

**Town of Elba
Regular Meeting
January 3, 2019**

Supervisor Hynes called the meeting to order at 7:33 p.m.; followed by the Pledge to the Flag.

Those in attendance included:

Supervisor Hynes
Councilman Chamberlain
Councilman Coughlin
Councilwoman Marshall
Councilwoman Zambito

Others Present:

Town Clerk Werth

Absent:

Superintendent of Highways Yungfleisch

Minutes of December 27, 2018 Town Board Year End Meeting:

MOTION Councilman Chamberlain, second by Councilwoman Marshall to approve the minutes as written.

Ayes: Chamberlain, Coughlin, Hynes, Marshall, Zambito

MOTION CARRIED by unanimous vote (5-0)

RESOLUTION NO. 3-2019:

Supervisor Hynes offered the following:

REAPPOINT ZONING BOARD OF APPEALS MEMBER

RESOLVED, that John Babcock be reappointed to the Elba Joint Village/Town Zoning Board of Appeals effective January 1, 2019 for a five (5) year term to end December 31, 2023.

Second by: Councilman Chamberlain

Ayes: Chamberlain, Coughlin, Hynes, Marshall, Zambito

APPROVED by unanimous vote (5-0)

ABSTRACT 1-2019

MOTION Councilwoman Zambito, second Councilman Chamberlain to approve the following:

General Fund	1-15	\$ 22,646.91
Highway	1	\$ 1,816.16
Water District 2	1-3	\$778,208.36
	TOTAL	\$802,671.43

Ayes: Chamberlain, Coughlin, Hynes, Marshall, Zambito

MOTION CARRIED by unanimous vote (5-0)

COMMITTEE REPORTS

Building and Grounds

No report.

Zoning Board

Councilman Chamberlain will follow up with Lynn Bezon as her term has expired. John Babcock is interested in continuing.

Planning Board

Councilman Coughlin reported:

- Members took part in a SEQRA training last month from NYS Department of State. It focused on the Basics with Updates to Regulations.
- The Mylar copy of the County's proposed land separation of property along Barrville Road and Chapel Street was approved. Kevin Andrews could not attend the meeting but reaffirmed the land would be open to public bid. Councilman Coughlin asked for the right away be reviewed.
- NYSERDA has a template on their website for solar resolutions that Members will review.

GAM

No report.

Cemetery

No report.

Publicity

The Town Clerk read the information on the New York State Association of Towns Annual Meeting and Training School which will be held February 17 through February 20, 2019 in New York City.

DEPARTMENT REPORTS

Highway

No report.

Assessor

No report.

ZEO/CEO

No report.

Town Clerk

The Year End Clerk's Report was submitted to the Town Board and attached to these minutes.

MOTION Councilwoman Marshall, second Councilman Coughlin to accept the Year End Clerk's Report.

Ayes: Chamberlain, Coughlin, Hynes, Marshall, Zambito

MOTION CARRIED by unanimous vote (5-0)

Also, there is a link on the Town's webpage for residents and landowners to pay their taxes on line.

Supervisor

Supervisor Hynes opened with conversation regarding the purchase of the M & T Bank for the new Town Hall.

- After meeting with Superintendent Ned Dale it appeared that a section of Elba Central School is not a viable option. Reasons include:
 - Space not available for a separate driveway and accessible parking would be an issue

- Hunters would not be allowed on school property with weapons on their person or in their vehicle
- Sex offenders (needing handicap license, pay taxes, etc.) would not be able to access the Town Hall on school property
- The Town Hall would need to be evacuated if the school went on lock down
- Still investigating if the Town or school would lose State aid by residing in one building
- The school plans to move the buses back to the school and they will be using the space that the Town Board members suggested would be a good fit.
- Supervisor Hynes would like to offer the M&T between \$50K-\$100K for the property. She stated updates to the facility could be done for approximately \$100K. There would not be a need to find a facility to house the Town Hall while renovations were in progress at the bank. States this would be the most economical way to move the Town forward.

Councilman Chamberlain was not sure this would be the most economical solution but looking into the future it would be the best solution. The current Town Hall needs a complete overhaul, taking the walls right down to the studs. He stated this building has served the community well. The bank's facility is in a better location and would help the Town meet the mandates from Rural Development.

MM's - Councilwoman Marshall stated we need to know if the Village has made any progress towards dissolution. She also thought we should be looking five or more years out as more discussion of consolidating services with the Town and including the Town Clerk office is taking place. She also has concern stating that the town is not growing – only 853 households. Councilwoman Marshall would not like to see the bank building come off the tax rolls and maybe its location could attract another business such as a lawyer or accountants office. Also concerned for taxpayers with costs associated with the water project and the report from the Town Assessor that property assessments are going up between 10-15%. She also said there would be additional overhead costs for the bank building, still need to replace the roof on current town building. She said information was missing on the CPL report regarding the roof and A/C not working at the bank building.

Councilwoman Zambito asked where the Village is with the dissolution process. The Village showed concern over combining a few years ago. Supervisor Hynes stated she would be meeting with Mayor Itjen to discuss these questions next week.

Supervisor Hynes reminded everyone that the Town Hall will need to be compliant and a plan must be in place for Rural Development in order to receive the funding for Water District 2. Councilwoman Marshall requested a list of what needs to be done to make current Town Hall handicap compliant.

Discussion ensued regarding the pro's and con's of the purchase of the bank.

Councilman Chamberlain made a **motion** to move forward with purchasing M&T bank for up to \$100K, seconded by Supervisor Hynes.

ROLL CALL VOTE:

Supervisor Hynes	Aye	Councilwoman Marshall	No
Councilman Chamberlain	Aye	Councilwoman Zambito	No
Councilman Coughlin	No		

MOTION FAILED (2-3)

Supervisor Hynes asked the Board members to start thinking of other options for the Town Hall.

There will be a Construction Meeting with Randsco for WD2 Phase 2 at 9:00 a.m. on January 9, 2019.

There will be a Pre-Construction Meeting with Sergi for WD2 Phase 3 at 10:00 a.m. January 9, 2019.

Waiting for the Federal Government to re-open to discuss WD2 Phase 4.

ADJOURNMENT

MOTION was offered from Councilman Chamberlain second by Councilman Coughlin to adjourn the meeting at 8:25 p.m.

Ayes: Chamberlain, Coughlin, Hynes, Marshall, Zambito

MOTION CARRIED by unanimous vote (5-0)

Respectfully Submitted,

Trisha Werth
Town Clerk