

**HORICON TOWN BOARD
SPECIAL MEETING**

**AUGUST 30, 2023
3:00 PM**

Present at meeting:	Michael Geraci	Supervisor
	Kayla Carlozzi	Councilwoman
	Robert Olson	Councilman
	Peter Palmer	Councilman
	Krista Wood	Town Clerk

Also: Sylvia Smith, Teri Schuerlein, Becky Ross, John Donovan, Nikki Rising, Assessor Christine Hayes, ZA Kristena Hill, Anna Whitman, and Joan Johnson.

Supervisor Geraci opened the special meeting at 3:00pm.

Appointment of Town Board member:

RESOLUTION #111-2023

Councilman Olson and Councilman Palmer introduced Res. No. 111 and moved its adoption:

RESOLUTION TO APPOINT SYLVIA SMITH AS TOWN BOARD MEMBER

WHEREAS, Tommy Donahue, Jr. resigned from the Horicon Town Board on August 16, 2023, now therefore be it RESOLVED, that the Horicon Town Board does hereby appoint Sylvia Smith to fill the vacant seat on the Town Board through December 31, 2023; this appointment is effective immediately.

Ayes: 4 (Olson, Palmer, Carlozzi, Geraci) Nays: 0

Appointment of Deputy Supervisor:

RESOLUTION #112-2023

Councilwoman Carlozzi and Councilman Olson introduced Res. No. 112 and moved its adoption:

RESOLUTION TO APPOINT DEPUTY SUPERVISOR

RESOLVED, that Supervisor Geraci, with the approval of the Horicon Town Board, does hereby appoint Becky Ross as Deputy Supervisor.

Ayes: 5 (Carlozzi, Olson, Palmer, Smith, Geraci) Nays: 0

Contract for grant from NYSDOS for Comprehensive Plan Update:

RESOLUTION #113-2023

Councilman Olson and Councilman Palmer introduced Res. No. 113 and moved its adoption:

RESOLUTION TO AUTHORIZE THE SUPERVISOR TO SIGN GRANT CONTRACT WITH NYSDOS

WHEREAS, the Town of Horicon has been awarded a grant through NYSDOS, Contract C1002342, for the Town's Comprehensive Plan Update, and now therefore be it

RESOLVED, that the Horicon Town Board does hereby authorize the Supervisor to execute all forms and agreements related to Contract C1002342, and be it further

RESOLVED, that the Supervisor is authorized to execute all future contract or budget amendments associated with this project.

Ayes: 5 (Olson, Palmer, Carlozzi, Smith, Geraci) Nays: 0

Discussion Items:

Church property adjoining Town Hall / Town Hall garage:

-Supervisor Geraci explained that Cedarwood Engineering had done an evaluation on the Church and estimated the cost just to bring the building up to code would be approximately \$335,000. He said the Town has no idea what the purchase price of the building would be. In relation to this is the Town Hall garage. Supervisor Geraci said several people have looked at the garage and they have recommended the building be demolished. He said there are several priority needs the Town has right now, with one of the more important needs being restrooms for the public. In addition to the restrooms, the Town needs a work area and a storage facility; the Town needs to compare which building would be best for these uses. Supervisor Geraci said he recommends doing a comparison to see what the options are and to move forward by getting defined answers.

-Councilman Palmer said the Town should not let the Church property go. He said the Town needs the pond front, they need bathhouses, which would be closer to the beach if they were in the Church, a pavilion could be put off the back because the tents will not last forever, and it could also be used for an annex. He said back in the day people used to demolish buildings because it was cheaper to demolish and build new. Councilman Palmer said with building materials being so expensive now, \$335,000 to bring the Church up to code is dirt cheap; to build a new garage out back would cost at least a half a million dollars. He said the only thing the building out back could be used for is bathrooms and a garage, and by the time you go through the process of getting plans, quotes, etc. it will take forever. Mr. Palmer said he talked to Rob Wallace who said he can use the garage the way it is now. He said Rob does not need water because he can get water at the Town Hall. Councilman Palmer said the Church is for sale to the Town and the owner is asking about \$187,000, which is out of the question, but the Town was supposed to have gotten back to the owner with a counteroffer.

-Supervisor Geraci said the garage is not in a condition where someone can work out there, you can see the mold, there is no water, there is only a small work area, etc. Councilman Palmer said it could be fixed for a reasonable amount for what Rob needs it for; Supervisor Geraci said he is not sure it could. Supervisor Geraci said the Town needs to know what the costs would be to retrofit the building, and he asked the Board for approval to have Cedarwood Engineering do a study to find out what can and cannot be done.

-Councilwoman Smith asked, if she is understanding correctly, that as of now it would cost the Town approximately \$522,000, which would be the cost to buy the Church at the current asking price and bring it up to code but does not include the cost for any renovations for bathrooms, etc. Supervisor Geraci said that is correct. Councilwoman Smith said she feels the Town needs to get specific numbers for renovating the Church versus building a new building out back, look at the long-term needs of the Town, and then do a comparison between the Church and garage to see which option makes sense.

-Supervisor Geraci explained that the Town has some time on this because the inability to put a septic on the property, and not being able to use the Town's septic, is the main deterrent for potential buyers. He said the Board needs to get a comparison of costs, get public opinion, and then develop a plan.

-Councilwoman Carlozzi agreed the Town should move forward with pricing estimates. She said the Board should look at getting costs for the garage.

-Councilman Olson said he is not sure how he stands on this because he does not know what will become of it. He noted this is a small Town and asked how many structures the Town needs. He said he agrees with getting an evaluation done on the garage.

-Councilwoman Smith said the Board needs to think about the other buildings the Town has and what is needed to maintain them. She said an overall plan is needed.

-Supervisor Geraci asked for a motion to do an engineering study on the Town Hall garage.

RESOLUTION #114-2023

Councilman Palmer and Councilwoman Carlozzi introduced Res. No. 114 and moved its adoption:

RESOLUTION TO AUTHORIZE SUPERVISOR TO SOLICIT FOR ENGINEERING STUDY

RESOLVED, that the Horicon Town Board does hereby authorize the Supervisor to solicit for an engineering study to evaluate the Town Hall garage.

Ayes: 5 (Palmer, Carlozzi, Smith, Olson, Geraci) Nays: 0

Liaison appointments:

-Supervisor Geraci said, in light of the new Board members, there are new liaison appointments. He noted these used to be called committee appointments, however, they are actually liaisons between Departments and the

Town Board. He asked that both Town Board member liaisons and Department heads work closely together so when issues come up the liaison can come to the Town Board so the issues can be addressed.

Privilege of the Floor:

-Joan Johnson asked if the old Town Shed could be used; Supervisor Geraci said he asked HS Granger about using that building but HS Granger said the building is full.

-Joan Johnson said there was no notice of an opening on the Town Board and asked how an appointment was made. She said there are people that would be happy to serve, in fact someone was interested during the last election and asked why that person was not contacted. Supervisor Geraci explained that any Town resident has the opportunity to run for any office and said they would need to contact the Board of Elections regarding this process. He said no one has expressed interest in serving on the Town Board. Supervisor Geraci said you cannot think the Town has no interest in what the public has to say. He said no one followed the election process. Mrs. Johnson said no one knew to volunteer. Supervisor Geraci said Tom Donahue resigned, however, he will win the election in November because he will still be on the ballot, he will have to resign again, and at that point the Town Board will consider an appointment in January so anyone interested should let the Town know.

-Assessor Hayes said no one knows what is going on because no one comes to the meetings. She added that no one volunteers, noting the Town has been advertising for Planning Board and ZBA members for months now with no response. She said the only time people pay attention is when something affects them directly that they do not like. She said people need to come to the meetings so they know what is going on.

-John Donovan thanked the Board for running so short-handed for such a long period of time, and he praised Sylvia for her willingness to fill in under the circumstances.

-Nikki Rising said she thinks Joan's comment was misunderstood; it is not an election issue, it is the current appointment which came out of nowhere.

-Councilman Palmer said the Board does not like to appoint someone. He said they made the appointment because it is budget time, and with Kayla being new, he and Councilman Olson need someone with experience that can step in and help; Sylvia can do that. He said the Board would prefer that someone run, but this is a different situation, and noted that Sylvia is helping them out.

-Supervisor Geraci thanked everyone for their comments.

Adjourn... There being no further business to attend to the meeting was adjourned at 3:35 PM by MOTION of Councilman Olson and Councilwoman Carlozzi, all in favor.

Respectfully Submitted:

Town Clerk