk