

**HORICON TOWN BOARD
REGULAR MEETING**

**OCTOBER 19, 2023
6:00 PM**

Present at meeting:

Michael Geraci	Supervisor
Kayla Carlozzi	Councilwoman
Robert Olson	Councilman
Peter Palmer	Councilman
Sylvia Smith	Councilwoman
Krista Wood	Town Clerk

Also: Barb French, Becky Ross, Bob Smith, Jim Ventura and Janet Early, Gary Ferree, Joan Johnson, Poul Carstensen, Matt Wood, Rich and Joanne Nawrot, John Francisco, and HS Darian Granger.

Supervisor Geraci opened the regular meeting at 6:00pm.

Approval of Minutes: Minutes of the September 21, 2023 (regular meeting) and October 11, 2023 (budget workshop meeting) approved by Motion of Councilman Olson and Councilman Palmer.
Ayes: 5 (Olson, Palmer, Carlozzi, Smith, Geraci) Nays: 0

Monthly Abstract:

RESOLUTION #119-2023

Councilman Olson and Councilwoman Smith introduced Res. No. 119 and moved its adoption:

RESOLUTION TO AUTHORIZE PAYMENT OF OCTOBER 2023 ABSTRACTS

RESOLVED, that the Horicon Town Board does hereby authorize the payment of the October 19, 2023 Vouchers and Abstracts as follows:

General Abstract	10	\$ 55,940.53
Highway Abstract	10	\$ 90,203.77

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

Correspondence to the Board:

- Wayne Butler / BLA RE: Report summarizing the 2023 milfoil program results
- John Francisco RE: Notice of campaign for Town Board seat

Reports: Town Clerk, Justice, Zoning, Assessor, Transfer Station, Library, Dog Control, Historian, Historical Society, NWEMS

Supervisor's Report – see copy attached.

-Supervisor Geraci noted Warren County will be replacing two bridges: East Shore Drive (CR15) over Mill Brook, aka the Adirondack Bridge, and Johnson Road over Mill Brook, aka Beaver Pond Bridge. The construction period is tentatively planned for late '24 into the Fall of 2025. He said there is a lot of discussion about this project because there will be road closures during this time. Supervisor Geraci said this is a necessary project, but the County is trying to figure out how to minimize the impact of this project on the residents and the businesses.

Town Board Committee Reports – see copies attached.

Additional comments:

-Councilman Olson said the Library needs a fire-proof file cabinet and had asked if that was in the budget, and he confirmed there is \$1,000.00 in the budget to use for the file cabinet. Councilman Olson said they had also requested that handicap access into the Library be considered. Councilman Olson said he spoke with Councilman Palmer who said the handicap access is going to be addressed as part of the sidewalk repair; Councilman Olson said he will work with Councilman Palmer on this.

-Councilman Palmer said he and HS Granger met with the dam inspectors and they indicated the dam works well and everything is fine.

Councilwoman Carlozzi said she will start a social media campaign for the Town to start sharing more information about what is happening in the Town and the County.

-Councilwoman Smith said, at Supervisor Geraci's request, she has asked HS Granger to be point person on the sidewalk repair because of his experience with cement work and he has agreed to do it. She also reviewed her report.

Resolutions:

Councilwoman Smith and Councilwoman Carlozzi introduced Resolutions #120 to #124 and moved their adoption:
Ayes: 5 (Smith, Carlozzi, Olson, Palmer, Geraci) Nays: 0

RESOLUTION #120-2023

RESOLUTION TO ADOPT 2024 PRELIMINARY BUDGET AND SET PUBLIC HEARING

WHEREAS, the Budget Officer has prepared a tentative budget for the Town of Horicon for 2024 and said Budget has been reviewed by the Town Board and certain changes have been made, NOW, THEREFORE BE IT RESOLVED, that the Horicon Town Board does hereby adopt the tentative Budget as the Preliminary Budget for 2024, AND BE IT FURTHER RESOLVED, that the Town Board does hereby set a public hearing for said Budget on Thursday, November 2, 2023 at 6:00 pm at the Horicon Community Center.

RESOLUTION #121-2023

RESOLUTION TO AUTHORIZE BOOKKEEPER TO CREATE A HIGHWAY EMPLOYEE BENEFIT ACCRUED LIABILITY RESERVE FUND

RESOLVED, that pursuant to Section 6-p of the General Municipal Law, as amended, the Town Board of the Town of Horicon does hereby establish an employee benefit accrued liability reserve fund to be known as the "Highway Employee Benefit Accrued Liability Reserve Fund" (hereinafter "Reserve Fund"). The purpose of this Reserve Fund is to set monies aside to pay for any accrued "employee benefit" due a Highway employee on termination of the employee's service, and be it further

RESOLVED, that the Bookkeeper is hereby directed to deposit and secure the moneys of this Reserve Fund in the manner provided by Section 10 of the General Municipal Law. The Bookkeeper shall account for the Reserve Fund in a manner which maintains the separate identity of the Reserve Fund and shows the date and amount of monies deposited into the fund, the amount and date of each withdrawal from the fund, a report showing the cash balance at the end of each fiscal year, and render to the Town Board a detailed report of the operation and condition of the Reserve Fund, and be it further

RESOLVED, that, except as otherwise provided by law, expenditures from this Reserve Fund shall be made only for the purpose for which the Reserve Fund is established. No expenditure from this Reserve Fund shall be made without approval by the Town Board and such additional actions or proceedings as may be required by Section 6-p of the General Municipal Law or any other law.

RESOLUTION #122-2023

RESOLUTION TO AUTHORIZE PURCHASE OF PARKS AND REC TRAILER

RESOLVED, that the Horicon Town Board does hereby authorize the purchase of a new 2022 EZ Hauler enclosed trailer for the Parks and Rec department (code A7110.200) at a cost of \$10,269.00 from EZ Marine.

RESOLUTION #123-2023

RESOLUTION TO AUTHORIZE BOOKKEEPER TO ENCUMBER FUNDS FOR SIDEWALK REPAIR

WHEREAS, the Town Hall sidewalk repair was not able to be done as planned and will instead be done in the spring of 2024, now, therefore be it

RESOLVED, that the Horicon Town Board authorizes the Bookkeeper to encumber the funds in the amount of \$37,347.00 from the 2023 General fund, code A1620.4, to pay for the sidewalk repair when it is complete.

RESOLUTION #124-2023

RESOLUTION TO AUTHORIZE BUDGET ADJUSTMENTS

RESOLVED, that the Horicon Town Board does hereby authorize the Bookkeeper to make the following budget adjustments in the General Fund:

General:

<u>Account</u>	<u>Description</u>	<u>Debit</u>	<u>Credit</u>
A9060.800	Health Insurance	\$ 15,500.00	
A7110.200	Parks/Rec - Equipment		\$ 13,000.00
A7110.400	Parks/Rec - Contractual		\$ 2,500.00
A1620.400	Buildings – Contractual	\$ 6,700.00	
A7310.200	Youth Program – Equipment	\$ 1,000.00	
A1220.400	Supervisor – Contractual		\$ 1,500.00
A7310.400	Youth Program – Contractual		\$ 4,400.00
A7450.400	Museum – Contractual		\$ 500.00
A8810.400	Cemeteries- Contractual		\$ 1,300.00
A1113	Occupancy Tax	\$ 19,326.81	
A6410.4	Publicity - Contractual		\$ 19,326.81

Old Business:

Vault repair: The cemetery vault in the Brant Lake Cemetery needs repair. Councilwoman Smith solicited for quotes for the necessary repairs to the vault and Johnson Construction had the lowest bid. The work will be done in the spring.

RESOLUTION #125-2023

Councilwoman Smith and Councilman Olson introduced Res. No. 125 and moved its adoption:

RESOLUTION AUTHORIZING CEMETERY VAULT REPAIRS

RESOLVED, that the Horicon Town Board does hereby authorize Johnson Construction to make the necessary repairs to the cemetery vault in the Brant Lake Cemetery at a cost not to exceed \$19,800.00; funds for the repair will come from the perpetual care account.

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

Craig House - possible property purchase: Supervisor Geraci reviewed Mr. House’s purchase offer of \$2,125.00 per acre for four acres of Landfill property. He noted that Mr. House had purchased one acre of Landfill property in 2015 for \$2,300.00. He said the Attorney and the Assessor have been consulted and Mr. House did a survey and map in 2015. Supervisor Geraci asked the Board if they would like to refuse the offer of \$8,500.00 (\$2,125.00 per acre), accept the offer, or make a counteroffer.

Councilman Palmer said he is fine with selling the property as long as Craig does what the attorney says.

Councilman Olson asked if HS Granger, Barb French, or the Zoning Officer had any issue with this; they have no issue.

Councilwoman Carlozzi said she feels this is a low price.

Councilwoman Smith noted that Mr. House paid \$2,300.00 for one acre in 2015 and prices certainly have not gone down since then.

Councilwoman Carlozzi said she feels the Town should counteroffer with \$2,500.00 per acre. Councilwoman Smith, Councilman Olson, Councilman Palmer, and Supervisor Geraci agreed.

Councilwoman Smith then noted that Mr. House had agreed to hold the price quoted for the sidewalk into next year so the Board might want to consider countering with \$2,300.00 per acre.

The Board agreed to counteroffer with \$2,300.00 per acre for four acres of landfill property. Supervisor Geraci will contact Mr. House with the counteroffer.

New Business: none

Presentation - Cedarwood Engineering regarding property development options.

The Town Board requested that Cedarwood Engineering Services conduct an initial assessment of the former church adjacent to Town Hall and the current groundskeeping building / storage facility behind Town Hall. The purpose of the assessment is to provide an objective and independent professional opinion of the present building conditions that would provide a baseline for Town Board consideration for potential future development by the Town. A primary goal of this initiative is to determine what options exist that are practical, achievable, and cost effective.

Gary Ferree from Cedarwood Engineering provided a presentation that offered seven different options and the cost of each. The estimated costs for each option include a 10% engineering fee; it does not include the cost of hazardous material inspections or removal of hazardous materials.

- 1) Purchase the church and renovate it to meet current Building and ADA codes. Estimated cost - \$300,720.00.
- 2) Purchase the church, renovate it to meet current Building and ADA codes, and build an addition. Estimated cost - \$411,930.00.
- 3) Purchase and demolish the church and build a new pavilion and restroom facility on the same building site. Estimated cost - \$860,035.00.
- 4) Build a new pavilion with restroom facilities using existing septic. Estimated cost - \$751,080.00.
- 5) Renovate existing garage behind Town Hall. Estimated cost - \$426,910.00.
- 6) Demolish existing garage behind Town Hall and build a new garage and restroom facility. Estimated cost - \$694,130.00.
- 7) Build a new stand-alone restroom facility building. Estimated cost - \$190,080.00.

*Note – estimated costs will be approximately \$10,000 higher per option if septic location needs to be changed.

A summary of the proposed options is available for review at the Town Hall.

Supervisor Geraci asked the Board for their thoughts and/or questions.

Councilwoman Carlozzi said something needs to be done with the garage behind the Town Hall, noting that is a top priority for what the Town needs in the future. She also said she likes the pavilion concept as it is a better use of money versus retrofitting the church.

Supervisor Geraci noted these options do *not* include the purchase price of the church. So, for example, before building the pavilion the Town would need to purchase the church, and the Town does not know what the purchase price would be.

Councilwoman Smith agreed with Councilwoman Carlozzi that this is a top priority. She noted the garage is not practical for what is needed, has inadequate electric, no water, and simply not fit to work in. She said a new building would look much better, be more functional, and would better meet the needs of the Town.

Councilwoman Carlozzi asked if there is any limitation on the size the existing building can be in terms of an addition. Mr. Ferree said it would make more sense to demolish the existing garage and build a new building rather than put an addition on; the new building would be insulated, more efficient, have LED lights, and meet current codes.

Poul Carstensen suggested Mr. Ferree contact the school regarding the location of the septic.

Supervisor Geraci asked what the next step would be. Mr. Ferree said the next step would be to have the hazmat studies done on the church and the garage before moving forward with anything. He said the Town would need to hire a consultant to perform the study, and, if needed, the consultant would recommend a contractor for the abatement of the hazardous material.

Janet Early asked if the objective of the Town is to have more meeting rooms and extra space. Supervisor Geraci said the Town does not need more meeting rooms. He said in terms of the church there is the possibility that the building could be used for social events, but it is unknown at this point. The Board needs to look to the future and the costs.

Matt Wood noted the Town now has a full-time Parks and Rec person that is limited on what he can do in the current garage because of the condition it is in. If we are paying a person to work, then he needs to have a place to work.

-Rich Nawrot asked if the pavilion could be built on top of the septic; Mr. Ferree said it can.

Joan Johnson said whether the Town buys the church or not, going back to what they went through with the schools, it is just an incredible process to have someone come in and do the asbestos study beyond what the purchase price is. She noted it is very expensive; it is not just buying the building or renovating it, there is going to be asbestos.

John Francisco said in his opinion, options 5 and 6 are the best; demolish the garage and build a new one then put a pavilion where the tents are. He said the Town does not need to spend so much money.

Supervisor Geraci said a decision should not be made now. He asked the Board to take this information, review it, research it, and think about what option will be in the best interest of the Town. He said he would like a decision by the end of the year.

Additional comments...

Supervisor Geraci said at the budget workshop the Town Board agreed to remain within the 2% tax cap and hold the taxes where they are for 2024. He said Horicon taxes are the second lowest in the County or possibly the lowest. Supervisor Geraci explained that in the coming years the Town will need to raise taxes. He noted, for example, the combined budget for the Fire Department and the EMS are over \$300,000.00. There are five lines on the tax bill which are Warren County (which comprises 76% of the tax amount), the Fire Department, the NWEMS, the SLPD, and the Town tax. He said the town tax is less than a half a million and that money funds the Highway Department. Supervisor Geraci said General operations are funded solely by Warren County sales tax money. He explained that if it were not for the sales tax revenue generated by Glens Falls, Queensbury, and Lake George the Town taxes would be much higher in order to operate the Town. Supervisor Geraci said expenses will eventually be more than the

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sales tax revenue the Town receives so taxes will need to be raised. He noted the Board needs to lay the groundwork for the future and start increasing taxes little by little.

-Poul Carstensen said he feels the beach continues to get worse, and said the daily activity at the beach is much higher than anything else in Town be it ballgames, Food Truck Fridays, etc. He asked the Town to please look into a pagoda or some type of permanent structure for people to get out of the sun.

Adjourn... There being no further business to attend to the meeting was adjourned at 7:07 PM by MOTION of Councilwoman Smith and Councilwoman Carlozzi, all in favor.

Respectfully Submitted:

Town Clerk